

169

AVENIR - POD 16

BEING A REPLAT OF A PORTION OF PARCEL A-1, AVENIR, AS RECORDED IN PLAT BOOK 127 PAGE 85, TOGETHER WITH A PORTION OF TRACT RBE 6, AVENIR - POD 15, AS RECORDED IN PLAT BOOK 134 PAGE 179, TOGETHER WITH A PORTION OF TRACT RBE 4, AVENIR - SPINE ROAD 6, AS RECORDED IN PLAT BOOK 135 PAGE 189, ALL 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 2023

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2023 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ THROUGH _____

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____
DEPUTY CLERK
SHEET 2 OF 16

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, THIS 18 DAY OF September, 2023.

AVENIR COMMUNITY DEVELOPMENT DISTRICT
WITNESS: Michelle Ray
PRINT NAME Michelle Ray
BY: Virginia Cepero
CHAIRPERSON

WITNESS: Dayana Canz
PRINT NAME Dayana Canz

AVENIR COMMUNITY DEVELOPMENT DISTRICT ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE)

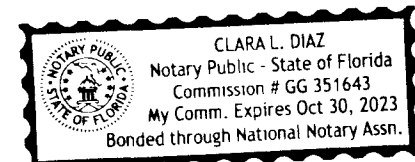
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS 18 DAY OF September, 2023, BY VIRGINIA CEPERO, CHAIRPERSON OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ON BEHALF OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, WHO IS X PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF September, 2023.

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

Clara L. Diaz
NOTARY PUBLIC



AVENIR - POD 16 NEIGHBORHOOD ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT.

IN WITNESS WHEREOF, THE ABOVE NAMED AVENIR - POD 16 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, THIS 18 DAY OF September, 2023.

AVENIR - POD 16 NEIGHBORHOOD ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: Michelle Ray
PRINT NAME Michelle Ray
BY: Manuel M. Mato
PRESIDENT
WITNESS: Dayana Canz

AVENIR - POD 16 NEIGHBORHOOD ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT: ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE)

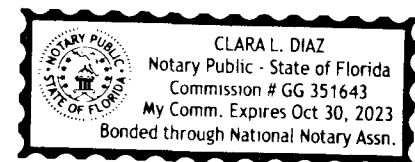
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS 18 DAY OF September, 2023, BY MANUEL M. MATO, PRESIDENT, ON BEHALF OF AVENIR - POD 16 NEIGHBORHOOD ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS X PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF September, 2023.

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

Clara L. Diaz
NOTARY PUBLIC



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, AS AMENDED, 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 18 DAY OF September, 2023.

AVENIR HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Michelle Ray
PRINT NAME Michelle Ray
BY: David Serviatsky
NAME DAVID SERVIATSKY
TITLE PRESIDENT

WITNESS: Dayana Canz

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE)

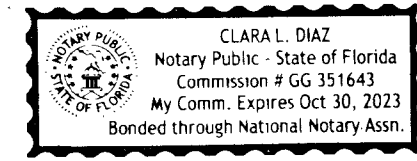
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS 18 DAY OF September, 2023, BY DAVID SERVIATSKY, PRESIDENT, ON BEHALF OF AVENIR HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS X PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF September, 2023.

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

Clara L. Diaz
NOTARY PUBLIC



CITY OF PALM BEACH GARDENS APPROVAL OF PLAT:

STATE OF FLORIDA
COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 5TH DAY OF October, 2023.

BY: Chelsea Reed
CHELSEA REED
MAYOR

ATTEST: Patricia Snider
PATRICIA SNIDER, CMC
CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 5TH DAY OF October, 2023.

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 20 DAY OF SEPTEMBER, 2023.

Clara L. Diaz
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE NO. 6389

CITY OF PALM BEACH GARDENS

CITY OF PALM BEACH GARDENS
ENGINEER

REVIEWING
SURVEYOR

