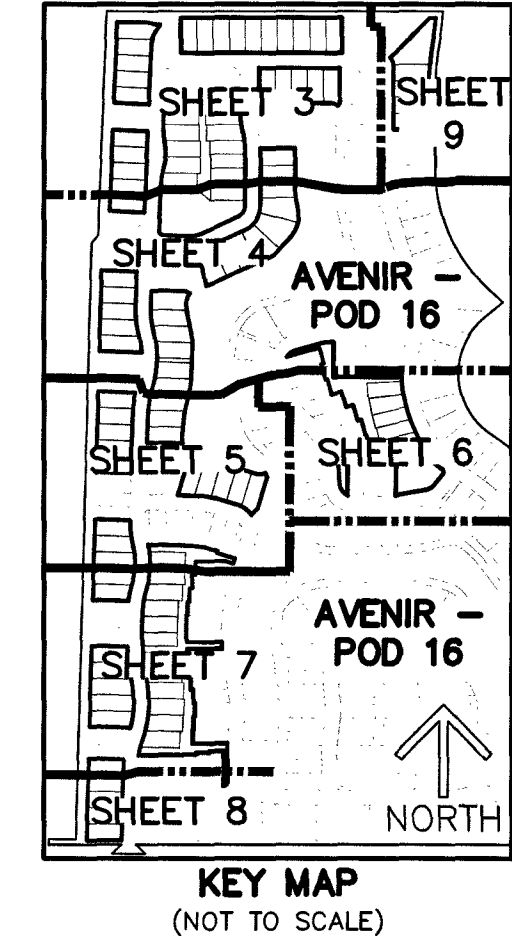


AVENIR - POD 16 REPLAT

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 O-10, O-13, O-28, O-49, O-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



8

SHEET 2 OF 10

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 CHAIRPERSON OF ITS BOARD OF SUPERVISORS, THIS ____ DAY OF _____, 2026.

WITNESS: [Signature]
PRINT NAME: Eileen Valdes Jimenez
WITNESS: [Signature]
PRINT NAME: Michele Ray
BY: VIRGINIA CEPERO
CHAIRPERSON

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 10th DAY OF August, 2026, BY VIRGINIA CEPERO, CHAIRPERSON OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ON BEHALF OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF August, 2026.

MY COMMISSION EXPIRES:
1/26/2029

COMMISSION NUMBER:
HH 632534

[Signature]
NOTARY PUBLIC
Eileen Valdes Jimenez
PRINT NAME

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

IN WITNESS WHEREOF, THE ABOVE NAMED ESPRIT AT AVENIR 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 AUTHORIZED SIGNATORY, THIS ____ DAY OF _____, 2026.

WITNESS: [Signature]
WITNESS: [Signature]
PRINT NAME: Michele Haire
ESPRIT AT AVENIR NEIGHBORHOOD ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT
BRIAN GROVE
PRESIDENT

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

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

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

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

MY COMMISSION EXPIRES:
02/09/2028

COMMISSION NUMBER:
HH 463393

[Signature]
NOTARY PUBLIC
ANGELA M. HOLMES
PRINT NAME

CITY OF PALM BEACH GARDENS APPROVAL OF PLAT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 28th DAY OF AUGUST, 2026.

BY: [Signature]
RONALD M. FARRIS
CITY MANAGER

ATTEST: [Signature]
PATRICIA SNIDER, CMC
CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 28th DAY OF AUGUST, 2026.

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

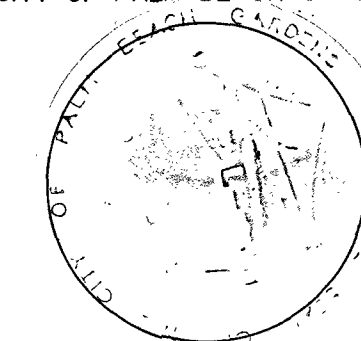
CERTIFICATE OF REVIEW BY CITY'S SURVEYOR:

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.

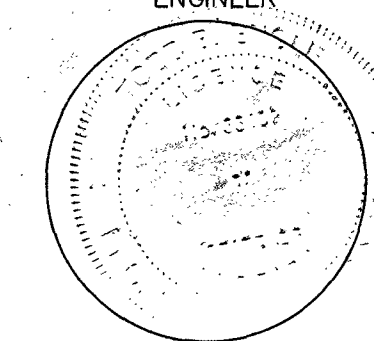
THIS 24th DAY OF AUGUST, 2026.

[Signature]
JIM SULLIVAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE NO. LS6889

CITY OF PALM BEACH GARDENS



CITY OF PALM BEACH GARDENS
ENGINEER



REVIEWING
SURVEYOR

