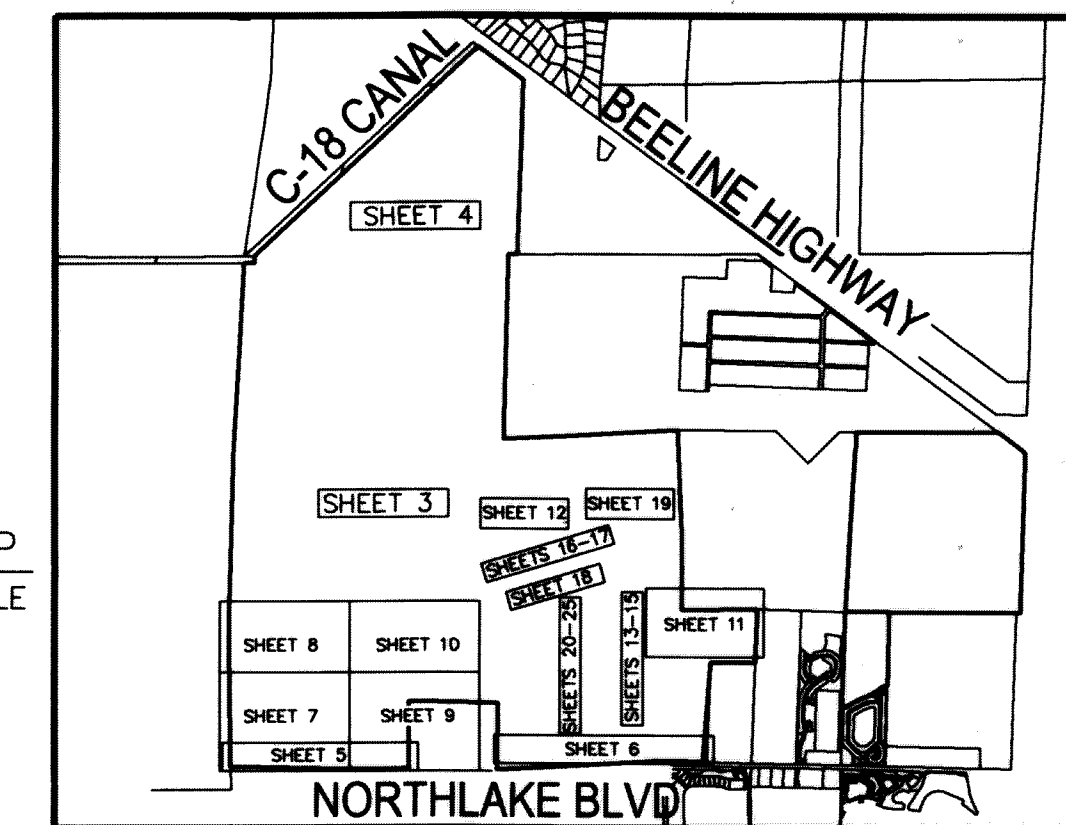


AVENIR

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

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
NOVEMBER 2018

NORTH
KEY MAP
NOT TO SCALE



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

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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2018 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 2 OF 25

TABULAR DATA:

ZONING: MIXED USE
FUTURE LAND USE DESIGNATION: MIXED USE
SITE - 4,762.818 ACRES
PARCEL A-1 = 1,414.867 ACRES
PARCEL A-2 = 440.636 ACRES
PARCEL A-3 = 228.486 ACRES
PARCEL A-4 = 2,500 ACRES
PARCEL C, EDP - 50,719 ACRES
PARCEL E/G PARK/CIVIC/RECREATION - 115,008 ACRES
CITY ANNEX TRACT - 15,000 ACRES
TRACTS RW-1 & RW-2 (NORTHLAKE BOULEVARD FUTURE RIGHT-OF-WAY) - 10,772 ACRES
TRACTS R1, R2 & R3 (ROADWAY) - 36,892 ACRES
TRACTS C-1 THROUGH C-4 (CONSERVATION AREA TRACTS) - 2,447.938 ACRES

TABULAR DATA	ACRES
PARCEL A-1	1,414.867
PARCEL A-2	440.636
PARCEL A-3	228.486
PARCEL A-4	2,500
PARCEL C, EDP	50,719
PARCEL E/G PARK/CIVIC/RECREATION	115,008
CITY ANNEX TRACT	15,000
TRACT RW-1	4,916
TRACT RW-2	5,856
TRACT R1	20,297
TRACT R2	6,366
TRACT R3	10,229
TRACT C-1	2,095.319
TRACT C-2	229.122
TRACT C-3	58.594
TRACT C-4	64.903
TOTAL AREA THIS PLAT	4762.818

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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF November, 2018.

AVENIR HOLDINGS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY.

WITNESS: Isabel Moreira

BY: David Serwansky
NAME DAVID SERWANSKY
TITLE PRESIDENT

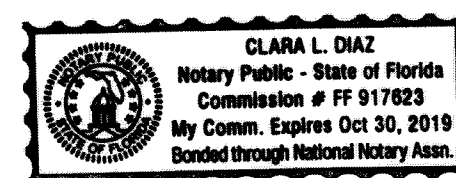
WITNESS: Michele Ray

ACKNOWLEDGEMENT:

STATE OF Florida)
COUNTY OF Miami-Dade)
BEFORE ME PERSONALLY APPEARED DAVID SERWANSKY, 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 16th DAY OF November, 2018.

MY COMMISSION EXPIRES: 10/30/2019
COMMISSION NUMBER: FF 917623



MORTGAGEE
MORTGAGEE NOTARY

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, TYRONE T. BONGARD, ESQ., 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 HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AVENIR COMMUNITY DEVELOPMENT DISTRICT, AND THE CITY OF PALM BEACH GARDENS, A MUNICIPAL CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA; 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: 10/31/2018
TYRONE T. BONGARD, ESQ.,
ATTORNEY AT LAW
FLORIDA BAR #649295
FOR THE FIRM OF GUNSTER, YOAKLEY & STEWART, P.A.

AVENIR COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
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 CHAIRMAN OF ITS BOARD OF SUPERVISORS, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 16th DAY OF November, 2018.

AVENIR COMMUNITY DEVELOPMENT DISTRICT
WITNESS: Isabel Moreira
PRINT NAME Isabel Moreira

WITNESS: Michele Ray
PRINT NAME Michele Ray

AVENIR COMMUNITY DEVELOPMENT DISTRICT

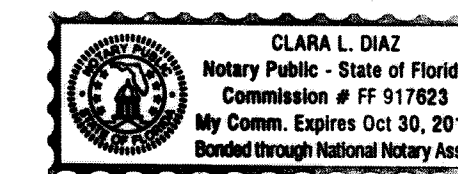
CITY OF PALM BEACH GARDENS

AVENIR COMMUNITY DEVELOPMENT DISTRICT ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED VIRGINIA CEPERO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN 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, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS AN AUTHORIZED OFFICER OF SUCH ENTITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, THAT IT ACCEPTS ITS DEDICATIONS SHOWN HEREON AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ENTITY.

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

COMMISSION NUMBER: FF 917623



CITY OF PALM BEACH GARDENS ENGINEER

REVIEWING SURVEYOR

AVENIR COMMUNITY DEVELOPMENT DISTRICT NOTARY