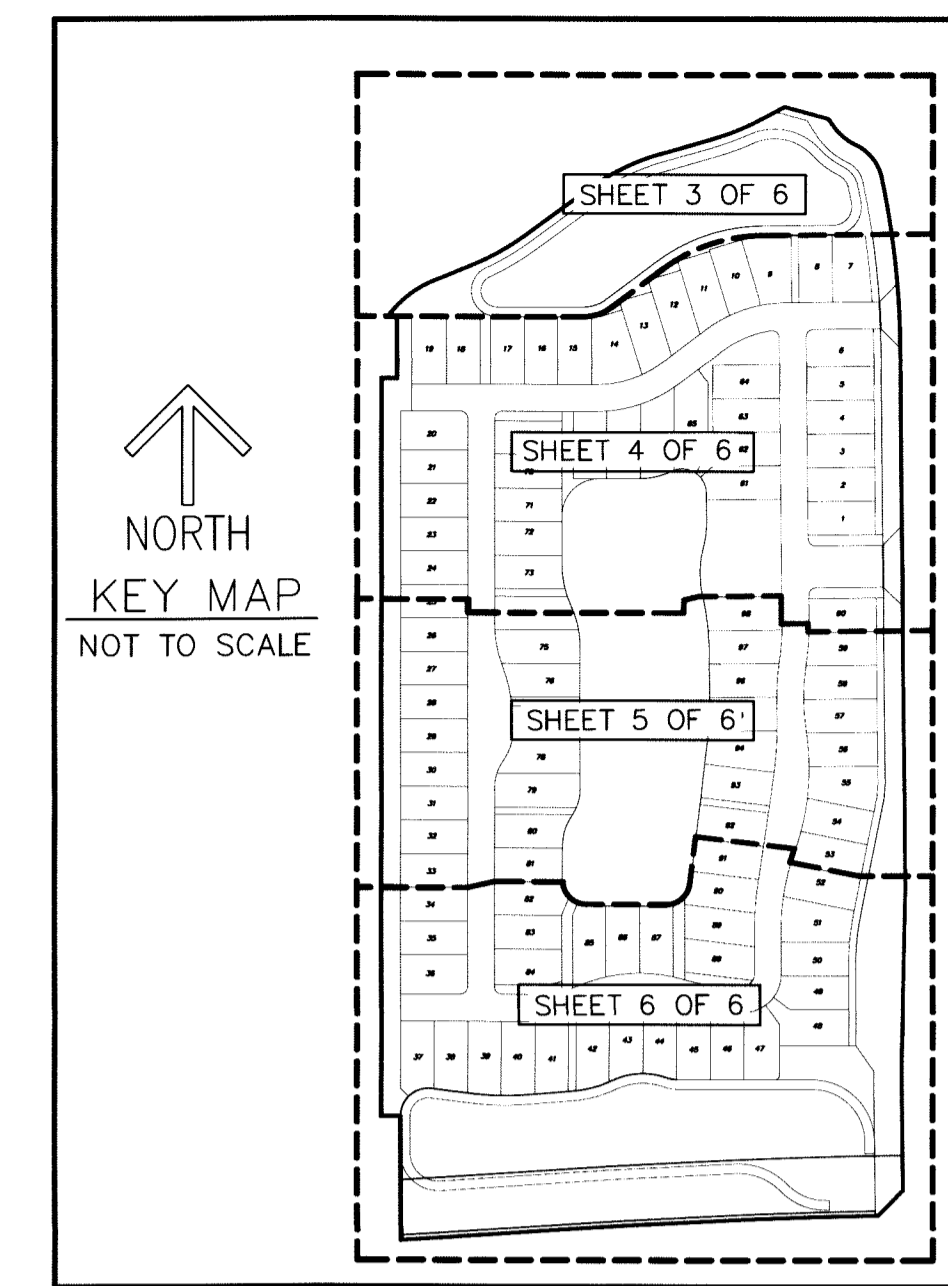


AVENIR SITE PLAN 1 - POD 1

A PLANNED UNIT DEVELOPMENT
BEING A REPLAT OF A PORTION OF PARCEL "A-3", AVENIR,
AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF
THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING SECTION 14 AND 15,
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
FEBRUARY 2019



36

SHEET 2 OF 6

TABULAR DATA:

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

TABULAR DATA	ACRES
RESIDENTIAL LOTS	23.036
TRACT R	6.343
TRACT RW1	0.117
TRACT RW2	0.087
TRACT RBE1	1.837
TRACT RBE2	0.376
TRACT RBE3	0.405
TRACT W1	4.570
TRACT W2	3.132
TRACT W3	2.397
TRACT LM1	1.022
TRACT LM2	1.349
TRACT LM3	1.178
OPEN SPACE TRACT 1	0.079
OPEN SPACE TRACT 2	0.079
OPEN SPACE TRACT 3	0.049
OPEN SPACE TRACT 4	0.049
OPEN SPACE TRACT 5	0.075
OPEN SPACE TRACT 6	0.053
OPEN SPACE TRACT 7	0.115
OPEN SPACE TRACT 8	0.063
OPEN SPACE TRACT 9	0.053
OPEN SPACE TRACT 10	0.063
OPEN SPACE TRACT 11	0.057
OPEN SPACE TRACT 12	0.063
OPEN SPACE TRACT 13	0.097
OPEN SPACE TRACT 14	0.083
OPEN SPACE TRACT 15	0.055
OPEN SPACE TRACT 16	0.053
OPEN SPACE TRACT 17	1.541
OPEN SPACE TRACT 18	0.347
OPEN SPACE TRACT 19	0.167
OPEN SPACE TRACT 20	0.254
OPEN SPACE TRACT 21	0.378
OPEN SPACE TRACT 22	2.115
OPEN SPACE TRACT 23	0.055
OPEN SPACE TRACT 24	0.024
OPEN SPACE TRACT 25	0.014
OPEN SPACE TRACT 26	0.719
TRACT REC	0.754
TOTAL AREA THIS PLAT	53.303

AVENIR SITE PLAN 1 - POD 1 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.

IN WITNESS WHEREOF, THE ABOVE NAMED AVENIR SITE PLAN 1 - POD 1 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 HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 9th DAY OF April, 2019.

AVENIR SITE PLAN 1 - POD 1 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.
BY: Manuel M. Mato
PRESIDENT
WITNESS: Michele Ray
Isabel Moreira

AVENIR SITE PLAN 1 - POD 1 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF Miami-Dade

BEFORE ME PERSONALLY APPEARED MANUEL M. MATO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF AVENIR SITE PLAN 1 - POD 1 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF April, 2019.

MY COMMISSION EXPIRES: 10-30-19
COMMISSION NUMBER: FF917623
CLARA L. DIAZ
Notary Public - State of Florida
Commission # FF 917623
My Comm. Expires Oct 30, 2019
Bonded Through National Notary Assn.

AVENIR SITE PLAN 1 - POD 1 NEIGHBORHOOD ASSOCIATION, INC.,
AVENIR SITE PLAN 1 - POD 1 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF April, 2019.

AVENIR HOLDINGS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY.
BY: David Serviansky
NAME DAVID SERVIANSKY
TITLE/PRESIDENT
WITNESS: Michele Ray
Isabel Moreira

ACKNOWLEDGEMENT:

STATE OF Florida
COUNTY OF Miami-Dade

BEFORE ME PERSONALLY APPEARED DAVID SERVIANSKY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF AVENIR HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF April, 2019.

MY COMMISSION EXPIRES: 10-30-19
COMMISSION NUMBER: FF 917623
CLARA L. DIAZ
Notary Public
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 2ND DAY OF May, 2019.

BY: Mark T. Marciano
MARK T. MARCIANO
MAYOR
ATTEST: Patricia Snider
PATRICIA SNIDER, CMC
CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 2ND DAY OF May, 2019.
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 18TH DAY OF APRIL, 2019.

DATED: _____
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE NO. 6889
CITY OF PALM BEACH GARDENS ENGINEER
REVIEWING SURVEYOR

