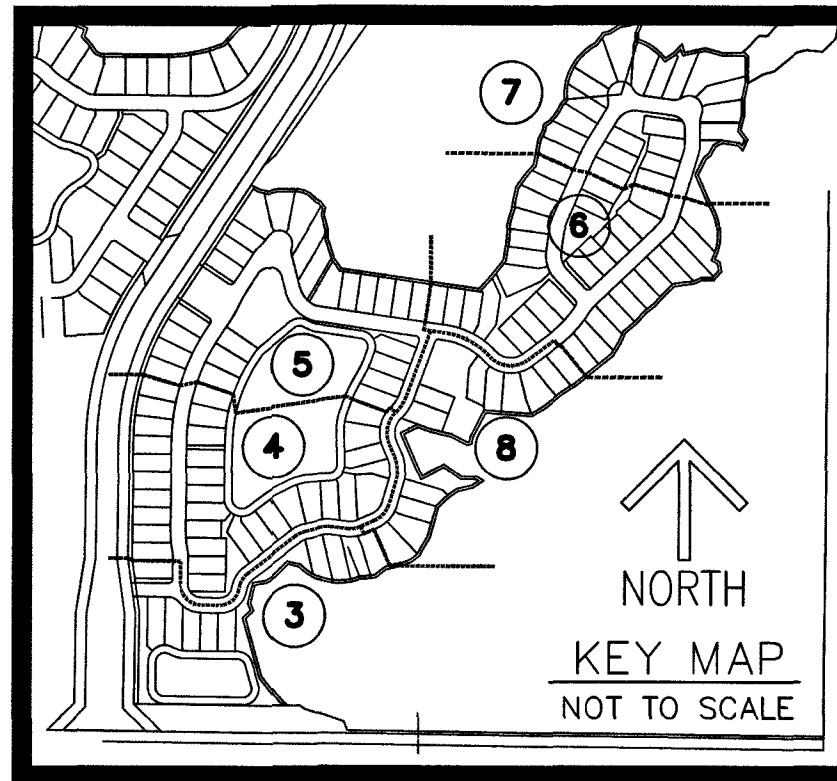


AVENIR – POD 19

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.

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:

ZONING: MIXED USE PLANNED UNIT DEVELOPMENT
FUTURE LAND USE DESIGNATION: MIXED USE

TABULAR DATA	ACRES
RESIDENTIAL LOTS	30.774
TRACT R	9.051
TRACT RW1	0.090
TRACT RW2	0.157
TRACT RBE	1.957
TRACT PARK-1	0.754
TRACT PARK-2	1.161
TRACT W1	4.890
TRACT LM1	1.289
TRACT W2	1.110
TRACT LM2	0.658
OPEN SPACE TRACT 1	0.134
OPEN SPACE TRACT 2	0.377
OPEN SPACE TRACT 3	0.121
OPEN SPACE TRACT 4	0.749
OPEN SPACE TRACT 5	1.129
OPEN SPACE TRACT 6	0.046
OPEN SPACE TRACT 7	0.496
OPEN SPACE TRACT 8	0.049
OPEN SPACE TRACT 9	0.363
OPEN SPACE TRACT 10	0.226
OPEN SPACE TRACT 11	0.047
OPEN SPACE TRACT 12	0.044
OPEN SPACE TRACT 13	0.166
OPEN SPACE TRACT 14	0.170
OPEN SPACE TRACT 15	0.642
OPEN SPACE TRACT 16	1.036
OPEN SPACE TRACT 17	0.047
OPEN SPACE TRACT 18	0.044
OPEN SPACE TRACT 19	0.574
OPEN SPACE TRACT 20	0.163
OPEN SPACE TRACT 21	0.219
OPEN SPACE TRACT 22	0.427
OPEN SPACE TRACT 23	0.043
TOTAL AREA THIS PLAT	59.203

122
SHEET 2 OF 8

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.

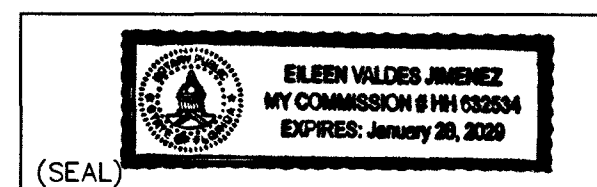
WITNESS: Michelle Ray
PRINT NAME: Michelle Ray
WITNESS: [Signature]
PRINT NAME: Rosalia Cortes
BY: [Signature]
ROSA ECKSTEIN SCHECHTER
VICE PRESIDENT

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.



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

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, ZACHARY G. JACOBSON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: July 7, 2026
[Signature]
ZACHARY G. JACOBSON,
ATTORNEY AT LAW
FLORIDA BAR #1040017
FOR THE FIRM OF GUNSTER, YOAKLEY & STEWART, P.A.

AVENIR – POD 19 NEIGHBORHOOD ASSOCIATION, INC ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

IN WITNESS WHEREOF, THE ABOVE NAMED AVENIR – POD 19 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: Michelle Ray
WITNESS: [Signature]
BY: [Signature]
ROSA ECKSTEIN SCHECHTER
VICE PRESIDENT

AVENIR – POD 19 NEIGHBORHOOD
ASSOCIATION, INC, A FLORIDA CORPORATION
NOT FOR PROFIT

AVENIR – POD 19 NEIGHBORHOOD ASSOCIATION, INC ACKNOWLEDGEMENT:

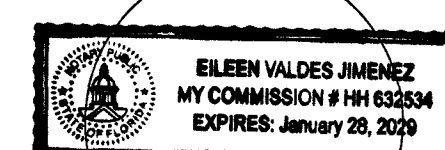
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

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 19 NEIGHBORHOOD ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF JULY 2026.
MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC
COMMISSION NUMBER: Eileen Valdes Jimenez
PRINT NAME

AVENIR – POD 19
NEIGHBORHOOD
ASSOCIATION, INC,

AVENIR – POD 19
NEIGHBORHOOD
ASSOCIATION, INC,
NOTARY



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

CITY OF PALM BEACH GARDENS

CITY OF PALM BEACH GARDENS
ENGINEER

REVIEWING
SURVEYOR

