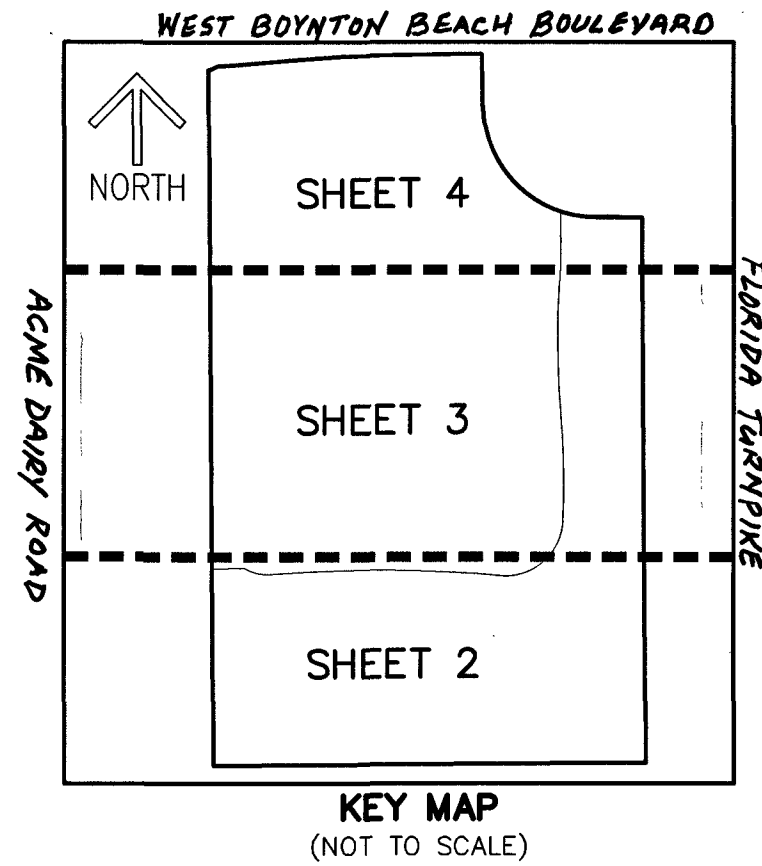


20260241414

ERICKSON BOYNTON BEACH

BEING A PORTION OF TRACTS 2, 3, 4, 5, 6, 31, 34 AND 63, ALL OF TRACTS 27 THROUGH 30, ALL OF TRACTS 35 THROUGH 38 AND ALL OF TRACTS 59 THROUGH 62, BLOCK 54, THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A 30-FOOT STRIP OF LAND LYING BETWEEN SAID TRACTS 27 THROUGH 31 AND SAID TRACTS 34 THROUGH 38, BLOCK 54, LYING IN SECTION 29, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

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



97

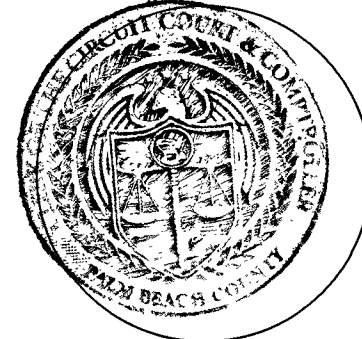
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT 3:23 P
THIS 2 DAY OF July
A.D. 2026 AND DULY RECORDED
IN PLAT BOOK 41 ON
PAGES 97 AND 101

MICHAEL A. CARUSO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: [Signature]
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 5

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT AVA LAKES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS ERICKSON BOYNTON BEACH, BEING A PORTION OF TRACTS 2, 3, 4, 5, 6, 31, 34 AND 63, ALL OF TRACTS 27 THROUGH 30, ALL OF TRACTS 35 THROUGH 38 AND ALL OF TRACTS 59 THROUGH 62, BLOCK 54, THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A 30-FOOT STRIP OF LAND LYING BETWEEN SAID TRACTS 27 THROUGH 31 AND SAID TRACTS 34 THROUGH 38, BLOCK 54, LYING IN SECTION 29, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRAILS AT CANYON — PLAT FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 1 THROUGH 7 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID TRAILS AT CANYON — PLAT FOUR, N00°23'24"W, A DISTANCE OF 46.20 FEET TO THE NORTHEAST CORNER OF TRACT 66, BLOCK 54, AS SHOWN ON SAID THE PALM BEACH FARMS CO. PLAT NO. 3; THENCE N00°24'55"W, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 63, BLOCK 54; THENCE ALONG THE SOUTH LINE OF SAID TRACT 63, BLOCK 54, S89°36'22"W, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID TRACTS 59 THROUGH 63, BLOCK 54, S89°36'22"W, A DISTANCE OF 1,635.03 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 59, BLOCK 54; THENCE ALONG THE WEST LINE OF SAID TRACTS 7, 26, 39 AND 59, BLOCK 54, N00°25'41"W, A DISTANCE OF 2,619.64 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 24, AS RECORDED IN OFFICIAL RECORDS BOOK 36337, PAGE 1919 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE, THE FOLLOWING NINE (9) COURSES AND DISTANCES: THENCE N88°36'43"E, A DISTANCE OF 3.32 FEET; THENCE N66°43'31"E, A DISTANCE OF 35.33 FEET; THENCE N86°48'55"E, A DISTANCE OF 67.27 FEET; THENCE N85°02'42"E, A DISTANCE OF 201.31 FEET; THENCE N85°54'04"E, A DISTANCE OF 197.56 FEET; THENCE N87°54'12"E, A DISTANCE OF 97.55 FEET; THENCE N88°28'34"E, A DISTANCE OF 98.91 FEET; THENCE N89°02'57"E, A DISTANCE OF 297.25 FEET; THENCE S88°39'37"E, A DISTANCE OF 40.72 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF PARCEL 100, AS RECORDED IN OFFICIAL RECORDS BOOK 6919, PAGE 317, AND OFFICIAL RECORDS BOOK 6269, PAGE 403 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WESTERLY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE S00°57'03"E, A DISTANCE OF 198.13 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 426.00 FEET AND A CENTRAL ANGLE OF 89°28'55"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 665.06 FEET TO A POINT OF TANGENCY; THENCE N89°36'02"E, A DISTANCE OF 172.16 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF 15-FOOT WIDE LAKE WORTH DRAINAGE DISTRICT E-2W CANAL, AS RECORDED IN OFFICIAL RECORDS BOOK 36338, PAGE 16 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST LINE, S00°25'49"E, A DISTANCE OF 2,054.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,025,128 SQUARE FEET OR 92.4042 ACRES, MORE OR LESS.

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

PARCELS A AND P

PARCELS A AND P, AS SHOWN HEREON, ARE HEREBY RESERVED FOR AVA LAKES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AVA LAKES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

WATER MANAGEMENT TRACT

TRACT W1, AS SHOWN HEREON, IS HEREBY RESERVED FOR AVA LAKES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF AVA LAKES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 36373, PAGE 1700 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DRAINAGE AND LAKE MAINTENANCE EASEMENTS

THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, IS HEREBY RESERVED FOR AVA LAKES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID AVA LAKES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF AVA LAKES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, 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, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

PALM BEACH COUNTY UTILITY EASEMENT

THE PALM BEACH COUNTY UTILITY EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THIS EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE-NAMED MARYLAND LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF FINANCIAL OFFICER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF May, 2026.

WITNESS: [Signature]

PRINT NAME: Joy Kim

WITNESS: [Signature]

PRINT NAME: Tracy Deese

AVA LAKES, LLC,
A MARYLAND LIMITED LIABILITY COMPANY,
AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

BY: [Signature]
CHRISTIAN SWEETSER
CHIEF FINANCIAL OFFICER

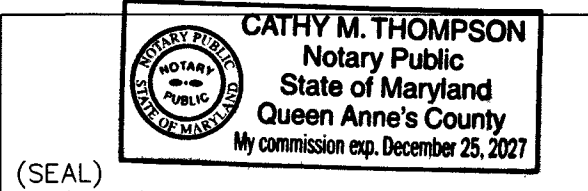
AVA LAKES, LLC



ACKNOWLEDGEMENT:

STATE OF Palm Beach
COUNTY OF Baldwin

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 27th DAY OF May, 2026, BY CHRISTIAN SWEETSER, AS THE CHIEF FINANCIAL OFFICER OF AVA LAKES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



Cathy M. Thompson
NOTARY PUBLIC
Cathy M. Thompson
PRINT NAME
MY COMMISSION EXPIRES: 12-25-2027
COMMISSION NUMBER: N/A

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN AVA LAKES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA; 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.

CHICAGO TITLE INSURANCE COMPANY

BY: [Signature]
NAME: Samuel Brett Friedman
TITLE: Vt. Commercial Underwriting
Counsel PL Bar # 1008146

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 29 DAY OF June, 2026, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

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

SURVEYOR & MAPPER'S NOTES:

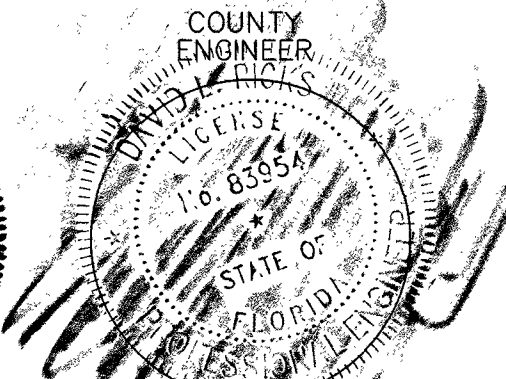
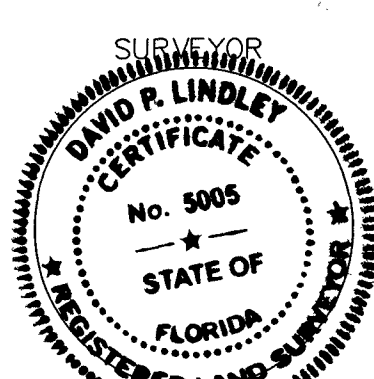
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- RECORDING INFORMATION SHOWN HEREON IS IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL, UNLESS OTHERWISE NOTED.
- COORDINATES AND BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N78°18'28"E, ALONG A LINE OF THE PALM BEACH COUNTY HORIZONTAL CONTROL POINTS "PBF 58" AND "TOMATO", RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT). (SEE SHEET 5)
- WEST PENINSULAR NOTE: THE ROAD, DYKE AND DITCH RESERVATIONS ACCORDING TO THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 3 (PLAT BOOK 2, PAGES 45-54) AND LYING WITHIN THE LANDS SHOWN HEREON, ARE INCLUDED IN THAT COURT CASE CL-94-0011668-AE, GARY NIKOLITS VS. WEST PENINSULAR TITLE COMPANY ET AL. THE RESULT OF THIS LAWSUIT WAS THAT ROAD, DYKE AND DITCH RESERVATIONS REVERT BACK IN OWNERSHIP TO THE ADJOINING LAND OWNER.
- 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.

SURVEYOR & MAPPER'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) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA

DATED: 5-13-2026

[Signature]
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591



SITE DATA
CONTROL NO. 2018-187