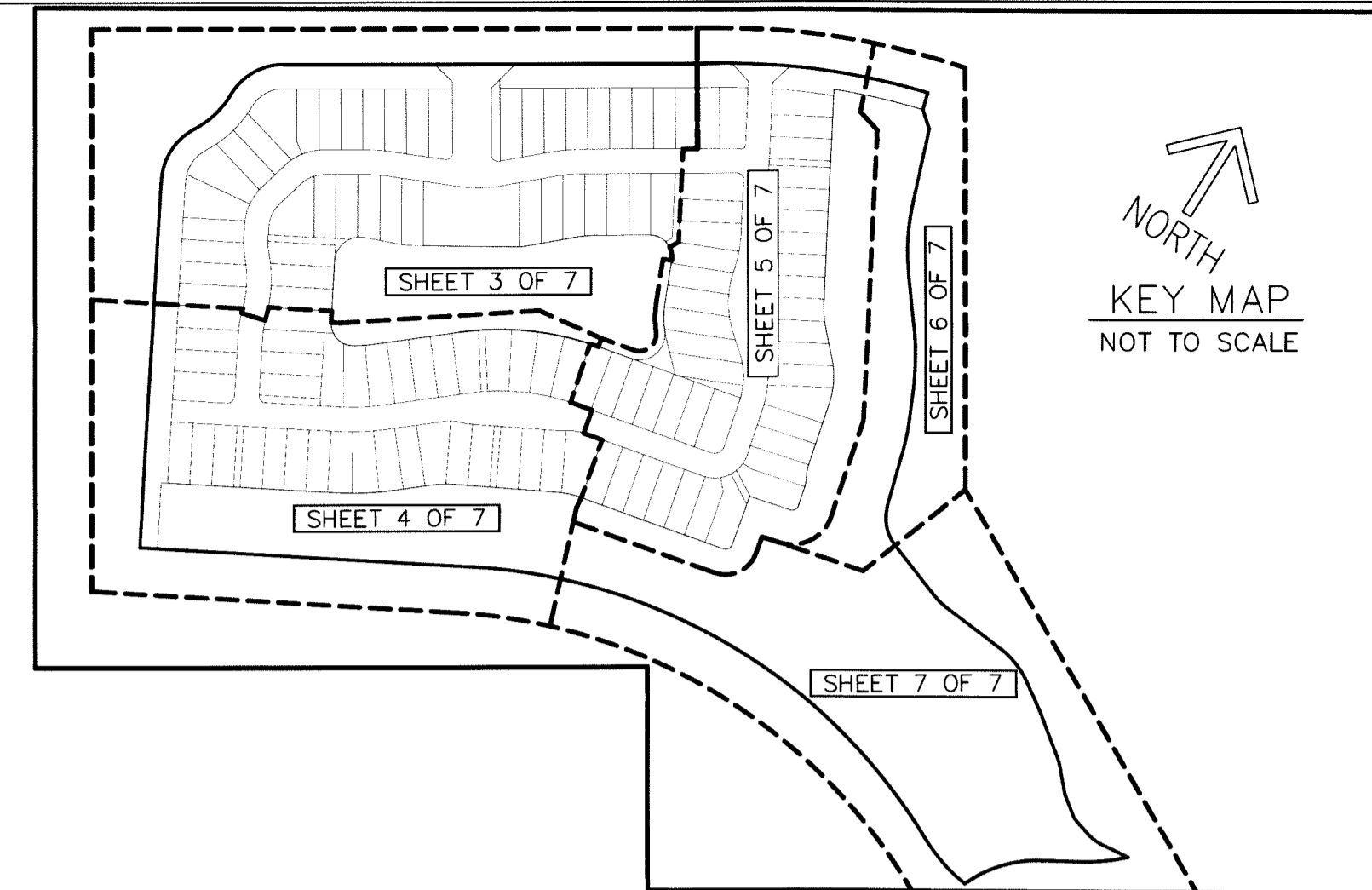


# AVENIR SITE PLAN 1 - POD 3

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



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SHEET 2 OF 7

**TABULAR DATA:**

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

TABULAR DATA	ACRES
RESIDENTIAL LOTS	20.345
TRACT R	5.390
TRACT RW1	0.132
TRACT RW2	0.087
TRACT RBE1	1.448
TRACT RBE2	0.489
TRACT RBE3	0.307
TRACT W1	3.039
TRACT W2	12.909
TRACT LM1	0.883
TRACT LM2	4.405
OPEN SPACE TRACT 1	0.082
OPEN SPACE TRACT 2	0.048
OPEN SPACE TRACT 3	0.048
OPEN SPACE TRACT 4	0.025
OPEN SPACE TRACT 5	0.048
OPEN SPACE TRACT 6	0.048
OPEN SPACE TRACT 7	0.195
OPEN SPACE TRACT 8	0.484
OPEN SPACE TRACT 9	0.064
OPEN SPACE TRACT 10	0.052
OPEN SPACE TRACT 11	0.181
OPEN SPACE TRACT 12	0.048
OPEN SPACE TRACT 13	0.059
OPEN SPACE TRACT 14	0.048
OPEN SPACE TRACT 15	0.059
OPEN SPACE TRACT 16	0.227
OPEN SPACE TRACT 17	0.451
OPEN SPACE TRACT 18	0.091
OPEN SPACE TRACT 19	0.016
TRACT REC	0.695
TOTAL AREA THIS PLAT	52.403

**AVENIR SITE PLAN 1 - POD 3 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.**

IN WITNESS WHEREOF, THE ABOVE NAMED AVENIR SITE PLAN 1 - POD 3 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 9<sup>th</sup> DAY OF April, 2019.

AVENIR SITE PLAN 1 - POD 3 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.  
 BY: Manuel M. Mato  
 PRESIDENT  
 WITNESS: Michele Ray  
Isabel Moreira

**AVENIR SITE PLAN 1 - POD 3 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 Clara L. Diaz AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF AVENIR SITE PLAN 1 - POD 3 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 9<sup>th</sup> DAY OF April, 2019.

MY COMMISSION EXPIRES: 10-30-2019  
 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 3 NEIGHBORHOOD ASSOCIATION, INC.  
 AVENIR SITE PLAN 1 - POD 3 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 9<sup>th</sup> 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 Clara L. Diaz 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 9<sup>th</sup> DAY OF April, 2019.

MY COMMISSION EXPIRES: 10-30-2019  
 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

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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 18<sup>th</sup> DAY OF APRIL, 2019.

DATED: \_\_\_\_\_  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA  
 CERTIFICATE NO. 6889

CITY OF PALM BEACH GARDENS  
 CITY OF PALM BEACH GARDENS ENGINEER  
 REVIEWING SURVEYOR