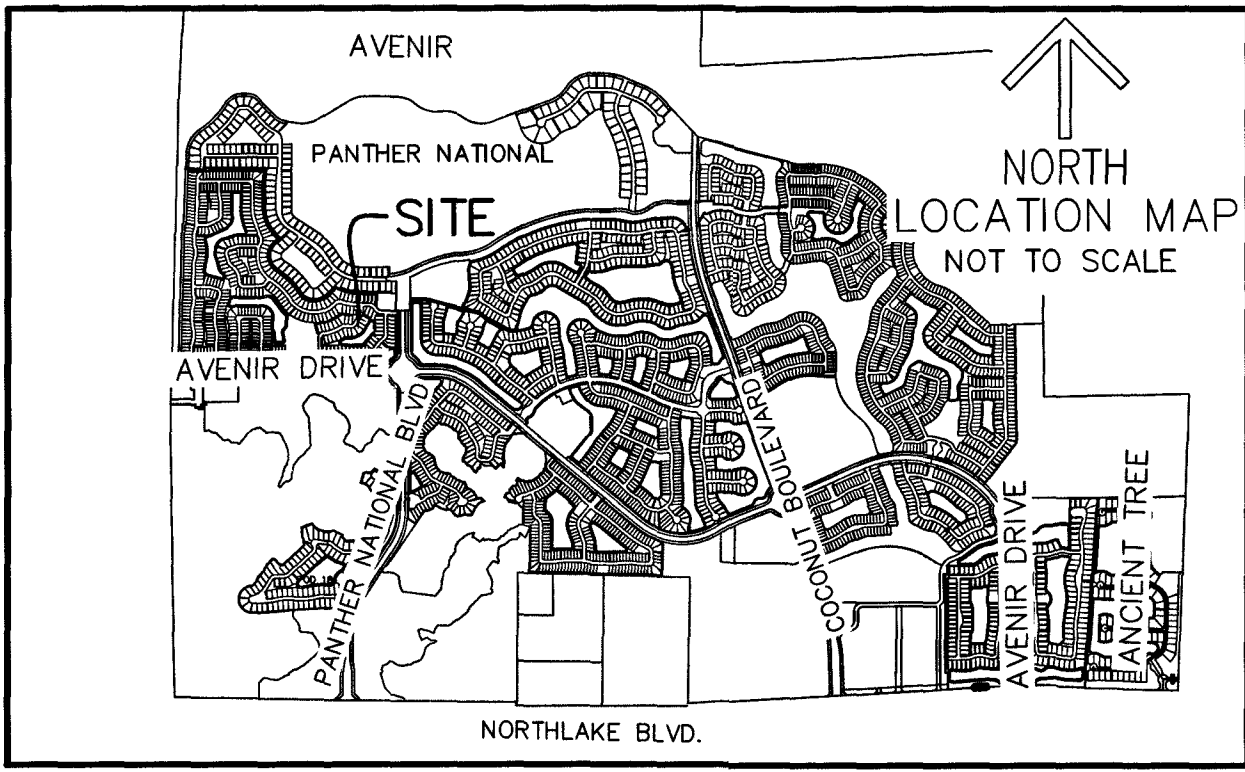


AVENIR - POD 16 LOTS

BEING A REPLAT OF LOT 465 AND LOT 466, AVENIR - POD 16, AS RECORDED IN PLAT BOOK 136 PAGE 168, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTIONS 8 AND 9, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591
JUNE 2025



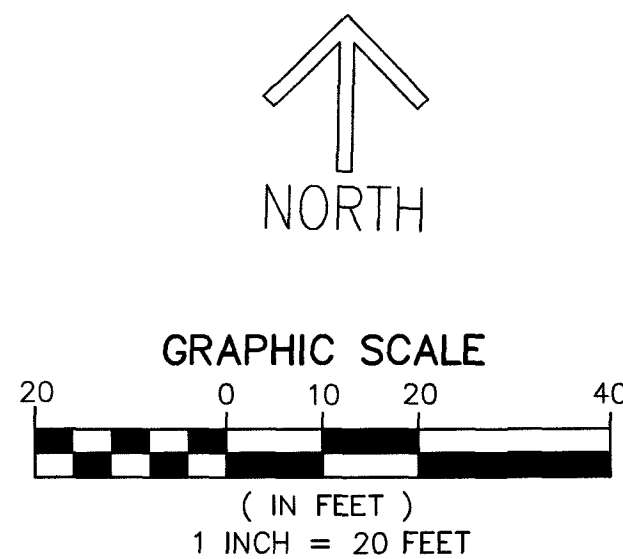
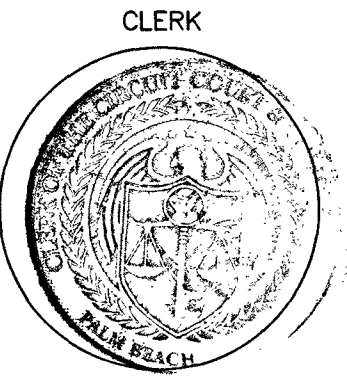
194

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:00 A.M.
THIS 12th DAY OF August
A.D. 2025 AND DULY RECORDED
IN PLAT BOOK 139 ON
PAGES 194 THROUGH 195

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK

SHEET 1 OF 1



- LEGEND/ABBREVIATIONS
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - L - ARC LENGTH
 - LB - LICENSED BUSINESS
 - PB - PLAT BOOK
 - PG - PAGE
 - R - RADIUS
 - SF - SQUARE FEET
 - UE - UTILITY EASEMENT
 - PRM - DENOTES PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH CAP STAMPED
"C&W PRM LB 3591"
 - - DENOTES PERMANENT CONTROL POINT

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT KH ESPRIT LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "AVENIR - POD 16 LOTS", BEING A REPLAT OF LOT 465 AND LOT 466, AVENIR - POD 16, AS RECORDED IN PLAT BOOK 136 PAGE 168, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTIONS 8 AND 9, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

CONTAINING 0.425 ACRES MORE OR LESS.
SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON.

KH ESPRIT LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
STATE OF FLORIDA
COUNTY OF PALM BEACH

IN WITNESS WHEREOF, THE ABOVE NAMED KH ESPRIT LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS 17th DAY OF July, 2025.

WITNESS: *[Signature]*
PRINT NAME: Tyler Gaffney

WITNESS: *[Signature]*
PRINT NAME: Allison Marshall

BY: *[Signature]*
BRIAN GROVE
VICE PRESIDENT

KH ESPRIT LLC,
A FLORIDA LIMITED LIABILITY COMPANY.
ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 17th DAY OF July, 2025, BY BRIAN GROVE, ON BEHALF OF KH ESPRIT LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED ☐ AS IDENTIFICATION.

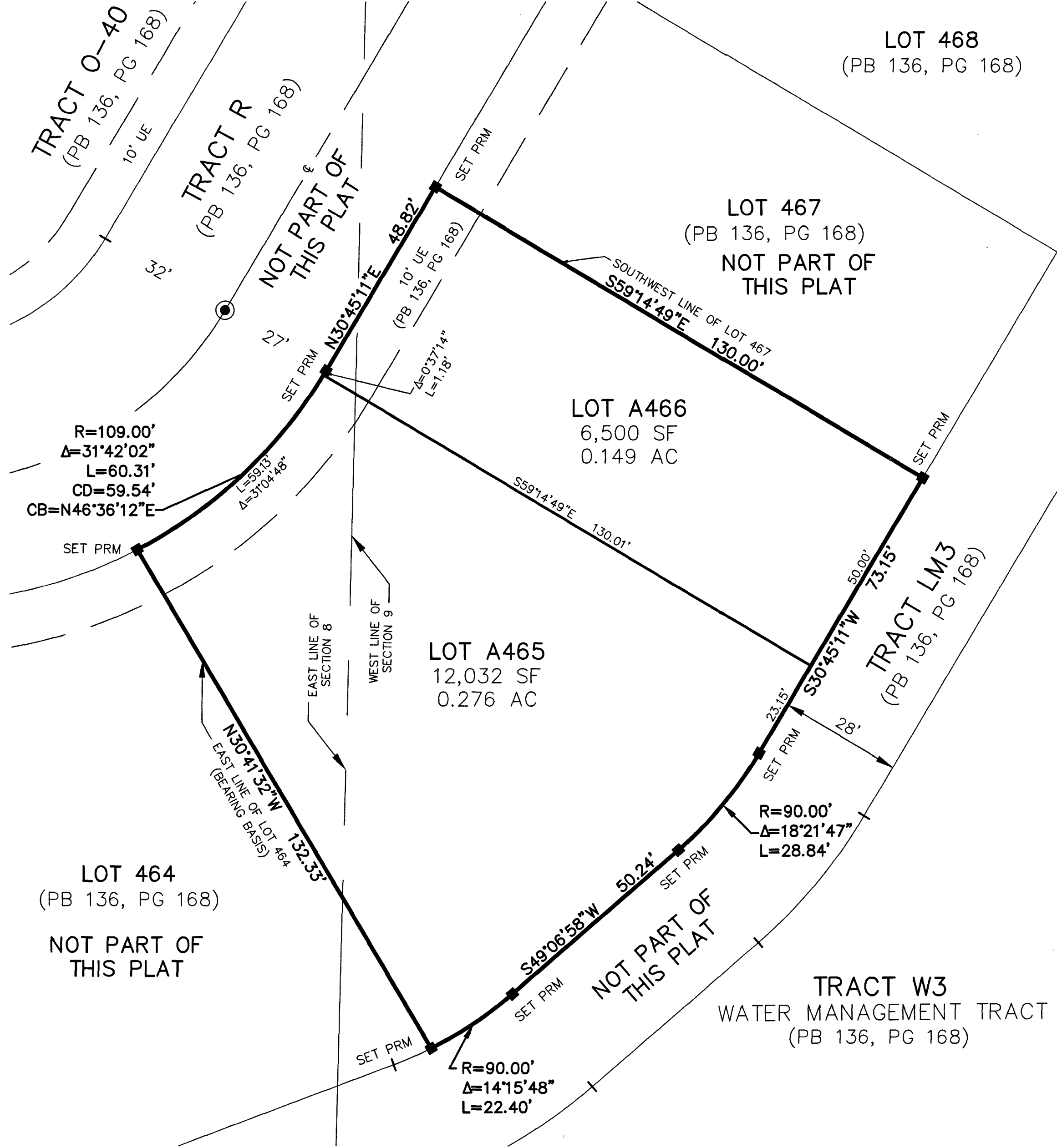
WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF July, 2025.

MY COMMISSION EXPIRES: 02/09/2028

COMMISSION NUMBER: 44453393

NOTARY PUBLIC
[Signature]
ANGELA M. HOLMES
PRINT NAME

ANGELA M. HOLMES
MY COMMISSION #194453393
EXPIRES: February 9, 2028



CITY OF PALM BEACH GARDENS APPROVAL OF PLAT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 7th DAY OF August, 2025.

BY: *[Signature]*
NAME: MARCIE TINSLEY
MAYOR

ATTEST: *[Signature]*
PATRICIA SNIDER, CMC
CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 7th DAY OF August, 2025.

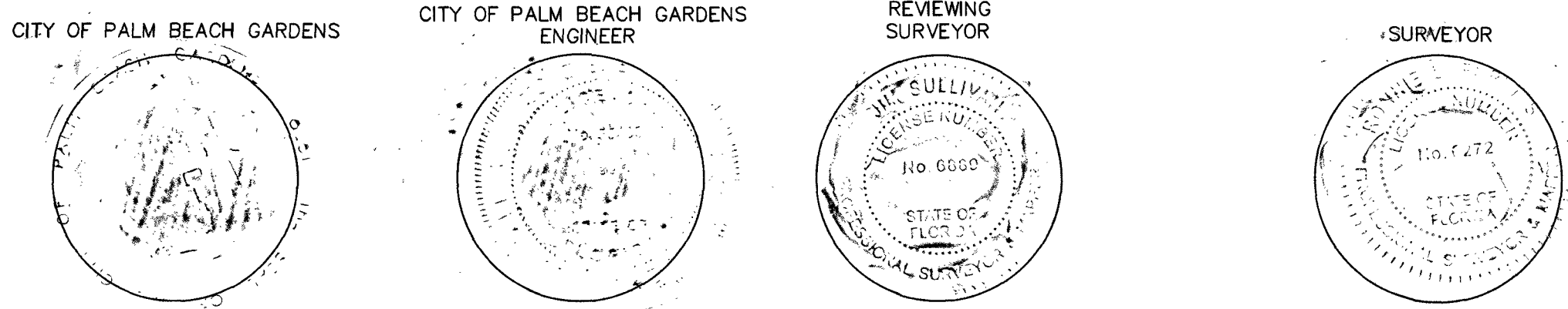
BY: *[Signature]*
TODD ENGLE, P.E.
CITY ENGINEER

CERTIFICATE OF REVIEW BY CITY'S SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

THIS 25th DAY OF July, 2025.

[Signature]
JIM SULLIVAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE NO. L56889



TITLE CERTIFICATION:

I, *[Signature]*, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF May 28, 2025:

- RECORD TITLE TO THE LANDS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME KH ESPRIT LLC, A FLORIDA LIMITED LIABILITY COMPANY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS: NONE
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED: THIS 16th DAY OF July, 2025.

[Signature] ATTORNEY
FLORIDA BAR NO.: 136980
ADDRESS: SHUFFIELD, LAWMAN & WILSON, P.A.
1000 LEGION ROAD, SUITE 1700
ORLANDO, FL 32838

SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF NORTH 30°41'32" WEST ALONG THE EAST LINE OF LOT 464, AVENIR - POD 16, AS RECORDED IN PLAT BOOK 136 PAGE 168, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- ALL INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ACCORDING TO SEC. 177.091(7), F.S. HAVE BEEN PLACED AND PERMANENT CONTROL POINTS (P.C.P.'S) ACCORDING TO SEC. 177.091(8) WILL BE PLACED AS REQUIRED BY LAW AND THAT MONUMENTS AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, PLATTING, FLORIDA STATUTES, AS AMENDED.

DATE: JUNE 26, 2025

[Signature]
RONNIE L. FURNISS
PROFESSIONAL SURVEYOR AND MAPPER #6272
STATE OF FLORIDA

CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
(561)392-1991
CERTIFICATION OF AUTHORIZATION NO. LB 3591