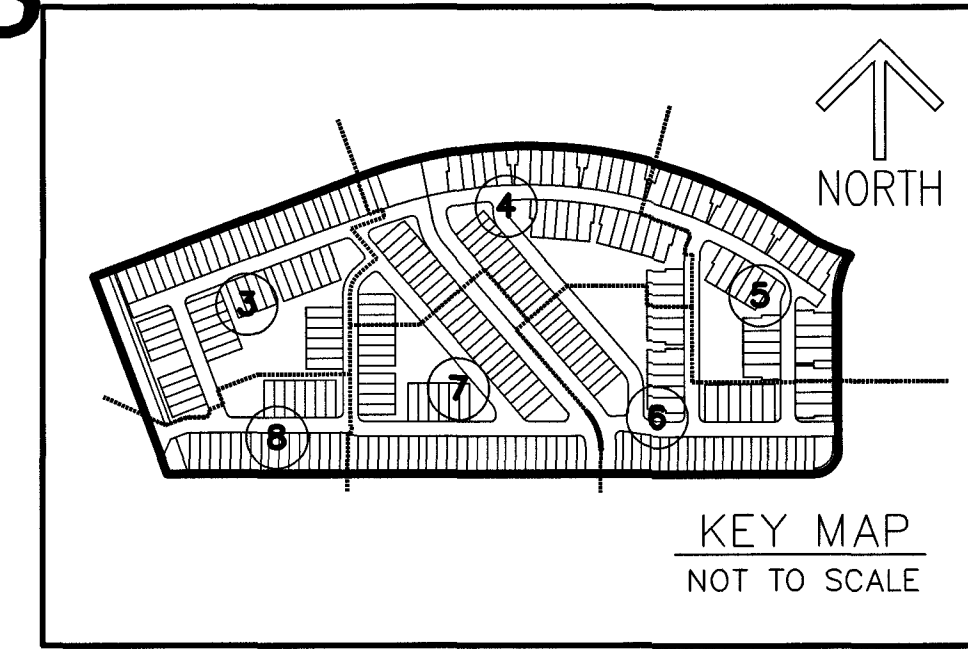


AVENIR - PARCEL B TOWNHOMES

BEING A REPLAT OF A PORTION OF PARCEL A-3, AVENIR, AS RECORDED IN PLAT BOOK 127 PAGE 85, 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.



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TABULAR DATA:

TABULAR DATA	ACRES
RESIDENTIAL LOTS	16.308
TRACT R1	7.777
TRACT RW	0.073
TRACT RBE1	0.065
TRACT RBE2	0.384
TRACT PARK 1	0.408
TRACT PARK 2	0.854
OPEN SPACE TRACT 1	0.431
OPEN SPACE TRACT 2	0.046
OPEN SPACE TRACT 3	0.046
OPEN SPACE TRACT 4	0.049
OPEN SPACE TRACT 5	0.436
OPEN SPACE TRACT 6	0.049
OPEN SPACE TRACT 7	0.049
OPEN SPACE TRACT 8	0.050
OPEN SPACE TRACT 9	0.049
OPEN SPACE TRACT 10	0.048
OPEN SPACE TRACT 11	0.124
OPEN SPACE TRACT 12	0.156
OPEN SPACE TRACT 13	0.046
OPEN SPACE TRACT 14	0.033
OPEN SPACE TRACT 15	0.127
OPEN SPACE TRACT 16	0.046
OPEN SPACE TRACT 17	0.046
OPEN SPACE TRACT 18	0.067
OPEN SPACE TRACT 19	0.051
OPEN SPACE TRACT 20	0.046
OPEN SPACE TRACT 21	0.046
OPEN SPACE TRACT 22	0.274
OPEN SPACE TRACT 23	0.095
OPEN SPACE TRACT 24	0.046
OPEN SPACE TRACT 25	0.056
OPEN SPACE TRACT 26	0.046
OPEN SPACE TRACT 27	0.109
OPEN SPACE TRACT 28	0.185
OPEN SPACE TRACT 29	0.069
OPEN SPACE TRACT 30	0.064
OPEN SPACE TRACT 31	0.162
OPEN SPACE TRACT 32	1.015
OPEN SPACE TRACT 33	1.030
OPEN SPACE TRACT 34	1.327
OPEN SPACE TRACT 35	0.972
TOTAL AREA THIS PLAT	33.358

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
 JULY 2024

SHEET 2 OF 8

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, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 11 DAY OF November, 2024.

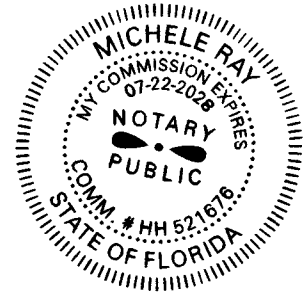
AVENIR COMMUNITY DEVELOPMENT DISTRICT
 WITNESS: Marcela Cortes
 PRINT NAME: Marcela Cortes
Virginia Cepero
 BY: VIRGINIA CEPERO
 CHAIRMAN

WITNESS: Eileen Valdes Jimenez
 PRINT NAME: Eileen Valdes Jimenez

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 11 DAY OF November, 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 11 DAY OF November, 2024.
 MY COMMISSION EXPIRES: 7-22-2028
Michele Ray
 NOTARY PUBLIC
 COMMISSION NUMBER: HH521676
Michele Ray
 PRINT NAME



ESSEX AT AVENIR ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT.

IN WITNESS WHEREOF, THE ABOVE NAMED ESSEX AT AVENIR 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 PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 17 DAY OF November, 2024.

ESSEX AT AVENIR ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT.
 WITNESS: Michel Curscheller
 BY: Juan C. Porro
 PRESIDENT

ESSEX AT AVENIR 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 PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 17 DAY OF November, 2024, BY JUAN C. PORRO, PRESIDENT, ON BEHALF OF ESSEX AT AVENIR ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF November, 2024.
 MY COMMISSION EXPIRES: April 19, 2027
Lissette Saballos
 NOTARY PUBLIC
 COMMISSION NUMBER: HH371117
 PRINT NAME



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 December, 2024.

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 December, 2024.

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

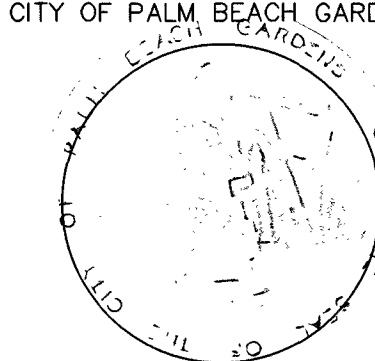
CERTIFICATE OF REVIEW BY CITY'S SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.08(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.

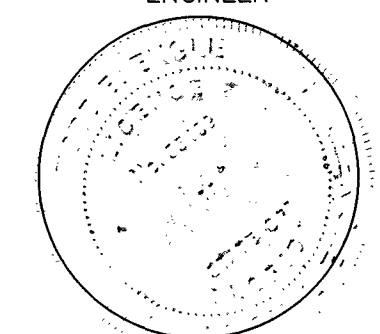
THIS 15th DAY OF NOVEMBER, 2024.

Jain Bullock
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA
 CERTIFICATE NO. LS6889

CITY OF PALM BEACH GARDENS



CITY OF PALM BEACH GARDENS ENGINEER



REVIEWING SURVEYOR

