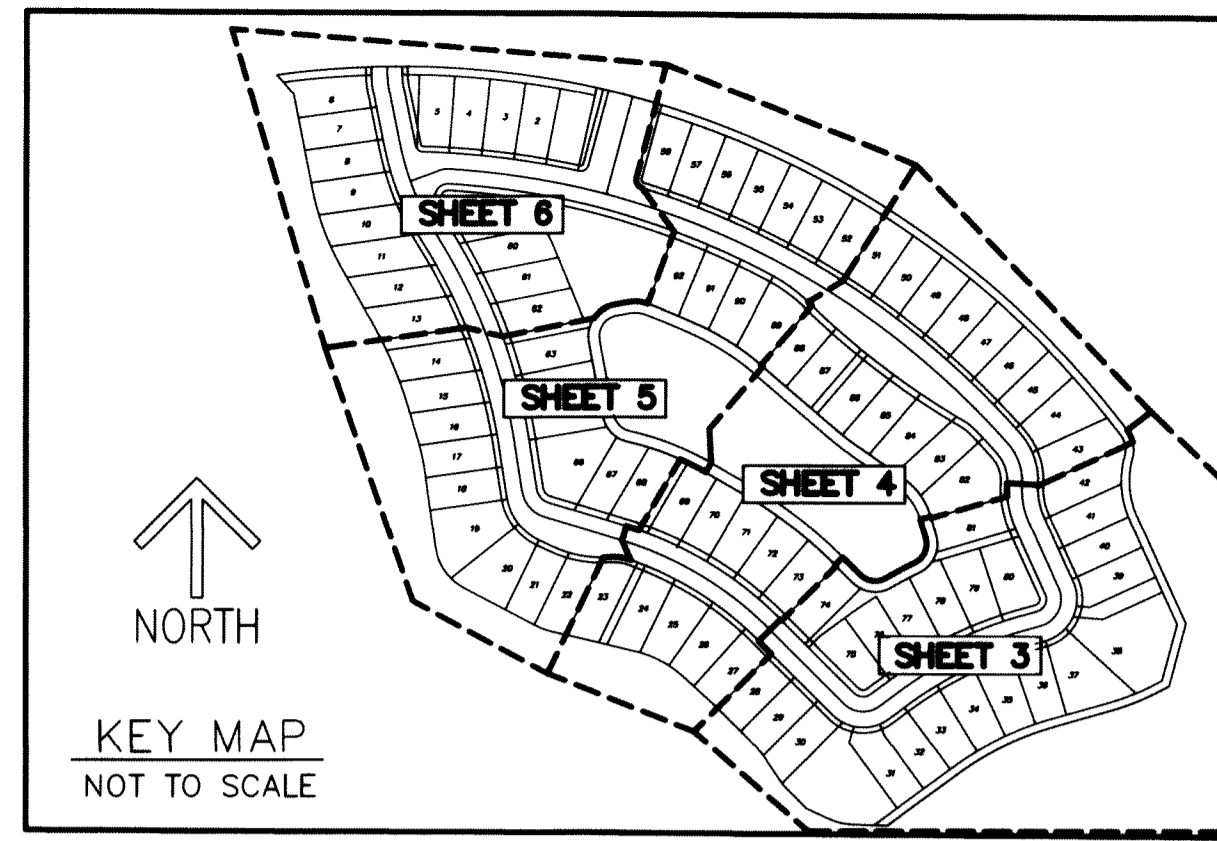


AVENIR SITE PLAN 1 - POD 2

A PLANNED UNIT DEVELOPMENT
 BEING A REPLAT OF A PORTION OF AVENIR, PARCEL "A-3",
 AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF
 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
 LYING IN THE SECTION 15,
 TOWNSHIP 42 SOUTH, RANGE 41 EAST,
 CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNISS
 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
 MAY 2019



115

SHEET 2 OF 6

TABULAR DATA:

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

TABULAR DATA	ACRES
RESIDENTIAL LOTS	19.801
TRACT R	5.116
TRACT RW1	0.087
TRACT RW2	0.141
TRACT RBE1	0.144
TRACT RBE2	0.297
TRACT RBE3	1.423
TRACT W	2.615
TRACT LM	0.776
OPEN SPACE TRACT 1	0.055
OPEN SPACE TRACT 2	0.130
OPEN SPACE TRACT 3	0.733
OPEN SPACE TRACT 4	0.054
OPEN SPACE TRACT 5	0.122
OPEN SPACE TRACT 6	0.056
OPEN SPACE TRACT 7	0.067
OPEN SPACE TRACT 8	0.055
OPEN SPACE TRACT 9	0.051
OPEN SPACE TRACT 10	0.060
OPEN SPACE TRACT 11	0.475
OPEN SPACE TRACT 12	0.104
OPEN SPACE TRACT 13	0.054
OPEN SPACE TRACT 14	0.049
OPEN SPACE TRACT 15	0.068
TRACT REC	0.786
TOTAL AREA THIS PLAT	33.319

AVENIR SITE PLAN 1 - POD 2 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.

IN WITNESS WHEREOF, THE ABOVE NAMED AVENIR SITE PLAN 1 - POD 2 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 HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 9th DAY OF May, 2019.

AVENIR SITE PLAN 1 - POD 2 NEIGHBORHOOD ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT
 BY: Manuel M. Mato
 PRESIDENT

WITNESS: Michelle Ray
J. Levin

AVENIR SITE PLAN 1 - POD 2 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.

ACKNOWLEDGEMENT:

STATE OF Florida
 COUNTY OF Miami-Dade

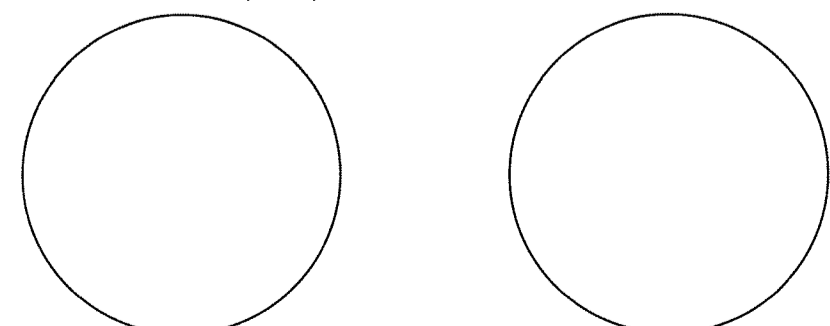
BEFORE ME PERSONALLY APPEARED MANUEL M. MATO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF AVENIR SITE PLAN 1 - POD 2 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT 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 9th DAY OF May, 2019.

MY COMMISSION EXPIRES: 10-30-19

COMMISSION NUMBER: FF 917623

AVENIR SITE PLAN 1 - POD 2
 NEIGHBORHOOD ASSOCIATION, INC.
 NOTARY



MORTGAGEE'S JOINDER AND CONSENT:

STATE OF Florida
 COUNTY OF Miami-Dade

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON 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 29501, AT PAGE 274, AS MODIFIED BY MODIFICATION RECORDED ON OFFICIAL RECORDS BOOK 29832, AT PAGE 83 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF May, 2019.

AVENIR HOLDINGS, LLC,
 A FLORIDA LIMITED LIABILITY COMPANY.

WITNESS: Michelle Ray
J. Levin

BY: David Serviansky
 NAME DAVID SERVIANSKY
 TITLE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF Florida
 COUNTY OF Miami-Dade

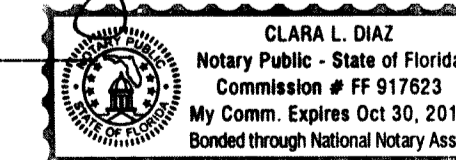
BEFORE ME PERSONALLY APPEARED DAVID SERVIANSKY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF AVENIR HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT 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 9th DAY OF May, 2019.

MY COMMISSION EXPIRES: 10-30-19

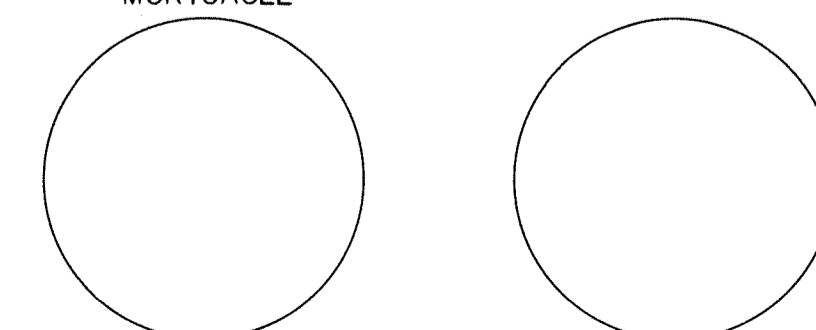
COMMISSION NUMBER: FF 917623

PRINT NAME



MORTGAGEE

MORTGAGEE
 NOTARY



CITY OF PALM BEACH GARDENS APPROVAL OF PLAT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 6th DAY OF June, 2019.

BY: Mark T. Marciano
 MARK T. MARCIANO
 MAYOR

ATTEST: Patricia Snider
 PATRICIA SNIDER, CMC
 CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 6th DAY OF June, 2019.

BY: Todd Engle
 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 14th DAY OF MAY, 2019.

PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA
 CERTIFICATE NO. 6889

