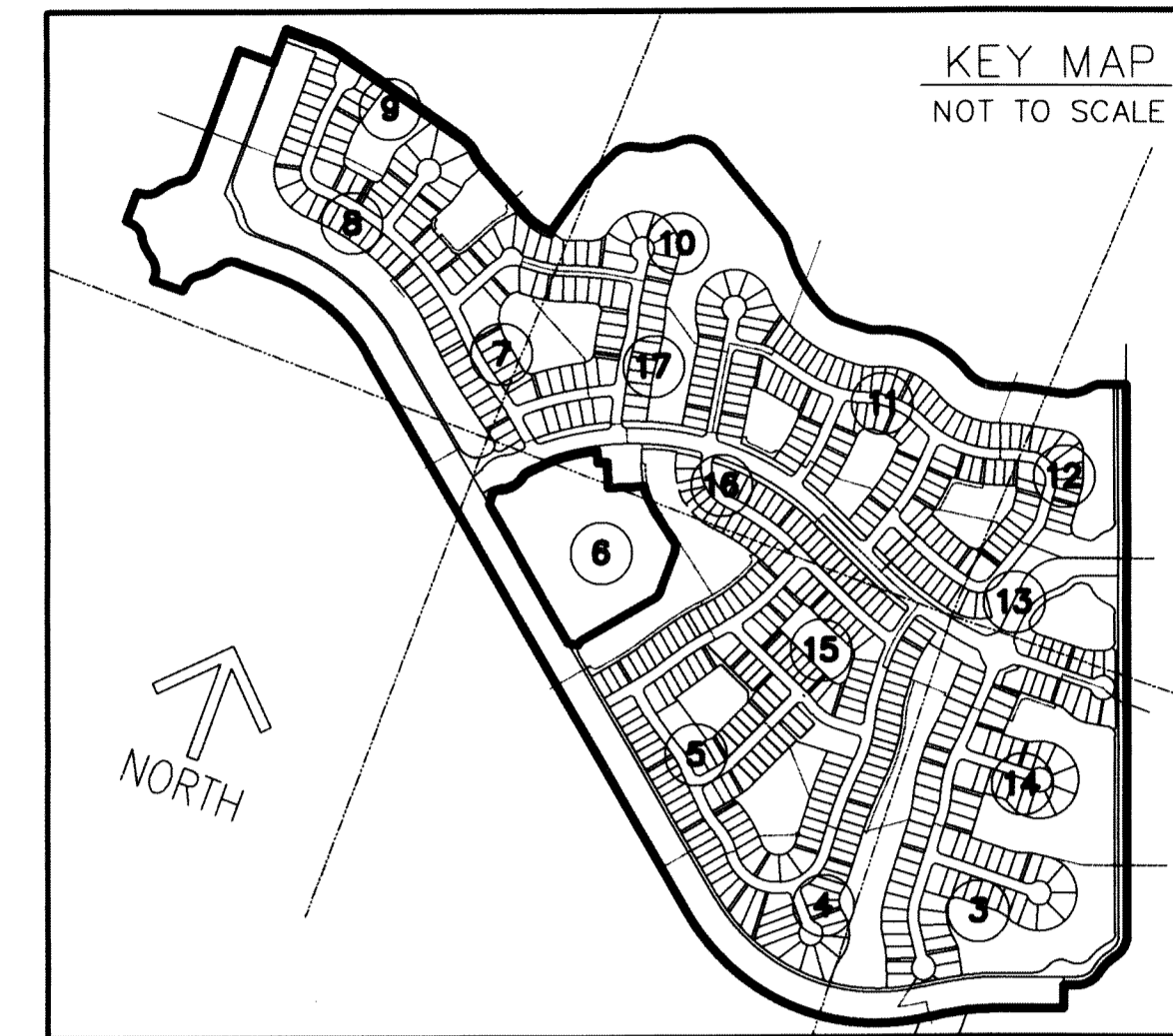


AVENIR - POD 15

BEING A REPLAT OF A PORTION OF PARCEL A-1, AVENIR, AS RECORDED IN PLAT BOOK 127 PAGE 85, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTIONS 9, 10, 15 AND 16, 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
OCTOBER 2022



180
SHEET 2 OF 17

AV BROADBAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY

AV BROADBAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY ACCEPTS THE DEDICATION OF THE COMMUNICATIONS EASEMENTS SHOWN HEREON, WHICH EASEMENTS SHALL BE SUBJECT TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN BLANKET COMMUNICATIONS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 29442, PAGE 525, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (THE "COMMUNICATIONS EASEMENT"). EXCEPT WITH RESPECT TO THE EASEMENTS SHOWN HEREON, AV BROADBAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY AGREES TO THE TERMINATION OF THE COMMUNICATIONS EASEMENT WITH RESPECT TO ALL OTHER PROPERTY IN THIS PLAT.

WITNESS: Dayana Cavz
BY: David Serviansky
Michele Ray
Michele Ray
BY DAVID SERVIANSKY
VICE: VICE PRESIDENT

AV BROADBAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY:

ACKNOWLEDGEMENT:

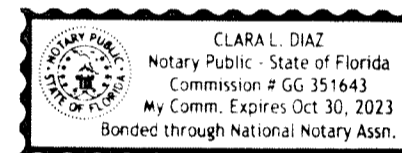
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 17 DAY OF October 2022, BY DAVID SERVIANSKY, VICE PRESIDENT, ON BEHALF OF AV BROADBAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF AV BROADBAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF October 2022.

MY COMMISSION EXPIRES: Clara R. Diaz
NOTARY PUBLIC

COMMISSION NUMBER: _____
PRINT NAME



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 CHAIRPERSON OF ITS BOARD OF SUPERVISORS, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 17 DAY OF October 2022.

WITNESS: Dayana Cavz
PRINT NAME Dayana Cavz
BY: Virginia Cepero
CHAIRPERSON

WITNESS: Michele Ray
PRINT NAME Michele Ray

AVENIR COMMUNITY DEVELOPMENT DISTRICT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

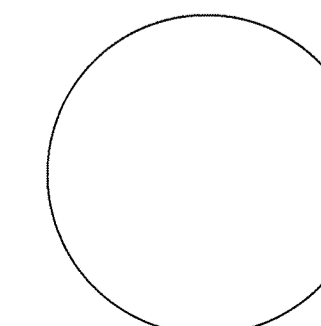
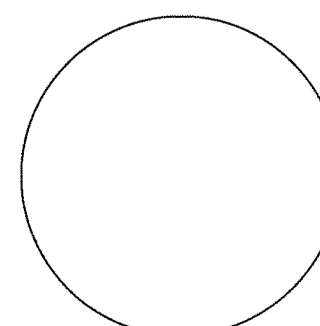
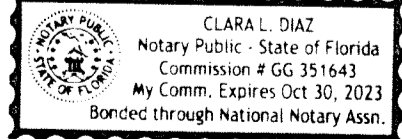
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 17 DAY OF October 2022, BY VIRGINIA CEPERO, CHAIRPERSON OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT 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 17 DAY OF October 2022.

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____
PRINT NAME

AVENIR COMMUNITY DEVELOPMENT DISTRICT

AVENIR COMMUNITY DEVELOPMENT DISTRICT NOTARY



AVENIR - POD 15 NEIGHBORHOOD ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT.

IN WITNESS WHEREOF, THE ABOVE NAMED AVENIR - POD 15 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 VICE PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 17 DAY OF October 2022.

WITNESS: Dayana Cavz
Michele Ray
BY: David Serviansky
VICE PRESIDENT

AVENIR - POD 15 NEIGHBORHOOD ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT:

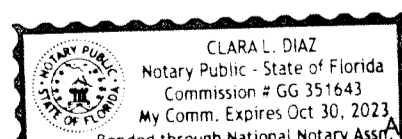
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 17 DAY OF October 2022, BY DAVID SERVIANSKY, VICE PRESIDENT, ON BEHALF OF AVENIR - POD 15 NEIGHBORHOOD ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

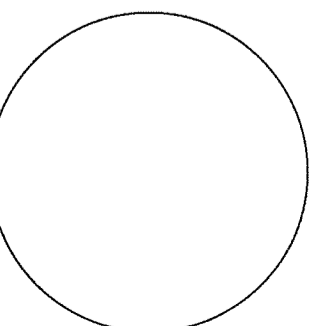
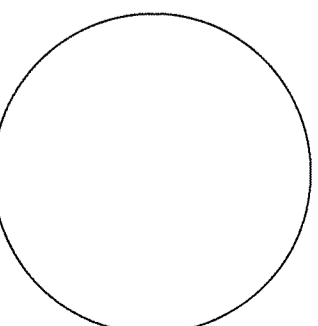
WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF October 2022.

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____
PRINT NAME



AVENIR - POD 15 NEIGHBORHOOD ASSOCIATION, INC,

AVENIR - POD 15 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 32576, AT PAGE 1396 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 THIS 17 DAY OF October 2022.

AVENIR HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Dayana Cavz
BY: David Serviansky
PRESIDENT

WITNESS: Michele Ray
Michele Ray

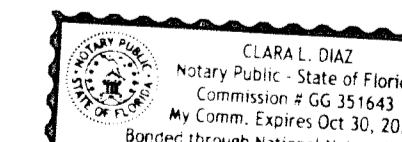
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 17 DAY OF October 2022, BY DAVID SERVIANSKY, PRESIDENT, ON BEHALF OF AVENIR HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

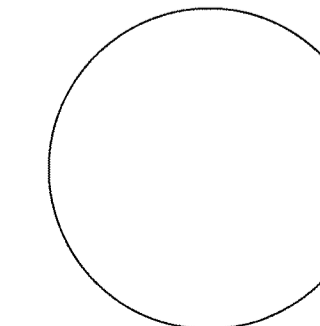
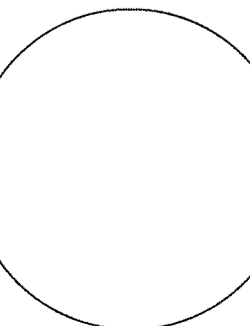
WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF October 2022.

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____
PRINT NAME



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 3rd DAY OF November 2022.

BY: Chelsea Reed
CHELSEA REED
MAYOR

ATTEST: Patricia Snider
FOR: PATRICIA SNIDER, CMC
CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 3rd DAY OF November 2022.

BY: Todd Engle
TODD ENGLE, P.E.
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 26 DAY OF OCTOBER 2022.

Clara L. Diaz
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE NO. LS6889

CITY OF PALM BEACH GARDENS

CITY OF PALM BEACH GARDENS ENGINEER

REVIEWING SURVEYOR

