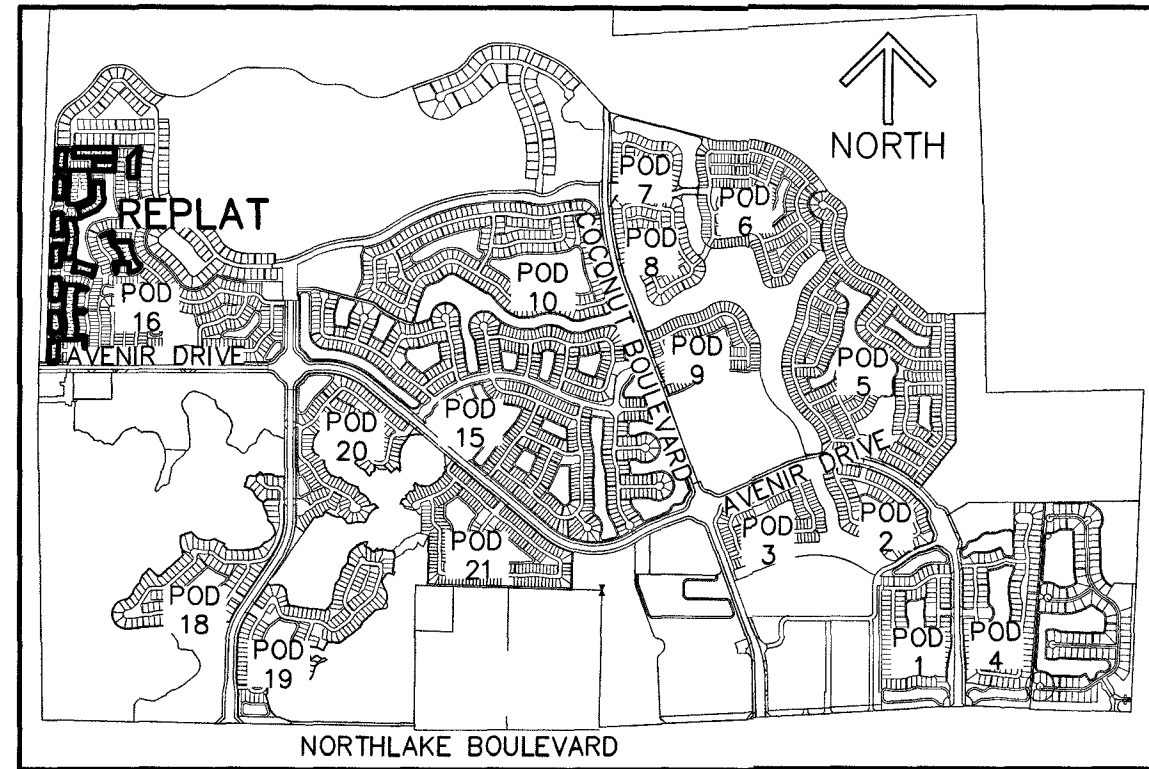


20260321739

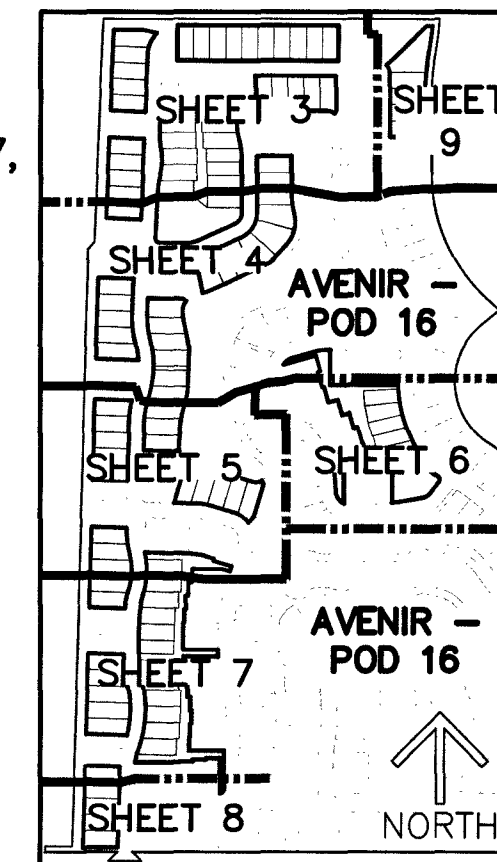
AVENIR - POD 16 REPLAT

BEING A REPLAT OF LOTS 76 THROUGH 81, LOTS 86 THROUGH 97, LOTS 98 THROUGH 103, LOTS 106 THROUGH 111, LOTS 116 THROUGH 121, LOTS 125 THROUGH 130, LOTS 134 THROUGH 139, LOTS 143 THROUGH 148, LOTS 151 THROUGH 156, LOTS 266 THROUGH 271, LOTS 297 THROUGH 310, LOTS 313 THROUGH 323, LOTS 327 THROUGH 337, LOTS 341 THROUGH 354, LOTS 360 THROUGH 365, LOTS 419 THROUGH 422, AND TRACTS 0-10, 0-13, 0-28, 0-49, 0-50 AND PARK-1, AVENIR - POD 16, AS RECORDED IN PLAT BOOK 136, PAGES 168 THROUGH 183, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
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 2026



LOCATION MAP
(NOT TO SCALE)



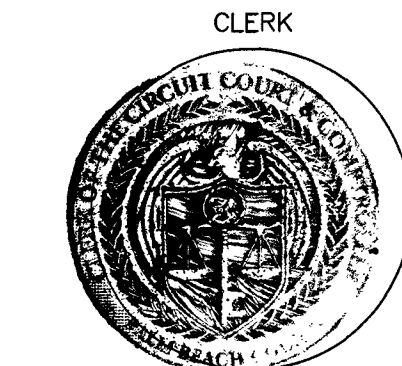
KEY MAP
(NOT TO SCALE)

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 1:07 P. M.
THIS 2 DAY OF September
A.D. 2026 AND DULY RECORDED
IN PLAT BOOK 136 ON
PAGES 7 THROUGH 16

SHANNON RAMSEY-CHESSMAN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: SHANNON RAMSEY-CHESSMAN

SHEET 1 OF 10



CLERK

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, TYRONE T. BONGARD, 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 KH ESPIRIT LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ESPIRIT AT AVENIR NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: July 24, 2026

TYRONE T. BONGARD
ATTORNEY AT LAW
FLORIDA BAR #649295
FOR THE FIRM OF GUNSTER, YOAKLEY & STEWART, P.A.

SURVEY NOTES:

1. 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.

2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.

3. 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.

4. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF N90°00'00"E, ALONG THE NORTH LINE OF AVENIR - POD 16, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGES 168 THROUGH 183 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

5. LINES INTERSECTING CURVES ARE NON-RADIAL, UNLESS SHOWN OTHERWISE.

6. "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.

7. ALL INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

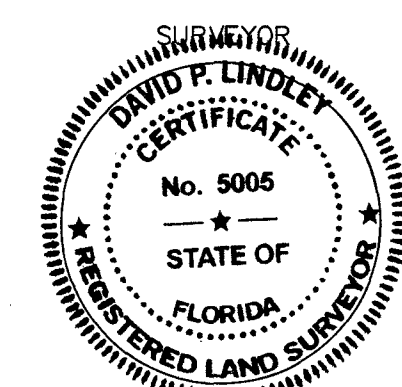
8. ALL EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED BY AVENIR - POD 16, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGES 168 THROUGH 183 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS SHOWN OTHERWISE.

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 AS REQUIRED BY LAW, AND THAT MONUMENTS 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 1, PLATTING, FLORIDA STATUTES, AS AMENDED.

DATE: 7/24/26

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



DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT KH ESPIRIT LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ESPIRIT AT AVENIR NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, OWNER OF THE LAND SHOWN HEREON AS "AVENIR - POD 16 REPLAT", BEING A REPLAT OF LOTS 76 THROUGH 81, LOTS 86 THROUGH 97, LOTS 98 THROUGH 103, LOTS 106 THROUGH 111, LOTS 116 THROUGH 121, LOTS 125 THROUGH 130, LOTS 134 THROUGH 139, LOTS 143 THROUGH 148, LOTS 151 THROUGH 156, LOTS 266 THROUGH 271, LOTS 297 THROUGH 310, LOTS 313 THROUGH 323, LOTS 327 THROUGH 337, LOTS 341 THROUGH 354, LOTS 360 THROUGH 365, LOTS 419 THROUGH 422, AND TRACTS 0-10, 0-13, 0-28, 0-49, 0-50 AND PARK-1, AVENIR - POD 16, AS RECORDED IN PLAT BOOK 136, PAGES 168 THROUGH 183, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

CONTAINING 1,037,043 SQUARE FEET OR 23.8072 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, AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "PARK-1A", AS SHOWN HEREON, IS HEREBY DEDICATED TO ESPIRIT AT AVENIR NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, MAIL KIOSK, PARKING, PARK, AND RECREATIONAL PURPOSES, ALONG WITH THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF DRAINAGE LINES THEREIN, AND SHARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

2. TRACTS "0-10A", "0-13A", "0-28A", AND "0-50A", AS SHOWN HEREON, ARE HEREBY DEDICATED TO ESPIRIT AT AVENIR NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, SIDEWALKS, MAILBOX KIOSK, PARKING, SIGNAGE AND OTHER STRUCTURES, DRAINAGE AND UTILITY PURPOSES, AND FOR ACCESS TO THE ADJOINING STORM WATER MANAGEMENT TRACTS BY THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATIONS THEREOF, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

3. DRAINAGE EASEMENTS "DE", AS SHOWN HEREON, ARE HEREBY RESERVED FOR AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER 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.

4. 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, AND 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 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.

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

IN WITNESS WHEREOF, THE ABOVE NAMED KH ESPIRIT LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS 31st DAY OF July 2026.

WITNESS: Tyler Gaffney
PRINT NAME: Tyler Gaffney
WITNESS: Michele Haire
PRINT NAME: Michele Haire
KH ESPIRIT, LLC,
A FLORIDA LIMITED LIABILITY COMPANY.
BY: BRIAN GROVE
AUTHORIZED SIGNATORY

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

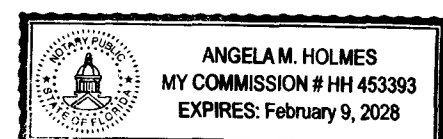
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 31st DAY OF July 2026, BY BRIAN GROVE, AUTHORIZED SIGNATORY, ON BEHALF OF KH ESPIRIT LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS [X] PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31st DAY OF July 2026.

MY COMMISSION EXPIRES:
2/9/2028

COMMISSION NUMBER:
HH 453393

NOTARY PUBLIC
ANGELA M. HOLMES
PRINT NAME

ESPIRIT AT AVENIR NEIGHBORHOOD ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT.

IN WITNESS WHEREOF, THE ABOVE NAMED ESPIRIT AT AVENIR NEIGHBORHOOD ASSOCIATION, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS 31st DAY OF July 2026.

WITNESS: Tyler Gaffney
PRINT NAME: Tyler Gaffney
WITNESS: Michele Haire
PRINT NAME: Michele Haire
ESPIRIT AT AVENIR NEIGHBORHOOD ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT.
BY: BRIAN GROVE
AUTHORIZED SIGNATORY

ESPIRIT AT AVENIR NEIGHBORHOOD ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT:
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 31st DAY OF July 2026, BY BRIAN GROVE, AUTHORIZED SIGNATORY, ON BEHALF OF ESPIRIT AT AVENIR NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS [X] PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31st DAY OF July 2026.

MY COMMISSION EXPIRES:
2/9/2028

COMMISSION NUMBER:
HH 453393

NOTARY PUBLIC
ANGELA M. HOLMES
PRINT NAME

