

CFN 20220407538 PL BK 134 PG 120

PANTHER NATIONAL AT AVENIR POD 12

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "PANTHER NATIONAL AT AVENIR POD 12", BEING A REPLAT OF A PORTION OF TRACT 1, PANTHER NATIONAL AT AVENIR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGE 18, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 8 AND 9, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY MOST NORTHWEST CORNER OF SAID TRACT 1, PANTHER NATIONAL AT AVENIR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGE 18, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING A POINT OF CURVATURE OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 54° 23' 16", HAVING A RADIUS OF 500.00 FEET, HAVING AN ARC DISTANCE OF 474.62 FEET, AND WHOSE LONG CHORD BEARS NORTH 29° 23' 16" EAST FOR A DISTANCE OF 457.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24° 35' 56", HAVING A RADIUS OF 1300.73 FEET, HAVING AN ARC DISTANCE OF 558.45 FEET, AND WHOSE LONG CHORD BEARS NORTH 44° 16' 56" EAST FOR A DISTANCE OF 554.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 57° 23' 41", HAVING A RADIUS OF 300.00 FEET, HAVING AN ARC DISTANCE OF 300.52 FEET, AND WHOSE LONG CHORD BEARS NORTH 60° 40' 49" EAST FOR A DISTANCE OF 288.11 FEET; THENCE, NORTH 89° 22' 39" EAST FOR A DISTANCE OF 73.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 46° 02' 21", HAVING A RADIUS OF 300.00 FEET, HAVING AN ARC DISTANCE OF 241.06 FEET, AND WHOSE LONG CHORD BEARS SOUTH 67° 36' 11" EAST FOR A DISTANCE OF 234.63 FEET; THENCE, SOUTH 44° 35' 00" EAST FOR A DISTANCE OF 344.48 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 35° 45' 57", HAVING A RADIUS OF 325.00 FEET, HAVING AN ARC DISTANCE OF 202.88 FEET, AND WHOSE LONG CHORD BEARS SOUTH 62° 27' 58" EAST FOR A DISTANCE OF 199.60 FEET; THENCE, SOUTH 80° 20' 57" EAST FOR A DISTANCE OF 26.54 FEET; THENCE DEPARTING THE NORTH LINE OF SAID TRACT A, SOUTH 45° 25' 00" WEST FOR A DISTANCE OF 228.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 47° 33' 29", HAVING A RADIUS OF 164.91 FEET, HAVING AN ARC DISTANCE OF 136.88 FEET, AND WHOSE LONG CHORD BEARS SOUTH 26° 23' 33" EAST FOR A DISTANCE OF 132.98 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 67.95 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 1026.72 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 56° 41' 22", HAVING A RADIUS OF 150.00 FEET, HAVING AN ARC DISTANCE OF 148.41 FEET, AND WHOSE LONG CHORD BEARS SOUTH 28° 20' 43" EAST FOR A DISTANCE OF 142.43 FEET; THENCE, SOUTH 56° 41' 24" EAST FOR A DISTANCE OF 433.48 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 27° 57' 05", HAVING A RADIUS OF 950.00 FEET, HAVING AN ARC DISTANCE OF 463.45 FEET, AND WHOSE LONG CHORD BEARS SOUTH 42° 42' 51" EAST FOR A DISTANCE OF 458.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 36° 50' 22", HAVING A RADIUS OF 342.00 FEET, HAVING AN ARC DISTANCE OF 219.90 FEET, AND WHOSE LONG CHORD BEARS SOUTH 47° 09' 30" EAST FOR A DISTANCE OF 216.13 FEET; THENCE, SOUTH 65° 34' 41" EAST FOR A DISTANCE OF 15.68 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24° 25' 19", HAVING A RADIUS OF 486.00 FEET, HAVING AN ARC DISTANCE OF 207.15 FEET, AND WHOSE LONG CHORD BEARS SOUTH 77° 47' 21" EAST FOR A DISTANCE OF 205.59 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 419.22 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 140.97 FEET; THENCE SOUTH 78°24'16" WEST, A DISTANCE OF 44.92 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 5.99 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 64.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 5.99 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07° 03' 53", HAVING A RADIUS OF 1000.00 FEET, HAVING AN ARC DISTANCE OF 123.30 FEET, AND WHOSE LONG CHORD BEARS NORTH 86° 28' 03" EAST FOR A DISTANCE OF 123.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30° 38' 35", HAVING A RADIUS OF 50.00 FEET, HAVING AN ARC DISTANCE OF 26.74 FEET, AND WHOSE LONG CHORD BEARS SOUTH 81° 44' 36" EAST FOR A DISTANCE OF 26.42 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 188.80 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 524.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24° 25' 19", HAVING A RADIUS OF 885.00 FEET, HAVING AN ARC DISTANCE OF 377.23 FEET, AND WHOSE LONG CHORD BEARS NORTH 77° 47' 21" WEST FOR A DISTANCE OF 374.38 FEET; THENCE NORTH 65°34'41" WEST, A DISTANCE OF 57.76 FEET; THENCE SOUTH 46°37'16" WEST, A DISTANCE OF 214.46 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 101° 32' 25", HAVING A RADIUS OF 266.00 FEET, HAVING AN ARC DISTANCE OF 471.41 FEET, AND WHOSE LONG CHORD BEARS NORTH 82° 36' 32" WEST FOR A DISTANCE OF 412.09 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02° 55' 44", HAVING A RADIUS OF 1074.00 FEET, HAVING AN ARC DISTANCE OF 54.90 FEET, AND WHOSE LONG CHORD BEARS NORTH 33° 18' 12" WEST FOR A DISTANCE OF 54.90 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20° 16' 05", HAVING A RADIUS OF 1259.00 FEET, HAVING AN ARC DISTANCE OF 445.37 FEET, AND WHOSE LONG CHORD BEARS NORTH 46° 35' 41" WEST FOR A DISTANCE OF 443.05 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 106° 38' 09", HAVING A RADIUS OF 271.00 FEET, HAVING AN ARC DISTANCE OF 504.37 FEET, AND WHOSE LONG CHORD BEARS NORTH 03° 24' 40" WEST FOR A DISTANCE OF 434.66 FEET; THENCE NORTH 49°54'25" EAST, A DISTANCE OF 90.10 FEET; THENCE NORTH 47°58'46" WEST, A DISTANCE OF 66.28 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 47° 58' 46", HAVING A RADIUS OF 615.00 FEET, HAVING AN ARC DISTANCE OF 515.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 23° 59' 23" WEST FOR A DISTANCE OF 500.09 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 260.45 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09° 42' 43", HAVING A RADIUS OF 1285.00 FEET, HAVING AN ARC DISTANCE OF 217.82 FEET, AND WHOSE LONG CHORD BEARS NORTH 04° 51' 22" EAST FOR A DISTANCE OF 217.55 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06° 43' 16", HAVING A RADIUS OF 859.00 FEET, HAVING AN ARC DISTANCE OF 100.77 FEET, AND WHOSE LONG CHORD BEARS NORTH 06° 21' 05" EAST FOR A DISTANCE OF 100.71 FEET; THENCE TO THE WEST LINE OF SAID TRACT A, NORTH 90°00'00" WEST, A DISTANCE OF 1253.00 FEET; THENCE ALONG SAID WEST LINE, NORTH 21°39' EAST, A DISTANCE OF 235.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 70.490 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD.

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

ROADS

1. TRACT "R", AS SHOWN HEREON, IS HEREBY DEDICATED TO PANTHER NATIONAL HOMEOWNER'S ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS, ROADWAY, SIDEWALK, 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, AND IS HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF WATER AND SEWER FACILITIES, LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LANDOWNERS, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY OR THE CITY OF PALM BEACH GARDENS.

WATER MANAGEMENT TRACT

2. 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.

OPEN SPACE TRACTS

3. TRACTS "O-1" THROUGH "O-23", INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO PANTHER NATIONAL HOMEOWNER'S ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, SIDEWALKS, GOLF CART PARKING SIGNAGE AND OTHER STRUCTURES, DRAINAGE AND UTILITY PURPOSES, FIRE BREAK ACCESS AND FOR ACCESS TO THE ADJOINING STORM WATER MANAGEMENT TRACTS BY THE CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS 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.

UTILITY EASEMENTS

4. 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.

LANDSCAPE BUFFER EASEMENTS

5. THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS "LBE", ARE HEREBY RESERVED BY CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 BY OR WITH PRIOR WRITTEN CONSENT OF CENTAUR (PALM BEACH) OWNER LLC, ITS SUCCESSORS AND ASSIGNS AND THE CITY OF PALM BEACH GARDENS.

WATER AND SEWER EASEMENTS

6. THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON, AND DESIGNATED AS "SUAE", ARE HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LANDOWNERS, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY OR THE CITY OF PALM BEACH GARDENS.

LAKE MAINTENANCE TRACT

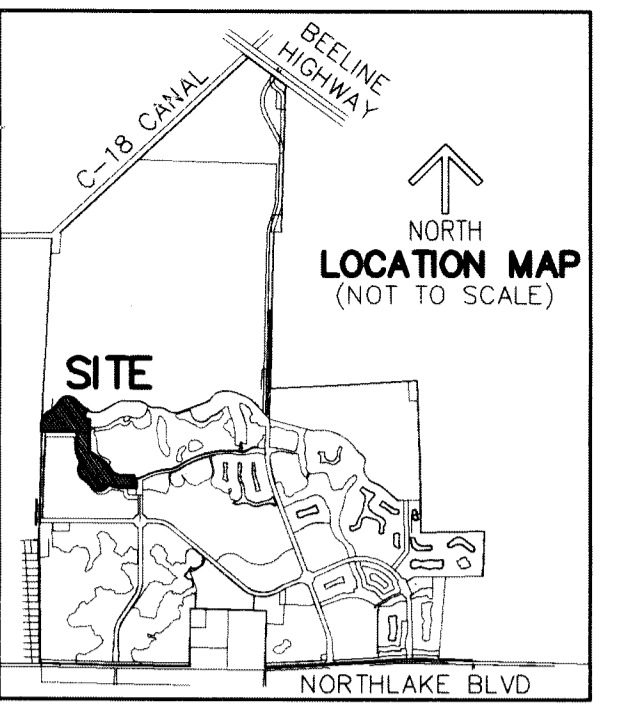
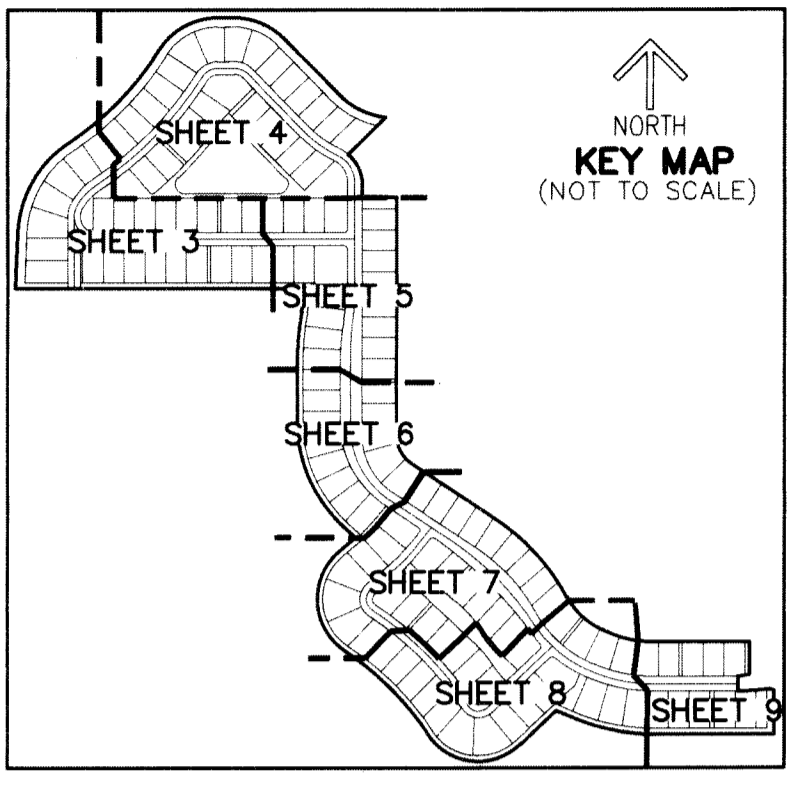
7. THE LAKE MAINTENANCE TRACT, AS SHOWN HEREON AND DESIGNATED AS "LM", IS HEREBY RESERVED BY CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS IN PERPETUITY, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID CENTAUR (PALM BEACH) OWNER LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

FIRE SAFETY ACCESS EASEMENT

8. THE FIRE SAFETY ACCESS EASEMENT, AS SHOWN HEREON AND DESIGNATED AS "FSE", IS HEREBY DEDICATED IN PERPETUITY TO THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS, CONTROL AND JURISDICTION FOR FIRE SAFETY. STRUCTURES, FENCING OR VEGETATION, OTHER THAN SOD, ARE PROHIBITED WITHIN THE EASEMENT. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AVENIR COMMUNITY DEVELOPMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

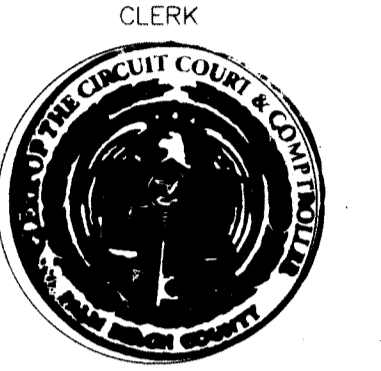
A REPLAT OF A PORTION OF TRACT 1, PANTHER NATIONAL AT AVENIR, AS RECORDED IN PLAT BOOK 134, PAGE 18 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 8 AND 9, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

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
SEPTEMBER 2022



120
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:42 A.M.
THIS 11 DAY OF September
A.D. 2022 AND DULY RECORDED
IN PLAT BOOK 134 ON
PAGES 120 THROUGH 128
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
By: Debra McCash
DEPUTY CLERK

SHEET 1 OF 9



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, RICHARD G. CHERRY ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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: 9/5 2022

Richard G. Cherry
RICHARD G. CHERRY, ESQ.
ATTORNEY AT LAW
FLORIDA BAR #303860
FOR THE FIRM OF CHERRY, EDGAR & SMITH, P.A.

CENTAUR (PALM BEACH) OWNER LLC,
A DELAWARE LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, THE ABOVE NAMED CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 8 DAY OF September 2022, AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS

CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS: Brandyn L. Coyle
PRINT NAME: Brandyn L. Coyle

Dominik Senn
BY: DOMINIK SENN
PRESIDENT

WITNESS: Julie Hurst
PRINT NAME: Julie Hurst

CENTAUR (PALM BEACH) OWNER LLC,
A DELAWARE LIMITED LIABILITY COMPANY.
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

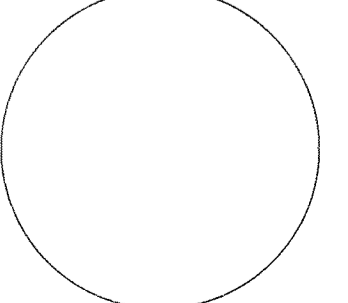
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 8 DAY OF September 2022, BY DOMINIK SENN, PRESIDENT, ON BEHALF OF CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8 DAY OF September 2022.

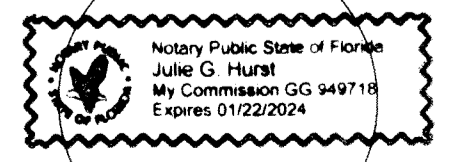
MY COMMISSION EXPIRES: Julie Hurst
NOTARY PUBLIC

COMMISSION NUMBER: Julie Hurst
PRINT NAME

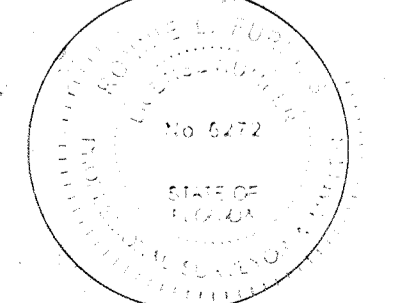
CENTAUR (PALM BEACH)
OWNER LLC



CENTAUR (PALM BEACH)
OWNER LLC
NOTARY



SURVEYOR



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

DATED: 9/9/2022