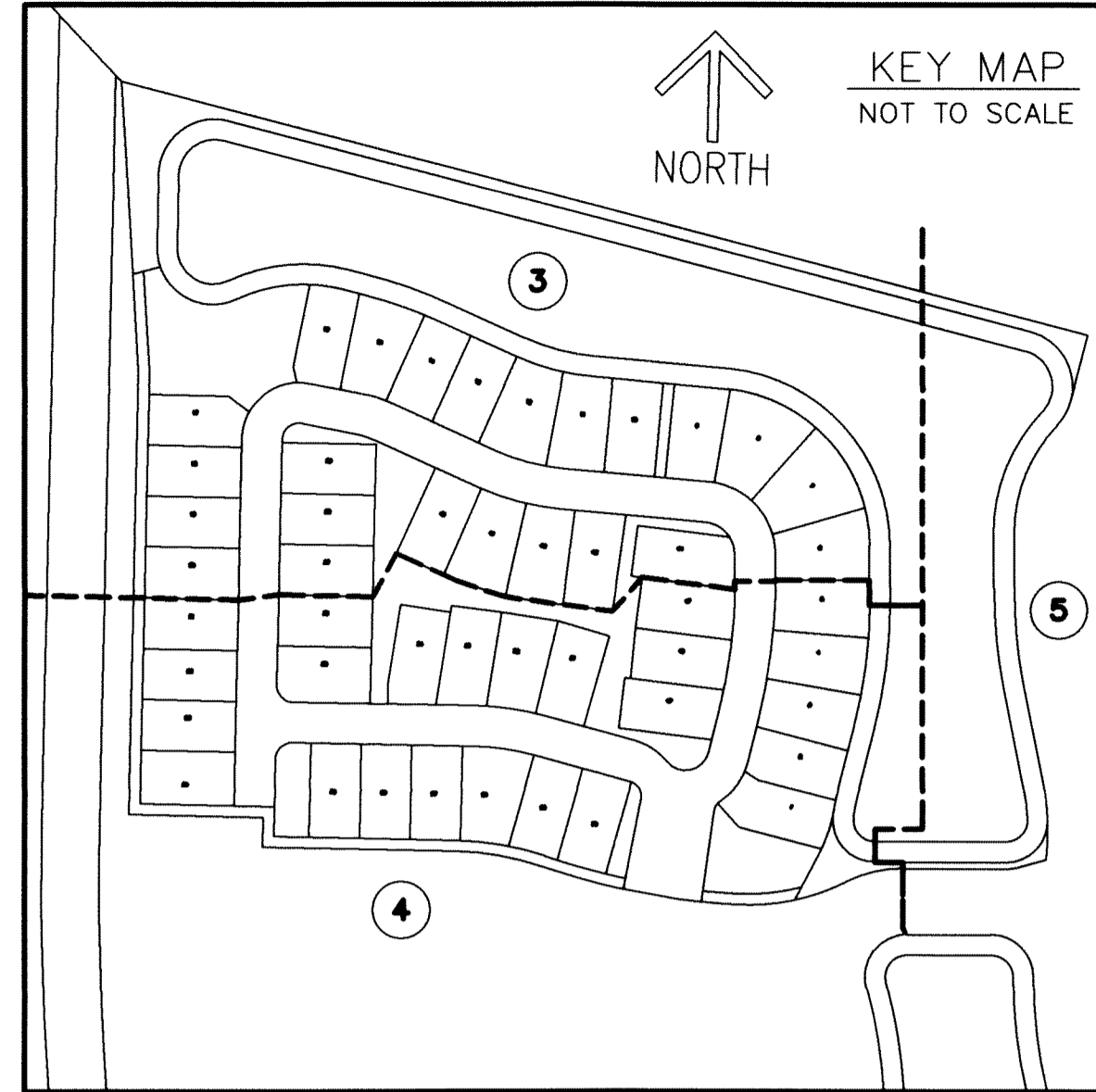


AVENIR SITE PLAN 3 - POD 7

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



140
SHEET 2 OF 5

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

| TABULAR DATA | ACRES |
|----------------------|--------|
| RESIDENTIAL LOTS | 10.367 |
| TRACT R1 | 3.170 |
| TRACT RBE | 0.778 |
| TRACT W | 6.400 |
| TRACT LM | 2.541 |
| OPEN SPACE TRACT 1 | 0.986 |
| OPEN SPACE TRACT 2 | 0.045 |
| OPEN SPACE TRACT 3 | 0.160 |
| OPEN SPACE TRACT 4 | 0.267 |
| OPEN SPACE TRACT 5 | 0.046 |
| OPEN SPACE TRACT 6 | 0.452 |
| OPEN SPACE TRACT 7 | 0.785 |
| OPEN SPACE TRACT 8 | 0.092 |
| OPEN SPACE TRACT 9 | 0.066 |
| TRACT PARK | 0.760 |
| TOTAL AREA THIS PLAT | 26.915 |

AVENIR COMMUNITY DEVELOPMENT DISTRICT
STATE OF FLORIDA
COUNTY OF MIAMI-DADE)

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 21 DAY OF december, 2020.

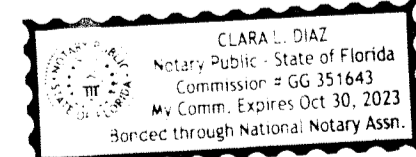
AVENIR COMMUNITY DEVELOPMENT DISTRICT
WITNESS: [Signature]
PRINT NAME Rosa Eberlein Schachte
BY: [Signature] VIRGINIA CEPERO
CHAIRMAN

WITNESS: [Signature]
PRINT NAME Michelle Ray

AVENIR COMMUNITY DEVELOPMENT DISTRICT ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF MIAMI-DADE)

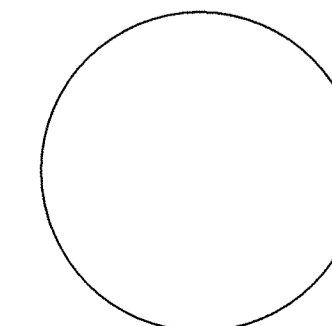
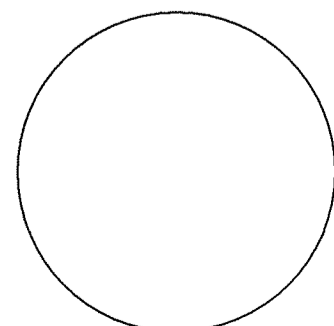
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21 DAY OF december, 2020, BY VIRGINIA CEPERO, CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ON BEHALF OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, 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
[Signature]
CLARA L. DIAZ
NOTARY PUBLIC
PRINT NAME CLARA L. DIAZ



AVENIR COMMUNITY DEVELOPMENT DISTRICT

AVENIR COMMUNITY DEVELOPMENT DISTRICT NOTARY



AVENIR SITE PLAN 3 - POD 7 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.

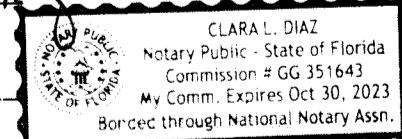
IN WITNESS WHEREOF, THE ABOVE NAMED AVENIR SITE PLAN 3 - POD 7 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON AND HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 21 DAY OF december, 2020.

AVENIR SITE PLAN 3 - POD 7 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.
WITNESS: [Signature]
BY: [Signature] MANUEL M. MATO
PRESIDENT
WITNESS: [Signature]
MICHAEL RAY

AVENIR SITE PLAN 3 - POD 7 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT: ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF MIAMI-DADE)

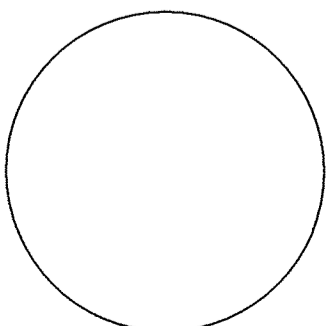
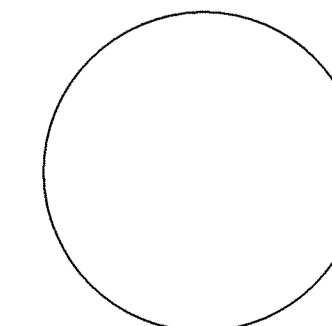
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21 DAY OF december, 2020, BY MANUEL M. MATO, PRESIDENT, ON BEHALF OF AVENIR SITE PLAN 3 - POD 7 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE AVENIR SITE PLAN 3 - POD 7 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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
[Signature]
CLARA L. DIAZ
NOTARY PUBLIC
PRINT NAME CLARA L. DIAZ



AVENIR SITE PLAN 3 - POD 7 NEIGHBORHOOD ASSOCIATION, INC.

AVENIR SITE PLAN 3 - POD 7 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 HERETO, AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21 DAY OF december, 2020.

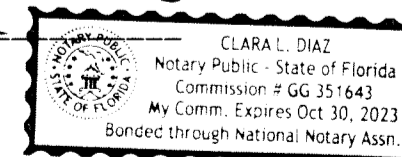
AVENIR HOLDINGS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY.

WITNESS: [Signature]
BY: [Signature] DAVID SERVIANSKY
PRESIDENT
WITNESS: [Signature]
MICHAEL RAY

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF MIAMI-DADE)

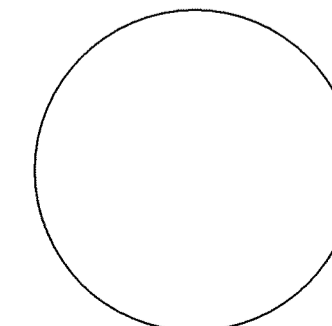
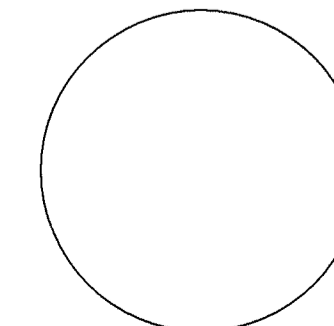
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21 DAY OF december, 2020, BY DAVID SERVIANSKY, PRESIDENT, ON BEHALF OF AVENIR HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY 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
[Signature]
CLARA L. DIAZ
NOTARY PUBLIC
PRINT NAME CLARA L. DIAZ



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 14TH DAY OF January, 2021.

BY: [Signature]
CARL W. WOODS
MAYOR

ATTEST: [Signature]
PATRICIA SNIDER, CMC
CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 14TH DAY OF January, 2021.

BY: [Signature]
TODD SINGLETTE
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 24TH DAY OF DECEMBER, 2020

[Signature]
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE NO. 6889

CITY OF PALM BEACH GARDENS

CITY OF PALM BEACH GARDENS ENGINEER

REVIEWING SURVEYOR

