KNOW ALL MEN BY THESE PRESENTS THAT 13FH AVALON LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO

BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS AVALON TRAILS AT VILLAGES OF ORIOLE PUD, BEING A

REPLAT OF ALL OF PARCELS G-1, G-3, G-4, G-5 AND L.W.D.D. CANAL L-33, RECREATION PLAT OF VILLAGE OF ORIOLE,

AS RECORDED IN PLAT BOOK 31, PAGE 168, TOGETHER WITH ALL OF THE PLAT OF GOLF AND TENNIS CLUB OF VILLAGES

OF ORIOLE, AS RECORDED IN PLAT BOOK 31, PAGE 213, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,

FLORIDA LYING IN SECTIONS 15 AND 16. TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING

BEGINNING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID RECREATION PLAT OF VILLAGE OF ORIOLE; THENCE

ALONG THE BOUNDARY LINE OF SAID RECREATION PLAT OF VILLAGE OF ORIOLE, THE FOLLOWING TWENTY FIVE (25)

COURSES AND DISTANCES; N.00°14'48"E., A DISTANCE OF 463.98 FEET; THENCE N.84°55'38"W., A DISTANCE OF 927.93

FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.7812'27"E., A RADIAL

DISTANCE OF 690.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 12°02'21", A

DISTANCE OF 144.98 FEET TO A POINT OF TANGENCY; THENCE N.00"14'48"E., A DISTANCE OF 376.54 FEET TO A POINT

OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 630.00 FEET AND A CENTRAL ANGLE OF 05"18'37": THENCE

NORTHERLY ALONG THE ARC A DISTANCE OF 58.39 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S.84*53'10"E.,

A DISTANCE OF 1,024.14 FEET; THENCE N.00°36'50"E., A DISTANCE OF 527.21 FEET; THENCE N.14°51'50"E., A DISTANCE

OF 482.92 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES

N.08°02'16"W., A RADIAL DISTANCE OF 300.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE

OF 05°32'48", A DISTANCE OF 29.04 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF

300.00 FEET AND A CENTRAL ANGLE OF 27'30'00"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 143.99 FEET;

THENCE S.76°05'04"E., A DISTANCE OF 310.00 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF

250.00 FEET AND A CENTRAL ANGLE OF 34°56'00"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 152.43 FEET;

THENCE N.68*58'56"E., A DISTANCE OF 183.51 FEET; THENCE N.44*56'35"E., A DISTANCE OF 33.07 FEET; THENCE

N.40"13'25"W., A DISTANCE OF 294.25 FEET; THENCE N.12"11'30"E., A DISTANCE OF 100.66 FEET; THENCE S.84"34'13"E.,

A DISTANCE OF 837.29 FEET; THENCE N.52°06'49"E., A DISTANCE OF 75.00 FEET; THENCE S.64°22'03"E., A DISTANCE OF

311.41 FEET; THENCE N.39°56'43"E., A DISTANCE OF 441.87 FEET; THENCE S.72°25'48"E., A DISTANCE OF 718.47 FEET;

THENCE S.01°30'48"E., A DISTANCE OF 314.20 FEET; THENCE S.53°35'52"E., A DISTANCE OF 125.98 FEET; THENCE

S.10°07'59"E., A DISTANCE OF 353.01 FEET; THENCE S.71°52'01"W., A DISTANCE OF 220.00 FEET TO THE NORTHEAST

CORNER OF PARCEL G-2 OF SAID RECREATION PLAT OF VILLAGE OF ORIOLE; THENCE S.7810'53"W. ALONG THE NORTH

LINE OF SAID PARCEL G-2, A DISTANCE OF 434.33 FEET TO THE NORTHWEST CORNER OF SAID PARCEL G-2; THENCE

S.57'33'04"W. ALONG THE BOUNDARY LINE OF SAID RECREATION PLAT OF VILLAGE OF ORIOLE, A DISTANCE OF 775.00

FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY LINE OF SAID PLAT OF GOLF AND TENNIS CLUB OF VILLAGES

OF ORIOLE; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; S.30°41'58"E., A

DISTANCE OF 100.04 FEET; THENCE S.57°33'02"W., A DISTANCE OF 419.74 FEET TO A POINT OF CURVATURE TO THE

RIGHT HAVING A RADIUS OF 155.48 FEET AND A CENTRAL ANGLE OF 31°45'00"; THENCE WESTERLY ALONG THE ARC A

DISTANCE OF 86.16 FEET; THENCE S.89*18'02"W., A DISTANCE OF 14.14 FEET; THENCE N.45*41'58"W., A DISTANCE OF

21.21 FEET: THENCE S.89*18'02"W., A DISTANCE OF 100.00 FEET: THENCE N.00*41'58"W., A DISTANCE OF 22.18 FEET:

THENCE N.76°22'38"W., A DISTANCE OF 567.97 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY LINE OF SAID

RECREATION PLAT OF VILLAGE OF ORIOLE; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES AND

DISTANCES; S.37°29'01"W., A DISTANCE OF 87.48 FEET; THENCE S.44°10'04"W., A DISTANCE OF 517.48 FEET; THENCE

S.01°00'59"E., A DISTANCE OF 423.06 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE

RADIUS POINT LIES S.07'36'16"W., A RADIAL DISTANCE OF 1,040.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH

A CENTRAL ANGLE OF 08"18'14". A DISTANCE OF 150.73 FEET TO A POINT OF TANGENCY: THENCE S.89"18'02"W., A

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

TRACT R1 AND R2. AS SHOWN HEREON ARE HEREBY RESERVED FOR THE AVALON TRAILS HOMEOWNERS ASSOCIATION.

INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND

OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF

TRACTS R3 AND R4. AS SHOWN HEREON ARE HEREBY RESERVED FOR THE AVALON TRAILS HOMEOWNERS ASSOCIATION.

INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR

PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE

PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO

TRACTS L1, THROUGH L11, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE AVALON TRAILS HOMEOWNERS

ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE

PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS,

TRACT L-8 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 30219. PAGE 1519. IN FAVOR

TRACTS REC-1, REC-2 AND REC-3, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE AVALON TRAILS HOMEOWNERS

ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL

PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS,

TRACTS W-1 THROUGH W-5. AS SHOWN HEREON ARE HEREBY RESERVED FOR THE AVALON TRAILS HOMEOWNERS

ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER

MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS

tracts W-3 and W4 are subject to the restrictions set forth in official record book 30219 page 1519

SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 3055, PAGE (340 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL K. AS SHOWN HEREON IS HEREBY RESERVED FOR 13FH AVALON LP. A DELAWARE LIMITED PARTNERSHIP.

AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING

SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

DEDICATION AND RESERVATIONS:

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DISTANCE OF 267.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.684.947 SQUARE FEET/107.5516 ACRES ACRES MORE OR LESS.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA.

PRIVATE STREETS

PALM BEACH COUNTY.

6. PARCEL K

OPEN SPACE TRACTS

2. RESIDENTIAL ACCESS STREETS

WITHOUT RECOURSE TO PALM BEACH COUNTY.

WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. WATER MANAGEMENT TRACTS

OF THE LAKE WORTH DRAINAGE DISTRICT.

4. RECREATIONAL AREAS

AVALON TRAILS AT VILLAGES OF ORIOLE PUD

A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF ALL OF PARCELS G-1, G-3, G-4, G-5 AND L.W.D.D. CANAL L-33, RECREATION PLAT OF VILLAGE OF ORIOLE. AS RECORDED IN PLAT BOOK 31, PAGE 168. TOGETHER WITH

ALL OF THE PLAT OF GOLF AND TENNIS CLUB OF VILLAGES OF ORIOLE, AS RECORDED IN PLAT BOOK 31, PAGE 213, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTIONS 15 AND 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

> THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591

DEDICATION AND RESERVATIONS CONTINUED:

WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. MAINTENANCE AND OVERHANG EASEMENTS FOR ZERO LOT LINE PROPERTIES: MAINTENANCE AND ROOF OVERHANG EASEMENTS ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT AND THE AVALON TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, THE ROOF OVERHANG, EAVE, GUTTERS, DRAINAGE, UTILITY SERVICES, DECORATIVE ARCHITECTURAL TREATMENT AND IMPACT SHUTTERS. WITHIN AND ADJACENT TO SAID EASEMENT

8. DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE AVALON TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE PUBLIC DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. SAID EASEMENTS ARE FOR THE PURPOSE OF PROVIDING DRAINAGE STORAGE AND CONVEYANCE FOR LANDS ADJOINING THE LANDS PLATTED HEREIN OR STORMWATER THAT CONTRIBUTES OR FLOWS THROUGH THEM. THE MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS INCLUDING ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE AVALON TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

A PUBLIC DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES OVER TRACTS W1 THROUGH W5 AND TRACT L11. SAID EASEMENTS ARE FOR THE PURPOSE OF PROVIDING DRAINAGE, STORAGE, AND CONVEYANCE FOR LANDS ADJOINING THE LANDS PLATTED HEREIN OR STORMWATER THAT CONTRIBUTES OR FLOWS THROUGH THEM. THE MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT INCLUDING ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE AVALON TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE AVALON TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, RESIDENTIAL ACCESS STREETS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

9. GENERAL UTILITY EASEMENTS

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

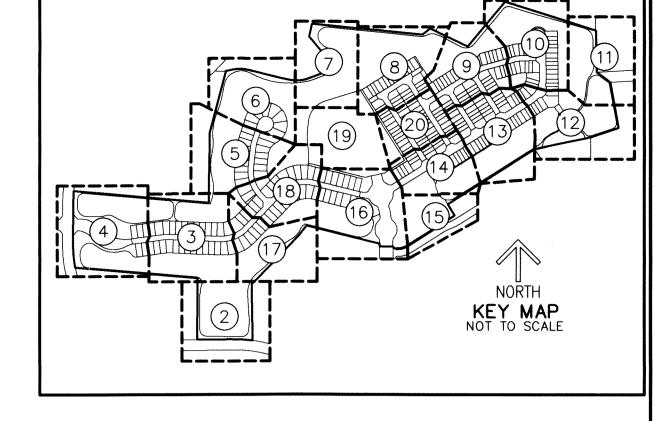
THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS. THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO. POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

10. LIFT STATION EASEMENT

THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THE EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

> 13FH AVALON LP NOTARY 13FH AVALON LP WY CONTACT. - Bonded Tank Notes Charles and the contract of th



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 10:05 A M THIS 4th DAY OF JUNE A.D. 201_ AND DULY RECORDED IN PLAT BOOK 128 ON PAGES 76 AND 95 SHARON R. BOCK

CLERK AND COMPTROLLER DEPUTY CLERK



TITLE CERTIFICATION:

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

I, GEORGE A. PINCUS. 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 13FH AVALON LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED: 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: 3 -21-19

GEORGE A. PINCUS, ESQ. ATTORNEY AT LAW LICENSED IN FLORIDA STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2). F.S., THIS _____ DAY OF _____ BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

DAVID L. RICKS, P.E.

COUNTY ENGINEER SURVEYOR & MAPPER'S 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 PALM BEACH COUNTY ZONING REGULATIONS.

NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N.88*42'45"W. ALONG THE LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL POINTS MCKAY AND D 14, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).

LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE. "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. THE SUBJECT PROPERTY IS SUBJECT TO THE FOLLOWING DOCUMENTS:

BLANKET EASEMENT(S) GRANTED TO VILLAGE CABLE COMPANY IN OFFICIAL RECORDS BOOK 3601, PAGE 296 AND OFFICIAL RECORDS BOOK 3868, PAGE 478.

CABLE TELEVISION LEASE AREA IN OFFICIAL RECORDS BOOK 3351, PAGE 700.

RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENT RIGHTS SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7092, PAGE

TERMS AND CONDITIONS SET FORTH IN AND RIGHTS OF LESSEE(S) AND RIGHTS OF ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEE(S) UNDER UNRECORDED LONG TERM LEASE BY AND BETWEEN ORIOLE HOMES CORP. AND FAIRBANKS CABLE OF FLORIDA, INC., DATED OCTOBER 31, 1983, LISTED IN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 9612, PAGE 486, OFFICIAL RECORDS BOOK 12274, PAGE 1503 AND OFFICIAL RECORDS BOOK 12298, PAGE 617.

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) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS: AND. FURTHER. THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 10-25-18

DAVID P. LINDLEY PROFESSIONAL LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591

20190200945

AUTHORIZED PERSON, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _______ DAY OF OCHOBER , 2018 13FH AVALON LP A DELAWARE LIMITED PARTNERSHIP AUTHORIZED TO DO BUSINESS IN FLORIDA PRINT NAME / INd Say in ROUNE MICHAEL NUNZIATA AUTHORIZED PERSON PRINT NAME Jamilet Arana

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED PARTNERSHIP, AUTHORIZED

TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS

BEFORE ME PERSONALLY APPEARED MICHAEL NUNZIATA, WHO IS PERSONALLY KNOWN TO ME, OR HAS AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED PERSON OF 13FH AVALON LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED PARTNERSHIP AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR LIMITED PARTNERSHIP AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

MY COMMISSION EXPIRES: COMMISSION NUMBER:

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)

ACKNOWLEDGMENT:

COUNTY OF PALM BEACH)

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

AVALON TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ______ DAY OF October

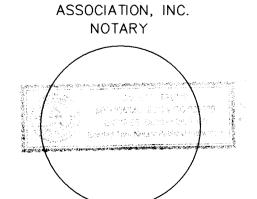
AVALON TRAILS HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT WITNESS: Kindsay M. Kaynes PRINT NAME LINDSAY MRAYNER LORIETTE MOCCIA PRESIDENT

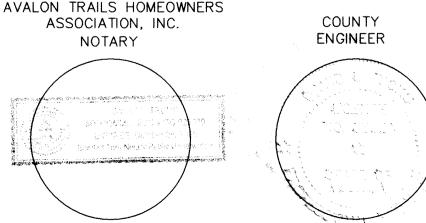
PRINT NAME Jamilet Arana **ACKNOWLEDGEMENT:**

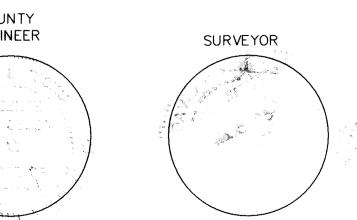
STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED LORIETTE MOCCIA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF AVALON TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID SURVEYOR & MAPPER'S CERTIFICATE: CORPORATION.

MY COMMISSION EXPIRES: 10 16 20 COMMISSION NUMBER: 023409







AVALON TRAILS HOMEOWNERS ASSOCIATION, INC.

REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO PALM BEACH COUNTY.

CONTROL NUMBER 1981-00139