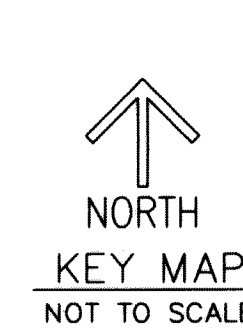
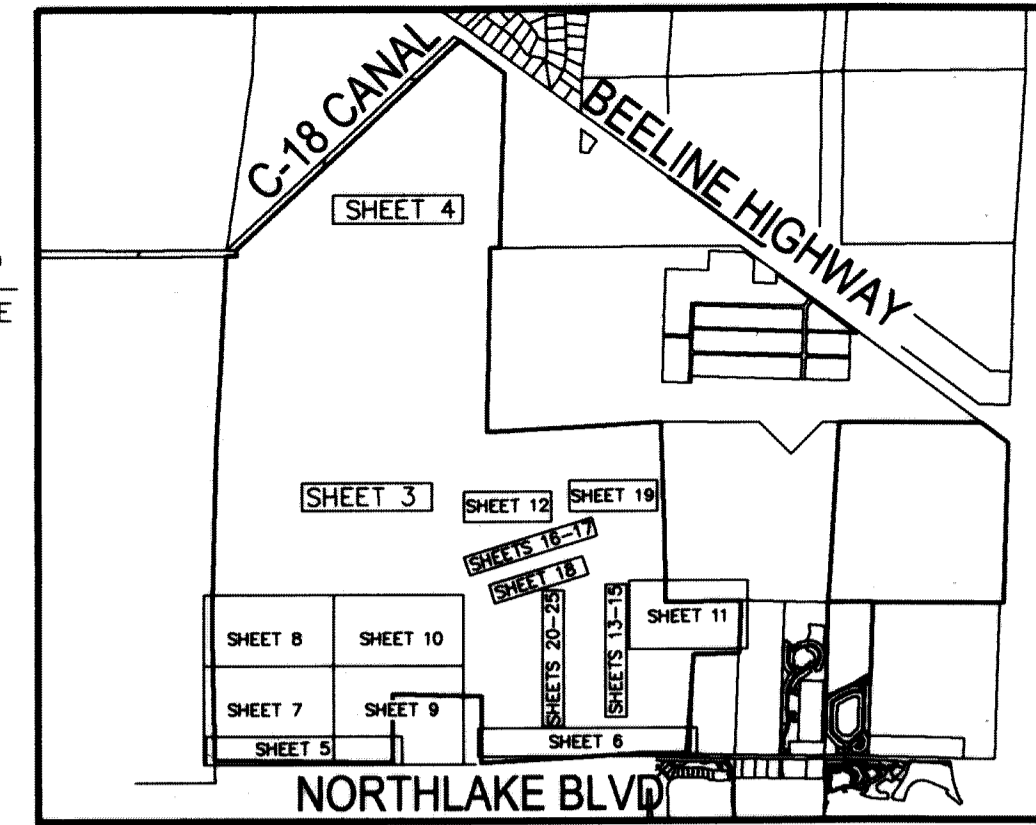


AVENIR

BEING A PORTION OF SECTIONS 28, 32, 33, TOWNSHIP 41 SOUTH, RANGE 41 EAST, TOGETHER WITH ALL OF SECTIONS 4, 9 AND 10, AND A PORTION OF SECTIONS 5, 8, 14, 15, 16 AND 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA



SHEETS 1-2 COVER
SHEETS 3-4 OVERALL SITE
SHEETS 5-6 DETAIL SOUTH BOUNDARY
SHEETS 7-10 DETAIL CONSERVATION AREAS
SHEET 11 DETAIL PARCEL E/G PARK/CIVIC/RECREATION
SHEET 12 DETAIL CITY ANNEX TRACT & PARCEL A-4
SHEETS 13-18 DETAIL TRACT R1
SHEET 19 DETAIL PARCEL C
SHEETS 20-25 DETAIL TRACTS R2 & R3



85

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:57 A.M.
THIS 14th DAY OF January
A.D. 2019 AND DULY RECORDED
IN PLAT BOOK 127 ON
PAGE 85 OF 109

SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

SHEET 1 OF 25

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT AVENIR HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND THE CITY OF PALM BEACH GARDENS, A MUNICIPAL CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS AVENIR,

BEING ALL OF SECTIONS 28, 32, AND 33, LYING SOUTHEAST OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-18, AS RECORDED JUNE 8, 1954, IN DEED BOOK 1056, PAGE 456, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SOUTHWEST OF THE SEABOARD AIRLINE RAILROAD, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA;

TOGETHER WITH

ALL OF SECTION 4, AND THE EAST ONE-HALF (E-1/2) OF SECTION 5 LYING SOUTHEAST OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-18 AS RECORDED JUNE 8, 1954, IN DEED BOOK 1056, PAGE 456, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA;

TOGETHER WITH

THE EAST ONE-HALF (E-1/2) OF SECTION 8, ALL OF SECTIONS 9 AND 10, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA;

TOGETHER WITH

THE WEST ONE-HALF (W-1/2) OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING NORTH OF LAKE PARK ROAD WEST EXTENSION (A/K/A NORTHLAKE BOULEVARD);

EXCEPTING THE LANDS LYING IN SAID SECTION 14 AS RECORDED IN OFFICIAL RECORDS BOOK 6114, PAGE 637, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

TOGETHER WITH

ALL OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING NORTH OF LAKE PARK ROAD WEST EXTENSION (A/K/A NORTHLAKE BOULEVARD);

TOGETHER WITH

ALL OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTHEAST ONE-QUARTER THEREOF, LYING NORTH OF LAKE PARK ROAD WEST EXTENSION (A/K/A NORTHLAKE BOULEVARD);

TOGETHER WITH

THE EAST ONE-HALF (E-1/2) OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING NORTH OF LAKE PARK ROAD WEST EXTENSION (A/K/A NORTHLAKE BOULEVARD);

CONTAINING 4762.818 ACRES, MORE OR LESS, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

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

1. PARCELS "A-1", "A-2", "A-3" and "A-4", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS THEREOF, THEIR SUCCESSORS AND ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

2. PARCEL "C" EDP, AS SHOWN HEREON, HAS BEEN CONVEYED BY SEPARATE INSTRUMENT TO THE CITY OF PALM BEACH GARDENS, ITS SUCCESSORS AND ASSIGNS, AND IS HEREBY RESERVED TO THE CITY OF PALM BEACH GARDENS, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF PALM BEACH GARDENS, ITS SUCCESSORS AND ASSIGNS.

3. TRACTS "R1", "R2" and "R3", AS SHOWN HEREON, ARE HEREBY RESERVED TO THE OWNERS THEREOF, THEIR SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, ROADWAY, DRAINAGE, UTILITY AND RELATED PURPOSES. SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR 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 R1, R2 AND R3, AN EASEMENT OVER TRACTS R1, R2 AND R3 AS SHOWN HEREON, IS 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 OBLIGATION OF THE UNDERLYING LAND OWNERS, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

4. TRACT "C-1", AS SHOWN HEREON, WHICH IS SUBJECT TO CONSERVATION EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 29764, PAGE 785, AND OFFICIAL RECORDS BOOK 30087, PAGE 1697, AS EACH MAY BE AMENDED FROM TIME TO TIME, IS HEREBY RESERVED FOR THE OWNER THEREOF, ITS SUCCESSORS AND ASSIGNS, AS CONSERVATION AREA FOR PRESERVATION, WATER MANAGEMENT, NATURE TRAILS, ARCHEOLOGICAL SITES, FOR A FUTURE ROADWAY FOR THE PURPOSES OF PROVIDING A CONTINUOUS CONNECTION BETWEEN BOULEVARD (SR 850) AND THE BEELINE HIGHWAY (SR 710). A CONNECTION FROM SAID FUTURE ROADWAY FOR ACCESS BY PALM BEACH COUNTY TO THE PROPERTY LINE TO CREATE A FUTURE CONNECTION TO THE SFWMD C-18 CANAL, AND OTHER LAWFUL PURPOSES AUTHORIZED BY THE CONSERVATION AREA MANAGEMENT PLAN AND THE APPROVED PCD MASTER PLAN OF RECORD, AS THEY MAY BE AMENDED FROM TIME TO TIME. SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. SAID TRACT MAY NOT BE ALTERED FROM ITS NATURAL STATE WITH THE EXCEPTION OF THE REMOVAL OF EXOTIC NUISANCE VEGETATION OR OTHER ACTIVITIES TO PERFORM ANY OBLIGATIONS OR REQUIREMENTS AS SET FORTH IN RESOLUTION 4-2016 OF THE CITY OF PALM BEACH GARDENS OR THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT 50-11383-P, AS EITHER MAY BE AMENDED OR MODIFIED OVER TIME, INCLUDING BUT NOT LIMITED TO THE DEVELOPMENT OF THE FUTURE ROADWAY CONNECTING NORTHLAKE BOULEVARD (SR 850) AND THE BEELINE HIGHWAY (SR 710) AND ACCESS FROM SAID FUTURE ROADWAY TO THE PROPERTY LINE TO CREATE A FUTURE OVER TO THE SFWMD C-18 CANAL. ACTIVITIES PROHIBITED IN SAID TRACT INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACEMENT OF BUILDINGS ON OR ABOVE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH, THE REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION OR ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION; PROVIDED, HOWEVER, THAT ACTIVITIES AUTHORIZED BY RESOLUTION 4-2016 OF THE CITY OF PALM BEACH GARDENS OR SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT 50-11383-P, AS EITHER MAY BE AMENDED OR MODIFIED OVER TIME, SHALL BE PERMITTED. THERE IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, A RIGHT OF PERPETUAL ACCESS FOR ROAD RIGHT-OF-WAY PURPOSES OVER THE FUTURE ROADWAY CONNECTING NORTHLAKE BOULEVARD (SR 850) AND THE BEELINE HIGHWAY (SR 710).

5. TRACTS "C-2", "C-3" and "C-4", INCLUSIVE, AS SHOWN HEREON, WHICH ARE SUBJECT TO CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 29765, PAGE 1236, AS MAY BE AMENDED FROM TIME TO TIME, ARE HEREBY RESERVED FOR THE OWNERS THEREOF, THEIR SUCCESSORS AND ASSIGNS, AS CONSERVATION AREAS FOR PRESERVATION, WATER MANAGEMENT, NATURE TRAILS, ARCHEOLOGICAL SITES, AND OTHER LAWFUL PURPOSES AUTHORIZED BY THE CONSERVATION AREA MANAGEMENT PLAN FOR SUCH TRACTS, AS IT MAY BE AMENDED FROM TIME TO TIME. SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. SAID TRACTS MAY NOT BE ALTERED FROM THEIR NATURAL STATE WITH THE EXCEPTION OF THE REMOVAL OF EXOTIC NUISANCE VEGETATION, OR OTHER ACTIVITIES TO PERFORM ANY OBLIGATIONS OR REQUIREMENTS AS SET FORTH IN RESOLUTION 4-2016 OF THE CITY OF PALM BEACH GARDENS OR THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT 260822-4, AS EITHER MAY BE AMENDED OR MODIFIED OVER TIME. ACTIVITIES PROHIBITED IN SAID TRACTS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACEMENT OF BUILDINGS ON OR ABOVE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH, THE REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION OR ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

6. TRACT "CITY ANNEX TRACT", AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE ABSOLUTE TO THE CITY OF PALM BEACH GARDENS, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF PALM BEACH GARDENS, ITS SUCCESSORS AND ASSIGNS, APPROXIMATELY FIFTEEN PERCENT (15%) OF THE ACREAGE OF THIS TRACT CONSTITUTES AREAS INTENDED FOR WATER MANAGEMENT LAKES AND LAKE MAINTENANCE AREAS (COLLECTIVELY, THE "LAKE AREAS") WHICH THE CITY WILL CONVEY TO AVENIR COMMUNITY DEVELOPMENT DISTRICT (THE CDD) AT SUCH TIME AS A SITE PLAN IS APPROVED FOR ANY PORTION OF THE TRACT. THE CDD DISTRICT ENGINEER AND CITY ENGINEER MUST JOINTLY APPROVE THE EXACT SIZE, LOCATION, CONFIGURATION, AREA AND DESIGN OF THE LAKE AREAS AND THE DETERMINATION MADE JOINTLY BY THE CDD DISTRICT ENGINEER AND CITY ENGINEER SHALL BE BINDING. THE CITY SHALL CONVEY THE PORTION OF THIS TRACT CONSTITUTING LAKE AREAS TO THE CDD WITHOUT CHARGE, WITH SUCH CONVEYANCE TO BE BY SPECIAL WARRANTY DEED AND WITHOUT ANY ENCUMBRANCES MADE BY THE CITY. AFTER CONVEYANCE OF THE LAKE AREAS TO THE CDD, THE CITY SHALL HAVE A PERPETUAL RIGHT, BUT NOT OBLIGATION, TO ACCESS, USE, AND MAINTAIN THE LAKE AREAS. THE LAKE AREAS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE CDD, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. CITY ANNEX TRACT SHALL BE DEVELOPED WITHIN SUBSTANTIAL COMPLIANCE WITH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) ENVIRONMENTAL RESOURCE PERMIT NO. 50-11383-P, AS MAY BE AMENDED OR SUPERSEDED BY A SUBSEQUENT SFWMD ENVIRONMENTAL RESOURCE OR SIMILAR PERMIT.

7. TRACTS RW-1 AND RW-2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS THEREOF, THEIR SUCCESSORS AND ASSIGNS, FOR FUTURE RIGHT-OF-WAY TO BE CONVEYED TO PALM BEACH COUNTY BY SEPARATE INSTRUMENT.

DEDICATIONS AND RESERVATIONS: (CONTINUED)

8. PARCEL E/G PARK/CIVIC/RECREATION, AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE ABSOLUTE TO THE CITY OF PALM BEACH GARDENS, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC PARK, CIVIC AND RECREATION PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF PALM BEACH GARDENS, ITS SUCCESSORS AND ASSIGNS. APPROXIMATELY FIFTEEN PERCENT (15%) OF THE ACREAGE OF THIS PARCEL CONSTITUTES AREAS INTENDED FOR WATER MANAGEMENT LAKES AND LAKE MAINTENANCE AREAS (COLLECTIVELY, THE "LAKE AREAS") WHICH THE CITY WILL CONVEY TO AVENIR COMMUNITY DEVELOPMENT DISTRICT (THE CDD) AT SUCH TIME AS A SITE PLAN IS APPROVED FOR ANY PORTION OF THIS PARCEL. THE CDD DISTRICT ENGINEER AND CITY ENGINEER MUST JOINTLY APPROVE THE EXACT SIZE, LOCATION, CONFIGURATION, AREA AND DESIGN OF THE LAKE AREAS AND THE DETERMINATION MADE JOINTLY BY THE CDD DISTRICT ENGINEER AND CITY ENGINEER SHALL BE BINDING. THE CITY SHALL CONVEY THE PORTION OF THIS PARCEL CONSTITUTING LAKE AREAS TO THE CDD WITHOUT CHARGE, WITH SUCH CONVEYANCE TO BE BY SPECIAL WARRANTY DEED AND WITHOUT ANY ENCUMBRANCES MADE BY THE CITY. AFTER CONVEYANCE OF THE LAKE AREAS TO THE CDD, THE CITY SHALL HAVE A PERPETUAL RIGHT, BUT NOT OBLIGATION, TO ACCESS, USE, AND MAINTAIN THE LAKE AREAS. THE LAKE AREAS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE CDD, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THE PARCEL SHALL BE DEVELOPED WITHIN SUBSTANTIAL COMPLIANCE WITH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) ENVIRONMENTAL RESOURCE PERMIT NO. 50-11383-P, AS MAY BE AMENDED OR SUPERSEDED BY A SUBSEQUENT SFWMD ENVIRONMENTAL RESOURCE OR SIMILAR PERMIT.

9. 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. 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, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

10. A BLANKET DRAINAGE EASEMENT OVER THE ENTIRE PLAT IS HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES WHICH SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID CDD, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. SAID BLANKET DRAINAGE EASEMENT SHALL AUTOMATICALLY TERMINATE WITH RESPECT TO ANY PORTION OF THE PROPERTY UPON THE RECORDING OF A REPLAT WITH RESPECT TO SUCH PORTION OF THE PROPERTY THAT IS SIGNED BY AVENIR COMMUNITY DEVELOPMENT DISTRICT.

11. THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS S/AUE, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

12. THE ROADWAY BUFFER EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS RBE, ARE HEREBY DEDICATED TO THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, BUFFER, DRAINAGE, LIGHTING AND UTILITY PURPOSES. THE LANDS ENCUMBERED BY SAID ROADWAY BUFFER EASEMENTS 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.

AVENIR HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, THE ABOVE NAMED AVENIR HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 16th DAY OF November 2018.

AVENIR HOLDINGS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY.
BY: *[Signature]*
DAVID SERVIANSKY
PRESIDENT
WITNESS: *[Signature]*
ISABEL MOREIRA
PRINT NAME
WITNESS: *[Signature]*
MICHELE RAY
PRINT NAME

AVENIR HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY. ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF Miami-Dade

BEFORE ME PERSONALLY APPEARED DAVID SERVIANSKY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF AVENIR HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF November 2018.
MY COMMISSION EXPIRES: 10/30/2019
COMMISSION NUMBER: FF 917623

CLARA L. DIAZ
Notary Public - State of Florida
Commission # FF 917623
My Comm. Expires Oct 30, 2019
Notarized Through National Notary Assn.

AVENIR HOLDINGS, LLC
AVENIR HOLDINGS, LLC
AVENIR DEVELOPMENT, LLC,
AVENIR DEVELOPMENT, LLC,
CITY OF PALM BEACH GARDENS
CITY OF PALM BEACH GARDENS

CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, THE CITY OF PALM BEACH GARDENS, FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND CITY CLERK, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 10th DAY OF January, 2019.

CITY OF PALM BEACH GARDENS
A MUNICIPAL CORPORATION
OF THE STATE OF FLORIDA
BY: *[Signature]*
MARIA G. MARINO
MAYOR
ATTEST: *[Signature]*
PATRICIA SNIDER, CMC
CITY CLERK

CITY OF PALM BEACH GARDENS, ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARIA G. MARINO AND PATRICIA SNIDER WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND CITY CLERK OF THE CITY OF PALM BEACH GARDENS, FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CITY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CITY AUTHORITY, THAT THE CITY ACCEPTS ITS DEDICATIONS SHOWN HEREON AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF January, 2019
MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

COMMISSION NUMBER: *[Signature]*
RAY COLLIS
PRINT NAME
CLARA L. DIAZ
Notary Public - State of Florida
Commission # FF 917623
My Comm. Expires Oct 30, 2019
Notarized Through National Notary Assn.

AVENIR DEVELOPMENT, LLC,
AVENIR DEVELOPMENT, LLC,
CITY OF PALM BEACH GARDENS
CITY OF PALM BEACH GARDENS

AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

STATE OF FLORIDA
COUNTY OF Miami-Dade

AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, DATED THIS 16th DAY OF November 2018.

AVENIR DEVELOPMENT, LLC,
A FLORIDA LIMITED LIABILITY COMPANY.
BY: *[Signature]*
MANUEL M. MATO
PRESIDENT
WITNESS: *[Signature]*
ISABEL MOREIRA
PRINT NAME
WITNESS: *[Signature]*
MICHELE RAY
PRINT NAME

AVENIR DEVELOPMENT, LLC, ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF Miami-Dade

BEFORE ME PERSONALLY APPEARED MANUEL M. MATO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF November 2018.
MY COMMISSION EXPIRES: 10/30/2019
COMMISSION NUMBER: FF 917623

CLARA L. DIAZ
Notary Public - State of Florida
Commission # FF 917623
My Comm. Expires Oct 30, 2019
Notarized Through National Notary Assn.

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 1 PLATTING, FLORIDA STATUTES, AS AMENDED.

DATED: 11/17/2018
RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272
STATE OF FLORIDA

CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATION OF AUTHORIZATION NO. LB 3591

SURVEYOR
[Signature]
RONNIE L. FURNISS