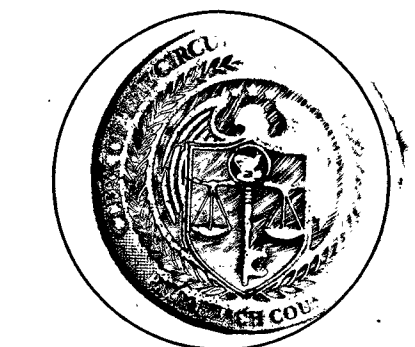


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:14 PM
THIS 16 DAY OF July
2026, AND DULY RECORDED
IN PLAT BOOK 141 ON PAGES
108 THROUGH 109
MICHAEL A. CARUSO, CLERK
OF THE CIRCUIT COURT
AND COMPTROLLER
BY: *[Signature]* DC

SHEET 1 OF 2



CLERK AND
COMPTROLLER

PERIMETER
SURVEYING & MAPPING
Certificate of Authorization No. LB7264
This instrument was
prepared by Jeff S. Hodapp, P.S.M.
947 Clint Moore Road
Boca Raton, Florida 33487
Tel: (561) 241-9988

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT DAVIS COMMONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS DAVIS COMMONS, BEING A REPLAT OF PORTIONS OF LOTS D AND E OF BLOCK 57 AND LOTS D AND E OF BLOCK 58, OF "THE PALM BEACH FARMS COMPANY PLAT NO. 7", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 30 TOWNSHIP 44 SOUTH, RANGE 43 EAST; THENCE SOUTH 01°26'31" WEST, ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 2438.30 FEET; THENCE SOUTH 87°51'51" EAST, ALONG THE NORTH LINE OF SAID LOT D BLOCK 57 AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°51'51" EAST, ALONG THE NORTH LINE OF SAID LOT D BLOCK 57 AND LOT D BLOCK 58, A DISTANCE OF 322.40 FEET; THENCE SOUTH 01°26'29" WEST, ALONG THE WEST LINE OF BUFFER TRACT 2, OF "EMERALD LAKES TOWNHOMES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105 AT PAGES 69 THROUGH 76 OF SAID PUBLIC RECORDS; A DISTANCE OF 251.00 FEET; THENCE NORTH 87°50'22" WEST, ALONG A LINE 20.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT E BLOCK 58 AND LOT E BLOCK 57, A DISTANCE OF 322.21 FEET; THENCE NORTH 14°52'24" WEST, A DISTANCE OF 8.15 FEET; THENCE NORTH 88°29'53" WEST, A DISTANCE OF 12.29 FEET (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF DAVIS ROAD, ACCORDING TO THE MAINTENANCE MAP AS RECORDED IN ROAD PLAT BOOK 9 AT PAGES 72 AND 73 OF SAID PUBLIC RECORDS); THENCE NORTH 01°30'07" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF DAVIS ROAD, ACCORDING TO THE MAINTENANCE MAP AS RECORDED IN ROAD PLAT BOOK 9 AT PAGES 72 AND 73 OF SAID PUBLIC RECORDS, A DISTANCE OF 107.11 FEET; THENCE SOUTH 87°51'07" EAST, ALONG THE NORTH LINE OF SAID LOT E BLOCK 57, A DISTANCE OF 14.27 FEET; THENCE NORTH 01°26'31" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF DAVIS ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 27824 AT PAGE 522 OF SAID PUBLIC RECORDS, A DISTANCE OF 135.43 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 82445 SQUARE FEET (1.893 ACRES), MORE OR LESS.

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

1. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR DAVIS COMMONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF DAVIS COMMONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACT Z, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

3. THE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO THE PUBLIC STREET, AS SHOWN HEREON, IS A NON-EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. 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.

4. THE PUBLIC DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. SAID EASEMENT IS FOR THE PURPOSE OF PROVIDING DRAINAGE, STORAGE, AND CONVEYANCE FOR LANDS ADJOINING THE LANDS PLATTED HEREIN OR STORMWATER THAT CONTRIBUTES OR FLOWS THROUGH THEM. THE MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT, INCLUDING ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF DAVIS COMMONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5 DAY OF March, 2026.

DAVIS COMMONS, LLC
A FLORIDA LIMITED LIABILITY COMPANY,
BY: COMMUNITY LAND TRUST OF PALM BEACH
COUNTY AND TREASURE COAST, INC.
A FLORIDA NOT FOR PROFIT CORPORATION
ITS MANAGER

WITNESS: *[Signature]* BY: CINDEE A. LACOURSE-BLUM
PRINT NAME: *[Signature]* EXECUTIVE DIRECTOR
WITNESS: *[Signature]*
PRINT NAME: *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 5 DAY OF March, 2026, BY CINDEE A. LACOURSE-BLUM, AS EXECUTIVE DIRECTOR OF COMMUNITY LAND TRUST OF PALM BEACH COUNTY AND TREASURE COAST, INC., MANAGER OF DAVIS COMMONS, LLC, ON BEHALF OF THE CORPORATION, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 8/25/2026
[Signature]
LIVE JULIUS-QUINTO
NOTARY PUBLIC
STATE OF FLORIDA
MY COMMISSION EXPIRES 8-23-2028

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION HEREON BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 34521 AT PAGE 940 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA, A PUBLIC BODY CORPORATE AND POLITICAL ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRPERSON, ATTESTED BY ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF HOUSING FINANCE AUTHORITY, THIS 16 DAY OF March, 2026.

HOUSING FINANCE AUTHORITY OF
PALM BEACH COUNTY, FLORIDA

BY: *[Signature]*
TRACY CARUSO, CHAIRPERSON

ATTEST:
[Signature]
LAURIE S. DUBOW, SECRETARY
(SEAL)

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 16 DAY OF March, 2026, BY TRACY CARUSO, CHAIRPERSON OF THE HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA, A PUBLIC BODY CORPORATE AND POLITICAL, WHO IS ☒ PERSONALLY KNOWN TO ME OR WHO HAVE PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: *[Signature]*
Mona Gay Miller
NOTARY PUBLIC

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

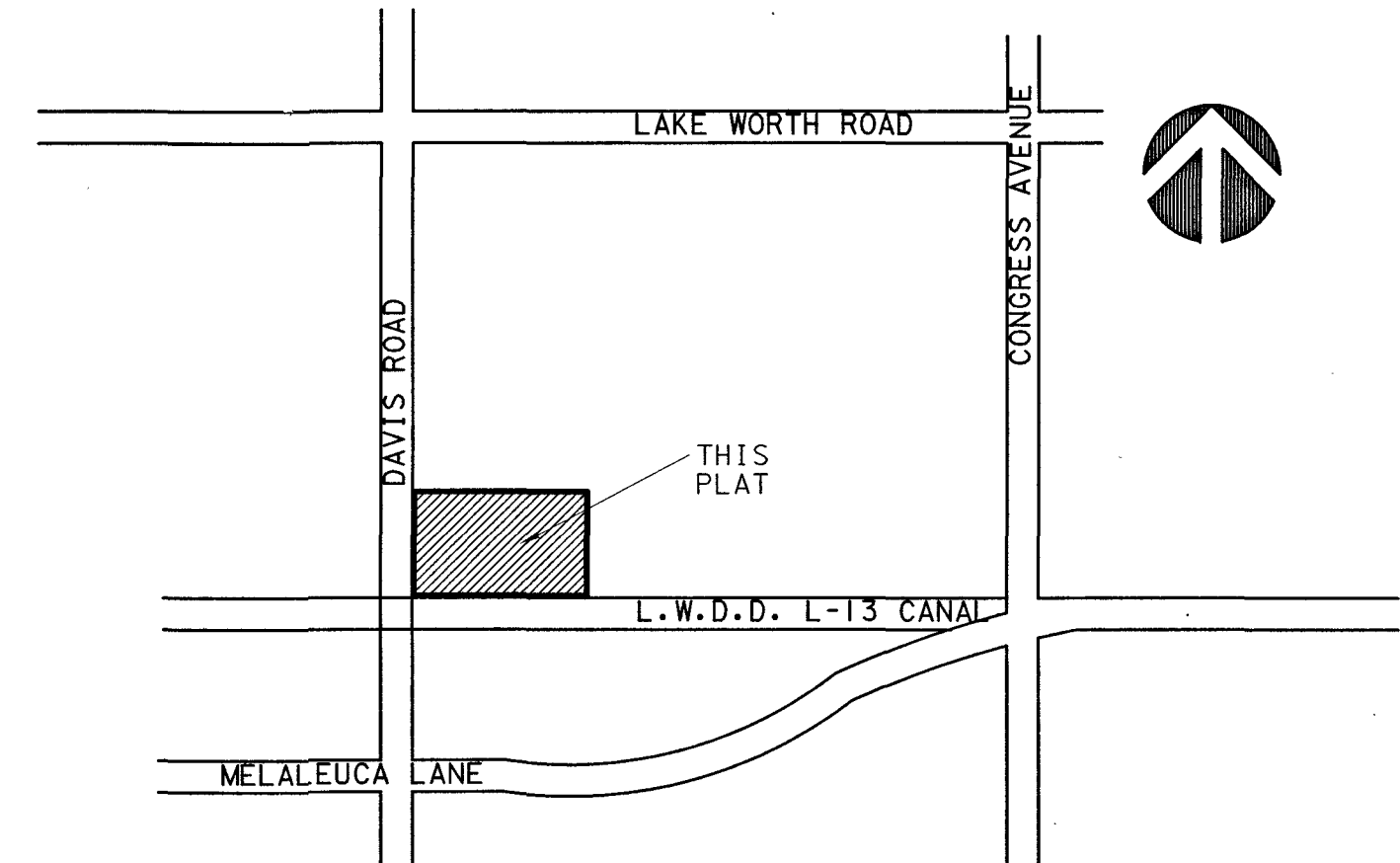
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION HEREON BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 34521 AT PAGE 969 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ITS SEAL TO BE AFFIXED HERETO THIS 15 DAY OF June, 2026.

PALM BEACH COUNTY, FLORIDA
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: *[Signature]*
SARA BAXTER, MAYOR, BOARD OF COUNTY COMMISSIONERS

ATTEST:
[Signature]
MICHAEL A. CARUSO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
DEPUTY CLERK
(SEAL)



LOCATION MAP
NOT TO SCALE

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION HEREON BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 34521 AT PAGE 1005 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY KELLY POWELL AS CHIEF EXECUTIVE OFFICER FOR HOUSING PARTNERSHIP, INC., MANAGER OF CP 4489 DAVIS, LLC, ON BEHALF OF THE CORPORATION AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF March, 2026.

CP 4489 DAVIS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: HOUSING PARTNERSHIP, INC.
A FLORIDA NOT FOR PROFIT CORPORATION,
ITS MANAGER

WITNESS: *[Signature]*
PRINT NAME: DEXSH FEARIE
WITNESS: *[Signature]*
PRINT NAME: Ana Lopez
KELLY POWELL
CHIEF EXECUTIVE OFFICER

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 9 DAY OF March, 2026, BY KELLY POWELL AS CHIEF EXECUTIVE OFFICER FOR HOUSING PARTNERSHIP, INC., ON BEHALF OF THE CORPORATION, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 11/29/2028
[Signature]
SHERI C. MIDDLEBROOK
NOTARY PUBLIC

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 16 DAY OF March, 2026, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

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

SITE DATA

ZONING CONTROL NUMBER : 2022-033

TITLE CERTIFICATION

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

1. David W. Schmidt, 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 DAVIS COMMONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 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.

BY: *[Signature]* DATE: 6/22/2026

ATTORNEY AT LAW
LICENSED IN FLORIDA
MEMBER OF THE FLORIDA BAR
FLORIDA BAR NUMBER 355062

SURVEYOR AND MAPPER'S NOTES:

1. THE GRID BEARINGS SHOWN HEREON ARE BASED ON A DIRECT LINE FROM PALM BEACH COUNTY CONTROL POINTS 14 MIL TO FULLER HAVING A GRID BEARING OF SOUTH 01°13'53" WEST, AS DETERMINED FROM STATE PLANE COORDINATES AS ESTABLISHED BY PALM BEACH COUNTY BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT. POSITIONAL ACCURACY MEETS OR EXCEEDS A 1:10,000 MINIMUM RELATIVE DISTANCE ACCURACY. ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS LABELED OTHERWISE. UNITS-US SURVEY FOOT. SCALE FACTOR USED FOR THIS PLAT IS 1.0000210. GRID DISTANCE - GROUND DISTANCE X 1.0000210.
2. 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.
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
4. 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 DETERMINED BY USE OF RIGHTS GRANTED.
5. 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 SUPERPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS ON THIS PLAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
6. ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

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. 177.081(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.

[Signature] 2-23-2026
JEFF S. HODAPP, P.S.M.
LICENSE NO. LS5111
STATE OF FLORIDA
PERIMETER SURVEYING & MAPPING, INC.
947 CLINT MOORE ROAD
BOCA RATON, FL 33487
CERTIFICATION OF AUTHORIZATION NO. LB7264

PALM BEACH COUNTY	HOUSING PARTNERSHIP, INC.	HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA	COMMUNITY LAND TRUST OF PALM BEACH COUNTY AND TREASURE COAST, INC.	COUNTY ENGINEER	SURVEYOR
<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>