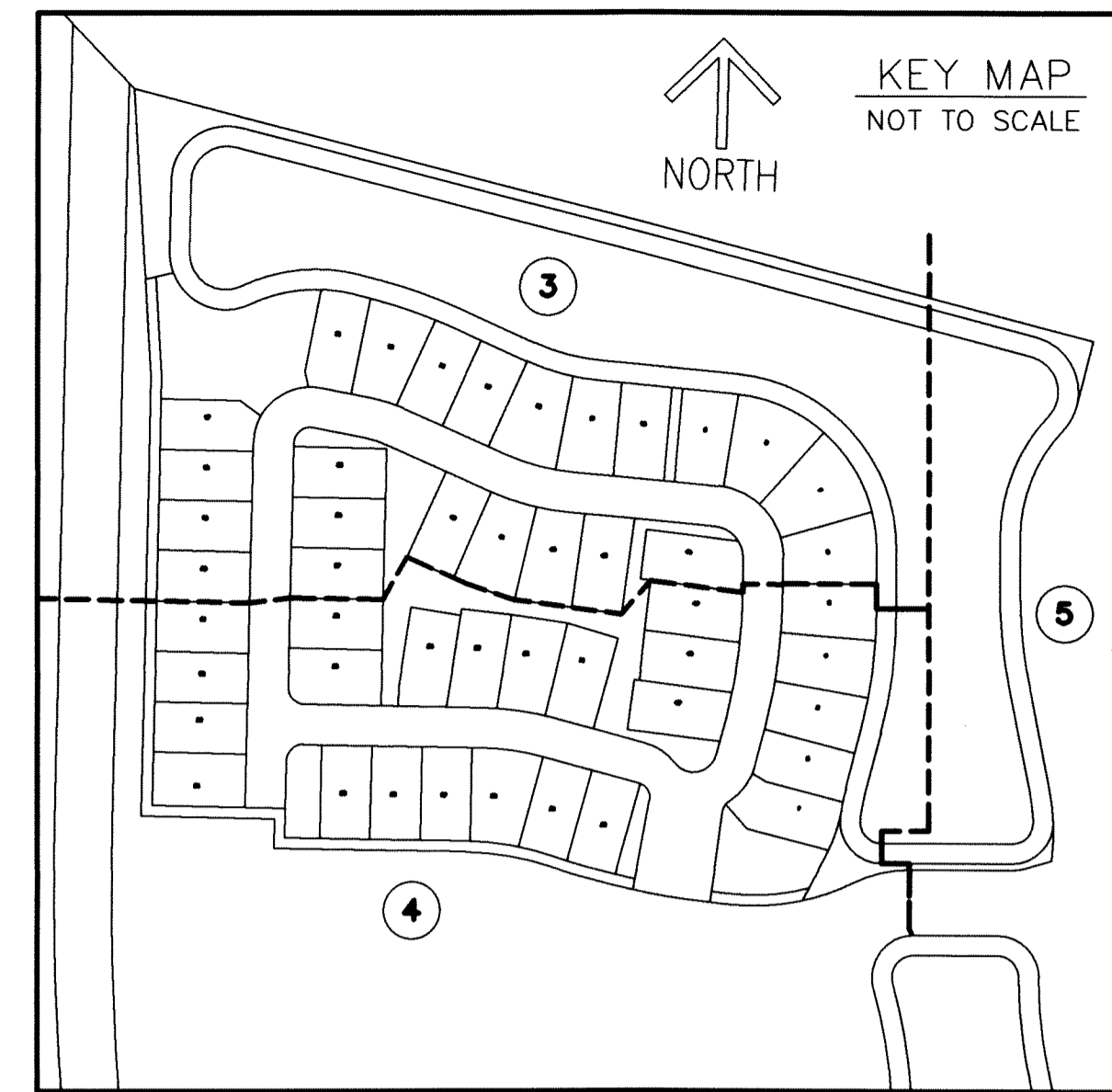
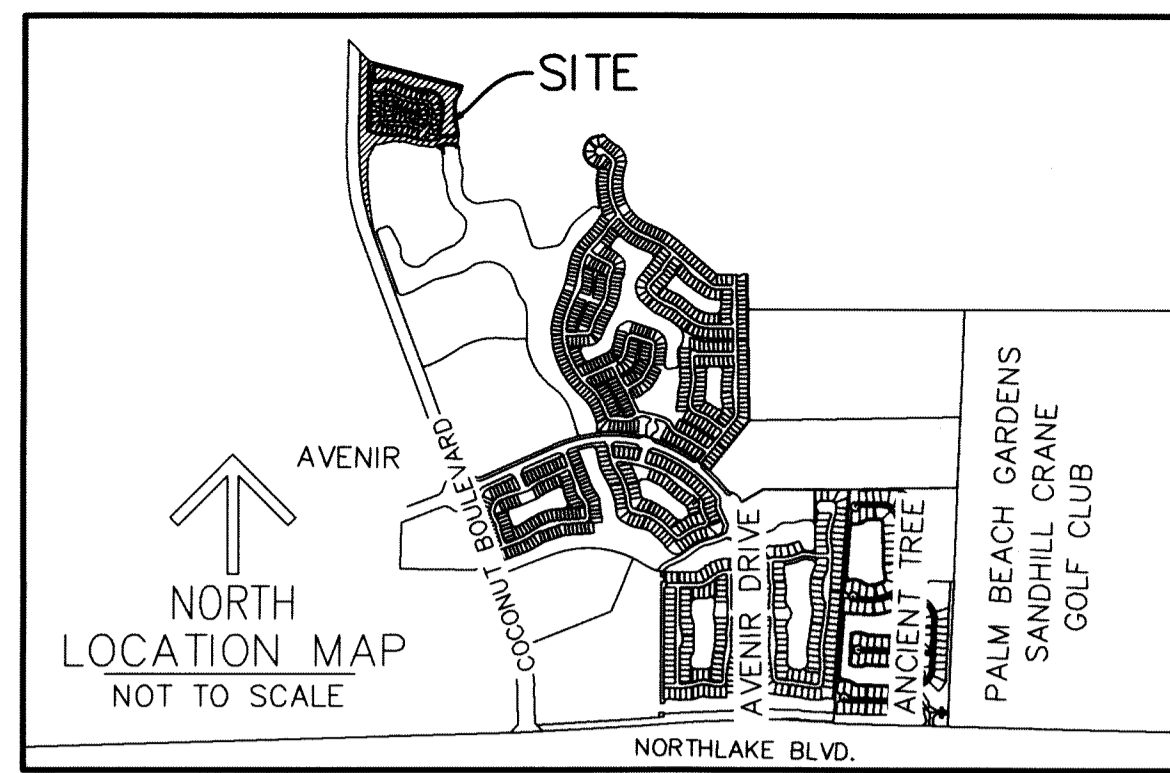


20210025544

# AVENIR SITE PLAN 3 - POD 7

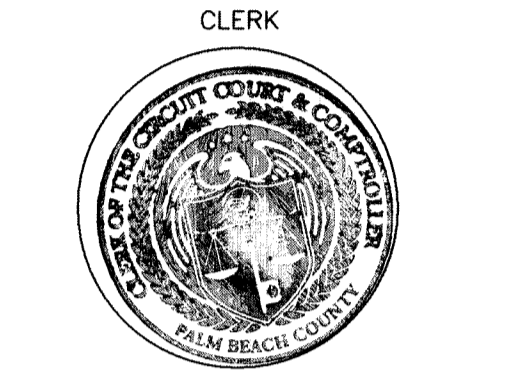
A PLANNED UNIT DEVELOPMENT  
BEING A REPLAT OF A PORTION OF AVENIR, PARCEL "A-2",  
AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF  
THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
LYING IN SECTION 10, TOWNSHIP 42 SOUTH, RANGE 41 EAST,  
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

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  
JANUARY 2021



139  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:18 PM  
THIS 13 DAY OF January  
A.D. 2021 AND DULY RECORDED  
IN PLAT BOOK 131 ON  
PAGES 139 AND 143  
JOSEPH ABRUZZO  
CLERK AND COMPTROLLER  
Clerk of the Circuit Court  
& Comptroller  
BY: *Joseph M. Cox*  
DEPUTY CLERK

SHEET 1 OF 5



### DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, OWNERS OF THE LAND SHOWN HEREON AS "AVENIR SITE PLAN 3 - POD 7", BEING A REPLAT OF A PORTION OF PARCEL A-2, AVENIR, AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "A-2" AVENIR (PLAT BOOK 127, PAGES 85 THROUGH 109); THENCE ALONG THE NORTH LINE OF SAID PARCEL "A-2", SOUTH 43° 20' 53" EAST FOR A DISTANCE OF 11.38 FEET; THENCE CONTINUE ALONG SAID NORTH LINE, SOUTH 75° 19' 58" EAST FOR A DISTANCE OF 1381.61 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 14° 40' 02" WEST FOR A DISTANCE OF 93.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 28° 50' 53", FOR AN ARC LENGTH OF 39.27', HAVING A RADIUS OF 78.00 FEET, AND WHOSE CHORD BEARS SOUTH 29° 05' 29" WEST FOR A DISTANCE OF 38.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 43° 28' 59", FOR AN ARC LENGTH OF 163.93', HAVING A RADIUS OF 216.00 FEET, AND WHOSE CHORD BEARS SOUTH 21° 46' 26" WEST FOR A DISTANCE OF 160.02 FEET; THENCE, SOUTH 00° 01' 56" WEST FOR A DISTANCE OF 77.05 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 11° 17' 11", FOR AN ARC LENGTH OF 131.59', HAVING A RADIUS OF 668.00 FEET, AND WHOSE CHORD BEARS SOUTH 05° 36' 39" EAST FOR A DISTANCE OF 131.37 FEET; THENCE, SOUTH 11° 15' 15" EAST FOR A DISTANCE OF 140.76 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 18° 09' 53", FOR AN ARC LENGTH OF 105.26', HAVING A RADIUS OF 332.00 FEET, AND WHOSE CHORD BEARS SOUTH 02° 10' 18" EAST FOR A DISTANCE OF 104.82 FEET; THENCE, SOUTH 74° 31' 37" WEST FOR A DISTANCE OF 39.49 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 15° 30' 20", FOR AN ARC LENGTH OF 18.13', HAVING A RADIUS OF 67.00 FEET, AND WHOSE CHORD BEARS SOUTH 82° 16' 47" WEST FOR A DISTANCE OF 18.08 FEET; THENCE, NORTH 89° 58' 04" WEST FOR A DISTANCE OF 143.95 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 26° 49' 00", FOR AN ARC LENGTH OF 80.04', HAVING A RADIUS OF 171.00 FEET, AND WHOSE CHORD BEARS SOUTH 76° 37' 26" WEST FOR A DISTANCE OF 79.31 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 30° 02' 27", FOR AN ARC LENGTH OF 156.77', HAVING A RADIUS OF 299.00 FEET, AND WHOSE CHORD BEARS SOUTH 78° 14' 10" WEST FOR A DISTANCE OF 154.98 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 15° 45' 28", FOR AN ARC LENGTH OF 275.03', HAVING A RADIUS OF 1000.00 FEET, AND WHOSE CHORD BEARS NORTH 78° 51' 53" WEST FOR A DISTANCE OF 274.16 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 17° 48' 19", FOR AN ARC LENGTH OF 121.20', HAVING A RADIUS OF 390.00 FEET, AND WHOSE CHORD BEARS NORTH 79° 53' 18" WEST FOR A DISTANCE OF 120.71 FEET; THENCE, NORTH 88° 47' 28" WEST FOR A DISTANCE OF 218.33 FEET; THENCE, NORTH 01° 12' 32" EAST FOR A DISTANCE OF 44.49 FEET; THENCE, NORTH 88° 46' 29" WEST FOR A DISTANCE OF 274.64 FEET; THENCE, NORTH 01° 13' 31" EAST FOR A DISTANCE OF 1015.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,172,400 SQUARE FEET OR 26.915 ACRES MORE OR LESS.

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

- TRACT "R", AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR SITE PLAN 3 - POD 7 NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS, ROADWAY, DRAINAGE, SIGNAGE, GATE, UTILITY AND RELATED PURPOSES. SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. AN EASEMENT OVER TRACT "R" 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.
- TRACT "W", AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT "LM", AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO THE ADJOINING STORM WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. STRUCTURES AND LANDSCAPING MAY BE PERMITTED WITHIN SAID TRACT AS APPROVED BY OR WITH PRIOR WRITTEN CONSENT OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT AND THE CITY OF PALM BEACH GARDENS.
- TRACT "PARK", AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR SITE PLAN 3 - POD 7 NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, PARK, AND RECREATIONAL PURPOSES, ALONG WITH THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF DRAINAGE LINES THEREIN, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. TRACT "PARK", IS ALSO DEDICATED FOR PUBLIC ACCESS OVER ANY SIDEWALKS LOCATED THEREON FOR ACCESS TO THE CONSERVATION AREA.
- TRACTS "0-1", "0-2", "0-4", "0-5", "0-6" AND "0-8", AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR SITE PLAN 3 - POD 7 NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, SIDEWALKS, SIGNAGE, MAIL KIOSK AND OTHER STRUCTURES, DRAINAGE AND UTILITY PURPOSES, AND FOR ACCESS TO THE ADJOINING STORM WATER MANAGEMENT TRACTS BY THE AVENIR COMMUNITY DEVELOPMENT DISTRICT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATIONS THEREOF, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS "0-3", AND "0-7", AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, SIGNAGE, DRAINAGE AND UTILITY PURPOSES, SCHOOL BUS SHELTER USE, AND FOR ACCESS TO THE ADJOINING STORM WATER MANAGEMENT TRACTS BY THE AVENIR COMMUNITY DEVELOPMENT DISTRICT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATIONS THEREOF, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. TRACT "0-7" IS ALSO DEDICATED FOR PUBLIC ACCESS OVER ANY SIDEWALKS OR PATHWAYS LOCATED THEREON.
- 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. LANDS ENCUMBERED BY SUCH EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNERS THEREOF, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. STRUCTURES MAY BE PERMITTED WITHIN THE LANDSCAPE BUFFER EASEMENTS AS APPROVED OR WITH PRIOR WRITTEN CONSENT OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT AND THE CITY OF PALM BEACH GARDENS.
- TRACT "RBE", AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, BUFFER, DRAINAGE, LIGHTING AND UTILITY PURPOSES. SAID TRACT 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.
- DRAINAGE EASEMENTS "DE", AS SHOWN HEREON, ARE HEREBY RESERVED FOR AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID SAID AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON, AND DESIGNATED AS SVAE, ARE HEREBY DEDICATED IN PERPETUITY 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 SEACOAST UTILITY AUTHORITY OR THE CITY OF PALM BEACH GARDENS.

### AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY,

STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)  
IN WITNESS WHEREOF, THE ABOVE NAMED 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, THIS 21 DAY OF December, 2020.

AVENIR DEVELOPMENT, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY.  
WITNESS: *Manuel M. Mato*  
PRINT NAME: Manuel M. Mato BY: MANUEL M. MATO, PRESIDENT  
WITNESS: *Michelle Kay*  
PRINT NAME: Michelle Kay

### AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

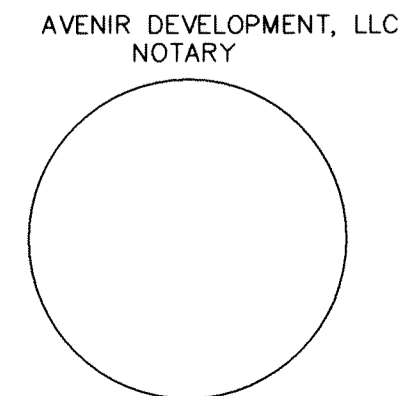
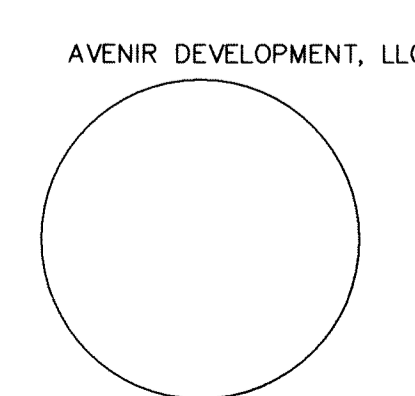
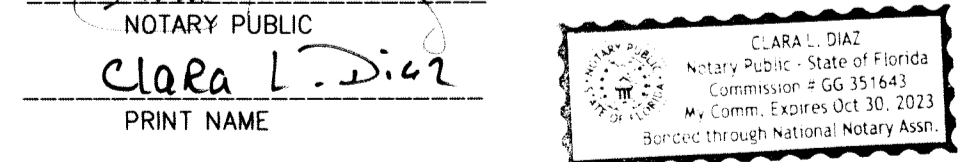
ACKNOWLEDGEMENT:  
STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 21 DAY OF December, 2020, BY MANUEL M. MATO, PRESIDENT, ON BEHALF OF AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED  AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF December, 2020.

MY COMMISSION EXPIRES:  
10-30-2023

COMMISSION NUMBER:  
GG 351643



### 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 DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES; 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: December 10, 2020  
TYRONE T. BONGARD, ESQ.,  
ATTORNEY AT LAW  
FLORIDA BAR #649295  
FOR THE FIRM OF GUNSTER, YOAKLEY & STEWART, P.A.

### SURVEY NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF PARCEL "PARCEL A-2", AVENIR, AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID EAST LINE HAVING A BEARING OF NORTH 01°13'31" EAST.
- INES 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.
- ALL INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### 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, PLANNING, FLORIDA STATUTES, AS AMENDED.

DATED: 12/22/2020

RONNIE L. FURNISS  
PROFESSIONAL SURVEYOR/MAPPER #6272  
STATE OF FLORIDA

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

