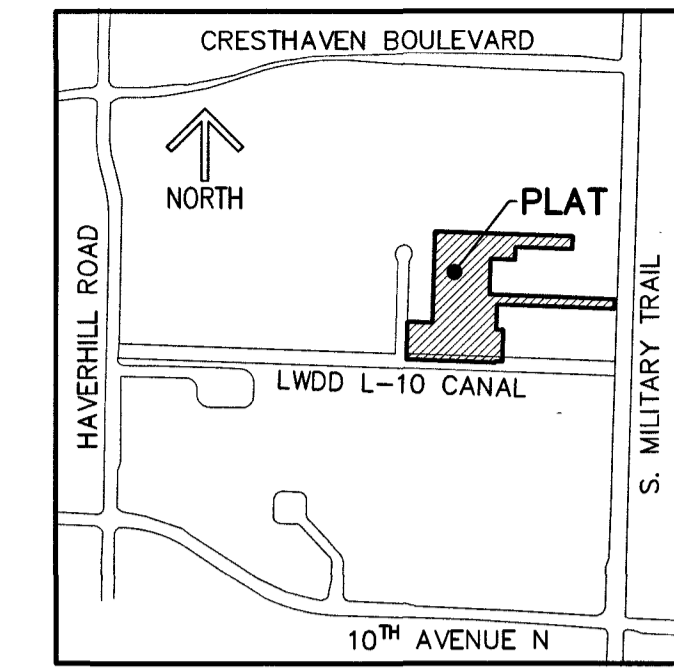


RIVER TRAIL

BEING A REPLAT OF ALL OF TRACT C, BLUE STORE,
AS RECORDED IN PLAT BOOK 128, PAGES 5 AND 6 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH
A PORTION OF SOUTH HALF OF SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF
SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991

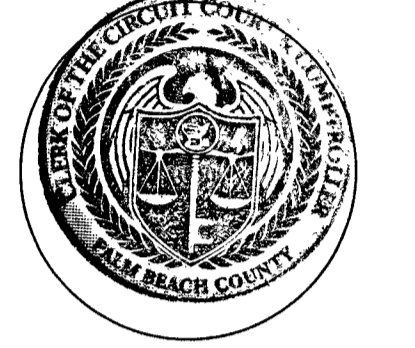


18

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:23 P.M.
THIS 20th DAY OF March
A.D. 2026 AND DULY RECORDED
IN PLAT BOOK 141 ON
PAGES 18 THROUGH 19

MICHAEL A. CARUSO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 2

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT RIVER TRAIL APARTMENTS, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS RIVER TRAIL, BEING A REPLAT OF ALL OF TRACT C, BLUE STORE, AS RECORDED IN PLAT BOOK 128, PAGES 5 AND 6 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SOUTH HALF OF SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 13; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, N01°41'42"E, A DISTANCE OF 353.56 FEET; THENCE N87°55'23"W, A DISTANCE OF 53.00 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF SAID TRACT C AND TO THE POINT OF BEGINNING; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809), AS DESCRIBED IN RIGHT-OF-WAY MAP OF STATE ROAD DEPARTMENT OF FLORIDA, SECTION NUMBER 93590-2603, SHEET 2 OF 7, S01°41'42"W, A DISTANCE OF 50.00 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF SAID TRACT C; THENCE ALONG THE SOUTH LINE OF SAID TRACT C, N87°55'23"W, A DISTANCE OF 613.85 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY LINE OF SAID TRACT C; THENCE ALONG SAID EAST BOUNDARY LINES, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: THENCE S01°37'20"W, A DISTANCE OF 131.56 FEET; THENCE S87°55'23"E, A DISTANCE OF 36.67 FEET; THENCE S01°41'42"W, A DISTANCE OF 165.40 FEET; THENCE N87°55'23"W, A DISTANCE OF 36.46 FEET; THENCE S01°37'20"W, A DISTANCE OF 6.60 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE ALONG SAID SOUTH LINE, N87°55'23"W, A DISTANCE OF 463.24 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF 47th AVENUE SOUTH, AS RECORDED IN OFFICIAL RECORDS BOOK 6428, PAGE 246 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N01°35'08"E, A DISTANCE OF 196.01 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID TRACT C; THENCE ALONG THE WEST BOUNDARY LINES OF SAID TRACT C, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE S87°55'23"E, A DISTANCE OF 130.00 FEET; THENCE N01°35'08"E, A DISTANCE OF 475.03 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT C; THENCE ALONG SAID NORTH LINE, S88°01'37"E, A DISTANCE OF 718.96 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY LINE OF SAID TRACT C; THENCE ALONG SAID EAST BOUNDARY LINE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: THENCE S01°41'42"W, A DISTANCE OF 66.00 FEET; THENCE N88°01'37"W, A DISTANCE OF 298.00 FEET; THENCE S01°41'42"W, A DISTANCE OF 66.00 FEET; THENCE N88°01'37"W, A DISTANCE OF 127.14 FEET; THENCE S01°37'20"W, A DISTANCE OF 186.00 FEET TO THE SOUTHWEST CORNER OF TRACT A-1, MATHEWS MINI STORAGE PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGE 139 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH LINE OF SAID TRACT A-1, S87°55'23"E, A DISTANCE OF 653.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 309,808 SQUARE FEET OR 7.1122 ACRES, MORE OR LESS.

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

PARCEL A

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED FOR RIVER TRAIL APARTMENTS, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF RIVER TRAIL APARTMENTS, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PARCEL A IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 30018, PAGE 1193 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

WATER MANAGEMENT TRACT

TRACT D1, AS SHOWN HEREON, IS HEREBY RESERVED FOR RIVER TRAIL APARTMENTS, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF RIVER TRAIL APARTMENTS, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, RESIDENTIAL ACCESS STREETS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THIS 21 DAY OF JANUARY, 2026.

RIVER TRAIL APARTMENTS, LLLP,
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

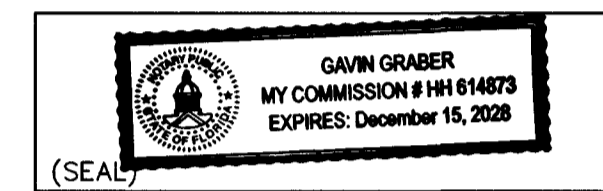
WITNESS: *[Signature]*
PRINT NAME: BRENDA KOPEL
WITNESS: *[Signature]*
PRINT NAME: Gladis Figueroa

BY: *[Signature]*
RONNY ACKERMANN
GENERAL PARTNER

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21 DAY OF JANUARY, 2026, BY RONNY ACKERMANN, AS GENERAL PARTNER OF THE RIVER TRAIL APARTMENTS, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ON BEHALF OF THE LIMITED LIABILITY LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
Gavin Gruber
PRINT NAME
MY COMMISSION EXPIRES: 12/15/2028
COMMISSION NUMBER: HH614823

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, AMADEO LOPEZ-CASTRO, III, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN RIVER TRAIL APARTMENTS, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 2/5/2026
[Signature]
AMADEO LOPEZ-CASTRO, III
ATTORNEY AT LAW
LICENSED IN FLORIDA

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 27 DAY OF FEBRUARY, 2026, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *[Signature]*
DAVID L. RICKS, P.E.
COUNTY ENGINEER

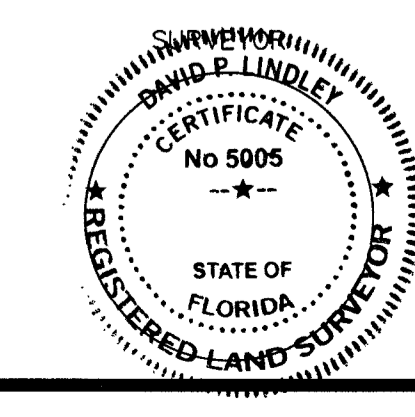
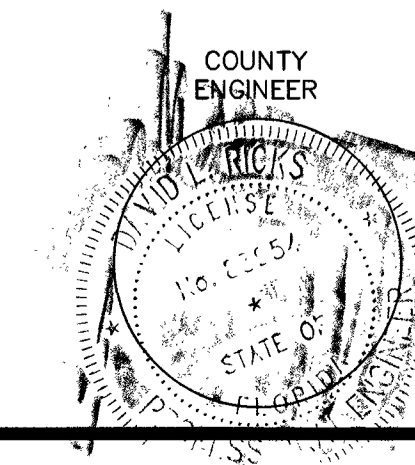
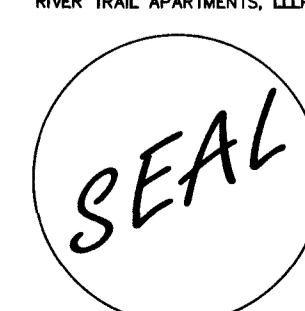
SURVEYOR & MAPPER'S CERTIFICATE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY CHAPTER 177.091(7) F.S.; AND FURTHER THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATE: 1/20/2026
[Signature]
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR NO. 5005
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION LB 3591

RIVER TRAIL APARTMENTS, LLLP



ZONING CONTROL NUMBER:
2021-00030