

DEDICATIONS 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 19", BEING A REPLAT OF A PORTION OF PARCEL "A-1", AVENIR, AS RECORDED IN PLAT BOOK 127, PAGE 85, TOGETHER WITH A PORTION OF TRACT RBE1, AVENIR - POD 20, AS RECORDED IN PLAT BOOK 135, PAGE 113, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT RBE1, AVENIR - POD 20, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGE 113, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE N44°20'55"W, A DISTANCE OF 141.42 FEET; THENCE N00°39'05"E, A DISTANCE OF 335.17 FEET; THENCE N07°52'46"W, A DISTANCE OF 54.15 FEET; THENCE S44°39'05"W, A DISTANCE OF 49.74 FEET; THENCE N07°52'46"W, A DISTANCE OF 140.31 FEET; THENCE S44°20'55"E, A DISTANCE OF 67.30 FEET; THENCE N07°52'46"W, A DISTANCE OF 91.46 FEET; THENCE N00°39'05"E, A DISTANCE OF 427.54 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 32° 47' 43", HAVING A RADIUS OF 920.00 FEET, HAVING AN ARC DISTANCE OF 526.59 FEET; THENCE N33°26'47"E, A DISTANCE OF 39.69 FEET; THENCE S78°26'47"W, A DISTANCE OF 56.57 FEET; THENCE N33°26'47"E, A DISTANCE OF 211.41 FEET; THENCE S11°33'13"E, A DISTANCE OF 56.57 FEET; THENCE N33°26'47"E, A DISTANCE OF 350.63 FEET; THENCE S61°12'20"E, A DISTANCE OF 34.38 FEET; THENCE S77°46'05"E, A DISTANCE OF 37.06 FEET; THENCE N77°06'00"E, A DISTANCE OF 30.67 FEET; THENCE N89°39'55"E, A DISTANCE OF 76.04 FEET; THENCE S77°46'05"E, A DISTANCE OF 22.59 FEET; THENCE S66°18'21"E, A DISTANCE OF 23.36 FEET; THENCE S46°57'31"E, A DISTANCE OF 42.01 FEET; THENCE S61°12'17"E, A DISTANCE OF 11.29 FEET; THENCE S37°07'10"E, A DISTANCE OF 29.20 FEET; THENCE S09°50'18"W, A DISTANCE OF 25.36 FEET; THENCE S14°42'49"E, A DISTANCE OF 46.07 FEET; THENCE S00°20'06"E, A DISTANCE OF 44.06 FEET; THENCE S18°25'38"E, A DISTANCE OF 75.98 FEET; THENCE S34°16'24"E, A DISTANCE OF 44.31 FEET; THENCE S81°51'19"E, A DISTANCE OF 514.37 FEET; THENCE N41°33'52"E, A DISTANCE OF 68.17 FEET; THENCE N38°16'28"E, A DISTANCE OF 70.49 FEET; THENCE N08°51'58"E, A DISTANCE OF 75.40 FEET; THENCE N04°47'32"E, A DISTANCE OF 59.41 FEET; THENCE N16°18'55"E, A DISTANCE OF 56.17 FEET; THENCE N08°10'15"E, A DISTANCE OF 37.63 FEET; THENCE N12°18'25"E, A DISTANCE OF 44.07 FEET; THENCE N33°36'07"E, A DISTANCE OF 23.89 FEET; THENCE N36°27'01"E, A DISTANCE OF 43.65 FEET; THENCE N41°33'49"E, A DISTANCE OF 38.55 FEET; THENCE N09°50'15"E, A DISTANCE OF 68.66 FEET; THENCE N09°50'13"E, A DISTANCE OF 26.79 FEET; THENCE N27°57'36"E, A DISTANCE OF 34.41 FEET; THENCE N09°50'12"E, A DISTANCE OF 24.14 FEET; THENCE N55°53'36"E, A DISTANCE OF 25.21 FEET; THENCE N41°33'45"E, A DISTANCE OF 38.68 FEET; THENCE N27°57'39"E, A DISTANCE OF 34.40 FEET; THENCE N41°33'49"E, A DISTANCE OF 19.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 210.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 84°44'28" EAST; THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 68°03'25", A DISTANCE OF 249.44 FEET; THENCE N36°02'21"E, A DISTANCE OF 47.78 FEET; THENCE N77°05'51"E, A DISTANCE OF 24.23 FEET; THENCE N57°10'15"E, A DISTANCE OF 44.32 FEET; THENCE N80°37'01"E, A DISTANCE OF 35.82 FEET; THENCE N69°17'03"E, A DISTANCE OF 32.78 FEET; THENCE N89°39'51"E, A DISTANCE OF 24.84 FEET; THENCE S23°49'35"W, A DISTANCE OF 53.06 FEET; THENCE S00°20'14"E, A DISTANCE OF 23.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 210.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 17°19'16" WEST; THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 33°32'29", A DISTANCE OF 122.94 FEET; THENCE N55°53'30"E, A DISTANCE OF 33.34 FEET; THENCE N45°58'21"E, A DISTANCE OF 47.10 FEET; THENCE S16°59'18"E, A DISTANCE OF 31.19 FEET; THENCE N78°12'30"E, A DISTANCE OF 77.83 FEET; THENCE S74°45'59"E, A DISTANCE OF 65.13 FEET; THENCE N89°39'46"E, A DISTANCE OF 72.29 FEET; THENCE N49°46'18"E, A DISTANCE OF 9.00 FEET; THENCE S43°30'23"E, A DISTANCE OF 25.02 FEET; THENCE S00°03'55"W, A DISTANCE OF 97.60 FEET; THENCE S12°18'21"W, A DISTANCE OF 63.63 FEET; THENCE S00°20'15"E, A DISTANCE OF 60.20 FEET; THENCE S14°02'31"W, A DISTANCE OF 52.60 FEET; THENCE S37°07'17"E, A DISTANCE OF 42.65 FEET; THENCE S23°49'30"W, A DISTANCE OF 44.23 FEET; THENCE N42°14'12"W, A DISTANCE OF 24.96 FEET; THENCE N82°24'20"W, A DISTANCE OF 61.43 FEET; THENCE S60°32'06"W, A DISTANCE OF 28.13 FEET; THENCE S27°57'31"W, A DISTANCE OF 36.15 FEET; THENCE S53°03'02"W, A DISTANCE OF 20.58 FEET; THENCE S26°48'29"W, A DISTANCE OF 65.19 FEET; THENCE S23°21'44"E, A DISTANCE OF 115.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 210.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 56°46'11" WEST; THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 58°19'18", A DISTANCE OF 213.76 FEET; THENCE S61°12'40"E, A DISTANCE OF 20.46 FEET; THENCE S12°58'46"E, A DISTANCE OF 35.53 FEET; THENCE S41°33'47"W, A DISTANCE OF 44.33 FEET; THENCE S89°39'46"W, A DISTANCE OF 43.09 FEET; THENCE S65°38'07"W, A DISTANCE OF 31.35 FEET; THENCE S82°36'15"W, A DISTANCE OF 73.71 FEET; THENCE S45°22'58"W, A DISTANCE OF 57.85 FEET; THENCE S41°33'49"W, A DISTANCE OF 39.44 FEET; THENCE S51°08'27"W, A DISTANCE OF 48.64 FEET; THENCE S41°33'49"W, A DISTANCE OF 48.84 FEET; THENCE S51°08'29"W, A DISTANCE OF 52.62 FEET; THENCE S23°49'35"W, A DISTANCE OF 44.18 FEET; THENCE S31°47'43"W, A DISTANCE OF 53.27 FEET; THENCE S51°08'26"W, A DISTANCE OF 176.32 FEET; THENCE S57°54'02"W, A DISTANCE OF 57.66 FEET; THENCE S50°38'16"W, A DISTANCE OF 76.80 FEET; THENCE S58°41'44"W, A DISTANCE OF 61.53 FEET; THENCE N85°56'25"W, A DISTANCE OF 170.76 FEET; THENCE S27°17'31"W, A DISTANCE OF 102.37 FEET; THENCE S09°50'18"W, A DISTANCE OF 21.80 FEET; THENCE S64°08'04"W, A DISTANCE OF 16.98 FEET; THENCE N63°06'52"W, A DISTANCE OF 70.10 FEET; THENCE N76°54'10"W, A DISTANCE OF 79.75 FEET; THENCE N69°57'20"W, A DISTANCE OF 47.36 FEET; THENCE S63°28'14"W, A DISTANCE OF 57.06 FEET; THENCE S23°23'47"E, A DISTANCE OF 165.26 FEET; THENCE N64°08'04"E, A DISTANCE OF 92.96 FEET; THENCE S55°28'33"E, A DISTANCE OF 75.94 FEET; THENCE N89°39'53"E, A DISTANCE OF 55.21 FEET; THENCE S59°02'21"E, A DISTANCE OF 30.45 FEET; THENCE S55°53'38"W, A DISTANCE OF 48.00 FEET; THENCE S77°05'57"W, A DISTANCE OF 55.70 FEET; THENCE S55°53'40"W, A DISTANCE OF 39.37 FEET; THENCE S46°46'50"W, A DISTANCE OF 53.69 FEET; THENCE S16°11'10"W, A DISTANCE OF 117.60 FEET; THENCE S30°22'20"W, A DISTANCE OF 75.26 FEET; THENCE S53°03'09"W, A DISTANCE OF 33.68 FEET; THENCE S66°59'00"W, A DISTANCE OF 41.87 FEET; THENCE S77°05'57"W, A DISTANCE OF 59.25 FEET; THENCE S51°08'32"W, A DISTANCE OF 47.19 FEET; THENCE S83°18'22"W, A DISTANCE OF 46.10 FEET; THENCE S89°39'55"W, A DISTANCE OF 10.47 FEET; FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 210.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 22°11'55" WEST; THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 67°30'59", A DISTANCE OF 247.46 FEET; THENCE N77°46'06"W, A DISTANCE OF 40.31 FEET; THENCE S45°23'10"W, A DISTANCE OF 70.95 FEET; THENCE S60°32'09"W, A DISTANCE OF 29.92 FEET; THENCE S79°08'41"W, A DISTANCE OF 45.04 FEET; THENCE S14°02'40"W, A DISTANCE OF 68.48 FEET; THENCE S24°20'51"E, A DISTANCE OF 30.42 FEET; THENCE S46°46'50"W, A DISTANCE OF 41.78 FEET; THENCE S15°59'51"E, A DISTANCE OF 221.31 FEET; THENCE S37°53'53"E, A DISTANCE OF 60.92 FEET; THENCE S42°20'26"E, A DISTANCE OF 67.24 FEET; THENCE S54°59'22"E, A DISTANCE OF 18.76 FEET; THENCE S89°20'55"E, A DISTANCE OF 44.04 FEET; THENCE S54°59'22"E, A DISTANCE OF 21.09 FEET; THENCE S72°40'19"E, A DISTANCE OF 79.87 FEET; THENCE S69°57'18"E, A DISTANCE OF 69.70 FEET; THENCE S23°18'46"E, A DISTANCE OF 35.06 FEET; THENCE S89°20'55"E, A DISTANCE OF 1756.11 FEET; THENCE S00°26'57"W, A DISTANCE OF 10.00 FEET; THENCE N89°20'55"W, A DISTANCE OF 2443.15 FEET TO THE POINT OF BEGINNING.

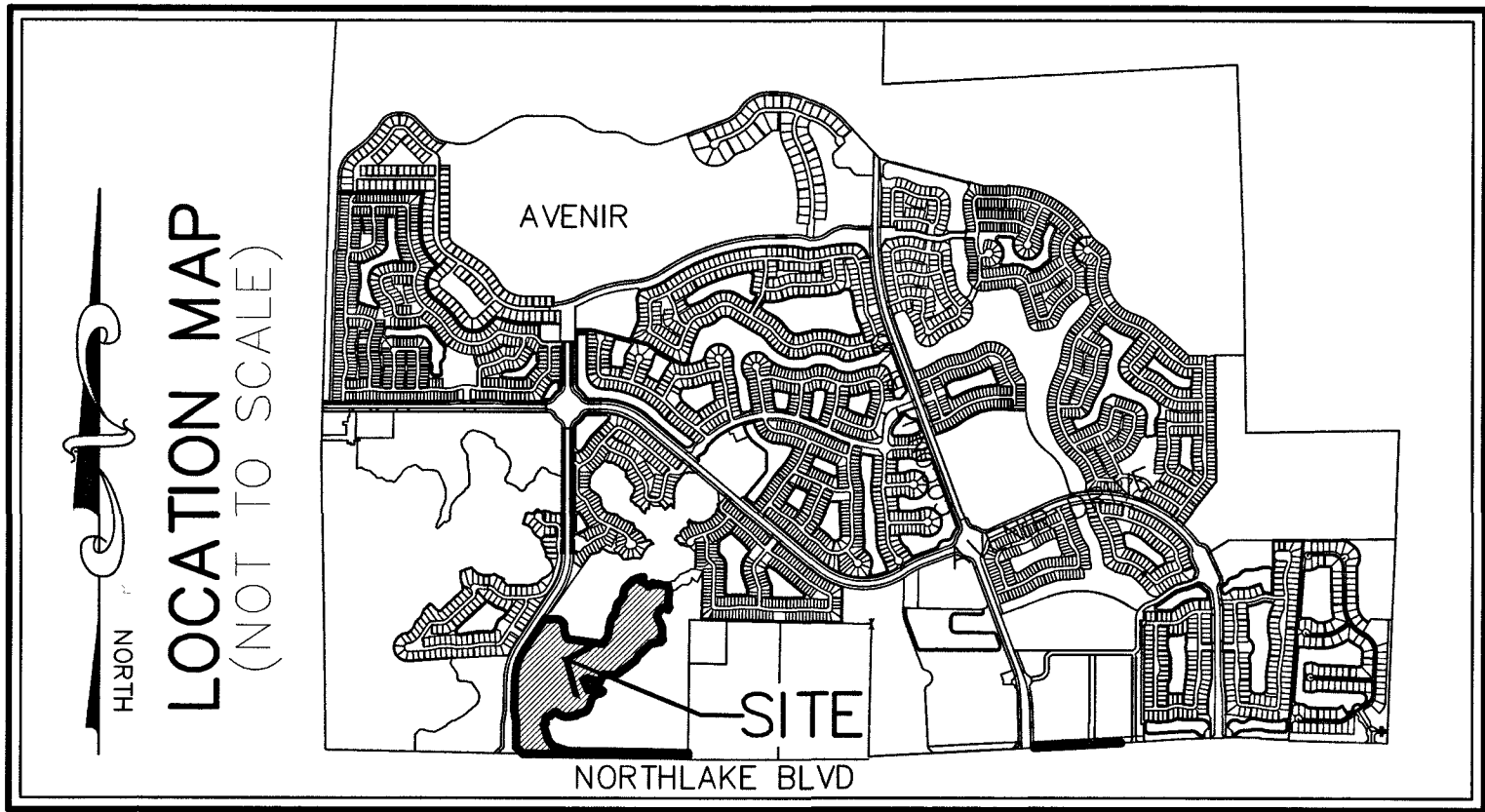
CONTAINING 59.203 ACRES, MORE OR LESS.

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

- TRACT "R", AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR - POD 19 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS, ROADWAY, PARKING, SIDEWALK, DRAINAGE, SIGNAGE, GATE, 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 "R" IS HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF WATER AND SEWER FACILITIES, WITHOUT RECOURSE TO THE NEIGHBORHOOD ASSOCIATION OR THE CITY OF PALM BEACH GARDENS.
- TRACTS "RW1" AND "RW2", 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" AND "RW2" WITHOUT PRIOR WRITTEN CONSENT OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, 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.
- TRACTS "W1" AND "W2", AS SHOWN HEREON, ARE HEREBY RESERVED AND MAINTAINED BY 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.
- 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. STRUCURES 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.

AVENIR - POD 19

BEING A REPLAT OF A PORTION OF PARCEL A-1, AVENIR, AS RECORDED IN PLAT BOOK 127 PAGE 85, TOGETHER WITH A PORTION OF TRACT RBE1, AVENIR - POD 20, AS RECORDED IN PLAT BOOK 135 PAGE 113, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 16, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

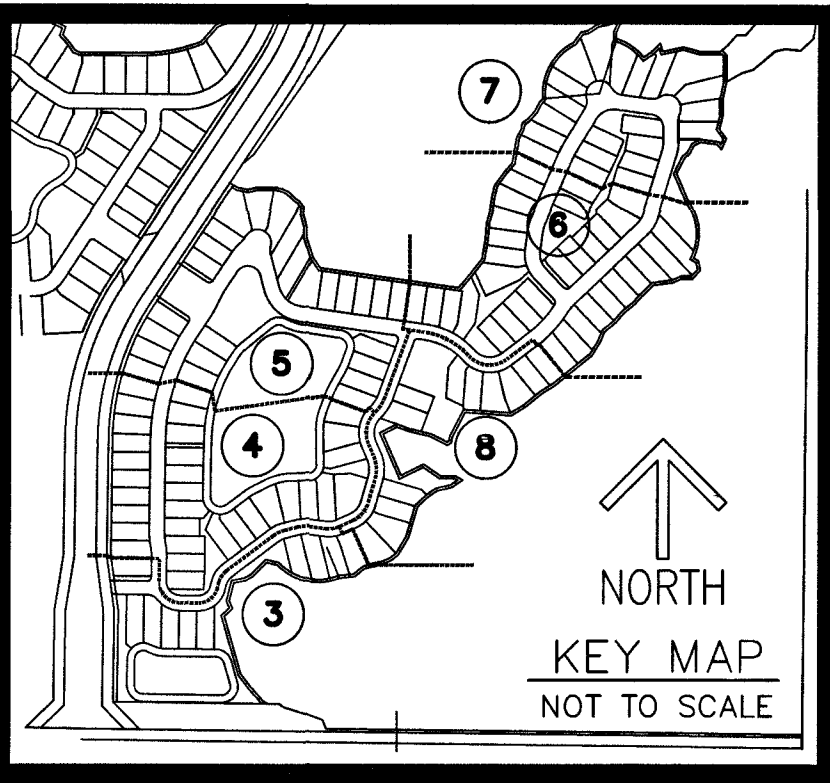


DEDICATIONS AND RESERVATIONS CONTINUED

- TRACTS "PARK-1" AND "PARK-2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR - POD 19 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, MAIL KIOSK, PARKING, PARK, PLAYGROUND, BOARDWALKS, SIDEWALKS, SIGNAGE AND OTHER STRUCTURES, 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.
- TRACTS "O-1" THROUGH "O-18" AND "O-20" THROUGH "O-23", INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR - POD 19 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, BOARDWALKS, SIDEWALKS, SIGNAGE 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.
- TRACT "O-19", AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR - POD 19 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, PARK, RECREATIONAL PURPOSES, THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF DRAINAGE LINES THEREIN, AND FOR THE USE OF A PEDESTRIAN CONNECTION THEREIN BETWEEN AVENIR - POD 19 AND THE ADJACENT AVENIR - POD 21. SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SUCH ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT "RBE", AS SHOWN HEREON IS HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, BUFFER, DRAINAGE, LIGHTING AND UTILITY PURPOSES. SAID TRACT ENCUMBERED BY ROWWAY BUFFER EASEMENT 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.
- 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 AT BROADBAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL NOT INTERFERE WITH THE FACILITIES 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 EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 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.
- 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 BY OR WITH PRIOR WRITTEN CONSENT OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, THE SEACOAST UTILITY AUTHORITY AND THE CITY OF PALM BEACH GARDENS.
- YARD DRAINAGE EASEMENT, AS SHOWN HEREON, AND DESIGNATED AS "YDE", IS HEREBY DEDICATED TO AVENIR - POD 19 NEIGHBORHOOD ASSOCIATION, INC., 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.
- THE 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 SO, ARE PROHIBITED WITHIN THE EASEMENTS. RETAINING WALLS WILL BE ALLOWED WITHIN THE EASEMENT. 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.
- THE RETAINING WALL ACCESS EASEMENT, AS SHOWN HEREON, AND DESIGNATED AS "RWAE", IS HEREBY DEDICATED TO AVENIR - POD 19 NEIGHBORHOOD ASSOCIATION, INC., 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.
- THE LIFT STATION ACCESS EASEMENT, AS SHOWN HEREON, AND DESIGNATED AS "LSAE" IS HEREBY DEDICATED TO AVENIR - POD 19 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF LIFT STATION ACCESS, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THIS EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

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 PCD MASTER PLAN), COCONUT BOULEVARD (A/K/A SPINE ROAD 1,2 AND 3 ON THE AVENIR PCD MASTER PLAN), PANTHER NATIONAL BOULEVARD (A/K/A SPINE ROAD 1 AND 8 ON THE AVENIR PCD MASTER PLAN) ARE DEDICATED FOR PUBLIC ACCESS AND RIGHT-OF-WAY USE IN PERPETUITY. ACCORDINGLY, TRAVEL ON AND ACCESS TO AVENIR DRIVE, COCONUT BOULEVARD, AND PANTHER NATIONAL BOULEVARD SHALL NOT BE IMPEDED, LIMITED, OR RESTRICTED IN ANY MANNER OR FASHION WHATSOEVER.

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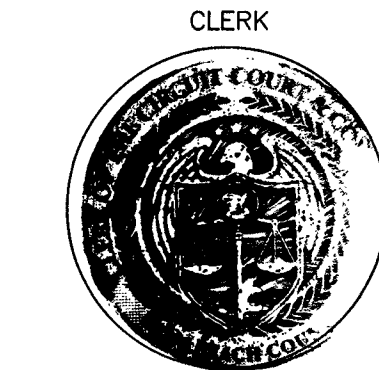
121

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 5:10 A.M.
THIS 23 DAY OF July
A.D. 2026 AND DULY RECORDED
IN PLAT BOOK 141 ON
PAGES 121 THROUGH 127

MICHAEL A. CARUSO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK

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



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 7th 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 7th DAY OF July, 2026.

MY COMMISSION EXPIRES: July, 2026

COMMISSION NUMBER: Eileen Valdes Jimenez
NOTARY PUBLIC
PRINT NAME

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 THE EAST LINE OF TRACT RBE1, AVENIR POD - 20, AS RECORDED IN PLAT BOOK 135, PAGE 113 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID EAST LINE HAVING A PLAT BEARING OF NORTH 00°39'05" EAST.
- 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.

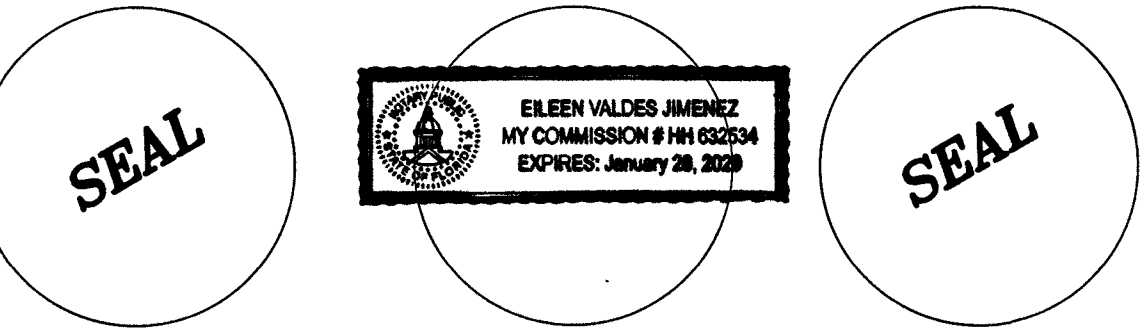
SURVEYOR'S CERTIFICATE:

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.

DATED: 7/6/26

DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR #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

AVENIR DEVELOPMENT, LLC
AVENIR DEVELOPMENT, LLC
NOTARY
AVENIR COMMUNITY DEVELOPMENT DISTRICT



AVENIR COMMUNITY DEVELOPMENT DISTRICT
NOTARY

