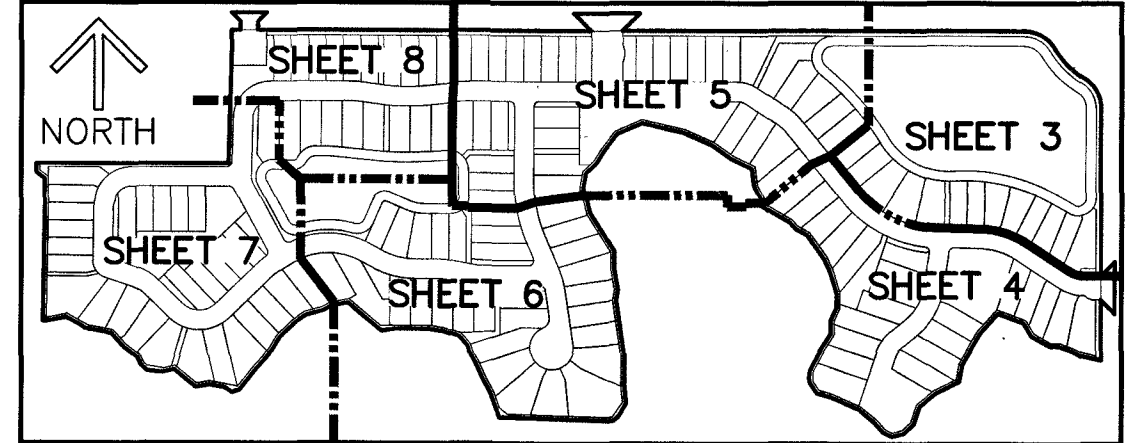
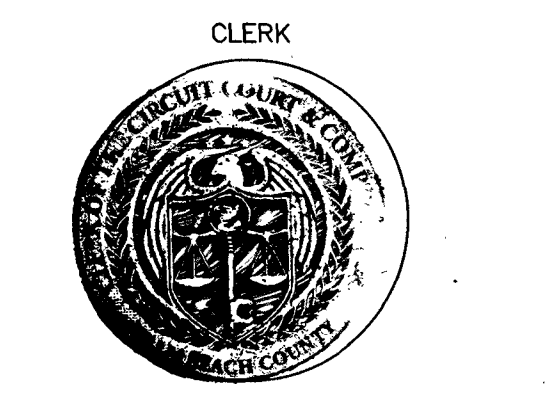


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:04 A.M.
THIS 23rd DAY OF JULY
A.D. 2026 AND DULY RECORDED
IN PLAT BOOK 151 ON
PAGES 112 THROUGH 120

MICHAEL A. CARUSO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: Michael A. Caruso
MICHAEL A. CARUSO

SHEET 1 OF 9

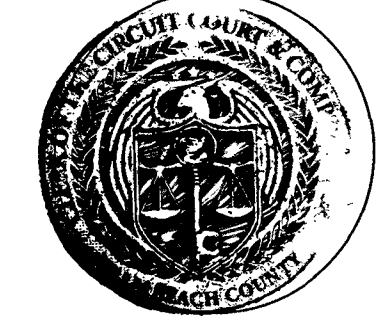


KEY MAP
(NOT TO SCALE)

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY

OF
CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591
JUNE - 2026

CLERK



AVENIR - POD 17

BEING A REPLAT OF A PORTION OF PARCEL A-1, AVENIR, AS RECORDED IN
PLAT BOOK 127, PAGES 85 THROUGH 109, TOGETHER WITH A PORTION OF TRACT RBE4, AVENIR - POD 20,
AS RECORDED IN PLAT BOOK 135, PAGES 113 THROUGH 123, TOGETHER WITH A PORTION OF TRACT RBE3, AVENIR - SPINE ROAD 6,
AS RECORDED IN PLAT BOOK 135, PAGES 189 THROUGH 191, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

DEDICATION AND RESERVATIONS CONTINUED:

3. TRACTS "R1" AND "R2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE, STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

4. TRACTS "LM1" AND "LM2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO THE ADJOINING STORM WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. STRUCTURES AND LANDSCAPING MAY BE PERMITTED WITHIN SAID TRACT AS APPROVED BY OR WITH PRIOR WRITTEN CONSENT OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT AND THE CITY OF PALM BEACH GARDENS.

5. TRACTS "PARK-1" AND "PARK-2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR - POD 17 NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, MAIL KIOSK, BENCHES, PARKING, PARK, PLAYGROUND, SIDEWALKS AND RECREATIONAL PURPOSES, ALONG WITH THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF DRAINAGE LINES THEREIN, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

6. TRACT "O-1", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. A NON-EXCLUSIVE EASEMENT OVER TRACT "O-1", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF A WATER REPUMP STATION AND APPURTENANT FACILITIES. SUCH EASEMENT SHALL BECOME A PERPETUAL EXCLUSIVE EASEMENT IN FAVOR OF SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, UPON COMMENCEMENT OF INSTALLATION OF SUCH WATER REPUMP STATION AND APPURTENANT FACILITIES. ALL PORTIONS OF TRACT "O-1" USED BY SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR A WATER REPUMP STATION AND APPURTENANT FACILITIES SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.

7. TRACTS "O-2" THROUGH "O-33", INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR - POD 17 NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, BOARDWALKS, A SIDEWALKS, A DRAINAGE, AND OTHER STRUCTURES, DRAINAGE AND UTILITY PURPOSES, AN EASEMENT OVER SAID TRACTS FOR ACCESS TO THE ADJOINING STORM WATER MANAGEMENT TRACTS IS HEREBY DEDICATED TO THE AVENIR COMMUNITY DEVELOPMENT DISTRICT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATIONS THEREOF, SAID TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

8. RETAINING WALL ACCESS EASEMENT, AS SHOWN HEREON, AND DESIGNATED AS "RWAE", IS HEREBY DEDICATED TO AVENIR - POD 17 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF RETAINING WALLS, YARD DRAINAGE AND UTILITIES AND FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATIONS THEREOF, AND ARE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

9. FIRE SAFETY ACCESS EASEMENT, AS SHOWN HEREON AND DESIGNATED AS "FSE", IS HEREBY DEDICATED IN PERPETUITY TO THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS, CONTROL AND JURISDICTION FOR FIRE SAFETY, STRUCTURES, FENCING OR VEGETATION, OTHER THAN SOD, ARE PROHIBITED WITHIN THE EASEMENT. RETAINING WALLS WILL BE ALLOWED WITHIN THE EASEMENT. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AVENIR COMMUNITY DEVELOPMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

10. THE UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS "UE", ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE FACILITIES. SUCH UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES BY AV BROADBAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL NOT INTERFERE WITH THE UTILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, SUCH CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. LANDS ENCUMBERED BY SUCH EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

11. DRAINAGE EASEMENTS, AS SHOWN HEREON, AND DESIGNATED AS "DE", ARE HEREBY RESERVED FOR AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

12. THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON, AND DESIGNATED AS "SUA", ARE HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LANDOWNERS, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY OR THE CITY OF PALM BEACH GARDENS.

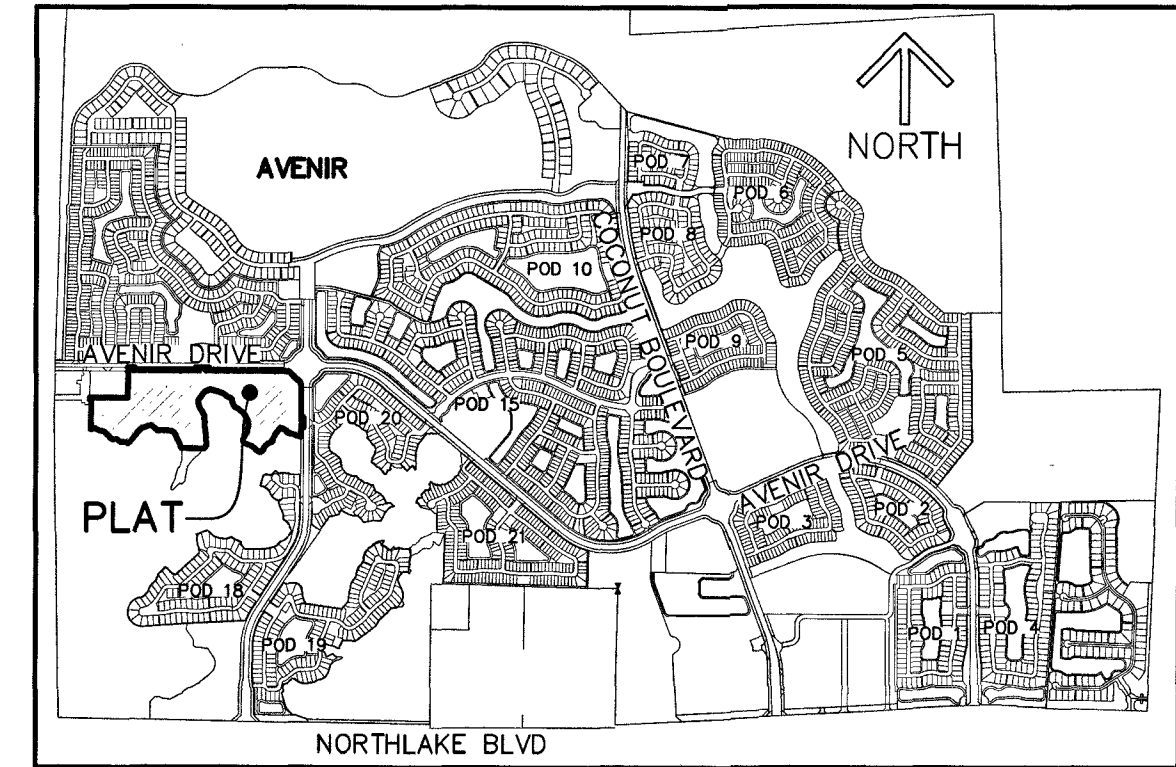
13. YARD DRAINAGE EASEMENT, AS SHOWN HEREON, AND DESIGNATED AS "YDE", IS HEREBY DEDICATED TO AVENIR - POD 17 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF YARD DRAINAGE AND UTILITIES AND FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATIONS THEREOF, AND ARE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

14. THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS "LBE", ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNERS THEREOF, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. STRUCTURES MAY BE PERMITTED WITHIN THE LANDSCAPE BUFFER EASEMENTS AS APPROVED OR WITH PRIOR WRITTEN CONSENT OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, THE SEACOAST UTILITY AUTHORITY AND THE CITY OF PALM BEACH GARDENS.

15. THE LIFT STATION ACCESS EASEMENT, "LSAE", AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO THE LIFT STATION FACILITIES. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

16. FIRE SAFETY ACCESS EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS "FSE", ARE HEREBY DEDICATED IN PERPETUITY TO THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS, CONTROL AND JURISDICTION FOR FIRE SAFETY, STRUCTURES, FENCING OR VEGETATION, OTHER THAN SOD, ARE PROHIBITED WITHIN THE EASEMENTS. RETAINING WALLS WILL BE ALLOWED WITHIN THE EASEMENTS. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AVENIR COMMUNITY DEVELOPMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

INFORMATIONAL NOTE: THE FOLLOWING RELATES TO ROADWAYS WITHIN AVENIR WHICH ARE LOCATED OUTSIDE OF THIS PLAT BUT MAY PROVIDE ACCESS TO THE PROPERTY WITHIN THIS PLAT: AVENIR DRIVE (A/K/A SPINE ROAD 4, 5A/5B, AND 7 ON THE AVENIR POD MASTER PLAN), COCONUT BOULEVARD (A/K/A SPINE ROAD 1,2 AND 3 ON THE AVENIR POD MASTER PLAN), AND PANTHER NATIONAL BOULEVARD (A/K/A SPINE ROAD 1,2 AND 3 ON THE AVENIR POD MASTER PLAN). THE AVENIR DRIVE, COCONUT BOULEVARD, AND PANTHER NATIONAL BOULEVARD SHALL NOT BE IMPEDED, LIMITED, OR RESTRICTED IN ANY MANNER OR FASHION WHATSOEVER.



LOCATION MAP
(NOT TO SCALE)

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES OWNERS OF THE LAND SHOWN HEREON AS AVENIR - POD 17, BEING A REPLAT OF A PORTION OF PARCEL A-1, AVENIR, AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109, TOGETHER WITH A PORTION OF TRACT RBE4, AVENIR - POD 20, AS RECORDED IN PLAT BOOK 135, PAGES 113 THROUGH 123, TOGETHER WITH A PORTION OF TRACT RBE3, AVENIR - SPINE ROAD 6, AS RECORDED IN PLAT BOOK 135, PAGES 189 THROUGH 191, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT RBE5, AVENIR - POD 15, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGES 179 THROUGH 195 OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST LINE OF SAID TRACT RBE4, S00°00'00"E, A DISTANCE OF 478.27 FEET; THENCE N45°00'00"E, A DISTANCE OF 56.56 FEET TO POINT OF INTERSECTION WITH THE RIGHT-OF-WAY LINE OF TRACT R1, AS SHOWN ON SAID AVENIR - POD 20; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S00°00'00"E, A DISTANCE OF 147.99 FEET; THENCE N45°00'00"W, A DISTANCE OF 56.56 FEET TO A POINT OF INTERSECTION WITH SAID WEST LINE OF TRACT RBE4; THENCE ALONG SAID WEST LINE, S00°00'00"E, A DISTANCE OF 173.48 FEET TO A POINT OF INTERSECTION WITH THE NORTH BOUNDARY LINE OF CONSERVATION AREA TRACT C-2, AS SHOWN ON SAID PLAT, AVENIR; THENCE ALONG SAID NORTH BOUNDARY LINE, THE FOLLOWING FIFTY SIX (56) COURSES AND DISTANCES: THENCE N76°54'04"W, A DISTANCE OF 61.66 FEET; THENCE N61°12'17"W, A DISTANCE OF 23.36 FEET; THENCE N69°57'09"W, A DISTANCE OF 41.20 FEET; THENCE S89°39'53"W, A DISTANCE OF 25.18 FEET; THENCE N61°12'13"W, A DISTANCE OF 61.48 FEET; THENCE N31°13'10"W, A DISTANCE OF 44.45 FEET; THENCE N69°57'11"W, A DISTANCE OF 77.99 FEET; THENCE S41°33'52"W, A DISTANCE OF 77.38 FEET; THENCE S29°46'58"W, A DISTANCE OF 102.67 FEET; THENCE S10°56'28"W, A DISTANCE OF 48.49 FEET; THENCE N42°58'33"W, A DISTANCE OF 15.09 FEET; THENCE S51°08'33"W, A DISTANCE OF 58.86 FEET; THENCE S18°15'42"W, A DISTANCE OF 52.35 FEET; THENCE S45°58'26"W, A DISTANCE OF 39.81 FEET; THENCE S75°45'14"W, A DISTANCE OF 34.79 FEET; THENCE N64°48'04"W, A DISTANCE OF 28.22 FEET; THENCE N42°13'57"W, A DISTANCE OF 37.50 FEET; THENCE N50°26'22"W, A DISTANCE OF 57.91 FEET; THENCE N68°18'16"W, A DISTANCE OF 88.11 FEET; THENCE N74°45'47"W, A DISTANCE OF 42.98 FEET; THENCE N34°16'18"W, A DISTANCE OF 35.51 FEET; THENCE N12°58'33"W, A DISTANCE OF 15.09 FEET; THENCE N09°50'26"E, A DISTANCE OF 21.75 FEET; THENCE N27°57'39"E, A DISTANCE OF 64.26 FEET; THENCE N32°31'02"E, A DISTANCE OF 56.10 FEET; THENCE N00°19'57"W, A DISTANCE OF 38.63 FEET; THENCE N23°49'35"E, A DISTANCE OF 39.84 FEET; THENCE N00°19'58"W, A DISTANCE OF 39.30 FEET; THENCE N16°59'03"W, A DISTANCE OF 62.21 FEET; THENCE N24°29'35"W, A DISTANCE OF 44.00 FEET; THENCE N36°00'12"W, A DISTANCE OF 82.68 FEET; THENCE N61°12'07"W, A DISTANCE OF 38.75 FEET; THENCE N42°13'54"W, A DISTANCE OF 24.42 FEET; THENCE N59°52'00"W, A DISTANCE OF 88.26 FEET; THENCE N16°59'01"W, A DISTANCE OF 31.18 FEET; THENCE N28°37'37"W, A DISTANCE OF 32.32 FEET; THENCE N07°38'11"W, A DISTANCE OF 51.67 FEET; THENCE N64°30'42"W, A DISTANCE OF 66.09 FEET; THENCE N55°01'27"W, A DISTANCE OF 67.51 FEET; THENCE N66°18'49"W, A DISTANCE OF 86.86 FEET; THENCE S52°32'27"E, A DISTANCE OF 154.83 FEET; THENCE S62°33'02"W, A DISTANCE OF 78.71 FEET; THENCE S37°43'00"W, A DISTANCE OF 58.63 FEET; THENCE S31°46'54"W, A DISTANCE OF 43.18 FEET; THENCE S47°08'30"W, A DISTANCE OF 39.89 FEET; THENCE S10°37'59"W, A DISTANCE OF 43.68 FEET; THENCE S14°39'33"E, A DISTANCE OF 74.46 FEET; THENCE S32°41'23"E, A DISTANCE OF 128.59 FEET; THENCE S00°19'58"E, A DISTANCE OF 52.88 FEET; THENCE S10°30'19"E, A DISTANCE OF 59.29 FEET; THENCE S09°50'25"W, A DISTANCE OF 30.57 FEET; THENCE S08°32'27"E, A DISTANCE OF 154.83 FEET; THENCE S00°19'56"E, A DISTANCE OF 53.13 FEET; THENCE S06°01'34"E, A DISTANCE OF 48.17 FEET; THENCE S28°56'55"W, A DISTANCE OF 43.10 FEET; THENCE S49°46'26"W, A DISTANCE OF 20.91 FEET; THENCE N88°19'54"W, A DISTANCE OF 326.92 FEET TO A POINT OF INTERSECTION WITH SAID NORTH BOUNDARY LINE OF CONSERVATION AREA TRACT C-2; THENCE ALONG SAID NORTH BOUNDARY LINE, THE FOLLOWING THIRTY EIGHT (38) COURSES AND DISTANCES: THENCE N20°04'28"W, A DISTANCE OF 72.96 FEET; THENCE N28°37'35"W, A DISTANCE OF 42.25 FEET; THENCE N24°29'36"W, A DISTANCE OF 53.12 FEET; THENCE N28°37'29"W, A DISTANCE OF 32.76 FEET; THENCE N16°59'06"W, A DISTANCE OF 22.02 FEET; THENCE N42°13'47"W, A DISTANCE OF 36.82 FEET; THENCE N72°40'02"W, A DISTANCE OF 48.62 FEET; THENCE N81°17'06"W, A DISTANCE OF 42.39 FEET; THENCE S89°40'03"W, A DISTANCE OF 50.90 FEET; THENCE S89°40'09"W, A DISTANCE OF 45.46 FEET; THENCE S80°37'16"W, A DISTANCE OF 36.84 FEET; THENCE N50°26'18"W, A DISTANCE OF 125.08 FEET; THENCE S79°08'14"W, A DISTANCE OF 49.04 FEET; THENCE S60°32'13"W, A DISTANCE OF 25.65 FEET; THENCE S75°45'26"W, A DISTANCE OF 51.44 FEET; THENCE S55°53'47"W, A DISTANCE OF 39.24 FEET; THENCE S45°58'32"W, A DISTANCE OF 58.18 FEET; THENCE S30°33'15"W, A DISTANCE OF 43.33 FEET; THENCE S41°34'00"W, A DISTANCE OF 72.59 FEET; THENCE S38°34'25"W, A DISTANCE OF 77.47 FEET; THENCE S72°00'17"W, A DISTANCE OF 21.09 FEET; THENCE N56°33'35"W, A DISTANCE OF 25.80 FEET; THENCE N79°48'27"W, A DISTANCE OF 44.11 FEET; THENCE S80°37'10"W, A DISTANCE OF 40.08 FEET; THENCE N50°37'10"W, A DISTANCE OF 79.29 FEET; THENCE S77°06'13"W, A DISTANCE OF 36.50 FEET; THENCE N85°58'18"W, A DISTANCE OF 42.56 FEET; THENCE N48°36'29"W, A DISTANCE OF 23.11 FEET; THENCE N24°29'29"W, A DISTANCE OF 27.74 FEET; THENCE N53°42'58"W, A DISTANCE OF 44.64 FEET; THENCE N42°13'42"W, A DISTANCE OF 54.83 FEET; THENCE N79°48'29"W, A DISTANCE OF 76.43 FEET; THENCE N53°42'58"W, A DISTANCE OF 13.90 FEET; THENCE N61°11'57"W, A DISTANCE OF 47.99 FEET; THENCE S79°08'44"W, A DISTANCE OF 64.76 FEET; THENCE N69°57'02"W, A DISTANCE OF 4.12 FEET; THENCE N00°45'13"E, A DISTANCE OF 406.07 FEET; THENCE N85°23'37"W, A DISTANCE OF 30.62 FEET; THENCE N01°16'44"E, A DISTANCE OF 25.48 FEET; THENCE N90°00'00"E, A DISTANCE OF 550.00 FEET; THENCE N01°16'44"E, A DISTANCE OF 380.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT RBE3; THENCE ALONG SAID SOUTH LINE, N90°00'00"E, A DISTANCE OF 25.00 FEET; THENCE N00°00'00"E, A DISTANCE OF 25.00 FEET; THENCE N45°00'00"W, A DISTANCE OF 35.31 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF TRACT R1, AS SHOWN ON SAID AVENIR - SPINE ROAD 6; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N90°00'00"E, A DISTANCE OF 100.00 FEET; THENCE S45°00'00"W, A DISTANCE OF 35.36 FEET; THENCE S00°00'00"E, A DISTANCE OF 25.00 FEET TO A POINT OF INTERSECTION WITH SAID SOUTH LINE OF TRACT RBE3, AVENIR - SPINE ROAD 6; THENCE ALONG SAID SOUTH LINE, N90°00'00"E, A DISTANCE OF 1,151.63 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 59°03'01"; THENCE SOUTHEASTERLY ALONG THE ARC AND ALONG THE WEST LINE OF SAID TRACT RBE5, A DISTANCE OF 103.06 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 28°06'02"; THENCE SOUTHEASTERLY ALONG THE ARC AND ALONG SAID WEST LINE OF TRACT RBE5, A DISTANCE OF 122.61 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 59°03'01"; THENCE SOUTHEASTERLY ALONG THE ARC AND ALONG SAID WEST LINE OF TRACT RBE5, A DISTANCE OF 103.06 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WEST LINE OF TRACT RBE5, S00°00'00"E, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,330,709 SQUARE FEET OR 53.5057 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "R1", AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR - POD 17 NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, ROADWAY, SIDEWALK, DRAINAGE, AND UTILITY AND RELATED PURPOSES. SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. AN EASEMENT OVER TRACT "R1" IS HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LANDOWNERS, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY OR THE CITY OF PALM BEACH GARDENS.

2. TRACTS "RW1", "RW2" AND "RW3", AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, ROADWAY, DRAINAGE, UTILITY AND RELATED PURPOSES. SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THE CITY OF PALM BEACH GARDENS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE WITH RESPECT TO TRACTS "RW1", "RW2" AND "RW3". AN EASEMENT OVER TRACTS "RW1", "RW2" AND "RW3", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LANDOWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

DEDICATION AND RESERVATIONS CONTINUED:
AVENIR DEVELOPMENT, LLC
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

IN WITNESS WHEREOF, THE ABOVE NAMED AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 14th DAY OF July 2026.

AVENIR DEVELOPMENT, LLC,
A FLORIDA LIMITED LIABILITY COMPANY.
BY: ROSA ECKSTEIN SCHECHTER
VICE PRESIDENT

WITNESS: Harold Aries
PRINT NAME: Harold Aries

WITNESS: Nichole Ray
PRINT NAME: Nichole Ray

AVENIR DEVELOPMENT, LLC ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 14th DAY OF July 2026, BY ROSA ECKSTEIN SCHECHTER, VICE PRESIDENT, ON BEHALF OF AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF July 2026.

MY COMMISSION EXPIRES: Notary Public
COMMISSION NUMBER: Eileen Valdes Jimenez
PRINT NAME

AVENIR COMMUNITY DEVELOPMENT DISTRICT
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

IN WITNESS WHEREOF, THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY THE VICE CHAIRPERSON OF ITS BOARD OF SUPERVISORS, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 14th DAY OF July 2026.

AVENIR COMMUNITY DEVELOPMENT DISTRICT
BY: ROSA ECKSTEIN SCHECHTER
VICE CHAIRPERSON

WITNESS: Harold Aries
PRINT NAME: Harold Aries

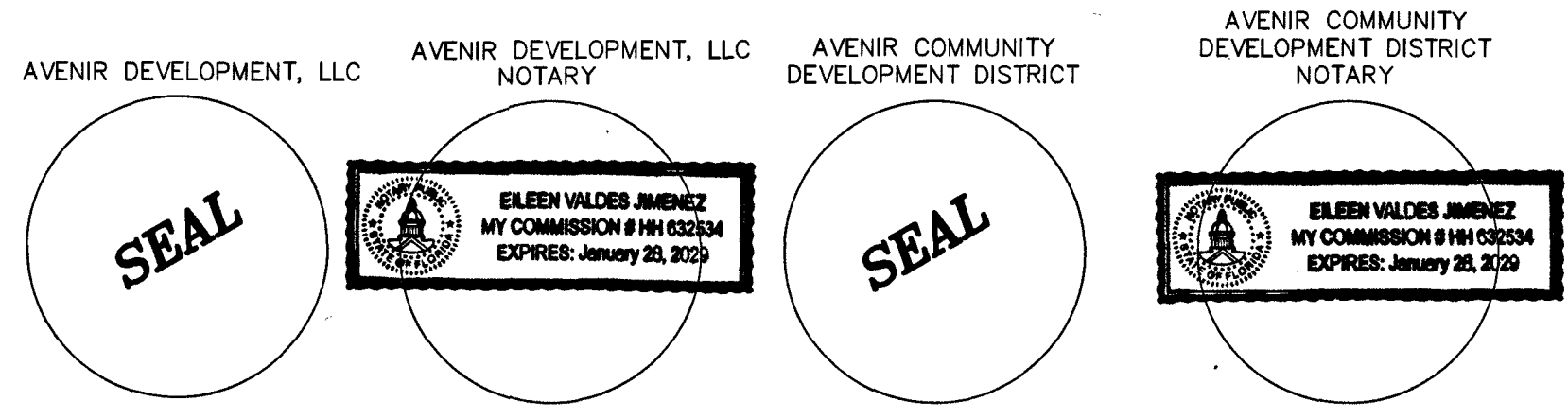
WITNESS: Nichole Ray
PRINT NAME: Nichole Ray

AVENIR COMMUNITY DEVELOPMENT DISTRICT
ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 14th DAY OF July 2026, BY ROSA ECKSTEIN SCHECHTER, VICE CHAIRPERSON, ON BEHALF OF AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF July 2026.

MY COMMISSION EXPIRES: Notary Public
COMMISSION NUMBER: Eileen Valdes Jimenez
PRINT NAME



DAVID P. LINDLEY
PROFESSIONAL SURVEYOR MAPPER #5005
STATE OF FLORIDA
CAULFIELD AND WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
(561)392-1991
CERTIFICATION OF AUTHORIZATION NO. LB 3591

