

PARKSIDE AT TUTTLE ROYALE
BEING A REPLAT OF DEVELOPMENT TRACT 4 OF THE PLAT OF TUTTLE ROYALE AS
RECORDED IN PLAT BOOK 133, PAGE 101 IN THE PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA, BEING A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41
EAST AND LYING IN THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 5

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT TPG AG EHC III (HOV) MULTI STATE 3, LLC A FOREIGN LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, OWNERS OF THE LAND SHOWN HEREON AS PARKSIDE AT TUTTLE ROYALE, BEING SUBJECT TO THE DEDICATIONS CONTAINED ON THE PLAT OF TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC AND ITS OBLICATIONS SET FORTH IN THAT CERTAIN MASER DELCARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR TUTTLE ROYALE, AS RECORDED IN OFFICIAL RECORD BOOK 33353, PAGE 631 AND AMENDED AT OFFICIAL RECORD BOOK 35107, PAGE 1698 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING WITHIN THE MUNICIPAL LIMITS OF THE VILLAGE OF ROYAL PALM BEACH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DEVELOPMENT TRACT 4, TUTTLE ROYALE AS RECORDED IN PLAT BOOK 133, PAGE 101 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

ALSO DESCRIBED AS:

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 1, S01°50'01"W A DISTANCE OF 459.60 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID WESTERLY SECTION LINE, S59°20'02"E A DISTANCE OF 890.38 FEET TO THE NORTH LINE OF A 160 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 699, PAGE 534, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE S88°57'45"E A DISTANCE OF 1115.72 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST AND HAVING A RADIAL BEARING OF S65°10'40"E AND A RADIUS OF 230.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°47'32" A DISTANCE OF 95.51 FEET TO THE POINT OF TANGENCY; THENCE S01°01'47"W A DISTANCE OF 67.43 FEET TO THE SOUTH LINE OF SAID 160 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT; THENCE ALONG SAID SOUTH LINE N88°57'45"W A DISTANCE OF 69.24 FEET; THENCE LEAVING SAID SOUTH LINE, S01°50'01"W A DISTANCE OF 60.01 FEET; THENCE N88°57'45"W A DISTANCE OF 47.20 FEET; THENCE S01°50'01"W A DISTANCE OF 503.92 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT S-4W CANAL (60 FOOT WIDE RIGHT OF WAY) AS RECORDED IN OFFICIAL RECORD BOOK 937, PAGE 374, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N88°59'05"W A DISTANCE OF 1762.07 FEET TO A POINT ON SAID WESTERLY SECTION LINE; THENCE ALONG SAID WESTERLY SECTION LINE, N01°50'01"E A DISTANCE OF 1165.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.748 ACRES MORE OR LESS.

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

1. ROADWAY TRACT R-1 AS SHOWN HEREON, IS HEREBY DEDICATED TO PARKSIDE AT TUTTLE ROYALE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ROADWAY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH. THE TRACT SHALL BE SUBJECT TO A NON-EXCLUSIVE PERPETUAL EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, ACCESS AND ROADWAY PURPOSES FOR THE BENEFIT OF THE ASSOCIATION AND ITS HOMEOWNERS AND THEIR RESPECTIVE GUEST, CONTRACTORS, AGENTS AND INVITEES. THE ROADWAY TRACT IS SUBJECT TO AN UNDERLYING WATER/SEWER UTILITY EASEMENT DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RAW WATER PIPELINES, RECLAIMED AND REPLACEMENT OF WATER/SEWER APPURTENANCES. **NO BUILDINGS, STRUCTURES, TREES, OR WALLS SHALL BE INSTALLED WITHIN 7.5 FEET OF A WATER OR SEWER MAIN WITHOUT WRITTEN APPROVAL BY THE VILLAGE OF WELLINGTON.** ALL OTHER UTILITY PROVIDERS SHALL ONLY LOCATE FACILITIES WITHIN THE 10 FOOT UTILITY EASEMENTS ADJACENT TO THE ROADWAY TRACT, AND NOT WITHIN SAID ROADWAY TRACT EXCEPT WHERE NECESSARY FOR PERPENDICULAR CROSSING POINTS. IN THOSE CASES WHERE EASEMENTS OR RIGHTS WITHIN THE ROADWAY TRACT CROSS OR COINCIDE, PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, ACCESS AND ROADWAY PURPOSES SUCH AS LIGHTING AND SIGNAGE SERVING THE ROADWAY, AND THE INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE FACILITIES SERVING THE ROADWAY SHALL HAVE FIRST PRIORITY, OTHER DRAINAGE EASEMENTS AND THE INSTALLATION AND MAINTENANCE OF ART IN PUBLIC PLACES WITHIN OR ALONG A ROADWAY SHALL HAVE SECOND PRIORITY, WATER/SEWER UTILITY EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.

2. 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 TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA. THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA. THE VILLAGE OF ROYAL PALM BEACH AND PARKSIDE AT TUTTLE ROYALE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

3. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

4. THE LANDSCAPE BUFFER TRACTS, AS SHOWN HEREON IS DEDICATED TO PARKSIDE AT TUTTLE ROYALE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

5. THE WATER MANAGEMENT TRACT, AS SHOWN HEREON IS HEREBY RESERVED FOR TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA. PARKSIDE AT TUTTLE ROYALE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE WATER MANAGEMENT TRACT ENCOMPASSED BY THIS PLAT.

6. THE OPEN SPACE TRACT 1, AS SHOWN HEREON IS HEREBY RESERVED FOR PARKSIDE AT TUTTLE ROYALE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

7. THE RECREATION TRACTS, AS SHOWN HEREON IS HEREBY RESERVED FOR PARKSIDE AT TUTTLE ROYALE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

DEDICATIONS AND RESERVATIONS

8. THE OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNITS ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG, UTILITY SERVICES, AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

9. THE SEWER AND WATER EASEMENTS (SWE) AND SEWER EASEMENT IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, AND APPURTENANCES, THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION TO THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, TREES, OR WALLS SHALL BE INSTALLED WITHIN 7.5 FEET OF A WATER OR SEWER MAIN WITHOUT WRITTEN APPROVAL BY THE VILLAGE OF WELLINGTON UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS. THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS SHALL HAVE CLEAR VEHICULAR AND PEDESTRIAN ACCESS OVER ALL PUBLICLY AND PRIVATELY ACCESSIBLE AREAS OF THIS PLAT FOR THE PURPOSES OF INGRESS, EGRESS, AND ACCESS TO ALL VILLAGE OF WELLINGTON UTILITIES.

CORPORATE DEDICATION - TPG AG EHC III (HOV) MULTI STATE 3, LLC A DELAWARE LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF TPG AG EHC III (HOV) MULTI STATE 3, LLC A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED PERSON, THIS _____ DAY OF _____, 2025.

TPG AG EHC III (HOV) MULTI STATE 3, LLC A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA

BY: TPG AG EHC III (HOV) MULTI STATE 3, LLC A DELAWARE LIMITED LIABILITY COMPANY, ITS AUTHORIZED PERSON

BY: _____
STEVE S. BENSON, AUTHORIZED PERSON

WITNESS: _____ WITNESS: _____
PRINT NAME: _____ PRINT NAME: _____

ACKNOWLEDGMENT - TPG AG EHC III (HOV) MULTI STATE 3, LLC A DELAWARE LIMITED LIABILITY COMPANY

STATE OF: ARIZONA
COUNTY OF: MARICOPA

BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED PERSON OF TPG AG EHC III (HOV) MULTI STATE 3, LLC A DELAWARE LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.
MY COMMISSION EXPIRES: _____

SIGNATURE _____ SEAL
(PRINTED NAME) - NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS - PARKSIDE AT TUTTLE ROYALE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

PARKSIDE AT TUTTLE ROYALE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 2025.

PARKSIDE AT TUTTLE ROYALE COMMUNITY ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: _____ BY: _____
PRINT NAME: _____ PRINT NAME: PRESIDENT

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGMENT - PARKSIDE AT TUTTLE ROYALE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF PARKSIDE AT TUTTLE ROYALE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

SIGNATURE _____ SEAL
(PRINTED NAME) - NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS - TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 2025.

TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION,

WITNESS: _____ BY: _____
PRINT NAME: _____ PRINT NAME: PRESIDENT

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGMENT - TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

SIGNATURE _____ SEAL
(PRINTED NAME) - NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS - VILLAGE OF ROYAL PALM BEACH

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

THE VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID VILLAGE AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 2025.

VILLAGE OF ROYAL PALM BEACH
A POLITICAL SUBDIVISION OF THE
STATE OF FLORIDA

WITNESS: _____ BY: _____
PRINT NAME: _____ PRINT NAME: JEFF HMARA
MAYOR

SEAL
TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC.

SEAL
TPG AG EHC III (HOV) MULTI STATE 3, LLC

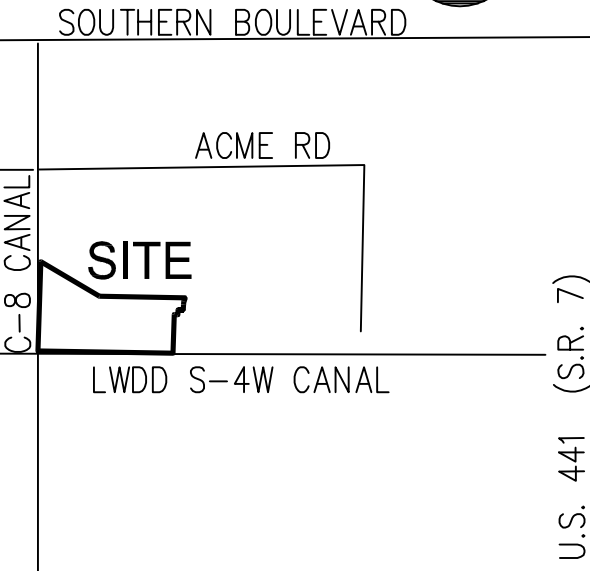
SEAL
PARKSIDE AT TUTTLE ROYALE COMMUNITY ASSOCIATION, INC.

SEAL
VILLAGE OF ROYAL PALM BEACH

SEAL
VILLAGE ENGINEER



1280 N. CONGRESS AVENUE, SUITE 101,
WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390
WWW.ENGENUITYGROUP.COM



LOCATION MAP
SCALE: 1" = 1000'

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT _____.

THIS _____ DAY OF _____,
AND DULY RECORDED
IN PLAT BOOK NO. _____
ON PAGE(S) _____

JOSEPH ABRUZZO,
CLERK AND CIRCUIT COURT &
COMPTROLLER

BY: _____
DEPUTY CLERK

ACKNOWLEDGMENT - VILLAGE OF ROYAL PALM BEACH

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

BEFORE ME PERSONALLY APPEARED JEFF HMARA WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH MAYOR OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID VILLAGE AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

SIGNATURE _____ SEAL
(PRINTED NAME) - NOTARY PUBLIC

APPROVAL - THE VILLAGE OF ROYAL PALM BEACH

STATE OF: FLORIDA
COUNTY OF: PALM BEACH
THE VILLAGE OF ROYAL PALM BEACH A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS HEREBY APPROVES THE PLAT OF PARKSIDE AT TUTTLE ROYALE FOR RECORD THIS _____ DAY OF _____, 2025.

THE VILLAGE OF ROYAL PALM BEACH
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: _____
JEFF HMARA
MAYOR

BY: _____
DIANE DISANTO
VILLAGE CLERK

WITNESS: _____ WITNESS: _____

PRINT NAME: _____ PRINT NAME: _____

VILLAGE OF ROYAL PALM BEACH ENGINEER APPROVAL

THIS PLAT IS IN COMPLIANCE WITH THE VILLAGE OF ROYAL PALM BEACH SUBDIVISION CODE CHAPTER 22.

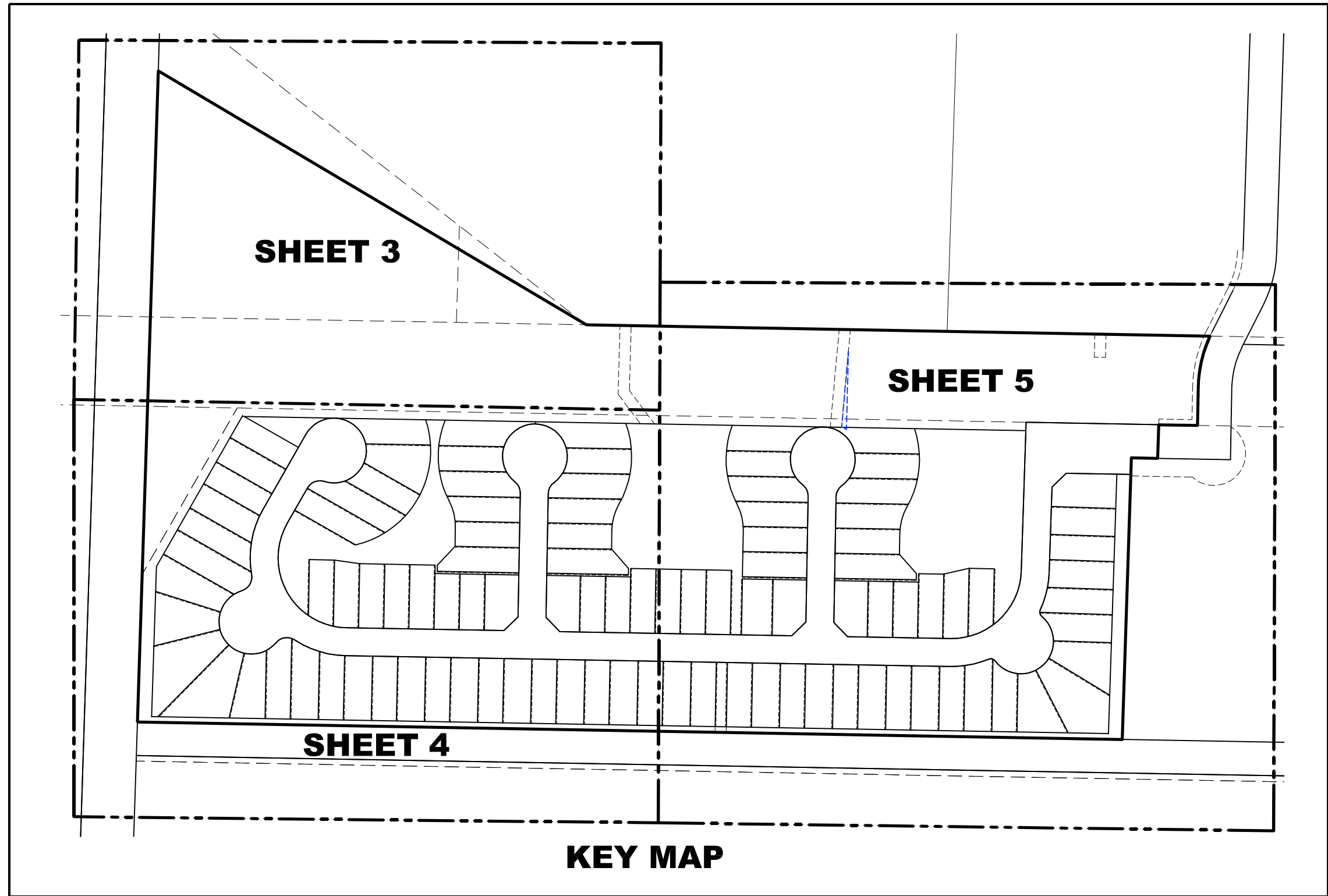
BY: _____
CHRISTOPHER A. MARSH, P.E., 62560
VILLAGE ENGINEER

PARKSIDE AT TUTTLE ROYALE

DATE	6/17/2025
SCALE	N.A.
CAD FILE	24002.01
SOSK PROJECT	24002.01
DRAWN	JCM
CHECKED	CAR

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1/5
JOB NO.
24002.01

PARKSIDE AT TUTTLE ROYALE
BEING A REPLAT OF DEVELOPMENT TRACT 4 OF THE PLAT OF TUTTLE ROYALE AS
RECORDED IN PLAT BOOK 133, PAGE 101 IN THE PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA, BEING A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41
EAST AND LYING IN THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.
SHEET 2 OF 5



REVIEWING SURVEYOR'S STATEMENT

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(8), FLORIDA STATUTES TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177, FLORIDA STATUTES IS SHOWN. WHILE RANDOM CHECKS OF THE GEODETIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA WAS MADE.

BY: _____
NAME: BRYAN MERRITT
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE LS NO. 6558

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS BY THE VILLAGE OF WELLINGTON

STATE OF: FLORIDA
COUNTY OF: PALM BEACH
VILLAGE OF WELLINGTON

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON, AS STATED AND SHOWN HEREON, DATED THIS _____ DAY OF _____ 2025.

ATTEST: _____
CHEVELLE D. HALL
VILLAGE CLERK

BY: _____
MICHAEL J. NAPOLEONE
MAYOR

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 2025 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

DATE: _____ BY: _____
ANJULI PANSE, P.E.
VILLAGE UTILITY DIRECTOR

ACKNOWLEDGMENT - VILLAGE OF WELLINGTON

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

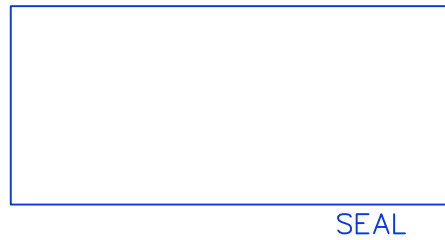
BEFORE ME PERSONALLY APPEARED MICHAEL J. NAPOLEONE AND CHEVELLE D. HALL, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT IT WAS AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID VILLAGE TO SAID INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

SIGNATURE _____

(PRINTED NAME) - NOTARY PUBLIC



TITLE CERTIFICATION

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

I, MICHAEL MARTINI, 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 TPG AG EHC III (HOV) MULTI STATE 3, LLC A DELAWARE 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.

DATED: _____

BY: _____

PRINT NAME: _____

SURVEYORS CERTIFICATION

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"), PERMANENT CONTROL POINTS ("P.C.P.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 THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

C. ANDRE RAYMAN P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 4938
STATE OF FLORIDA L.B.# 6603
1280 N. CONGRESS AVENUE, SUITE 101
WEST PALM BEACH, FLORIDA 33409

DATE: _____

EXISTING EASEMENTS

PARCEL MAY BE SUBJECT TO EASEMENTS AND OTHER MATTERS AS SHOWN IN VARIOUS OFFICIAL RECORD BOOKS AND PAGES IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. ONLY THE EASEMENTS AS SHOWN HEREON ARE BEING DEDICATED BY THIS REPLAT.

SURVEYORS NOTES

1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■ PRM LB#6603

2. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF N01°50'01"E, NAD 83, 1990 ADJUSTMENT, ALONG THE WEST LINE OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

3. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN ANY EASEMENTS (OR TRACTS) WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF ROYAL PALM BEACH, THE VILLAGE OF WELLINGTON OR PALM BEACH COUNTY, FLORIDA, THEIR SUCCESSORS AND ASSIGNS.

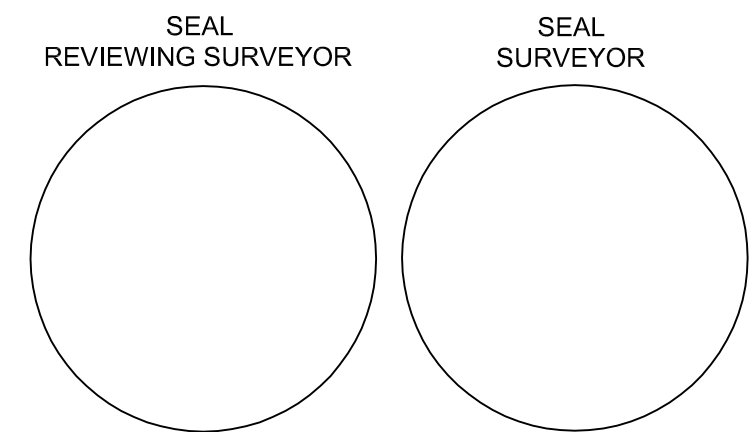
4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR COINCIDE, PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, ACCESS AND ROADWAY PURPOSES SUCH AS LIGHTING AND SIGNAGE SERVING THE ROADWAY, AND THE INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE FACILITIES SERVING THE ROADWAY SHALL HAVE FIRST PRIORITY, OTHER DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, WATER/SEWER UTILITY EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.

6. COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID
DATUM = NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT (NAD 83-90)
ZONE = FLORIDA EAST ZONE
LINEAR UNITS = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR: 1.0000156
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
PLAT BEARING = GRID BEARING
NO ROTATION

7. RECORDING REFERENCES SHOWN HEREON REFERENCE THE PALM BEACH COUNTY PUBLIC RECORDS.

8. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.



DATE	6/17/2025
SCALE	1"=50'
CAD FILE	24002.01
SDSK PROJECT	24002.01
DRAWN	JCM
CHECKED	CAR

S H E E T	2/5

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT _____.

THIS _____ DAY OF _____,
AND DULY RECORDED
IN PLAT BOOK NO. _____
ON PAGE(S) _____

JOSEPH ABRUZZO,
CLERK AND CIRCUIT COURT &
COMPTROLLER

BY: _____
DEPUTY CLERK

SUMMARY DATA

NUMBER OF LOTS	100
APPROXIMATE LOT DIMENSIONS	115' X 45' (66 LOTS) 115' X 50' (19 LOTS) 115' X LARGER THAN 50' (15 LOTS)
LINEAR FEET OF STREETS	2,968'
TOTAL AREA THIS PLAT	33.748± ACRES
AREA OF RECREATION TRACT 1	0.697± ACRES
AREA OF RECREATION TRACT 2	1.270± ACRES
AREA OF WATER MANAGEMENT TRACT 1	1.179± ACRES
AREA OF LANDSCAPE BUFFER TRACT	1.825± ACRES
AREA OF OPEN SPACE TRACT 1	0.083± ACRES
AREA OF ROADWAY TRACT R-1	4.370± ACRES

SUBDIVISION NAME: PARKSIDE AT TUTTLE ROYALE
OWNER: TPG AG EHC III (HOV) MULTI STATE 3, LLC A DELAWARE
LIMITED LIABILITY COMPANY
AGENT: LORIE TERRELL
K. HOVNIANIAN SOUTHEAST FLORIDA DIVISION, LLC
PROJECT ENGINEER: RYAN BLAIDA, P.E. 61017
CONNELLY & WICKER, INC.
1560 N ORANGE AVE, SUITE 210, WINTER PARK, FL 32789
407-261-3100
PROJECT SURVEYOR: C. ANDRE RAYMAN, P.S.M. 4938
ENGENUITY GROUP, INC
1280 N CONGRESS AVE, SUITE 101, WEST PALM BEACH, FL 33409
561-655-1151
NAME OF STREET: PARKSIDE WAY, SUNRISE STREET & TWILIGHT COURT

PARKSIDE AT TUTTLE ROYALE
BEING A REPLAT OF DEVELOPMENT TRACT 4 OF THE PLAT OF TUTTLE ROYALE AS
RECORDED IN PLAT BOOK 133, PAGE 101 IN THE PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA, BEING A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41
EAST AND LYING IN THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.
SHEET 3 OF 5

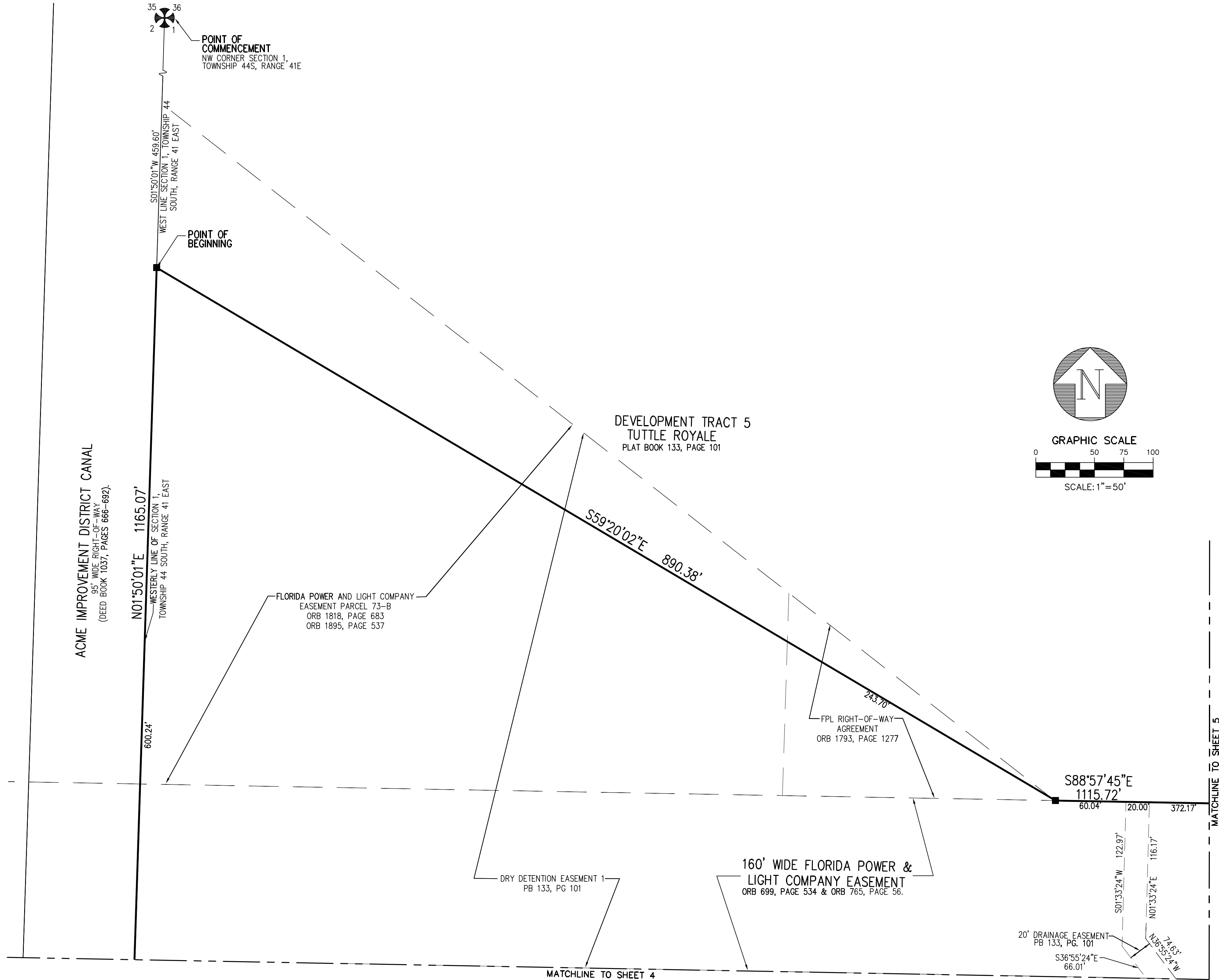
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LEGEND

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PRM	SET 4" X 4" CONCRETE MONUMENT
PCP	WITH ALUMINUM DISK STAMPED PRM LB#6603
R	SET MAG NAIL AND DISK PCP LB#6603
L	RADIUS
Δ	ARC LENGTH
Δ	DELTA ANGLE
LB	LICENSED BUSINESS
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
U.E.	UTILITY EASEMENT
FPL	FLORIDA POWER AND LIGHT
L.W.D.D.	LAKE WORTH DRAINAGE DISTRICT
D.E.	DRAINAGE EASEMENT
SWE	SEWER AND WATER EASEMENT
O.E.	OVERHANG EASEMENT
TYP	TYPICAL

PARKSIDE AT TUTTLE ROYALE



1280 N. CONGRESS AVENUE, SUITE 101,
WEST PALM BEACH, FLORIDA 33409
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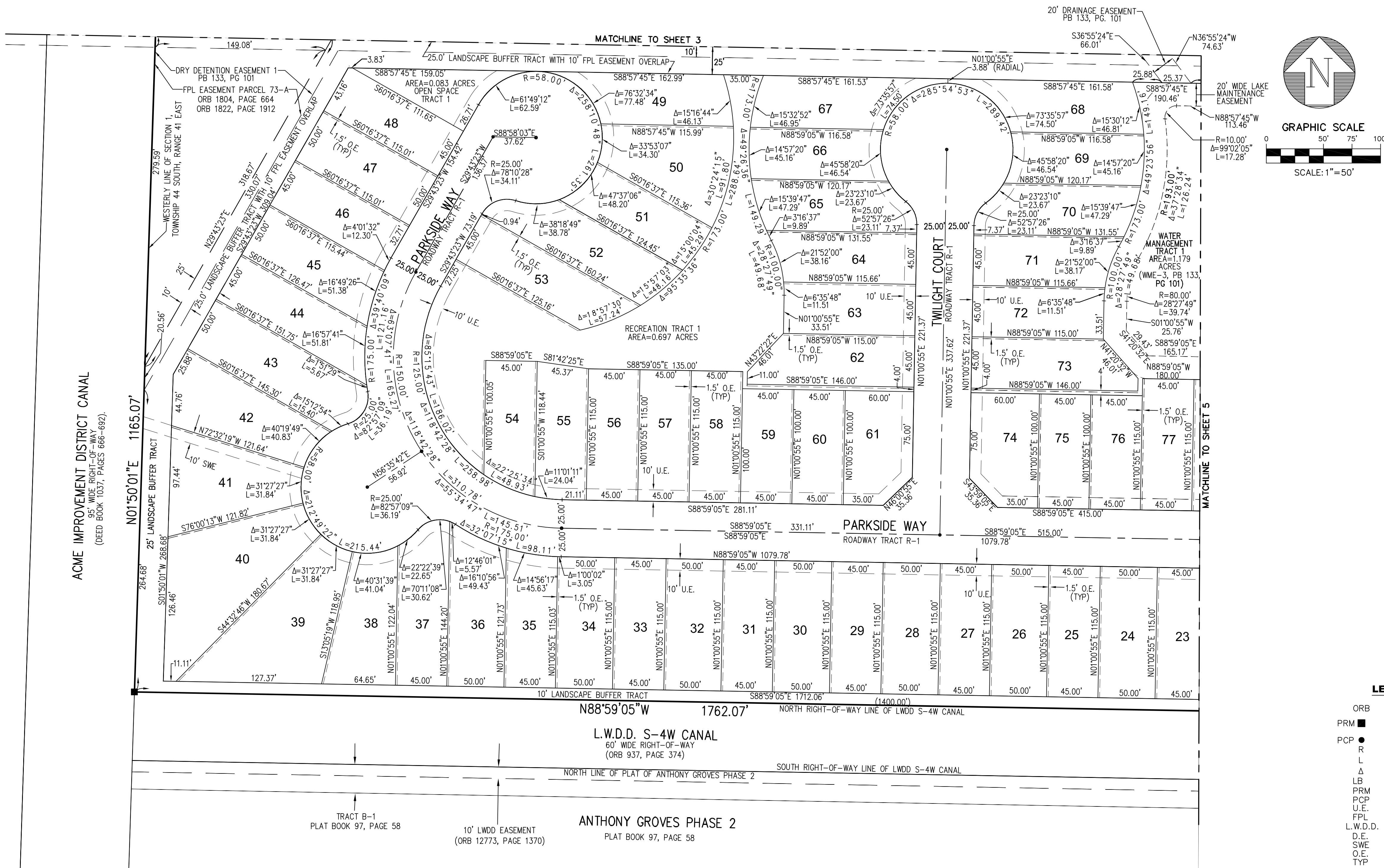
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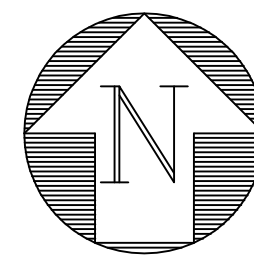
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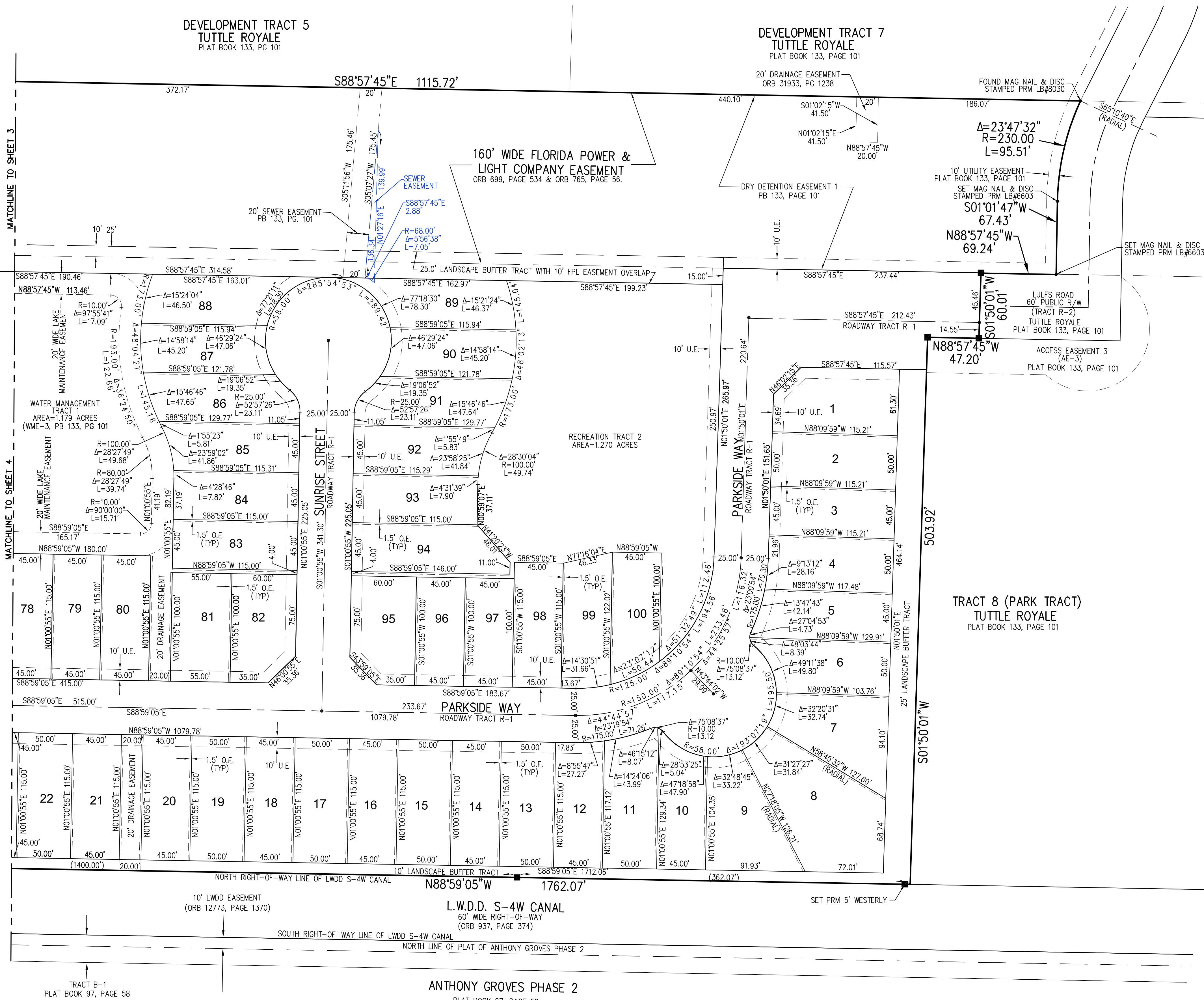
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GRAPHIC SCALE
0 50' 75' 100'
SCALE: 1"=50'



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