

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.

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

TABULAR DATA

NAME	SQUARE FEET	ACRES
LOTS 1-144	1,194,138	27.4137
TRACT LM1	41,086	0.9432
TRACT LM2	59,865	1.3743
TRACT O-1	9,998	0.2295
TRACT O-2	56,647	1.3005
TRACT O-3	1,946	0.0447
TRACT O-4	1,710	0.0393
TRACT O-5	3,921	0.0900
TRACT O-6	4,340	0.0996
TRACT O-7	1,889	0.0434
TRACT O-8	2,702	0.0620
TRACT O-9	1,902	0.0437
TRACT O-10	8,506	0.1953
TRACT O-11	1,853	0.0425
TRACT O-12	9,600	0.2204
TRACT O-13	1,989	0.0457
TRACT O-14	10,715	0.2460
TRACT O-15	2,576	0.0591
TRACT O-16	2,632	0.0604
TRACT O-17	2,633	0.0605
TRACT O-18	2,253	0.0517
TRACT O-19	2,491	0.0572
TRACT O-20	5,840	0.1341
TRACT O-21	4,572	0.1049
TRACT O-22	4,775	0.1096
TRACT O-23	2,004	0.0460
TRACT O-24	982	0.0225
TRACT O-25	29,300	0.6726
TRACT O-26	2,089	0.0480
TRACT O-27	1,787	0.0410
TRACT O-28	3,642	0.0836
TRACT O-29	13,947	0.3202
TRACT O-30	9,412	0.2161
TRACT O-31	31,866	0.7315
TRACT O-32	2,416	0.0554
TRACT O-33	19,024	0.4367
TRACT PARK-1	39,337	0.9030
TRACT PARK-2	37,770	0.8671
TRACT R1	384,289	8.822
TRACT RW1	4,320	0.0992
TRACT RW2	6,954	0.1596
TRACT RW3	3,125	0.0717
TRACT W1	74,202	1.7034
TRACT W2	223,664	5.1346
TOTAL	2,330,709	53.5057

113

SHEET 2 OF 9

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 32576, AT PAGE 1396, AS AMENDED, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

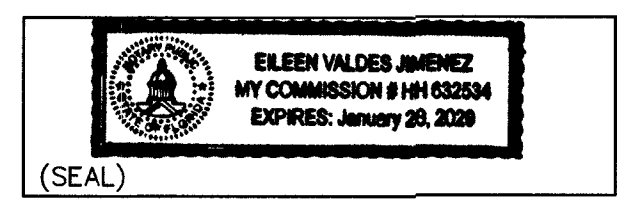
IN WITNESS WHEREOF, AVENIR HOLDINGS, LLC A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HEREON THIS 7th DAY OF JULY, 2026.

WITNESS: [Signature]
PRINT NAME: Marcia Cortes
WITNESS: [Signature]
PRINT NAME: Michele Ray
BY: [Signature]
ROSA ECKSTEIN SCHECHTER
VICE PRESIDENT

AVENIR HOLDINGS, LLC
A FLORIDA LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 7th DAY OF JULY, 2026, BY ROSA ECKSTEIN SCHECHTER, VICE PRESIDENT OF AVENIR HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION.



NOTARY PUBLIC
Eileen Valdes Jimenez
PRINT NAME
MY COMMISSION EXPIRES: January 28, 2029
COMMISSION NUMBER: HH 632534



AVENIR - POD 17 NEIGHBORHOOD ASSOCIATION, INC ACCEPTANCE OF RESERVATIONS

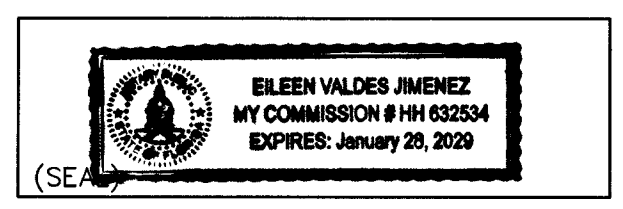
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)
IN WITNESS WHEREOF, THE ABOVE NAMED, AVENIR - POD 17 NEIGHBORHOOD ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON AND HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 7th DAY OF JULY, 2026.

WITNESS: [Signature]
PRINT NAME: Marcia Cortes
WITNESS: [Signature]
PRINT NAME: Michele Ray
BY: [Signature]
ROSA ECKSTEIN SCHECHTER
VICE PRESIDENT

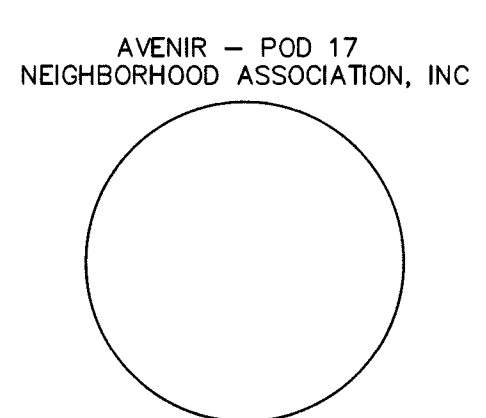
AVENIR - POD 17 NEIGHBORHOOD ASSOCIATION, INC,
A FLORIDA CORPORATION NOT FOR PROFIT

AVENIR - POD 17 NEIGHBORHOOD ASSOCIATION, INC ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 7th DAY OF JULY, 2026, BY ROSA ECKSTEIN SCHECHTER, VICE PRESIDENT, ON BEHALF OF AVENIR - POD 17 NEIGHBORHOOD ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION.



NOTARY PUBLIC
Eileen Valdes Jimenez
PRINT NAME
MY COMMISSION EXPIRES: January 28, 2029
COMMISSION NUMBER: HH 632534



CITY OF PALM BEACH GARDENS APPROVAL OF PLAT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 22nd DAY OF JULY, 2026.

BY: [Signature]
RONALD M. FERRIS
CITY MANAGER

ATTEST: [Signature]
PATRICIA SNIDER, CMC
CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 22nd DAY OF JULY, 2026.

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

CERTIFICATE OF REVIEWING 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 7th DAY OF JULY, 2026.

[Signature]
JIM SULLIVAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
LICENSE NO. LS6889

