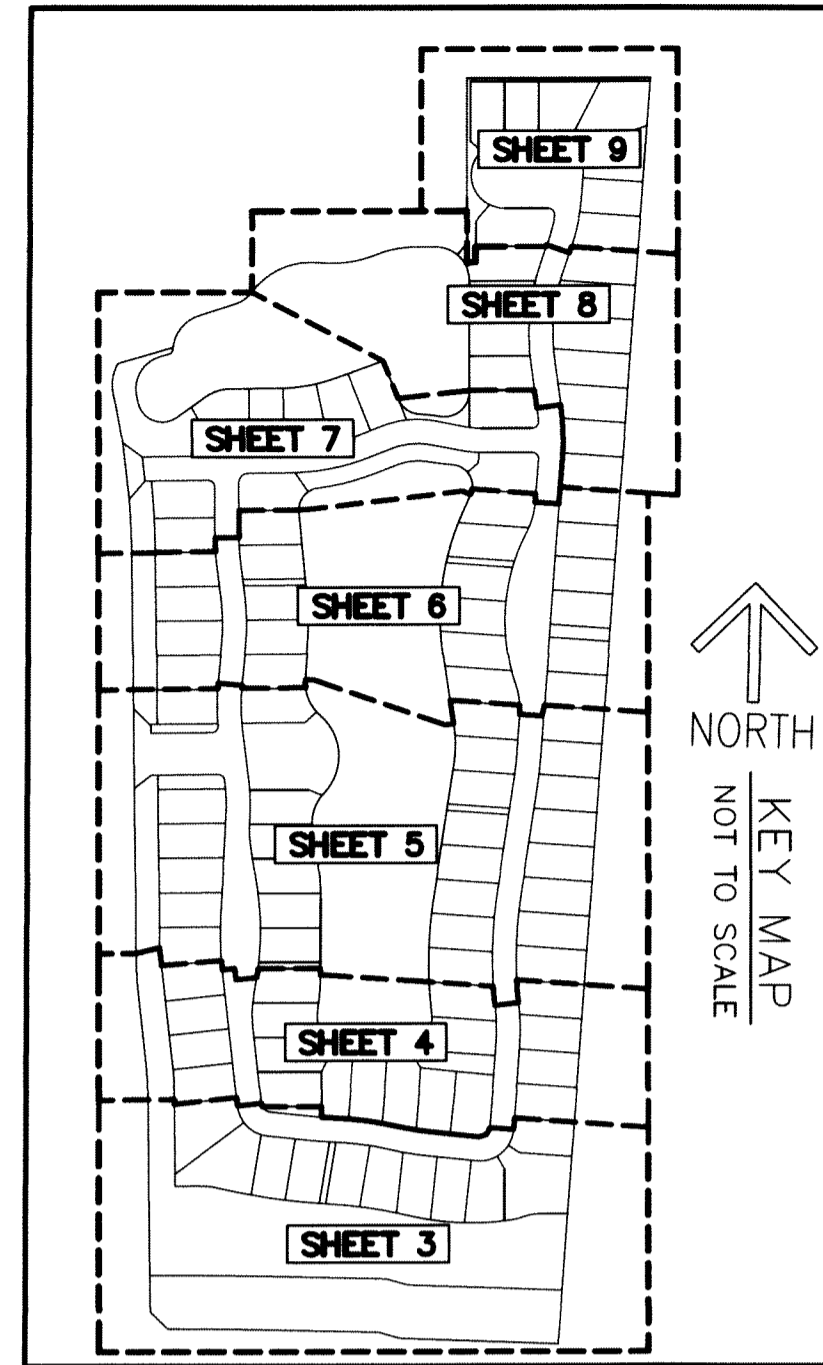


AVENIR SITE PLAN 1 - POD 4

A PLANNED UNIT DEVELOPMENT
 BEING A REPLAT OF A PORTION OF AVENIR, PARCEL "A-2",
 AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF
 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
 LYING IN THE 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
 APRIL 2019



121

SHEET 2 OF 9

TABULAR DATA:

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

TABULAR DATA	ACRES
RESIDENTIAL LOTS	30,518
TRACT R	8.451
TRACT RW1	0.134
TRACT RW2	0.087
TRACT RBE1	1.273
TRACT RBE2	0.486
TRACT RBE3	0.198
TRACT W1	3.677
TRACT W2	7.818
TRACT W3	2.484
TRACT LM1	0.974
TRACT LM2	1.501
TRACT LM3	1.240
OPEN SPACE TRACT 1	0.074
OPEN SPACE TRACT 2	0.407
OPEN SPACE TRACT 3	0.075
OPEN SPACE TRACT 4	0.175
OPEN SPACE TRACT 5	0.096
OPEN SPACE TRACT 6	0.050
OPEN SPACE TRACT 7	0.131
OPEN SPACE TRACT 8	0.050
OPEN SPACE TRACT 9	0.387
OPEN SPACE TRACT 10	0.054
OPEN SPACE TRACT 11	0.050
OPEN SPACE TRACT 12	0.190
OPEN SPACE TRACT 13	0.055
OPEN SPACE TRACT 14	0.050
OPEN SPACE TRACT 15	0.319
OPEN SPACE TRACT 16	0.196
OPEN SPACE TRACT 17	0.083
OPEN SPACE TRACT 18	1.515
OPEN SPACE TRACT 19	0.222
OPEN SPACE TRACT 20	2.746
TRACT REC	0.767
TOTAL AREA THIS PLAT	66,533

AVENIR SITE PLAN 1 - POD 4 NEIGHBORHOOD ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT.

IN WITNESS WHEREOF, THE ABOVE NAMED AVENIR SITE PLAN 1 - POD 4 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 May, 2019.

AVENIR SITE PLAN 1 - POD 4 NEIGHBORHOOD ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT.
 BY: Manuel M. Mato
 PRESIDENT
 WITNESS: Nichelle Bay
J. L. L...

AVENIR SITE PLAN 1 - POD 4 NEIGHBORHOOD ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT.

ACKNOWLEDGEMENT:

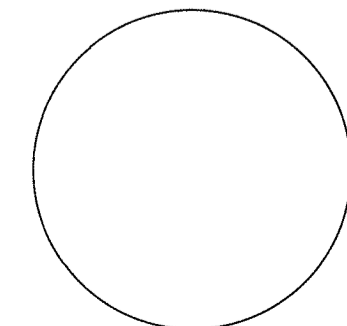
STATE OF FLORIDA)
 COUNTY OF Miami-Dade)

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 4 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.

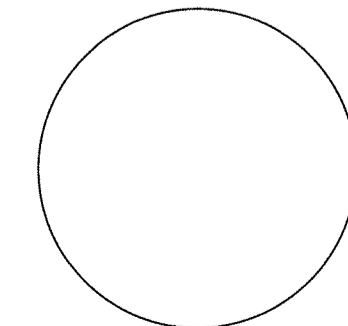
WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF May, 2019.

MY COMMISSION EXPIRES: 10-30-19
 CLARA L. DIAZ
 NOTARY PUBLIC
 My Comm. Expires Oct 30, 2019
 Bonded through National Notary Assn.
 COMMISSION NUMBER: FF 917623
 PRINT NAME: CLARA L. DIAZ

AVENIR SITE PLAN 1 - POD 4
 NEIGHBORHOOD
 ASSOCIATION, INC.



AVENIR SITE PLAN 1 - POD 4
 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 May, 2019.

AVENIR HOLDINGS, LLC,
 A FLORIDA LIMITED LIABILITY COMPANY.

WITNESS: Nichelle Bay
J. L. L...
 BY: David Serviansky
 NAME DAVID SERVIANSKY
 TITLE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
 COUNTY OF MIAMI-DADE)

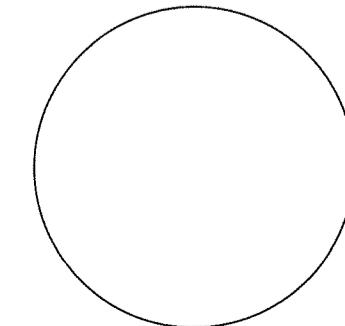
BEFORE ME PERSONALLY APPEARED DAVID SERVIANSKY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF AVENIR HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT 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 May, 2019.

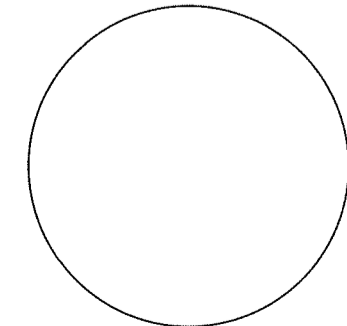
MY COMMISSION EXPIRES: 10-30-19

COMMISSION NUMBER: FF 917623
 CLARA L. DIAZ
 NOTARY PUBLIC
 My Comm. Expires Oct 30, 2019
 Bonded through National Notary Assn.
 PRINT NAME: CLARA L. DIAZ

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 6th DAY OF June, 2019.

BY: Mark T. Marciano
 MARK T. MARCIANO
 MAYOR

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

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 6th DAY OF June, 2019.

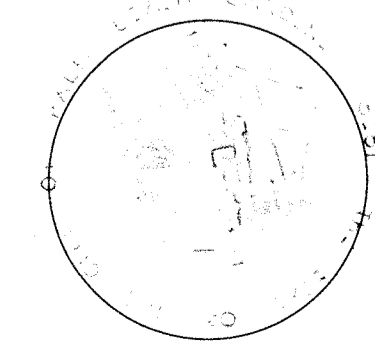
BY: Todd Engle, P.E.
 TODD ENGLE, P.E.
 CITY ENGINEER

CERTIFICATE OF REVIEW BY CITY'S SURVEYOR:

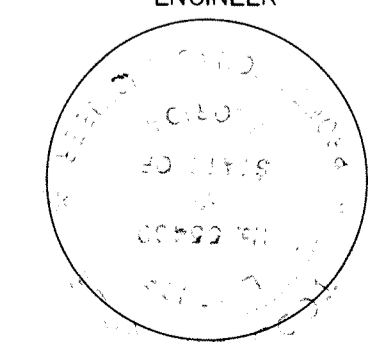
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

THIS 14th DAY OF May, 2019.

CITY OF PALM BEACH GARDENS



CITY OF PALM BEACH GARDENS
 ENGINEER



REVIEWING
 SURVEYOR

