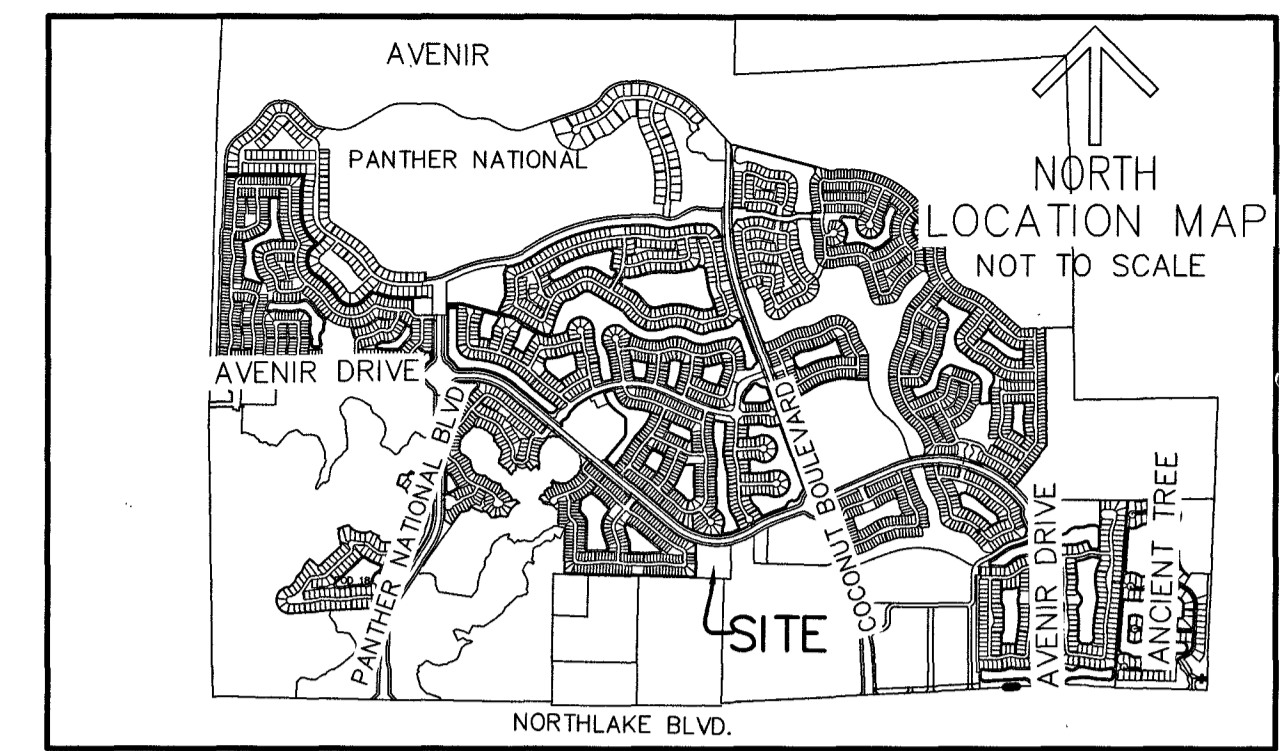


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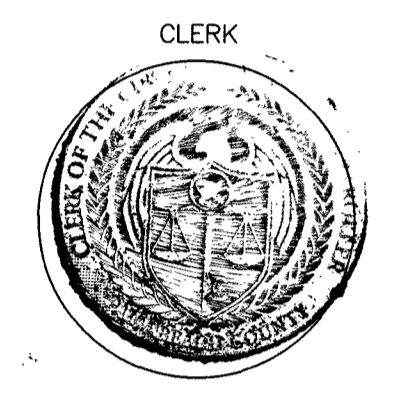
AVENIR - CHARTER SCHOOL

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 RBEB, AVENIR - POD 15, AS RECORDED IN PLAT BOOK 134 PAGE 179, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTIONS 15 AND 16, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:12 P.M.
THIS 6 DAY OF September
A.D. 2024 AND DULY RECORDED
IN PLAT BOOK 138 ON
PAGES 33 THROUGH 34
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

SHEET 1 OF 2



DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT SCHOOL DEVELOPMENT AVENIR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, OWNERS OF THE LAND SHOWN HEREON AS "AVENIR - CHARTER SCHOOL", 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 RBEB, AVENIR - POD 15, AS RECORDED IN PLAT BOOK 134 PAGE 179, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTIONS 15 AND 16, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 15, THENCE ALONG THE SOUTH LINE OF PARCEL A-1, AVENIR, AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NORTH 88° 34' 05" WEST, A DISTANCE OF 432.88 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 01° 06' 43" EAST, A DISTANCE OF 541.71 FEET TO A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02° 04' 03", HAVING A RADIUS OF 1130.00 FEET, HAVING AN ARC DISTANCE OF 40.78 FEET, AND WHOSE LONG CHORD BEARS SOUTH 75° 25' 03" EAST FOR A DISTANCE OF 40.78 FEET; THENCE, NORTH 33° 13' 34" WEST, A DISTANCE OF 59.67 FEET TO A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08° 07' 20", HAVING A RADIUS OF 1090.00 FEET, HAVING AN ARC DISTANCE OF 154.52 FEET, AND WHOSE LONG CHORD BEARS SOUTH 78° 13' 34" EAST FOR A DISTANCE OF 154.39 FEET; THENCE, SOUTH 56° 46' 26" WEST, A DISTANCE OF 59.67 FEET TO A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20° 57' 15", HAVING A RADIUS OF 1130.00 FEET, HAVING AN ARC DISTANCE OF 413.26 FEET, AND WHOSE LONG CHORD BEARS NORTH 89° 31' 18" EAST FOR A DISTANCE OF 410.96 FEET; THENCE, NORTH 57° 43' 49" WEST, A DISTANCE OF 59.67 FEET TO A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07° 39' 14", HAVING A RADIUS OF 1090.00 FEET, HAVING AN ARC DISTANCE OF 145.61 FEET, AND WHOSE LONG CHORD BEARS NORTH 77° 30' 15" EAST FOR A DISTANCE OF 145.50 FEET; THENCE, SOUTH 29° 57' 47" WEST, A DISTANCE OF 56.80 FEET TO A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01° 18' 05", HAVING A RADIUS OF 1130.00 FEET, HAVING AN ARC DISTANCE OF 25.67 FEET, AND WHOSE LONG CHORD BEARS NORTH 75° 06' 31" EAST FOR A DISTANCE OF 25.67 FEET; THENCE, SOUTH 01°06'43" WEST, A DISTANCE OF 556.49 FEET; THENCE, NORTH 88° 34' 05" WEST, A DISTANCE OF 174.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.462 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED TO SCHOOL DEVELOPMENT AVENIR, LLC, A FLORIDA LIMITED LIABILITY COMPANY THEREOF, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID SCHOOL DEVELOPMENT AVENIR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS "RW1" AND "RW2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, ROADWAY, DRAINAGE, UTILITY AND RELATED PURPOSES. SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THE CITY OF PALM BEACH GARDENS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE WITH RESPECT TO TRACTS "RW1" AND "RW2". AN EASEMENT OVER TRACTS "RW1" AND "RW2", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LANDOWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT "W1", AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT "LM1", AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO THE ADJOINING STORM WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. STRUCTURES AND LANDSCAPING MAY BE PERMITTED WITHIN SAID TRACT AS APPROVED BY OR WITH PRIOR WRITTEN CONSENT OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT AND THE CITY OF PALM BEACH GARDENS.
- A BLANKET EMERGENCY ACCESS EASEMENT, IS HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO THE ADJOINING STORM WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.
- THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON, AND DESIGNATED AS "SUA", ARE HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LANDOWNERS, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY OR THE CITY OF PALM BEACH GARDENS.
- THE LANDSCAPE BUFFER EASEMENT - PLANNED COMMUNITY DEVELOPMENT DESIGNATED AS "LBE-PCD", AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNERS THEREOF, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. STRUCTURES MAY BE PERMITTED WITHIN THE LANDSCAPE BUFFER EASEMENTS AS APPROVED OR WITH PRIOR WRITTEN CONSENT OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT AND THE CITY OF PALM BEACH GARDENS.
- THE LANDSCAPE BUFFER EASEMENTS DESIGNATED AS "LBE", AS SHOWN HEREON, ARE HEREBY DEDICATED TO SCHOOL DEVELOPMENT AVENIR, LLC, A FLORIDA LIMITED LIABILITY COMPANY THEREOF, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNERS THEREOF, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- A BLANKET EMERGENCY ACCESS EASEMENT, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR PEDESTRIAN AND EMERGENCY VEHICLE ACCESS TO ALL ON SITE FACILITIES BY EMERGENCY PERSONNEL. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- DRAINAGE EASEMENTS DESIGNATED AS "DE", AS SHOWN HEREON, ARE HEREBY RESERVED FOR AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- INFORMATIONAL NOTE: THE FOLLOWING RELATES TO ROADWAYS WITHIN AVENIR WHICH ARE LOCATED OUTSIDE OF THIS PLAT BUT MAY PROVIDE ACCESS TO THE PROPERTY WITHIN THIS PLAT: AVENIR DRIVE (A/K/A SPINE ROAD 4, 5A/5B, AND 7 ON THE AVENIR PCD MASTER PLAN), COCONUT BOULEVARD (A/K/A SPINE ROAD 1, 2 AND 3 ON THE AVENIR PCD MASTER PLAN), AND PANATHER NATIONAL BOULEVARD (A/K/A SPINE ROAD 6 AND 8 ON THE AVENIR PCD MASTER PLAN) ARE DEDICATED FOR PUBLIC ACCESS AND RIGHT-OF-WAY USE IN PERPETUITY. ACCORDINGLY, TRAVEL ON AND ACCESS TO AVENIR DRIVE, COCONUT BOULEVARD, AND PANATHER NATIONAL BOULEVARD SHALL NOT BE IMPEDED, LIMITED, OR RESTRICTED IN ANY MANNER OR FASHION WHATSOEVER.

SCHOOL DEVELOPMENT AVENIR, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
STATE OF FLORIDA
COUNTY OF MIAMI-DADE)

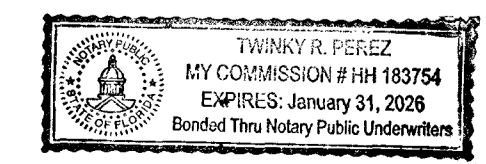
IN WITNESS WHEREOF, THE ABOVE NAMED SCHOOL DEVELOPMENT AVENIR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 9TH DAY OF AUGUST, 2024.

SCHOOL DEVELOPMENT AVENIR, LLC,
A FLORIDA LIMITED LIABILITY COMPANY.
WITNESS: *[Signature]*
PRINT NAME: *[Name]*
BY: ANNETTE IRAOLA
MANAGER

SCHOOL DEVELOPMENT AVENIR, 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 9TH DAY OF AUGUST, 2024, BY ANNETTE IRAOLA, MANAGER, ON BEHALF OF SCHOOL DEVELOPMENT AVENIR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9TH DAY OF AUGUST, 2024.
MY COMMISSION EXPIRES: *[Signature]*
COMMISSION NUMBER: *[Signature]*



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 CHAIRMAN OF ITS BOARD OF SUPERVISORS, THIS 8th DAY OF August, 2024.

AVENIR COMMUNITY DEVELOPMENT DISTRICT
WITNESS: *[Signature]*
PRINT NAME: ROSA ELSERA SANCHEZ
BY: VIRGINIA CEPERO
CHAIRMAN

WITNESS: *[Signature]*
PRINT NAME: Isabel Moreira

AVENIR COMMUNITY DEVELOPMENT DISTRICT

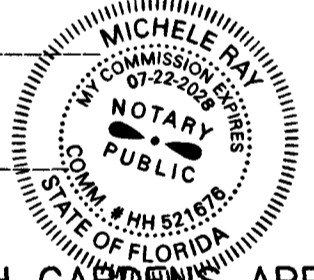
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 8th DAY OF August, 2024, BY VIRGINIA CEPERO, CHAIRMAN 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 8th DAY OF August, 2024.

MY COMMISSION EXPIRES: *[Signature]*
COMMISSION NUMBER: *[Signature]*



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 September, 2024.

BY: *[Signature]*
NAME: CHLOE REED
MAYOR

ATTEST: *[Signature]*
PATRICIA SNIDER, CMC
CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 5th DAY OF September, 2024.

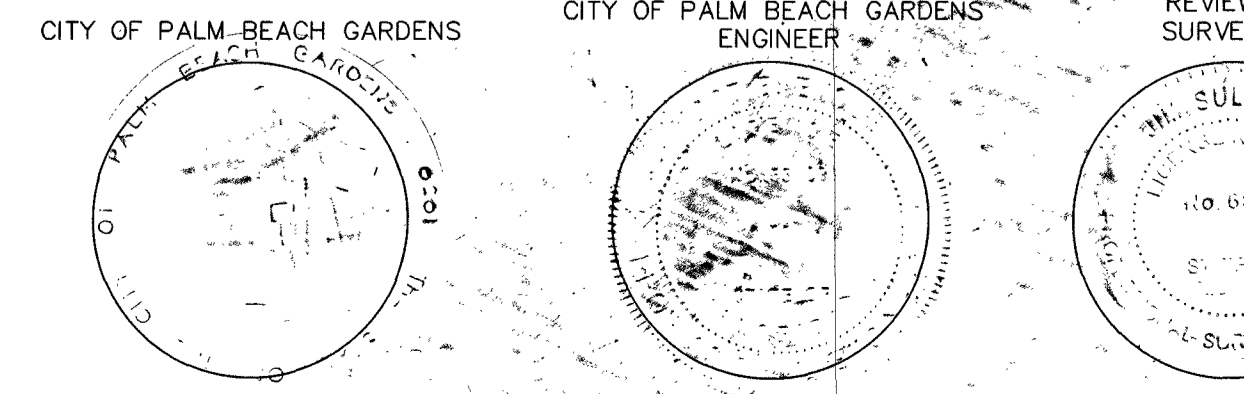
BY: *[Signature]*
TODD ENGLE, P.E.
CITY ENGINEER

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 28th DAY OF August, 2024.

[Signature]
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE NO. LS6889



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH)

I, DAVID COHEN, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN SCHOOL DEVELOPMENT AVENIR, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 8-20-24 *[Signature]*
DAVID COHEN, ESQ.
ATTORNEY AT LAW
FLORIDA BAR #803103
FOR THE FIRM OF EDWARDS COHEN, ATTORNEYS AT LAW

SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF N88°34'05"W ALONG THE SOUTH LINE OF PARCEL A-1, AVENIR, AS RECORDED IN PLAT BOOK 127, PAGE 85, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- ALL INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

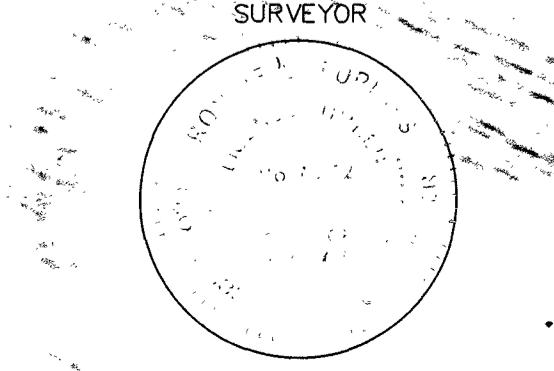
SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ACCORDING TO SEC. 177.091(7), F.S. HAVE BEEN PLACED AND PERMANENT CONTROL POINTS (P.C.P.'S) ACCORDING TO SEC. 177.091(8) WILL BE PLACED AS REQUIRED BY LAW AND THAT MONUMENTS AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, PLATTING, FLORIDA STATUTES, AS AMENDED.

DATE: AUGUST 1, 2024

[Signature]
RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272
STATE OF FLORIDA

CAULFIELD AND WHEELER, INC
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
(561)392-1991
CERTIFICATION OF AUTHORIZATION NO. LB 3591



CFN 20240309594 PL BK 138 PG 33