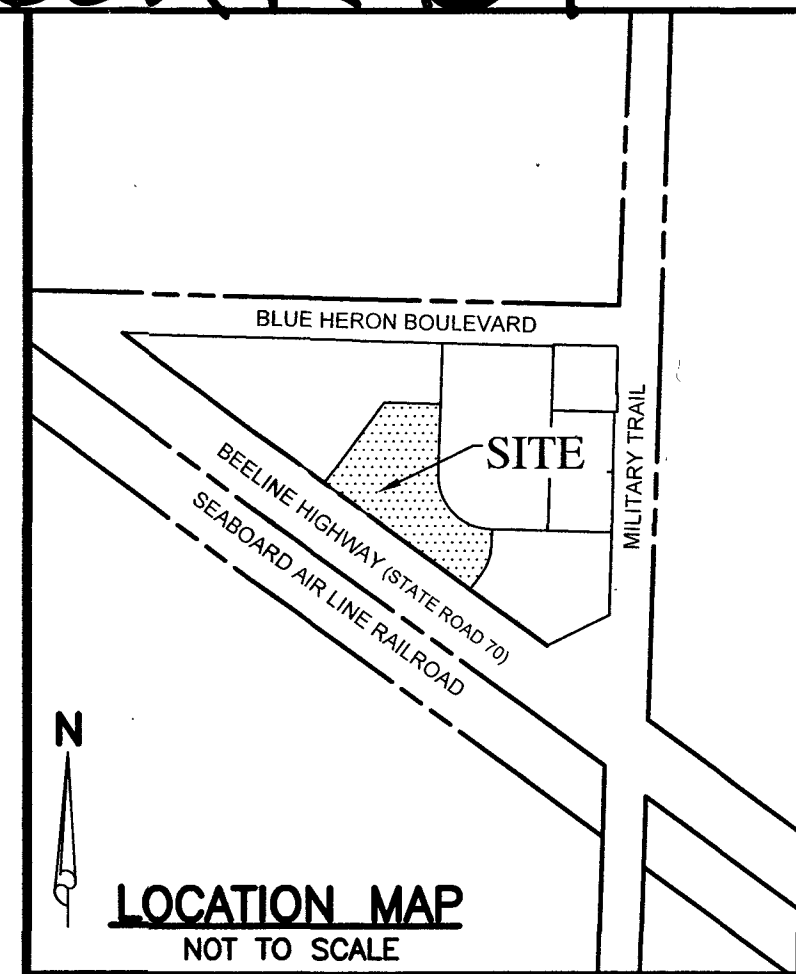


20260292459

TRIANGLE COMMERCE CENTER LOT 7 REPLAT
BEING A REPLAT OF LOT 7, TRIANGLE COMMERCE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 108, PAGES 99 AND 100, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHWEST
QUARTER (1/4) OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.



160
STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR
RECORD AT 3:39 P.M.
THIS 10 DAY OF August
2026 AND DULY RECORDED
IN PLAT BOOK NO. 141
ON PAGE 160-161
MIKE CARUSO,
CLERK OF THE CIRCUIT COURT &
COMPTROLLER
BY: [Signature] D.C.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT TRIANGLE COMMERCE BEHAVIORAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS TRIANGLE COMMERCE CENTER LOT 7 REPLAT BEING A REPLAT OF LOT 7, TRIANGLE COMMERCE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGES 99 AND 100 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 7, TRIANGLE COMMERCE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGES 99 AND 100 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE THE FOLLOWING TEN (10) COURSES BEING ALONG THE WESTERLY, NORTHERLY, AND EASTERLY BOUNDARY LINES OF SAID LOT 7: 1) THENCE N.36°17'52"E., A DISTANCE OF 35.38 FEET; 2) THENCE N.41°14'33"E., A DISTANCE OF 24.09 FEET; 3) THENCE N.36°08'05"E., A DISTANCE OF 259.12 FEET; 4) THENCE S.88°21'46"E., A DISTANCE OF 178.25 FEET; 5) THENCE S.01°44'51"W., A DISTANCE OF 224.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 170.00 FEET; 6) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 267.04 FEET TO A POINT OF TANGENCY; 7) THENCE S.88°15'09"E., A DISTANCE OF 10.16 FEET; 8) THENCE S.02°52'38"W., A DISTANCE OF 58.24 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 150.00 FEET; 9) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°15'26", A DISTANCE OF 87.07 FEET TO A POINT OF TANGENCY; 10) THENCE S.36°08'04"W., A DISTANCE OF 66.44 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BEELINE HIGHWAY (STATE ROAD 710), AS SHOWN ON ROAD PLAT BOOK 2, PAGE 149, OF SAID PUBLIC RECORDS; THENCE N.53°42'08"W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 577.06 FEET TO THE POINT OF BEGINNING.

TOTAL CONTAINING: 148,140 SQUARE FEET OR 3.401 ACRES, MORE OR LESS.

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

1. LAKE EASEMENT

THE LAKE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TRIANGLE COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE AND IRRIGATION PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

2. ROAD EASEMENT

THE ROAD EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TRIANGLE COMMERCE CENTER PROPERTY OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, DRAINAGE UTILITIES AND LANDSCAPING AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

3. SAFE CORNER EASEMENT

THE SAFE CORNER EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR UNOBSTRUCTED SIGHT LINES. THE MAINTENANCE OF ANY AND ALL IMPROVEMENTS LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TRIANGLE COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, A MUNICIPALITY IN THE STATE OF FLORIDA. THE CITY OF RIVIERA BEACH, A MUNICIPALITY IN THE STATE OF FLORIDA, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE LINE OF SIGHT EASEMENT ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH SAFE TRAFFIC CIRCULATION.

4. ACCESS EASEMENT

THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TRIANGLE COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

5. LANDSCAPE BUFFER EASEMENT

THE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TRIANGLE COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND IRRIGATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

6. LIMITED ACCESS EASEMENT

THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TRIANGLE COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS PURPOSES.

IN WITNESS WHEREOF, THAT TRIANGLE COMMERCE BEHAVIORAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE.

DATED THIS 21th DAY OF July, 2026.

SIGNED IN THE PRESENCE OF

[Signature] WITNESS 1 SIGNATURE

DEANUS S. SCHALL JR. WITNESS 1 PRINTED NAME

1720 EAST TIFFANY DR WITNESS 1 ADDRESS

[Signature] WITNESS 2 SIGNATURE

DEANUS S. SCHALL JR. WITNESS 2 PRINTED NAME

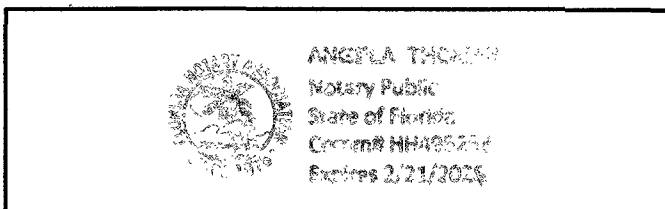
3113 String Rd, Suite 105, Ft. Lauderdale, FL 33312 WITNESS 2 ADDRESS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 27th DAY OF July, 2026 BY SAMUEL ROGATINSKY, AS MANAGER, FOR TRIANGLE COMMERCE BEHAVIORAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS ☐ PERSONALLY KNOWN TO ME, OR HAS PRODUCED FL Drivers License (TYPE OF IDENTIFICATION) AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF July, 2026.

MY COMMISSION EXPIRES: 02/21/2028



(SEAL)

NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: Angela Thomas

COMMISSION NO. HH4495258

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

TRIANGLE COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS AS STATED AND SHOWN HEREON, AND ITS MAINTENANCE OBLIGATIONS FOR SAME, AND HEREBY JOINS IN AND CONSENTS TO THE UTILITY EASEMENTS' DEDICATION, DATED THIS 27th DAY OF July, 2026.

WITNESS:

DEANUS S. SCHALL JR. PRINT NAME:

WITNESS:

April M. Amari PRINT NAME:

TRIANGLE COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC.

BY: [Signature] MICHELE CROMWELL KELLY, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 27th DAY OF July, 2026, BY MICHELE CROMWELL KELLY, AS PRESIDENT FOR TRIANGLE COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION, WHO IS ☐ PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Drivers License AS IDENTIFICATION.

MY COMMISSION EXPIRES: 02/21/2028



[Signature] SIGNATURE

Angela Thomas (PRINT NAME) - NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF LEE

WE, PAVESE LAW FIRM, DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT PURSUANT TO F.S. 177-041, A PROPERTY INFORMATION REPORT AS DEFINED IN F.S. 627.7843 HAS BEEN PROVIDED BY PAVESE LAW FIRM DISCLOSING THE ENTITY VESTED WITH TITLE AND ALL UNSATISFIED AND UNRELEASED MORTGAGES OF RECORD, IF ANY. THE DEDICATION OF THIS PLAT IS EXECUTED BY ALL PARTIES DISCLOSED IN THE PROPERTY INFORMATION REPORT. NONE OF THE ENCUMBRANCES SHOWN ON THE PROPERTY INFORMATION REPORT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: July 29, 2026

PAVESE LAW FIRM
BY: [Signature] PARTNER
PRINT NAME: Charles Mann

CITY OF RIVIERA BEACH APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF RIVIERA BEACH

IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED TRIANGLE COMMERCE CENTER LOT 7 REPLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA.

DATED THIS 1st DAY OF August, 2026.

BY: [Signature] DOUGLAS LAWSON, MAYOR

BY: [Signature] DEBRAH HALL-MCELLEN, CITY CLERK

BY: [Signature] TORRENCE N. BAILEY, P.E., CITY ENGINEER

BY: [Signature] JOSHUA NIEMANN, UTILITY DIRECTOR

AS APPROVED ON 8/7/2026 VIA CITY OF RIVIERA BEACH RESOLUTION NO. ADMINISTRATIVE

REVIEWING SURVEYOR

ON BEHALF OF THE CITY OF RIVIERA BEACH, FLORIDA, IN ACCORDANCE WITH CHAPTER 177.08(1) OF THE FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF PERMANENT CONTROL POINTS (P.C.P.s) AND MONUMENTS AT LOT/TRACT CORNERS.

THIS 10 DAY OF AUGUST, 2026.

BY: [Signature] CHRISTOPHER ANDRE RAYMAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS 4938

SECTION 25, TOWNSHIP 42S., RANGE 42E.

CLERK OF THE
CIRCUIT COURT &
COMPTROLLER SEAL

AREA TABULATION (IN ACRES)

LOT 7: 3.401

TOTAL ACRES, MORE OR LESS: 3.401

SURVEYORS NOTES

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ORDINANCES OF THE CITY OF RIVIERA BEACH.
- BEARING DATUM SHOWN HEREON BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983 (NAD 83 / 1990 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA, AS PROVIDED BY PALM BEACH COUNTY PUBLISHED VALUES FOR THE WEST LINE OF THE SOUTHWEST QUARTER (1/4) OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF NORTH 01°38'41" EAST, AND ALL BEARINGS ARE RELATIVE THERETO.
- AFFECTED BY MEMORANDUM RECORDED IN OFFICIAL RECORDS BOOK 34387, PAGE 263, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE GRID BEARINGS AND COORDINATES AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

STATE PLANE COORDINATE NOTES:

- ALL DISTANCES ARE GRID
- SCALE FACTOR = 1.0000378
- COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
- COORDINATES SHOWN ARE GRID COORDINATES
- ZONE = FLORIDA EAST ZONE
- DATUM = NAD 83-1990 ADJUSTMENT
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- LINEAR UNIT = U.S. SURVEY FEET
- GROUND BEARINGS = N53°42'08"W
- GRID BEARING = N53°42'08"W
- ROTATION: 00°00'00" (NO ROTATION)

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. 177.09(1), 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 CITY OF RIVIERA BEACH, FLORIDA.

DATE: July 27, 2026

GARY A. RAGER, P.S.M.
LICENSE NO. LS4828
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M.
LS4828 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
1720 EAST TIFFANY DRIVE, SUITE 201,
MANGONIA PARK, FLORIDA 33407.
CERTIFICATE OF AUTHORIZATION NO. LB7768

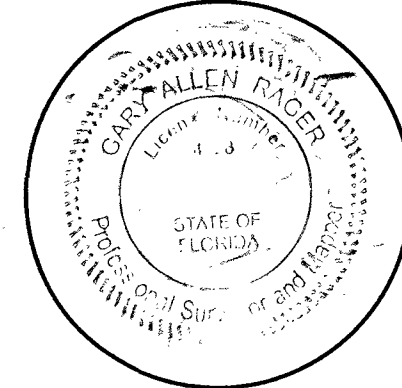
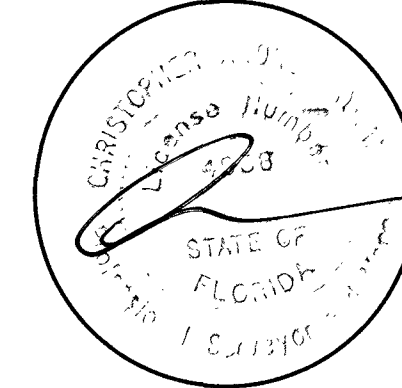
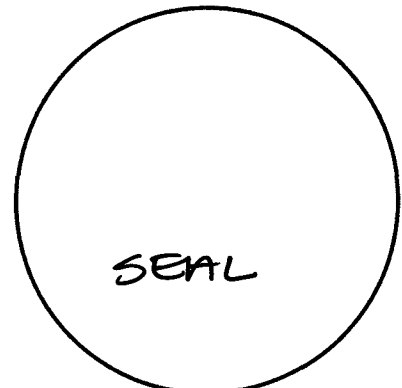
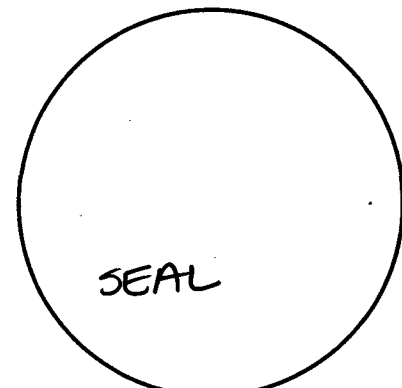
TRIANGLE COMMERCE
BEHAVIORAL, LLC
A FLORIDA LIMITED LIABILITY COMPANY

TRIANGLE COMMERCE CENTER
PROPERTY OWNERS
ASSOCIATION, INC.

CITY ENGINEER'S SEAL

REVIEWING SURVEYOR'S SEAL

SURVEYOR'S SEAL



1720 East Tiffany Drive, Suite 201
Mangonia Park, Florida 33407
Phone: (561) 444-2720

www.GeoPoint.org
Licensed Business
No.: LB 7768

SHEET 1 OF 2 SHEETS