BEING A REPLAT OF SHOPPES AT VILLAGE ROYALE AS RECORDED IN PLAT BOOK 124, PAGES 68 THROUGH 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF THE PLAT OF PALM BEACH FARMS PLAT NO.3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

MARCH 2021

SHEET 1 OF 14

DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT TUH-20 HUGHES LLC. A FLORIDA LIMITED JABILITY COMPANY, TLH-23 HILL LLC, A FLORIDA LIMITED LIABILITY COMPANY, TLH-26 GILES LLC, A FLORIDA LIMITED LIABILITY COMPANY, TLH-27 LEMASTER LLC, A FLORIDA LIMITED LIABILITY COMPANY, TLH-30 DURAESHI LLC, A FLORIDA LIMITED LIABILITY COMPANY, TLH-31 BIG DOG LLC, A FLORIDA LIMITED LIABILITY COMPANY, TLH-32 HADDEN LLC, A LORIDA LIMITED LIABILITY COMPANY, TLH-33 COLEMAN LLC. A FLORIDA LIMITED LIABILITY COMPANY, TEH-34 LOWRES LLC, A FLORIDA LIMITED LIABILITY COMPANY, SOUTHERN BLVD VILLAS LLC. A FLORIDA LIMITED LIABILITY COMPANY, DNE RPB LLC. A FLORIDA LIMITED JABILITY COMPANY AND TWO RPB, LLC A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, OWNERS OF THE LANDS SHOWN HEREON AS TUTTLE ROYALE. BEING A REPLAT OF SHOPPES AT VILLAGE ROYALE AS RECORDED IN PLAT BOOK 124. PAGES 68 THROUGH 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF THE PLAT OF PALM BEACH FARMS PLAT NO.3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY. FLORIDA AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST. AND SECTION 1. TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE MUNICIPAL LIMITS OF THE VILLAGE OF ROYAL PALM BEACH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA: THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 36, N89'00'03"W, A DISTANCE OF 234 75 FEET, THENCE LEAVING SAID SOUTHERLY SECTION LINE, SO 37 59 W A DISTANCE OF 40.00 FEET TO THE POINT OF INTERSECTION OF AND ADJACENT 10 FOOT UTILITY EASEMENTS. THE SOUTHERLY LINE OF THE LAKE WORTH DRAINAGE DISTRICT S-4E CANAL (114" WIDE RIGHT-DF-WAY) AS RECORDED IN OFFICIAL RECORD BOOK 2659, PAGE 109 AND DFFICIAL RECORD BOOK 937, PAGE 375, WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.7 (U.S. HIGHWAY NO. 441) AS RECORDED IN OFFICIAL RECORD BOOK 5308, PAGE 199, OFFICIAL RECORD BOOK 5345, PAGE 591, AND OFFICIAL RECORD BOOK 10084, PAGE 365. AND BEING THE POINT OF BEGINNING; SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE PLAT OF GROVES AT ROYAL PALM, AS RECORDED IN PLAT BOOK 100, PAGES 158-160 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

THENCE ALONG THE NORTHERLY LINE OF SAID PLAT, ALSO BEING THE SOUTHERLY LINE OF SAID LWDD CANAL S-4E, N89 DO'03"W A DISTANCE OF 1262.03 FEET; THENCE LEAVING SAID LINE, NOT 05 13"W A DISTANCE OF 114.08 FEET TO A POINT ON THE NORTHERLY LINE OF THE LAKE WORTH DRAINAGE DISTRICT S-4E CANAL (80' WIDE RIGHT-OF-WAY) AS RECORDED IN OFFICIAL RECORD BOOK 937, PAGES 375, AND 382 AND AUXILIARY POINT A: THENCE ALONG SAID NORTHERLY LINE, 589'00'03"E A DISTANCE OF 1264.80 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.7, THENCE ALONG SAID RIGHT-OF-WAY LINE SOO"18"24"W A DISTANCE OF 114.01 FEET TO THE POINT OF

THENCE FROM AUXILIARY POINT A. N89'00'03"W A DISTANCE OF 14.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 14"27"49": THENCE ALONG AND WITH SAID CURVE FOR A DISTANCE OF 40.39 FEET TO THE POINT OF TANGENCY; THENCE N74'32'19"W A DISTANCE OF 26.92 FEET; THENCE S01'05'13"E A DISTANCE OF 45.81 FEET; THENCE N89'00'03"W A DISTANCE OF 1096,91 FEET: THENCE S01'50'51"W A DISTANCE OF 40,00 FEET TO A POINT ON THE SOUTH LINE OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST: THENCE ALONG SAID SOUTH LINE N88'59'05"W A DISTANCE OF 572.85 FEET; THENCE LEAVING SAID SOUTH LINE SO1"50'01"W A DISTANCE OF 900.85 FEET: THENCE 588'57'45"E A DISTANCE OF 572.63 FEET TO A POINT ON THE WEST LINE OF A 80 FOOT WIDE LAKE WORTH DRAINAGE DISTRICT CANAL EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 937. PAGES 378, 379 AND 382, FUBLIC RECORDS OF PALM BEACH COUNTY: THENCE ALONG SAID WEST LINE SO1'50'51"W A DISTANCE OF 723.62 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE 60 FOOT S-4W CANAL FOR LAKE WORTH DRAINAGE DISTRICT AS RECORDED IN OFFICIAL RECORD BOOK 937, PAGE 374, PUBLIC RECORDS OF PALM BEACH COUNTY: THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NESSESSON A DISTANCE OF 2607.66 FEET TO A POINT ON THE WESTERLY SECTION LINE OF SECTION 1. TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE ALONG SAID WESTERLY SECTION LINE NO1"50"01"E A DISTANCE OF 1624,68 FEET TO THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 36, NO1'30'19"E, A DISTANCE OF 142.27 FEET: THENCE NO4*44'26"E A DISTANCE OF 550.90 FEET, THENCE NB8*59'05"W A DISTANCE OF 348.57 FEET: THENCE NOT3019"E A DISTANCE OF 471.00 FEET: THENCE S875210"E A DISTANCE OF 656 66 FEET; THENCE NO4"06"31"E A DISTANCE OF 85.04 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE WEST PALM BEACH CANAL (C-51) SAID LINE BASED ON A LETTER FROM BLAIR LITTLEJOHN (COUNSEL TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT), TO JERALD CANTON ESQ. DATED NOVEMBER 29, 2000 (VERIFIED BY MEETING WITH SEWMD MARCH 2007); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S87'52'10"E A DISTANCE OF 1103.60 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE SOL'31'44"W A DISTANCE OF 341 89 FEET, THENCE S88'33'11"E A DISTANCE OF 1048.97 FEET TO A POINT ON THE WESTERLY PLAT LINE OF LOWE'S HOME CENTER, AS RECORDED IN PLAT BOOK 87, PAGES 193-195 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY: THENCE ALONG SAID WESTERLY PLAT LINE S010513"E A DISTANCE OF 790.07 FEET TO AUXILIARY POINT A

CONTAINING 156,258 ACRES MORE OR LESS.

DEDICATION

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

 ROADWAY TRACT R-1, AND ROADWAY TRACT R-2 AS SHOWN HEREON. ARE HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, AS A PUBLIC RIGHT-OF-WAY, FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, ACCESS AND ROADWAY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE, ITS SUCCESSORS AND ASSIGNS. ROADWAY TRACTS R-1 AND R-2 ARE SUBJECT TO AN UNDERLYING DRAINAGE EASEMENT DEDICATED TO THE TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ADJUSTMENTS AND DR RELOCATION OF DRAINAGE FACILITIES CAUSED BY ROADWAY MAINTENANCE OR IMPROVEMENTS SHALL BE MADE AT THE SOLE EXPENSE OF THE TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, THE TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION SHALL PROVIDE DRAINAGE FOR THE ROADWAY TRACTS (WATER QUALITY AND ATTENUATION). ROADWAY TRACTS R-I AND R-2 ARE FURTHER DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS FOR AN IJNDERLYING WATER/SEWER UTILITY EASEMENT. FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RAW WATER PIPELINES. RECLAIMED WATER PIPELINES AND REPLACEMENT OF WATER/SEWER APPLIFTENANCES, ALL OTHER UTILITY PROVIDERS SHALL ONLY LOCATE FACILITIES WITHIN THE 10 FOOT UTILITY EASEMENTS ADJACENT TO ROADWAY TRACTS R-1 AND R-2, AND NOT WITHIN SAID ROADWAY TRACTS EXCEPT WHERE NECESSARY FOR PERPENDICULAR CROSSING POINTS, IN THOSE CASES WHERE EASEMENTS OR RIGHTS WITHIN ROADWAY TRACTS R-1 AND R-2 CROSS OR COINCIDE, PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, ACCESS AND OTHER 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 DR 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.

DEDICATION

2. ROADWAY TRACT R-3, AND ROADWAY TRACT R-4 AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ROADWAY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, SUCH TRACTS SHALL BE SUBJECT TO A NON-EXCLUSIVE PERPETUAL EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, ACCESS AND ROADWAY FURPOSES FOR THE BENEFIT OF THE PUBLIC. THE TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC., VILLAGE OF WELLINGTON, OR THE LAKE WORTH DRAINAGE DISTRICT (LWDD) SUCH FUTURE ROADWAY AND ITS SUCCESSORS AND ASSIGNS. HEREBY CONSENTS TO THE VILLAGE'S RIGHT AND AUTHORITY TO CONNECT TO SHALL BE SUBJECT TO A NON-EXCLUSIVE PERPETUAL EASEMENT FOR PEDESTRIAN AND VEHICULAR SAID TRACTS IN ACCORDANCE WITH DEDICATION NO 7. ROADWAY TRACTS R-3 AND R-4 ARE FURTHER DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS FOR AN UNDERLYING WATER/SEWER UTILITY EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES AND REPLACEMENT OF WATER/SEWER APPURTENANCES. ALL OTHER UTILITY PROVIDERS SHALL ONLY LOCATE FACILITIES WITHIN THE 10 FOOT UTILITY EASEMENTS ADJACENT TO ROADWAY TRACTS R-3 AND R-4, AND NOT WITHIN SAID ROADWAY TRACTS EXCEPT WHERE NECESSARY FOR PERPENDICULAR CROSSING POINTS. IN THOSE CASES WHERE EASEMENTS OR RIGHTS WITHIN ROADWAY TRACTS R-3 AND R-4 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. THE VILLAGE OF ROYAL PALM BEACH AND OR ITS AGENTS SHALL HAVE THE RIGHT TO CONSTRUCT AND MAINTAIN TRANSIT FACILITIES WITHIN ANY PORTION OF THE ROADWAY TRACTS R-3 AND R-4

5. DEVELOPMENT TRACTS DT-1. DT-2. DT-3. DT-4. DT-5 AND DT-7 AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH. DEVELOPMENT TRACT DIT-3 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 20629, PAGE 1389 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

4.TRACT 6 AS SHOWN HEREON, IS HEREBY RESERVED TO THE TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE PALM BEACH AND THE VILLAGE OF WELLINGTON, THEIR SUCCESSORS AND ASSIGNS, FOR PUBLIC TO THE VILLAGE OF ROYAL PALM BEACH.

5. TRACT 8 AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, THEIR SUCCESSORS AND ASSIGNS, FOR PUBLIC PURPOSES AS DETERMINED BY THE VILLAGE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE, THEIR SUCCESSORS AND ASSIGNS.

6. 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 POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RAW WATER PIPELINES AND RECLAIMED WATER PIPELINES SHALL NOT BE PRECLUDED FROM CROSSING OR UTILIZING THESE EASEMENTS WHERE REQUIRED

7. THE LANDSCAPE BUFFER TRACTS, LBT-1 AND LBT-2, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE FUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS. FOR BUFFER AND LANDSCAPE PURPOSES WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH. THE VILLAGE OF ROYAL PALM BEACH SHALL HAVE THE RIGHT AND AUTHORITY, BUT NOT THE OBLIGATION, TO GRANT AND APPROVE TWO (2), SIXTY (60) FOOT WIDE ACCESS POINTS FROM THE UNPLATTED BELL PROPERTY, THROUGH TRACT LBT-2, AND ONTO TRACT R-2 AND/OR TRACT R-3 FOR PUBLIC PEDESTRIAN AND VEHICULAR INGRESS EGRESS, ACCESS AND ROADWAY CONNECTION PURPOSES. THE LOCATION OF SAID ACCESS POINTS SHALL BE AT THE SOLE DISCRETION OF THE VILLAGE OF ROYAL PALM BEACH. ADJUSTMENTS, REMOVAL AND/OR RELOCATION OF A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR WATER MANAGEMENT LANDSCAPING AND BUFFER MATERIALS AND IMPROVEMENTS WITHIN TRACT LBT-2 TO ACCOMMODATE THE ACCESS POINTS SHALL BE MADE AT THE SOLE EXPENSE OF THE UNPLATTED BELL PROPERTY, ITS SUCCESSORS AND ASSIGNS, AND WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH. THE TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC., AND ITS SUCCESSORS AND ASSIGNS, HEREBY CONSENT TO THESE FUTURE ACCESS

8. ACCESS AND UTILITY EASEMENTS AUE-1 AND AUE-2 ARE HEREBY DEDICATED TO THE TUTTLE ROYALE. PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE COADWAY AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH OR THE VILLAGE OF WELLINGTON, SUCH FUTURE ROADWAY SHALL BE SUBJECT TO A NON-EXCLUSIVE PERPETUAL EASEMENT FOR LEAVING SAID WESTERLY SECTION LINE, 588'59'05'E A DISTANCE OF 1252.51 FEET; THENCE PEDESTRIAN AND VEHICULAR INCRESS, EGRESS, AND ACCESS FOR THE BENEFIT OF THE PUBLIC. ACCESS OF ROYAL PALM BEACH HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF AND UTILITY EASEMENTS AUE-1 AND AUE-2 ARE FURTHER DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS FOR AN UNDERLYING WATER/SEWER UTILITY EASEMENT FOR THE INSTALLATION. OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES AND REPLACEMENT OF WATER/SEWER APPURTENANCES, ACCESS AND UTILITY EASEMENTS AUE-1 AND AUE-2 ARE THEN FURTHER SUBJECT TO AN UNDERLYING GENERAL UTILITY EASEMENT FOR THE BENEFIT OF THE PUBLIC IN THOSE CASES WHERE EASEMENTS OR RIGHTS WITHIN ACCESS AND UTILITY EASEMENTS AUE-1 AND AUE-2 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 PRIDRITIES DETERMINED BY USE OF RIGHTS GRANTED, THE VILLAGE OF ROYAL PALM BEACH AND OR ITS AGENTS OR ASSIGNS, SHALL HAVE THE RIGHT TO CONSTRUCT AND MAINTAIN TRANSIT FACILITIES WITHIN ANY PORTION OF THE ACCESS AND UTILITY EASEMENTS AUE-1 AND AUE-2, THE VILLAGE OF ROYAL PALM BEACH, OR ITS AGENTS OR ASSIGNS, FURTHER SHALL HAVE THE RIGHT AND AUTHORITY, BUT NOT THE OBLIGATION, TO APPROVE, APPLY FOR AND OBTAIN PERMITS, INSTALL, AND MAINTAIN ROADWAY AND UTILITY IMPROVEMENTS WITHIN AUE-2. THE TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC., AS RECIPIENT OF THE DEDICATION, AND SOUTHERN BLVD, VILLAS, LLC AND TLH-26 GILES, LLC, AS FEE OWNERS OF AUE-2, DO HEREBY CONSENT TO THE DESIGNATED USES OF AUE-2 AS STATED HEREIN, AND TO THE VILLAGE OF ROYAL PALM BEACH'S, OR ITS AGENTS OR ASSIGNS, RIGHT AND AUTHORITY TO APPROVE, APPLY FOR AND OBTAIN PERMITS, CONSTRUCT AND MAINTAIN SAID IMPROVEMENTS WITHIN AUE-2 ON THEIR BEHALF.

> 9. ACCESS AND UTILITY AREA AUA-I IS HEREBY DEDICATED TO THE TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE ROADWAY AND LITLITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH. THE VILLAGE OF WELLINGTON, OR THE LAKE WORTH DRAINAGE DISTRICT (LWDD). SUCH FUTURE ROADWAY SHALL BE USED FOR PEDESTRIAN AND VEHICULAR INCRESS, ECRESS, AND ACCESS PURPOSES FOR THE BENEFIT OF THE PUBLIC. AUA-1 IS FURTHER DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF ACCESS AND FOR INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES AND REPLACEMENT OF WATER/SEWER APPURTENANCES SUBJECT TO RESTRICTIONS, PERMITS AND/OR CONDITIONS AS ESTABLISHED BY EXISTING RIGHTS TO AND FOR THE LAKE WORTH DRAINAGE DISTRICT. AUA-1 FURTHER MAY BE USED FOR GENERAL UTILITY PURPOSES FOR THE BENEFIT OF THE PUBLIC. IN THOSE CASES WHERE USES OR RIGHTS WITHIN AUA-1 GROSS OR COINCIDE, CANAL AND CANAL-RELATED PURPOSES AS SET FORTH IN THAT 40 FOOT WIDE LWDD EXCLUSIVE EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 29629, PAGE 1389, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, SHALL HAVE FIRST PRIDRITY, 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 SECOND PRIDRITY, OTHER DRAINAGE EASEMENTS SHALL HAVE THIRD PRIORITY, WATER/SEWER UTILITY EASEMENTS SHALL HAVE FOURTH PRIORITY, AND ALL OTHER: EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED. ROADWAY AND UTILITY IMPROVEMENTS LOCATED WITHIN AUA-1 SHALL REQUIRE PERMITS FROM LWDD, AND SUCH PERMITS SHALL BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE VILLAGE OF ROYAL PALM BEACH, OR ITS AGENTS OR ASSIGNS, SHALL HAVE THE RIGHT AND AUTHORITY, BUT NOT THE DBLIGATION, TO APPROVE, APPLY FOR AND DBTAIN PERMITS, INSTALL, AND MAINTAIN ROADWAY AND UTILITY IMPROVEMENTS WITHIN AUA-1 SUBJECT TO PERMITS FROM LWDD. THE TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC. AS RECIPIENT OF THE DEDICATION, AND SOUTHERN BLVD. VILLAS, LLC, AS FEE OWNER OF AUA-1, DO HEREBY CONSENT TO THE DESIGNATED USES OF AUA-1 AS STATED HEREIN, AND TO THE VILLAGE OF ROYAL PALM BEACH'S, OR ITS AGENTS OR ASSIGNS, RIGHT AND AUTHORITY TO APPROVE, APPLY FOR AND OBTAIN PERMITS, CONSTRUCT AND MAINTAIN SAID IMPROVEMENTS WITHIN AUA-1 ON THEIR BEHALF,

DEDICATION

10. ACCESS AND UTILITY EASEMENT AUE-3 (ALSO KNOWN AS THE JOX40 FOOT INGRESS/EGRESS & UTILITY EASEMENT AREA) IS HEREBY DEDICATED TO THE TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE ROADWAY AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE CHUGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, THE INGRESS, EGRESS, AND ACCESS PURPOSES FOR THE BENEFIT OF THE PUBLIC. ACCESS AND UTILITY EASEMENT AUE-3 IS FURTHER DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSINGS FOR AN UNDERLYING WATER/SEWER LITILITY EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES AND REPLACEMENT OF WATER/SEWER APPURTENANCES. ACCESS AND LITILITY EASEMENT AUE-3 IS THEN FURTHER SUBJECT TO AN UNDERLYING GENERAL UTILITY EASEMENT FOR THE BENEFIT OF THE PUBLIC. IN THOSE CASES WHERE EASEMENTS OR RIGHTS WITHIN ACCESS AND UTILITY EASEMENT AUE-3 CROSS OR COINCIDE, CANAL AND CANAL-MAINTENANCE PURPOSES SHALL HAVE FIRST PRIORITY, 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 SECOND PRIORITY, OTHER DRAINAGE EASEMENTS SHALL HAVE THIRD PRIORITY, WATER/SEWER UTILITY EASEMENTS SHALL HAVE FOURTH PRIDRITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIDRITIES DETERMINED BY USE OF RIGHTS GRANTED, ROADWAY AND UTILITY IMPROVEMENTS LOCATED WITHIN AUE-3 SHALL REQUIRE PERMITS FROM LWDD, AND SUCH PERMITS SHALL BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE VILLAGE OF ROYAL PALM BEACH, OR ITS ACENTS OR ASSIGNS, SHALL HAVE THE RIGHT AND AUTHORITY, BUT NOT THE OBLICATION. TO APPROVE, APPLY FOR AND OBTAIN PERMITS, INSTALL, AND MAINTAIN ROADWAY AND UTILITY IMPROVEMENTS SUBJECT TO PERMITS FROM LWDD. THE TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC., AS RECIPIENT OF THE DEDICATION, AND TLH-26 GILES, LLC, AS FEE OWNER OF AUE-3. DO HEREBY CONSENT TO THE VILLAGE OF ROYAL PALM BEACH'S, OR ITS AGENTS OR ASSIGNS, RIGHT AND ALITHORITY TO APPROVE, APPLY FOR AND OBTAIN PERMITS, CONSTRUCT AND

11. ACCESS EASEMENT AE-3, AE-4 AND AE-5 ARE HEREBY DEDICATED TO THE VILLAGE OF ROYAL ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS.

MAINTAIN SAID IMPROVEMENTS WITHIN AUE-3 ON THEIR BEHALF.

12. DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, THE VILLAGE OF ROYAL PALM BEACH HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM.

13. WATER MANAGEMENT EASEMENTS WME-2, WME-3 & WME-4 ARE HEREBY DEDICATED TO THE TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, THE VILLAGE OF ROYAL PALM BEACH HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM.

14. WATER MANAGEMENT EASEMENT WME-1 IS HEREBY DEDIGATED TO SOLITHERN BLVD VILLAS, LLC A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AND TLH-34 LOWRES, LLC. PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL FALM BEACH. THE VILLAGE OF ROYAL COUNTY OF: PALM BEACH PALM BEACH HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM.

15. DRY DETENTION EASEMENT I AND DRY DETENTION EASEMENT 2 ARE HEREBY DEDICATED TO THE TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DRY RETENTION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION ROYAL PALM BEACH. DRY DETENTION EASEMENT AREAS I THROUGH Z SHALL PROVIDE DRAINAGE FOR ROADWAY TRACTS R-1, R-2 AND TRACT B (WATER QUALITY AND ATTENUATION). THE VILLAGE THE DRAINAGE SYSTEM

16. THE VILLAGE OF WELLINGTON WATER & SEWER EASEMENTS, SEWER EASEMENTS AND WATER EASEMENTS 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, IMPROVEMENTS, TREES, WALLS, OR FENCES SHALL HE INSTALLED WITHIN THESE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WELLINGTON UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

17. THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS SHALL HAVE CLEAR VEHICULAR. AND PEDESTRIAN ACCESS OVER ALL PUBLICLY ACCESSIBLE AREAS, AND 24-HOUR ACCESS TO ANY DATED OR OTHERWISE RESTRICTED AREAS THAT CONTAIN VILLAGE OF WELLINGTON UTILITIES, OF THIS PLAT FOR THE PURPOSES OF INGRESS, ECRESS AND ACCESS TO ALL VILLAGE OF WELLINGTON UTILITIES UTILITIES AND THEIR ASSOCIATED WATER, WASTEWATER, LIFT STATION, ACCESS, INGRESS, EGRESS EASEMENTS TOGETHER WITH ROADWAY TRACTS THAT ARE DEDICATED AND RESERVED HEREON AND/OR AS ENTERED INTO THE PUBLIC RECORDS OF PALM BEACH COUNTY OF WHICH THE RECORDING INFORMATION IS SHOWN HEREON.

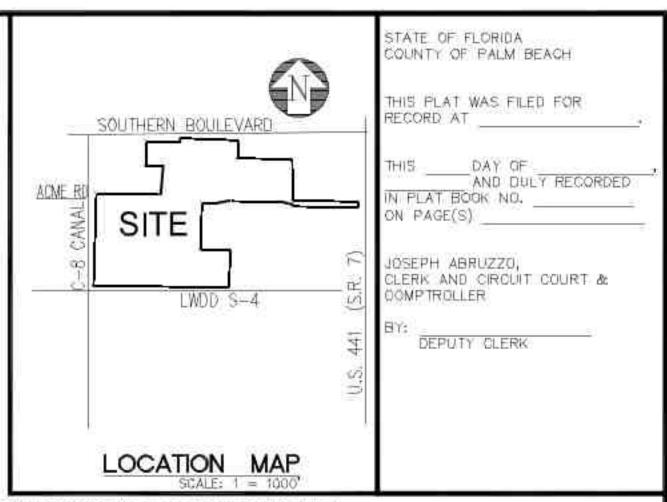
CORPORATE DEDICATION - TLH-20 HUGHES, LLC.

NICOLE DEBEHNKE, MANAGER

IN WITNESS WHEREOF, TLH-20 HUGHES, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS _____ DAY OF______, 2021,

TLH-20 HUGHES, LLC, A FLORIDA LIMITED LIABILITY COMPANY COMPANY LICENSED TO DO BUSINESS IN FLORIDA BY: NEM, LLC, ITS MANAGER

WITNESS:
PRINT NAME:



ACKNOWLEDGMENT - TLH-20 HUGHES, LLC.

STATE OF: FLORIDA COUNTY OF: PALM BEACH

BEFORE ME PERSONALLY APPEARED ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF TLH-20 HUGHES. LLC. A FLORIDA 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 (IF AVAILABLE) OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS

FREE ACT AND DEED OF SAID COMPANY.		
NESS MY HAND AND OFFICIAL SEAL THIS	DAY OF	. 2021.
COMMISSION EXPIRES:		1.1
NATURE		
RINTED NAME) + NOTARY PUBLIC	-	SEAL

CORPORATE DEDICATION - TLH-23 HILL, LLC.

IN WITNESS WHEREOF, TLH-23 HILL, LLC. A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSE THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS _____ DAY OF_

PRINT NAME:	PRINT NAME:	
WITNESS:	WITNESS:	
NICOLE DEBEHNKE, MANAGER	2 <u>1</u>	SE
BY:		
BY: NEM, LLC. ITS MANAGER		
COMPANY LICENSED TO DO BUSINESS IN FL		

ACKNOWLEDGMENT - TLH-23 HILL, LLC.

BEFORE ME PERSONALLY APPEARED. ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF TLH-23 HILL, ILC. / FLORIDA 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 (IF AVAILABLE) 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

MPANY.	WILLIAM STATE OF THE STATE OF THE	PART DEED WORK BAND
NESS MY HAND AND OFFICIAL SEAL THIS	DAY OF	, 2021
COMMISSION EXPIRES:		
NATURE		
RINTED NAME) - NOTARY PUBLIC	1	į.
		SEAL

CORPORATE DEDICATION - TLH-26 GILES, LLC.

IN WITNESS WHEREOF, TLH-26 CILES, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS _____ DAY

TLH-26 GILES, LLC, A FLORIDA LIMITED I COMPANY LICENSED TO DO BUSINESS IN	FLORIDA	
BY, NEM, LLC, ITS MANAGER		
BY. NICOLE DEBEHNKE, MANAGER		SEAL
WITNESS:	WITNESS:	
PRINT NAME:	PRINT NAME:	

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA. ENCENUITY CROUP, INC. ENGINEERS SURVEYORS AND CIS MAPPERS

1280 N. CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409. CERTIFICATE OF AUTHORIZATION NO. LB0006603

TUTTLE ROYALE



SEAL

WEST PALM BEACH, FLORIDA 33409 PH (561)855-1161 + FAX (561)832-9390 WWW.ENGENUITYGROUP_COM

6	3/11/2021	DATE
H	1"=60"	SCALE
E	13037.96 MASTER PLAT	CAD FILE
注	13037.04 SR 80 RPB ADD.	SIZK PROJECT
	STAFF	DRAWN
	STAFF	CHECKED

JOB NO.

13037.96

BEING A REPLAT OF SHOPPES AT VILLAGE ROYALE AS RECORDED IN PLAT BOOK 124, PAGES 68 THROUGH 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF THE PLAT OF PALM BEACH FARMS PLAT NO.3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

MARCH 2021

	SHEET 2 OF	14
ACKINOWLEDGMEINT - TLH-26 GILES, LLC. STATE OF: FLORIDA GOUNTY OF: PALM BEACH	CORPORATE DEDICATION - TLH-31 BIG DOG, LLC. IN WITNESS WHEREOF, TLH-31 BIG DOG, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS DAY	ACKNOWLEDGMEINT - TLH-33 COLEMAN, LLC. STATE OF: FLORIDA COUNTY OF: PALM BEACH
BEFORE ME PERSONALLY APPEARED WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF THE—26 GILES, LLC. A FLORIDA LIMITED LIABILITY DOMPANY 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 (IF AVAILABLE) 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.	TLH—31 BIG DOG, LLC, A FLORIDA LIMITED LIABILITY COMPANY COMPANY LICENSED TO DO BUSINESS IN FLORIDA BY NEM, LLC, ITS MANAGER BY NICOLE DEBEHNKE, MANAGER	BEFORE ME PERSONALLY APPEARED
WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF, 2021.	SEAL	WITNESS MY HAND AND OFFICIAL SEAL THISDAY OF
MY COMMISSION EXPIRES:	WITNESS: WITNESS:	MY COMMISSION EXPIRES:
SIGNATURE	PRINT NAME: PRINT NAME:	SIGNATURE
(PRINTED NAME) - NOTÁRY PUBLIC	ACKNOWLEDGMENT - TLH-31 BIG DOG, LLC.	(PRINTED NAME) - NOTARY PUBLIC SEAL
SEAL SEAL	COUNTY OF: PALM BEACH	CORPORATE DEDICATION - TLH-34 LOWRES, LLC. IN WITNESS WHEREOF, TLH-34 LOWRES, LLC, A FLORIDA UMITED LIABILITY COMPANY HAS CAUSED
CORPORATE DEDICATION - TLH-27 LEWASTER, LLC. IN WITNESS WHEREOF, TLH-27 LEMASTER, LLC. A FLORIDA LIMITED LIABILITY COMPANY HAS	BEFORE ME PERSONALLY APPEARED WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF TLH-31 BIG DOG, LLC. A FLORIDA	THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS DAY OF 2021.
CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS DAY OF, 2021.	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	TLH-34 LOWRES, LLC, A FLORIDA LIMITED LIABILITY COMPANY COMPANY LICENSED TO DO BUSINESS IN FLORIDA
TLH-27 LEMASTER, LLC. A FLORIDA LIMITED LIABILITY COMPANY	THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) 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.	BY: NEM, LLG, ITS MANAGER
COMPANY LICENSED TO DO BUSINESS IN FLORIDA	WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF . 2021.	BY: NICOLE DEBEHNKE, MANAGER
BY: NEM, LLC, ITS MANAGER	MY COMMISSION EXPIRES:	SEAL SEAL
NICOLE DEBEHNKE, MANAGER	Large Control 1 = 2	WITNESS: WITNESS:
SEAL	SIGNATURE	PRINT NAME: PRINT NAME
WITNESS: WITNESS:	(PRINTED NAME) - NOTARY PUBLIC SEAL	
PRINT NAME: PRINT NAME:		ACKNOWLEDGMENT - TLH-34 LOWRES, LLC. STATE OF: FLORIDA
	CORPORATE DEDICATION - TLH-32 HADDEN, LLC.	COUNTY OF: PALM BEACH
ACKNOWLEDGMENT - TLH-27 LEMASTER, LLC. STATE OF: FLORIDA	IN WITNESS WHEREOF, TLH-32 HADDEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS DAY OF, 2021.	BEFORE ME PERSONALLY APPEARED WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF TLH-34 LOWRES, LLC. A FLORIDA
COUNTY OF PALM BEACH	TLH-32 HADDEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY COMPANY LICENSED TO DO BUSINESS IN FLORIDA	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
BEFORE ME PERSONALLY APPEARED WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF TLH-27	BY: NEM, LLC, ITS MANAGER	THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY. AND THAT SAID
LEMASTER, LLC. A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID	BY: NICOLE DEBEHNKE, MANAGER	INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.
COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID	NICOLE DEBEHNKE, MANAGER SEAL	WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF
INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.		W.F. COMMISSION EXPIRES.
WITNESS MY HAND AND OFFICIAL SEAL THISDAY OF 2021.	WITNESS: WITNESS:	SIGNATURE
MY COMMISSION EXPIRES:	PRINT NAME:	(PRINTED NAME) - NOTARY PUBLIC SEAL
SIGNATURE	ACKNOWLEDGMENT - TLH-32 HADDEN, LLC.	
	STATE OF: FLORIDA COUNTY OF: PALM BEACH	CORPORATE DEDICATION - SOUTHERN BLVD VILLAS, LLC.
(PRINTED NAME) - NOTARY PUBLIC SEAL	BEFORE ME PERSONALLY APPEARED WHO IS PERSONALLY KNOWN TO ME AND	IN WITNESS WHEREOF, SOUTHERN BLVD VILLAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS DAY
CORPORATE DEDICATION - TLH-30 QURAESHI, LLC.	WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF TLH-32 HADDEN, LLC. A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE	OF
IN WITNESS WHEREOF, TLH-50 QURAESHI, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS DAY	EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID COMPANY AND THAT	COMPANY LICENSED TO DO BUSINESS IN FLORIDA
QF, Z0Z1,	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.	BY SOUTHERN BLVD. VILLAS, ILC. ITS VICE PRESIDENT
TLH-30 QURAESH, LLC, A FLORIDA LIMITED LIABILITY COMPANY COMPANY LICENSED TO DO BUSINESS IN FLORIDA	WITNESS MY HAND AND OFFICIAL SEAL THISDAY OF	JUAN PORRO, VICE PRESIDENT
BY: NEM, LLC, ITS MANAGER	MY COMMISSION EXPIRES:	SEAL
16%	SIGNATURE	WITNESS:
NICOLE DEBEHNKE, MANAGER		PRINT NAME: PRINT NAME:
WITNESS: SEAL	(FRINTED NAME) - NOTARY PUBLIC SEAL	
PRINT NAME: WITNESS:	CORPORATE DEDICATION - TLH-33 COLEMAN, LLC. IN WITNESS WHEREOF, TLH-33 COLEMAN, LLC. A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED	
ACKNOWLEDGMENT - TLH-30 QURAESHI, LLC.	THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS DAY OF, 2021. TLH-33 COLEMAN, LLC. A FLORIDA LIMITED LIABILITY COMPANY	
STATE OF: FLORIDA	COMPANY LICENSED TO DO BUSINESS IN FLORIDA	
COUNTY OF: PALM BEACH BEFORE ME PERSONALLY APPEARED WHO IS PERSONALLY KNOWN	BY: NEM, LLC, ITS MANAGER	
TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF TUH-30 QURAESHI, LLC. A FLORIDA 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	NICOLE DEBEHNKE, MANAGER SEAL	
CORPORATE SEAL (IF AVAILABLE) OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS	WITNESS:WITNESS:	
THE FREE ACT AND DEED OF SAID COMPANY.	PRINT NAME: PRINT NAME:	
WITNESS MY HAND AND OFFICIAL SEAL THISDAY OF, 2021.		
MY COMMISSION EXPIRES:		- A High

SIGNATURE

(PRINTED NAME) - NOTARY PUBLIC

THIS	DAY GF
IN PL	AND DULY RECORDED AT BOOK NO. AGE(S)
CLER	PH ABRUZZO, K AND CIRCUIT COURT &: TROLLER
BY:	DEPUTY CLERK

ACKNOWLEDGMENT SOUTHERN BLVD VILLAS, LLC.

STATE OF: FLORIDA

COUNTY OF: PALM BEACH

BEFORE ME PERSONALLY APPEARED KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF SOUTHERN BLVD VILLAS, ILC. A FLORIDA 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 (IF AVAILABLE) 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	
MY COMMISSION EXPIRES:		
SIGNATURE		
SIGNATURE		

CORPORATE DEDICATION - ONE RPB, LLC.

IN WITNESS WHEREOF, ONE RPB, LLC. A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS _____ DAY

ONE RPB, LLC, A FLORIDA LIMITED LIABILITY COMPANY COMPANY LICENSED TO DO BUSINESS IN FLORIDA	
BY: NEM, LLC, ITS MANAGER	
BY:	-0
To proper the deposition of the second of the constant of the	SEAL

WITNESS:

PRINT NAME	PRINT NAME:
ACKNOWLEDGMENT - ONE RPB, L	LC.

STATE OF: FLORIDA COUNTY OF: PALM BEACH

BEFORE ME PERSONALLY APPEARED WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF ONE RPH, LLC. A FLORIDA 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 (IF AVAILABLE) 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	33
MY COMMISSION EXPIRES:		
SIGNATURE		
(PRINTED NAME) - NOTARY PUBLIC		
		SE4

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA. ENGENUITY GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS

1280 N. CONGRESS AVE. SUITE 101, WEST PALM BEACH, FLORIDA 33409, CERTIFICATE OF AUTHORIZATION NO. LB0006603

TUTTLE ROYALE



1285 N CONGRESS AVENUE, SUITE 101. WEST PALM BEACH, FLORIDA 33409 PH (561)655-1151 + FAX (561)832-9390 WWW.ENGENUITYGROUP_COM

	3/11/2021	DATE
H	1"=60"	SCALE
E	13037.96 MASTER PLAT	AD FILE
#	13037.04 SR 80 RPB ADD.	ZSK PROJECT
Г	STAFF	DRAWN
('	STAFF	HECKED

BEING A REPLAT OF SHOPPES AT VILLAGE ROYALE AS RECORDED IN PLAT BOOK 124, PAGES 68 THROUGH 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF THE PLAT OF PALM BEACH FARMS PLAT NO.3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

MARCH 2021

SHEET 3 OF 14

OF 2021 TWO RPB, LLC, A FLORIDA LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLO	
BY: NEM, ILC. ITS MANAGER	anua -
BY:	
NICOLE DEBEHNKE, MANAGER	
WITNESS:	SEA
PRINT NAME:	WITNESS:
	PRINT NAME
ACKNOWLEDGMENT - TWO RPB, LLC.	
STATE OF: FLORIDA COUNTY OF: PALM BEACH	
AND BEFORE ME THAT HE SHE EXECUTED S	UCH INSTRUMENT AS SUCH OFFICER OF
CORPORATE SEAL (IF AVAILABLE) OF SAID C SAID INSTRUMENT BY DUE AND REGULAR CO INSTRUMENT IS THE FREE ACT AND DEED OF WITNESS MY HAND AND OFFICIAL SEAL THIS MY COMMISSION EXPIRES:	RPORATE AUTHORITY, AND THAT SAID SAID COMPANY.
CORPORATE SEAL (IF AVAILABLE) OF SAID C SAID INSTRUMENT BY DUE AND REGULAR CO INSTRUMENT IS THE FREE ACT AND DEED OF WITNESS MY HAND AND OFFICIAL SEAL THIS MY COMMISSION EXPIRES:	OMPANY AND THAT IT WAS AFFIXED TO REPORATE AUTHORITY, AND THAT SAID SAID COMPANY.
CORPORATE SEAL (IF AVAILABLE) OF SAID CORPORATE SEAL (IF AVAILABLE) OF SAID CORPORATE SEAL (IF AVAILABLE) OF SAID CONSTRUMENT IS THE FREE ACT AND DEED OF WITNESS MY HAND AND OFFICIAL SEAL THIS MY COMMISSION EXPIRES: SIGNATURE (PRINTED NAME) - NOTARY PUBLIC	OMPANY AND THAT IT WAS AFFIXED TO REPORATE AUTHORITY, AND THAT SAID SAID COMPANY. DAY OF
CORPORATE SEAL (IF AVAILABLE) OF SAID C SAID INSTRUMENT BY DUE AND REGULAR CO INSTRUMENT IS THE FREE ACT AND DEED OF WITNESS MY HAND AND OFFICIAL SEAL THIS MY COMMISSION EXPIRES: SIGNATURE (PRINTED NAME) - NOTARY PUBLIC ACCEPTANCE OF RESERVATIONS - TO	OMPANY AND THAT IT WAS AFFIXED TO REPORATE AUTHORITY, AND THAT SAID SAID COMPANY. DAY OF . 2021,
CORPORATE SEAL (IF AVAILABLE) OF SAID C SAID INSTRUMENT BY DUE AND REGULAR CO INSTRUMENT IS THE FREE ACT AND DEED OF WITNESS MY HAND AND OFFICIAL SEAL THIS MY COMMISSION EXPIRES: SIGNATURE (PRINTED NAME) - NOTARY PUBLIC ACCEPTANCE OF RESERVATIONS - TO STATE OF: FLORIDA	OMPANY AND THAT IT WAS AFFIXED TO REPORATE AUTHORITY, AND THAT SAID SAID COMPANY. DAY OF

WITNESS

WITNESS: PRINT NAME:

INSTRUMENT AS INC, A FLORIDA CORPORA EXECUTED SUCH INSTRUM THE FOREGOING INSTRUME	OF THE CORPORATE STRUMENT BY DUE AND	WHO IS PERSONALLY KNOWN TO ITIFICATION, AND WHO EXECUTED THE FOREGOINE TUTTLE ROYALE PROPERTY OWNERS ASSOCIACKNOWLEDGED TO AND BEFORE ME THAT HOF SAID COMPANY, AND THAT THE SEAL AFF SEAL (IF AVAILABLE) OF SAID COMPANY AND REGULAR CORPORATE AUTHORITY, AND THAT ID COMPANY	ATION E/SH IXED THA
WITNESS MY HAND AND C	FFICIAL SEAL THIS	DAY OF	
COMMISSION NUMBER:			
SIGNATURE		SEAL.	
(PRINTED NAME) - NOTAR	JU00015(#440)		
WARMAN ON DESTRUCTION	in de la companya de La companya de la companya de		
TITLE CERTIFICATION STATE OF: FLORIDA COUNTY OF: PALM BEACH I, STEVE WALLACE, A DUL I HAVE EXAMINED THE TIT PROPERTY IS VESTED IN T LLC, A FLORIDA LIMITED L COMPANY, TLH-27 LEMAS FLORIDA LIMITED LIABILITY TLH-32 HADDEN LLC, A F LIMITED LIABILITY COMPAN BLVD VILLAS LLC, A FLOR COMPANY AND TWO RPB, HAVE BEEN PAID; AND TH ITEMS HELD AGAINST SAID RELEASED OF RECORD NO	Y LICENSED ATTORNEY LE TO THE HEREON DE TLH-20 HUGHES LLO, IABIUTY COMPANY, TLH TER LLC, A FLORIDA L COMPANY, TLH-31 BI TLORIDA UMITED LIABIL Y, TLH-34 LOWRES LL IDA LIMITED LIABILITY LLC A FLORIDA UMITE HAT ALL PALM BEACH Y LANDS HAVE BEEN S R OTHERWISE TERMINA RECORD BUT THOSE EN	IN THE STATE OF FLORIDA, DO HEREBY CERT SCRIBED PROPERTY; THAT I FIND THE TITLE TO FLORIDA LIMITED LIABILITY COMPANY, TLH-26 GILES LLG. A FLORIDA LIMITED LIABILITY MITED LIABILITY COMPANY, TLH-30 QURAESHIS DOG LLG. A FLORIDA LIMITED LIABILITY COMPANY, THA-33 COLEMAN LLG. A FLORIDA COMPANY, SOLOMPANY, ONE RPB LLG. A FLORIDA LIMITED LIABILITY COMPANY, SOLOMPANY, ONE RPB LLG. A FLORIDA LIMITED LIABILITY COMPANY, SOLOMPANY, ONE RPB LLG. A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CLIRRENT TACCOUNTY SPECIAL ASSESSMENT ITEMS AND ALLATISFIED; THAT ALL MORTGAGES NOT SATISFIED BY LAW ARE SHOWN HEREON; AND THAT CUMBRANCES DO NOT PROHIBIT THE CREATION	LLO. PANY. DA JTHER LABILLY OR THER THER
TITLE CERTIFICATION STATE OF: FLORIDA COUNTY OF: PALM BEACH I, STEVE WALLACE, A DUL I HAVE EXAMINED THE TIT PROPERTY IS VESTED IN T LLC, A FLORIDA LIMITED L COMPANY, TLH-27 LEMAS FLORIDA LIMITED LIABILITY TLH-32 HADDEN LLC, A FLORI BLVD VILLAS LLC, A FLORI COMPANY AND TWO RPB, HAVE BEEN PAID; AND TH ITEMS HELD AGAINST SAID RELEASED OF RECORD NO ARE ENCUMBRANGES OF F	Y LICENSED ATTORNEY LE TO THE HEREON DE TH-20 HUGHES LLO, JABIUTY COMPANY, TLI TER LLC, A FLORIDA L COMPANY, TLH-31 BI- LORIDA UMITED LIABIL Y, TLH-34 LOWRES LL JDA LIMITED LIABILITY LLC A FLORIDA LIMITE HAT ALL PALM BEACH Y LANDS HAVE BEEN S R OTHERWISE TERMINA RECORD BUT THOSE EN THIS PLAT.	SCRIBED PROPERTY: THAT I FIND THE TITLE TO FLORIDA LIMITED LIABILITY COMPANY, TLH-2. I-26 GILES LLG, A FLORIDA LIMITED LIABILITY MITED LIABILITY COMPANY, TLH-30 QURAESH DOG LLC, A FLORIDA LIMITED LIABILITY COMPANY, TH-33 COLEMAN LLG, A FLORIDA LIMITED LIABILITY COMPANY, SOLOMPANY, ONE RPB LLC, A FLORIDA LIMITED LIABILITY COMPANY, SOLOMPANY, ONE RPB LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAKED LIABILITY COMPANY, THAT THE CURRENT TAKED LIMITED LIABILITY COMPANY; THAT THE CURRENT TAKED THAT ALL MORTGAGES NOT SATISFIED BY LAW ARE SHOWN HEREON; AND THAT	LLO. PANY. DA JTHER LABILLY OR THER THER

ACKNOWLEDGMENT - TUTTLE ROYALE PROPERTY OWNERS

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 DEDICATE BY THIS REPLAT.

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, FLORIDAL

C. ANDRE RAYMAN P.S.M. PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA LICENSE NO. 4938 STATE OF FLORIDA L.B.# 6603

> SEAL SURVEYOR

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT

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

JOSEPH ABRUZZO, CLERK AND CIRCUIT COURT & OMPTROLLER

DEPUTY CLERK

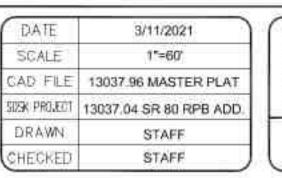
THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA. ENCENUITY GROUP, INC. ENGINEERS SURVEYORS AND OS MAPPERS 1280 N. CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409.

TUTTLE ROYALE

CERTIFICATE OF AUTHORIZATION NO. LB0006603



ENCINTERS - SUNVEYORS - ORS WATOURS	group ir
1280 N. CONGRESS AVENUE, WEST PALM BEACH, FLORID	
"H (561)655-1151 + FAX (56	1)837-9390



BEING A REPLAT OF SHOPPES AT VILLAGE ROYALE AS RECORDED IN PLAT BOOK 124, PAGES 68 THROUGH 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF THE PLAT OF PALM BEACH FARMS PLAT NO.3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

MARCH 2021

SHEET 4 OF 14

ACCEPTANCE OF RESERVATIONS - VILLAGE OF ROYAL PALM BEACH STATE OF: FLORIDA COUNTY OF: PALM BEACH THE VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIMISION 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 2021. VILLAGE OF ROYAL PALM BEACH A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA	APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS BY THE VILLAGE OF WELLINGTON STATE OF: FLORIDA COUNTY OF: PALM BEACH THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, HEREBY CONSENTS TO THE DEDICATIONS OR RESERVATIONS TO SAID VILLAGE, AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED AND SHOWN HEREON, DATED THIS DAY OF, 2021.
BY: PRINT NAME: MAYOR	ATTEST:
ACKNOWLEDGMENT - VILLAGE OF ROYAL PALM BEACH STATE OF: FLORIDA COUNTY OF: PALM BEACH	SHANNON LAROCQUE, F.E. VILLAGE UTILITY DIRECTOR
BEFORE ME PERSONALLY APPEARED — 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 RECULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE. WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF	ACKNOWLEDGMENT - VILLAGE OF WELLINGTON STATE OF, FLORIDA COUNTY OF: PALM BEACH BEFORE ME PERSONALLY APPEARED ANNE GERWIG AND CHEVELLE ADDIE, 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 FOREGDING 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
APPROVAL - THE VILLAGE OF ROYAL PALM BEACH STATE OF: FLORIDA COUNTY OF: PALM BEACH THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS HEREBY APPROVES THE PLAT OF TUTTLE ROYALE FOR RECORD THIS	(PRINTED NAME) - NOTARY PUBLIC
THE VILLAGE OF ROYAL PALM BEACH A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA	
FRED PINTO MAYOR	
ELENE DISANTO	
WITNESS: WITNESS:	

PRINT NAME: _____ PRINT NAME: ____

THIS PLAT IS IN COMPLIANCE WITH THE VILLAGE OF ROYAL PALM BEACH SUBDIVISION

VILLAGE OF ROYAL PALM BEACH ENGINEER APPROVAL

CHRISTOPHER A. MARSH, P.E., 62560

CODE CHAPTER 22.

VILLAGE ENGINEER

REVIEWING SURVEYOR'S STATEMENT

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.

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

> THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA. ENCENUITY GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS

STATE OF FLORIDA

IN PLAT BOOK NO.

JOSEPH ABRUZZO,

DEPUTY CLERK

OMPTROLLER

RECORD AT

ON PAGE(S)

COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR

DAY OF

CLERK AND CIRCUIT COURT &

AND DULY RECORDED

1280 N. CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409. CERTIFICATE OF AUTHORIZATION NO. LB0006603

TUTTLE ROYALE



1280 N CONGRESS AVENUE, SUITE 101.
WEST PALM BEACH, FLORIDA 33409
PH (561)855-1161 + FAX (561)832-9390
WWW.ENGENUITYGROUP.COM

DATE 3/11/2021

SCALE 1°=60°

CAD FILE 13037.96 MASTER PLAT

SIEN PROJECT 13037.04 SR 80 RPB ADD.

DRAWN STAFF

CHECKED STAFF

S H 4/14
E O. T JOB NO.
13037.96

THE PERSON OF STREET AND STREET AND STREET

REVIEWING SURVEYOR VILLAGE ENGINEER VILLAGE OF ROYAL PALM BEACH

BEING A REPLAT OF SHOPPES AT VILLAGE ROYALE AS RECORDED IN PLAT BOOK 124, PAGES 68 THROUGH 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF THE PLAT OF PALM BEACH FARMS PLAT NO.3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

MARCH 2021

SHEET 5 OF 14

MORTGAGEE'S CONSE STATE OF: FLORIDA COUNTY OF: PALM BEACH THE UNDERSIGNED HEREBY PROPERTY DESCRIBED HER LAND DESCRIBED IN SAID I WHIGH IS RECORDED IN OF PALM BEACH COUNTY, FLO	CERTIFIES THAT IT IS EON AND DOES HEREBY DEDICATION BY THE OW FICIAL RECORD BOOK	Y JOIN IN AND CONSEN NER THEREOF AND AGE PAGE	T TO THE DEDIGAT REES THAT THE MI OF THE PUBLIC R
IN WITNESS WHEREOF, THE	CURRENT HOLDER HAS	CAUSED THESE PRESI	ENTS TO BE SIGNE
WITNESS: PRINT NAME:	LION FIN A FLORID	ANCIAL, LLC OA LIMITED LIABILITY CO	DMPANY
WITNESS:PRINT NAME:	NAME:		
ACKNOWLEDGEMENT STATE OF: FLORIDA COUNTY OF PALM BEACH		NSTENT	
THIS INSTRUMENT WAS AC			
BY		OF	
MY COMMISSION EXPIRES: COMMISSION NUMBER			
SIGNATURE			CEAL
(PRINTED NAME) - NOTARY	PUBLIC		SEAL

MORTGAGE'S CONSENT STATE OF: FLORIDA COUNTY OF: PALM BEACH THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE CURRENT 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 BY THE OWNER THEREOF AND AGREES THAT THE MORTGAGE WHICH IS RECORDED IN OFFICIAL REDORD BOOK, PAGE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.		MORTGAGEE'S CONSENT STATE OF: FLORIDA COUNTY OF: PALM BEACH THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE CURRENT HOLDER OF A MORTO UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THER AND AGREES THAT THE MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK PAGE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBDRDINATED TO THE DEDICATION SHOWN HEREON.		
IN WITNESS WHEREOF, THE CUP	RRENT HOLDER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS	IN WITNESS WHEREOF, THE CURRENT HOLDER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF 2021.		
WTNESS:PRINT NAME:	LINX ASSET SERVICES, LLC A FLORIDA LIMITED LIABILITY COMPANY	WITNESS	JEM LENDING, LLC A FLORIDA LIMITED LIABILITY COMPANY	
WITNESS:PRINT NAME:	BY: NAME: TITLE:	WITNESS PRINT NAME:	BY: NAME: TITLE	
ACKNOWLEDGEMENT - MC STATE OF FLORIDA COUNTY OF: PALM BEACH	ORTGAGEE'S CONSTENT	ACKNOWLEDGEMENT A STATE OF: FLORIDA COUNTY OF: PALM BEACH	- MORTGAGEE'S CONSTENT	
0001	VLEDGED BEFORE ME ON THIS DAY OF	THIS INSTRUMENT WAS ACK	NOWLEDGED BEFORE ME ON THIS DAY OF DAY OF	
MY COMMISSION EXPIRES		MY COMMISSION EXPIRES: COMMISSION NUMBER:		
SIGNATURE		SIGNATURE		
(PRINTED NAME) - NOTARY PL	IBLIC	(PRINTED NAME) - NOTARY	PUBLIC	

THIS PLAT WAS FILED FOR RECORD AT ______.

THIS _____ DAY GF ______.

STATE OF FLORIDA

AND DULY RECORDED

BY: DEPUTY CLERK

OMPTROLLER

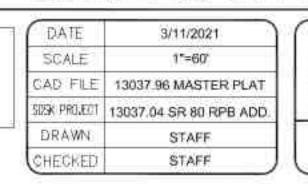
THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA, ENGENUITY GROUP, INC. ENGINEERS SURVEYORS AND CIS MAPPERS 1280 N. CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409.

CERTIFICATE OF AUTHORIZATION NO. LB0006603

TUTTLE ROYALE



1280 N. CONGRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33409 PH (561)855-1161 + FAX (561)832-9390 WWW.ENGENUITYGROUP.LOM

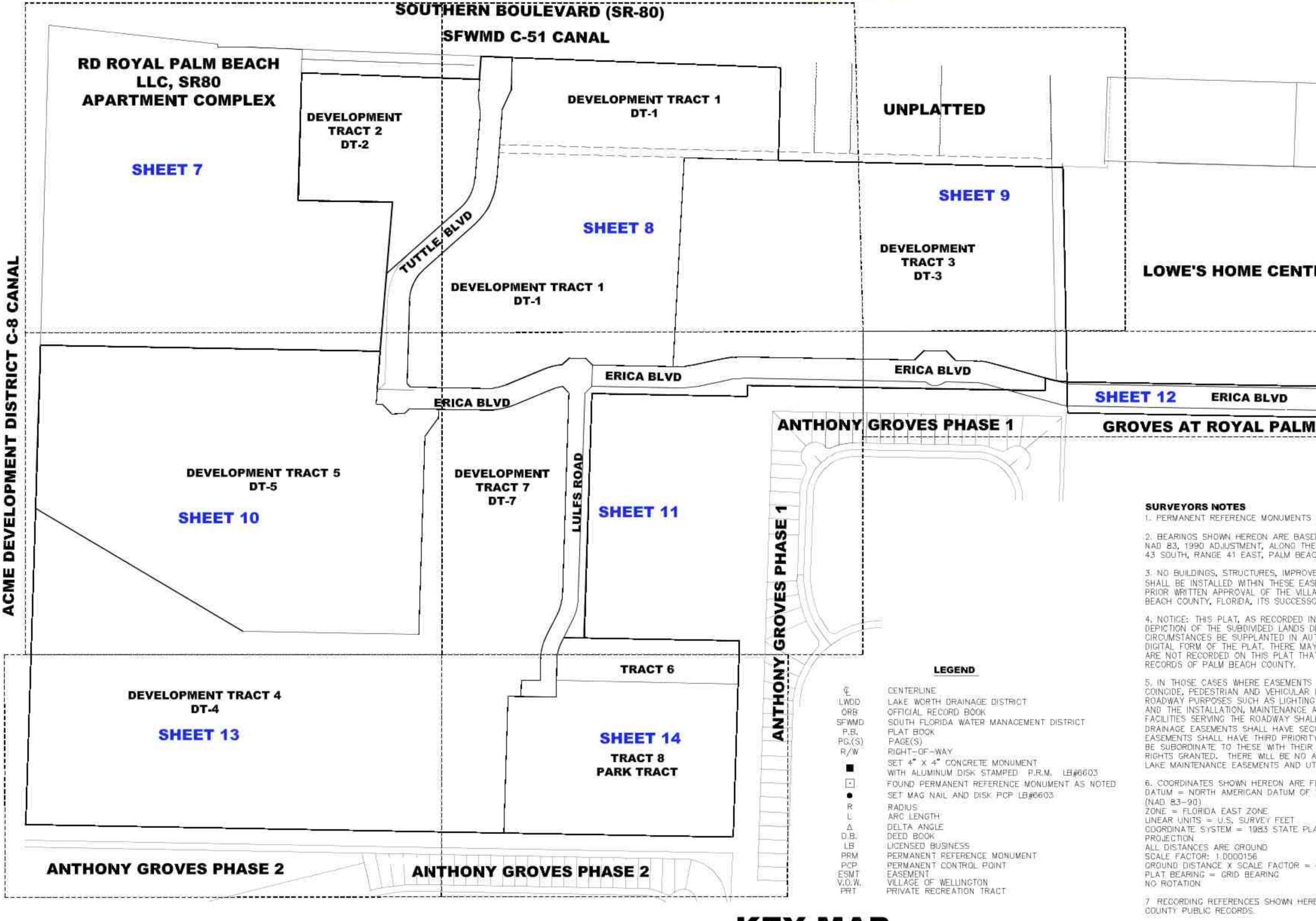


13037.96

TUTTLE ROYALE BEING A REPLAT OF SHOPPES AT VILLAGE ROYALE AS RECORDED IN PLAT BOOK 124, PAGES 68 THROUGH 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF THE PLAT OF PALM BEACH FARMS PLAT NO.3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THE

> VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA **MARCH 2021**

> > SHEET 6 OF 14



SHEET 12

SUMMARY DATA

APPROXIMATE LOT DIMENSIONS	VARIES
LINEAR FEET OF STREETS	5,197 LINEAR FEET
TOTAL AREA THIS PLAT	156.258
DEVELOPMENT TRACT 1	24,071 ACRES
DEVELOPMENT TRACT 2	7.775 ACRES
DEVELOPMENT TRACT 3	23,952 ACRES
DEVELOPMENT TRACT 4	33.748 ACRES
DEVELOPMENT TRACT 5	29.356 ACRES
DEVELOPMENT TRACT 6	2.444 ACRES
DEVELOPMENT TRACT 7	10.174 ACRES
DEVELOPMENT TRACT 8	10,700 ACRES
(R-3) AREA ERICA BLVD	3.135 ACRES
(R-4) AREA ERICA BLVD	2.611 ACRES
(R-2) AREA LULFS ROAD	3.223 ACRES
(R-1) AREA TUTTLE BLVD	2.838 ACRES
(LBT-1) AREA BUFFER TRACT	0.696 ACRES
(LBT-2) AREA BUFFER TRACT	1,535 ACRES

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR

DEERH ABRUZZO, CLERK AND CIRCUIT COURT &

OMPTROLLER

DEPUTY CLERK

AND DULY RECORDED

SUBDIVISION NAME: TUTTLE ROYALE OWNERS: TLH-ZO HUGHES, LLC TLH-23 HILL, LLC TLH-26 CILES, LLC TLH-27 LEMASTER, LLC TLH-30 OURAESHI, LLC TLH-31 BIG DOG, LLC TLH-32 HADDEN, LLC TLH-33 COLEMAN, LLC TLH-34 LOWRES, LLC SOUTHERN BLVD VILLAS, LLC ONE RPB, LLC TWO RPB, LLC AGENT: ALESSANDRIA PALMER URBAN DESIGN KILDAY STUDIOS PROJECT ENGINEER: KEITH B. JACKSON, P.E. ENGENUITY CROUP, INC. PROJECT SURVEYOR: C. ANDRE RAYMAN, P.S.M. ENGENUITY GROUP, INC.

STREET NAMES: TUTTLE BLVD, ERICA BLVD & LULFS RD

KEY MAP

TUTTLE ROYALE



LOWE'S HOME CENTER

ERICA BLVD

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

2. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF NOT'30'19"E, NAD 83, 1990 ADJUSTMENT, ALONG THE WEST LINE OF SECTION 36, TOWNSHIP

3 NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES

SHALL BE INSTALLED WITHIN THESE EASEMENTS (OR TRACTS) WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF ROYAL PALM BEACH, PALM

4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL

DIGITAL FORM OF THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC

ROADWAY PURPOSES SUCH AS LIGHTING AND SIGNAGE SERVING THE ROADWAY.

DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, WATER/SEWER UTILITY

EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL

RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE

BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF

DATUM = NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT

7 RECORDING REFERENCES SHOWN HEREON REFERENCE THE PALM BEACH

5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR

COINCIDE, PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, ACCESS AND

AND THE INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE

LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.

6. COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID

COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR

CROUND DISTANCE X SCALE FACTOR = CRID DISTANCE

FACILITIES SERVING THE ROADWAY SHALL HAVE FIRST PRIORITY. OTHER

DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR

43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS.

SURVEYORS NOTES

RECORDS OF PALM BEACH COUNTY.

(NAD 83-90)

PROJECTION

NO ROTATION

ZONE = FLORIDA EAST ZONE

ALL DISTANCES ARE GROUND

PLAT BEARING = GRID BEARING

SCALE FACTOR: 1.0000156

COUNTY PUBLIC RECORDS.

LINEAR UNITS = U.S. SURVEY FEET

WEST PALM BEACH, FLORIDA 33409 PH (561)855-1161 + FAX (561)832-9390 WWW.ENGENUITYGROUP_COM

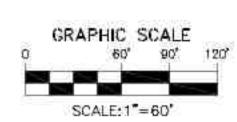
DATE	3/11/2021
SCALE	1"=60"
CAD FILE	13037.96 MASTER PLAT
SIZSK PROJECT	13037.04 SR 80 RPB ADD
DRAWN	STAFF

CHECKED

JOB NO. 13037.96

6/14

TUTTLE ROYALE BEING A REPLAT OF SHOPPES AT VILLAGE ROYALE AS RECORDED IN PLAT BOOK 124, PAGES 68 THROUGH 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF THE PLAT OF PALM BEACH FARMS PLAT NO.3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA **MARCH 2021** SHEET 7 OF 14 UNPLATTED WEST PALM BEACH CANAL (C-51)
PER DRAWING NO. C-51-tB SHEET 15 OF 27
CONTRACT NO. CN04907-2003 & (DEED BOOK 1008, PAGE 642) 859.86 PRIVATE RECREATION TRACT PRI-1 PLAT BOOK 124, PAGES 47-45 CENTERLINE LWDD PARCEL "A" RD ROYAL PALM BEACH. LLC SR80 APARTMENT PLAT BOOK P.B. PLAT BOOK 124, PAGES 41-45 PG (S) PAGE(S) DEVELOPMENT TRACT 2 (DT-2) DEED BOOK ESMT EASEMENT V.O.W. PRT



COUNTY OF PALM BEACH

STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT

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

OSEPH ABRUZZO, CLERK AND CIRCUIT COURT & OMPTROLLER

DEPUTY CLERK

LEGEND

LAKE WORTH DRAINAGE DISTRICT OFFICIAL RECORD BOOK SOUTH FLORIDA WATER MANAGEMENT DISTRICT RIGHT-OF-WAY SET 4" x 4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED P.R.M. LB#6603 FOUND PERMANENT REFERENCE MONUMENT AS NOTED SET MAG NAIL AND DISK PCP LB#6503 ARC LENGTH DELTA ANGLE LICENSED BUSINESS PERMANENT REFERENCE MONUMENT PERMANENT CONTROL POINT VILLAGE OF WELLINGTON PRIVATE RECREATION TRACT



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

TUTTLE ROYALE

DATE	3/11/2021
SCALE	1"=60"
CAD FILE	13037.96 MASTER PLAT
SDSK PROJECT	13037.04 SR 80 RPB ADI
DRAWN	STAFF
CHECKEN	STAFE

13037.96

PARCEL "A"

RD ROYAL PALM BEACH,

LLC SR80 APARTMENT

COMPLEX

PLAT BOOK 124, PAGES 41-45

N61"41"57"W 3.37---\$26"33"54"W 3.22"-N62"10"20"W 31.00---

TRACT R-1

TUTTLE ROYALE STATE OF FLORIDA COUNTY OF PALM BEACH BEING A REPLAT OF SHOPPES AT VILLAGE ROYALE AS RECORDED IN PLAT BOOK 124, PAGES 68 THROUGH 71, PUBLIC THIS PLAT WAS FILED FOR RECORD AT RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF THE PLAT OF PALM BEACH FARMS PLAT NO.3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, DAY OF AND DULY RECORDED FLORIDA AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP N PLAT BOOK NO. ON PAGE(S) 44 SOUTH, RANGE 41 EAST, THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA GRAPHIC SCALE **MARCH 2021** SEPH ABRUZZO, LERK AND CIRCUIT COURT & SHEET 8 OF 14 SGALE: 1"=60" OMPTROLLER DEPUTY CLERK UNPLATTED WEST PALM BEACH CANAL (C-51) CONTRACT NO. CNO4901-2003 & (DEED BOOK 1008, PAGE 542) PRIVATE RECREATION TRACT PAT-1 P.B. 124, PGS 41-45 1103.60 LEGEND CENTERLINE LWBD LAKE WORTH DRAINAGE DISTRICT OFFICIAL RECORD BOOK SOUTH FLORIDA WATER MANAGEMENT DISTRICT DEVELOPMENT TRACT 1 (DT-1)
AREA=24.071 ACRES P.B. PLAT BOOK $PG_{\cdot}(S)$ FAGE(S) CN 72-42-43-27-05-009-0093 R/W RIGHT-OF-WAY 40.00 N:72-42-43-27-05-009-0098 SET 4" X 4" CONGRETE MONUMENT WITH ALUMINUM DISK STAMPED P.R.M. LB#6603 FOUND PERMANENT REFERENCE MONUMENT AS NOTED 10 UE-UNPLATTED SET MAG NAIL AND DISK PCP LB#6603 UNPLATTED RADIUS ARC LENGTH DEVELOPMENT DELTA ANGLE TRACT 2 (DT-2) DEED BOOK D.B. AREA=7,775 ACRES LICENSED BUSINESS PRM PERMANENT REFERENCE MONUMENT PCP PERMANENT CONTROL POINT EASEMENT V.Q.W. VILLAGE OF WELLINGTON -ACCESS & UTILITY EASEMENT I PRIVATE RECREATION TRACT DEED BOOK 1024, PAGE 23 1081639 E 4.23 \$88'33'11.E LIBBLO 30'T 1/30' \$88'30' 37'E 588'10' 37'E 588'30' 37'E \$88'30' 37'E \$ ACCESS & UTILITY EASEMENT 2 (ALE-2) N46*38*55*W 32.79* S88*35*Z6*E S88*35*Z6*E S88*30*32*E S88*30*30*00*00*E S88*30*30**00*00*E S88*30*30**00*00*E S88*30*30**00**00*E S88*30*30**00**00*E S88*30**00**00*E S88*30**00**00*E S88*30**00**00*E S88*30**00**00*E S88*30**00**00*E S88*30**00**00**E S88* 40.00° 40.00° K V O W 12" WATER EAGED/ID/17 1 V.O.W. 12' WATER EASEMENT L=28.09 SB8'54'75 E 229,77 병 목 위 - S86'52'20'E 24.66' DEVELOPMENT TRACT 1 (DT-1) AREA=24.071 ACRES WATER MANAGEMENT EASEMENT 1 (WME-1) SH6 56 OH E 4 12" N96'39'59'W 27.76' -NO358'25'E 8.39' Δ=49'02"35" 1280 N. CONCRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33409 N88'53'11"W 249,63' PH (561)655-1151 • FAX (561)832-9390 WWW.ENGENUITYCROUP.COM S04'04'01'W 10.59' L=34.60 S45'07'11"E 8,99' R=17,67'— N43'08'44"E 22.04' Δ=84'50'46" **TUTTLE ROYALE** DATE 3/11/2021 DEVELOPMENT TRACT 3 (DT-3) SCALE 1"=60" 8/14 AREA=23,952 ACRES CAD FILE 13037.96 MASTER PLAT SIZK PROJECT 13037.04 SR 80 RPB ADD. DRAWN JOB NO. MATCHLINE TO SHEET 11 STAFF

13037.96

CHECKED

STAFF

BEING A REPLAT OF SHOPPES AT VILLAGE ROYALE AS RECORDED IN PLAT BOOK 124, PAGES 68 THROUGH 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF THE PLAT OF PALM BEACH FARMS PLAT NO.3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA **MARCH 2021**

SHEET 9 OF 14

SCALE: 1"=60"



DAY OF AND DULY RECORDED N PLAT BOOK NO.

COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR

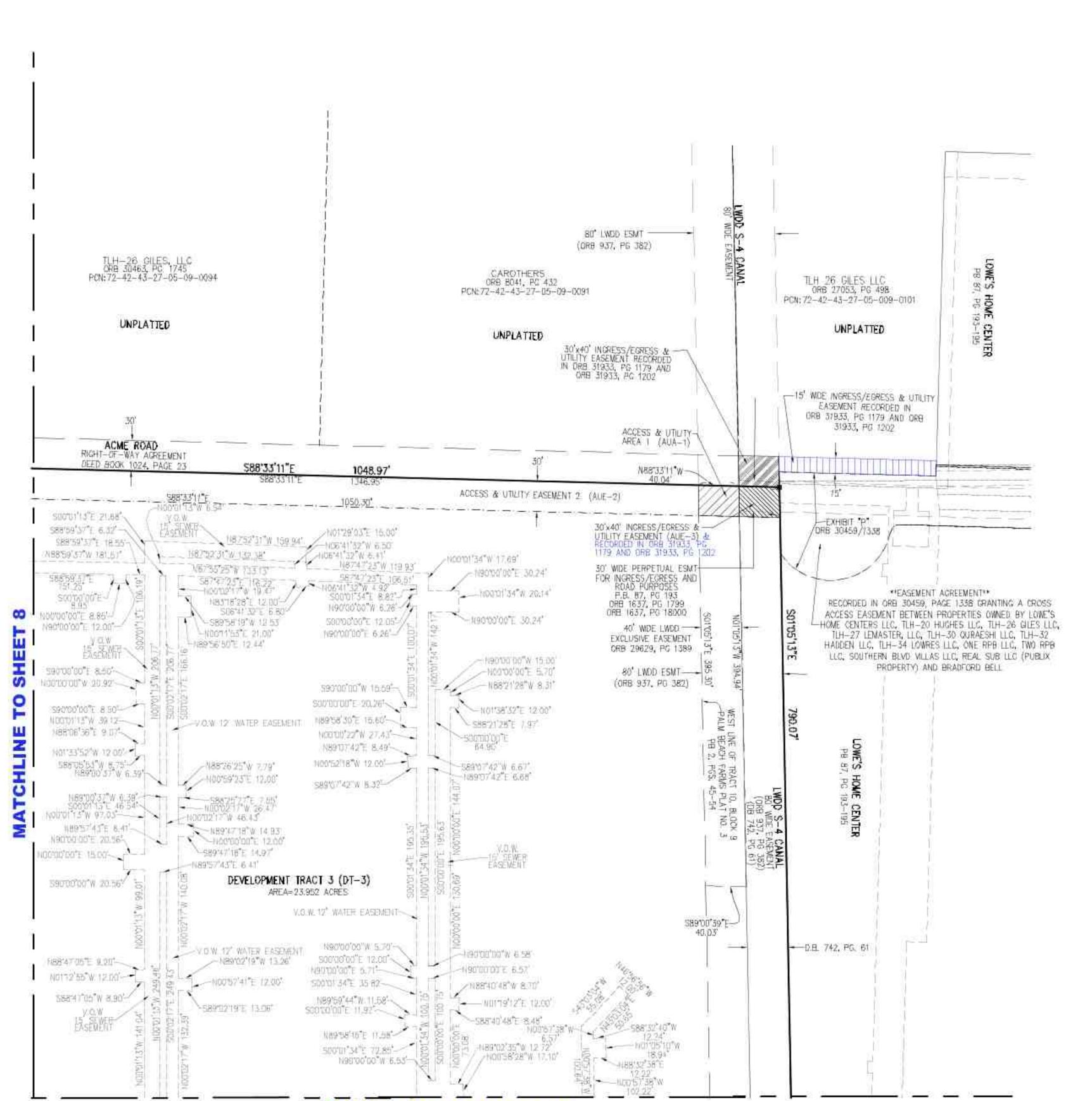
STATE OF FLORIDA

RECORD AT

ON PAGE(S)

OSEPH ABRUZZO, LERK AND CIRCUIT COURT & OMPTROLLER

DEPUTY CLERK



LEGEND

CENTERLINE LAKE WORTH DRAINAGE DISTRICT OFFICIAL REDORD BOOK SOUTH FLORIDA WATER MANAGEMENT DISTRICT PLAT BOOK PAGE(S) RIGHT-OF-WAY SET 4" X 4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED P.R.M. LB#6603 FOUND PERMANENT REFERENCE MONUMENT AS NOTED SET MAG NAIL AND DISK PCP LB#6603 RADIUS ARC LENGTH DELTA ANGLE DEED BOOK LICENSED BUSINESS PERMANENT REFERENCE MONUMENT PERMANENT CONTROL POINT EASEMENT

VILLAGE OF WELLINGTON

PRIVATE RECREATION TRACT



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

WWW.ENGENUITYCROUP.COM

TUTTLE ROYALE

DATE	3/11/2021
SCALE	1"=60"
CAD FILE	13037.96 MASTER PLAT
SIZSK PROJECT	13037.04 SR 80 RPB ADD
DRAWN	STAFF
CHECKED	STAFF

JOB NO. 13037.96

9/14

MATCHLINE TO SHEET 12

TUTTLE ROYALE
BEING A REPLAT OF SHOPPES AT VILLAGE ROYALE AS RECORDED IN PLAT BOOK 124, PAGES 68 THROUGH 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF THE PLAT OF PALM BEACH FARMS PLAT NO.3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

MARCH 2021

SHEET 10 OF 14

RD ROYAL PALM BEACH,

ASTE 24"T 15 89".

WATER MANAGEMENT EASEMENT 2 (WME-2)
AREA=3.174 ACRES

R=32,00'-/ - 53756'41' W 12.47' Δ=36'56'31' L=20.63''

588'57'45"E 198 38'

LIMITS OF BRY DETENTION EASEMENT

160' MDE FLORIDA POWER & LIGHT

COMPANY EASEMENT. ORB 699, PC 534 ORB 765, PG 56

-MATCHLINE TO SHEET 13

20 DRAINAGE EASEMENT

DEVELOPMENT TRACT 5 (DT-5)

AREA=29.356 ACRES

NSS 59 05 W 76.97"

MATCHLINE TO SHEET 7

NB8'48'30"W 14.43"

--- 501 08 65 W 14.15

FP&L R.O.W.

AGREEMENT

ORB 1795,

PG. 1277

232 74

188'59'08"W 14:54"

1452'03'19"W 26.82"

S88'59'05"E

UTILITY EASEMENT ORB 30366, PG. 166

758656 42"E \$7.40"

55057'44"E 13.85" N38'14'05"E 15.10"-

DRY DETENTION EASEMENT

58879'05 E 9.88-50700'55'W 49.90"----

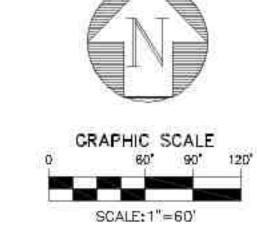
FLORIDA POWER AND LIGHT COMPANY ESMT. PARCEL 73-A

(ORB 1804, PG, 664) (ORB 1822, PG, 1912)

DEVELOPMENT TRACT 4 (DT-4)

AREA=33.748 ACRES

Sign



DEVELOPMENT IRACT 1 (DT-1) AREA=24,07 ACRES

128.91

EASEMENT

L=31,42"

R=20.00 =90.47.26

L = 31.69

\$88'57'45'E 1115 72'

20' WIDE VILLAGE OF WELLINGTON-UTILITY EASEMENT ORB 30366, PG. 166

S46'39'37 E 1,63'-

943'20'28'W 12.00'~

S46 39 32 E 14 28 -

S8810"45"E 18,00"-

\$8837147E 25.54~

NEET 0"43"W 9.54 \$8810'43"E 9.54-

20' SEWER EASEMENT-

401'49'17 E 12:00"

N#8'87'20"W 115,40"

-N88167 45 W 20.00

18879 51 W 18.56 -

N891725"W 12.00 - N0102'06"E 28.60"

SEWER EASEMENT

NB8'57'45"W 372.18"

y-18857"54"W 15.90" rH885754"W 12.00"

- DRY DETENTION-EASEMENT 1

S04"44"26"W 183.55"---

JÓSEPH ABRUZZO, CLERK AND CIRCUIT COURT & OMPTROLLER DEPUTY CLERK

STATE OF FLORIDA

N PLAT BOOK NO.

ON PAGE(S)

COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR

AND DULY RECORDED

LEGEND

LAKE WORTH DRAINAGE DISTRICT ORE OFFICIAL RECORD BOOK SOUTH FLORIDA WATER MANAGEMENT DISTRICT SEWMD P.B. PLAT BOOK PG(S) PAGE(S) RIGHT-OF-WAY SET 4" X 4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED P.R.M. LB#6603 FOUND PERMANENT REFERENCE MONUMENT AS NOTED SET MAG NAIL AND DISK PCP LB#6603 ARC LENGTH

DELTA ANGLE DEED BOOK LICENSED BUSINESS

CENTERLINE

PERMANENT CONTROL POINT EASEMENT VILLAGE OF WELLINGTON PRIVATE RECREATION TRACT



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

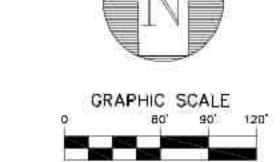
TUTTLE ROYALE

DATE	3/11/2021
SCALE	1"=60"
CAD FILE	13037.96 MASTER PLA
SIZSK PROJECT	13037.04 SR 80 RPB AD
DRAWN	STAFF
CHECKED	STAFF

10/14 JOB NO.

13037.96

BEING A REPLAT OF SHOPPES AT VILLAGE ROYALE AS RECORDED IN PLAT BOOK 124, PAGES 68 THROUGH 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF THE PLAT OF PALM BEACH FARMS PLAT NO.3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA **MARCH 2021**



SCALE: 1"=60"

COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR

N PLAT BOOK NO.

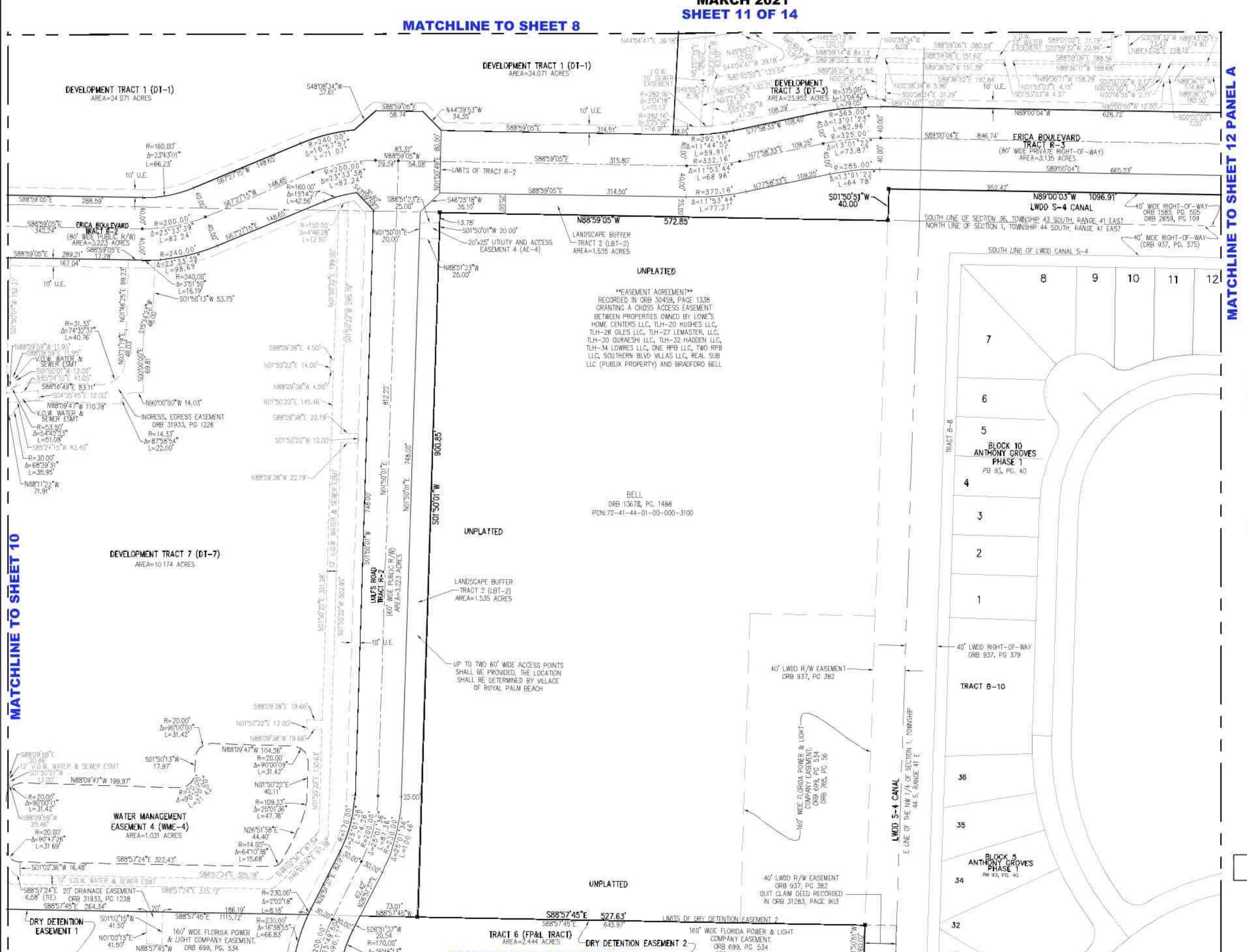
ON PAGE(S)

STATE OF FLORIDA

RECORD AT DAY OF AND DULY RECORDED

OSEPH ABRUZZO, LERK AND CIRCUIT COURT & OMPTROLLER

DEPUTY CLERK



—A=15'46'13"

ORB 765, PG, 56

MATCHLINE TO SHEET 14

ORB 765, PC 56

LEGEND

CENTERLINE LAKE WORTH DRAINAGE DISTRICT OFFICIAL RECORD BOOK SOUTH FLORIDA WATER MANAGEMENT DISTRICT PLAT BOOK PG.(5) PAGE(S) RIGHT-OF-WAY SET 4" X 4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED P.R.M. LB#6603 FOUND PERMANENT REFERENCE MONUMENT AS NOTED SET MAG NAIL AND DISK PCP LB#6603 RADIUS ARC LENGTH DELTA ANGLE

DEED BOOK LICENSED BUSINESS PERMANENT REFERENCE MONUMENT PERMANENT CONTROL POINT EASEMENT VILLAGE OF WELLINGTON PRIVATE RECREATION TRACT



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

TUTTLE ROYALE

STAFF

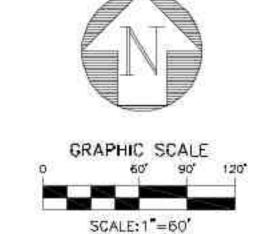
DATE	3/11/2021
SCALE	1"=60"
CAD FILE	13037.96 MASTER PLAT
SIZSK PROJECT	13037.04 SR 80 RPB ADD.
DRAWN	STAFF

CHECKED

11/14 JOB NO. 13037.96

BEING A REPLAT OF SHOPPES AT VILLAGE ROYALE AS RECORDED IN PLAT BOOK 124, PAGES 68 THROUGH 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF THE PLAT OF PALM BEACH FARMS PLAT NO.3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA **MARCH 2021**

SHEET 12 OF 14



COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR

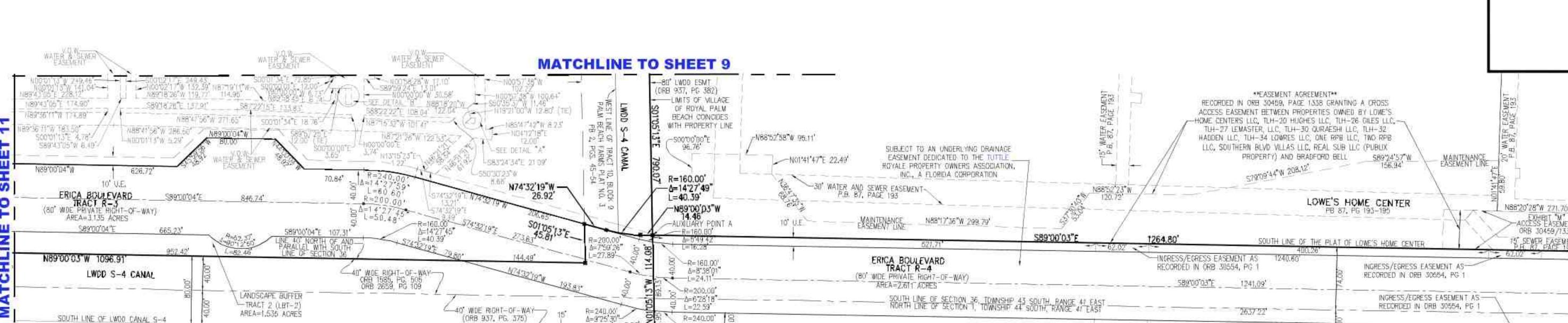
STATE OF FLORIDA

RECORD AT

DAY OF AND DULY RECORDED N PLAT BOOK NO. ON PAGE(S)

OSEPH ABRUZZO, LERK AND CIRCUIT COURT & OMPTROLLER

DEPUTY CLERK



NORTH LINE OF THE PLAT OF BROVES AT ROYAL PALM

GROVES AT ROYAL PALM

RECORDED IN ORB 30459, PAGE 1338 GRANTING A CROSS ACCESS EASEMENT BETWEEN PROPERTIES OWNED BY LOWE'S HOME CENTERS LLC. TLH-20 HUCHES LLC, TLH-26 CILES LLC, TLH-27 LEMASTER, LLC, TLH-3D QURAESHI LLC, TLH-32 HADDEN LLC, TLH-34 LOWRES LLC, ONE RPB LLC, TWO RPB LLC, SOUTHERN BLVD VILLAS LLC, REAL SUB LLC



-A=5'02'14" ↓:

0.04'N. 0.31'W

ROYAL PALM

NORTHWEST CORNER OF

THE PLAT OF DROVES AT

FOUND 1/2 IRON ROD AND CAP LB#2668

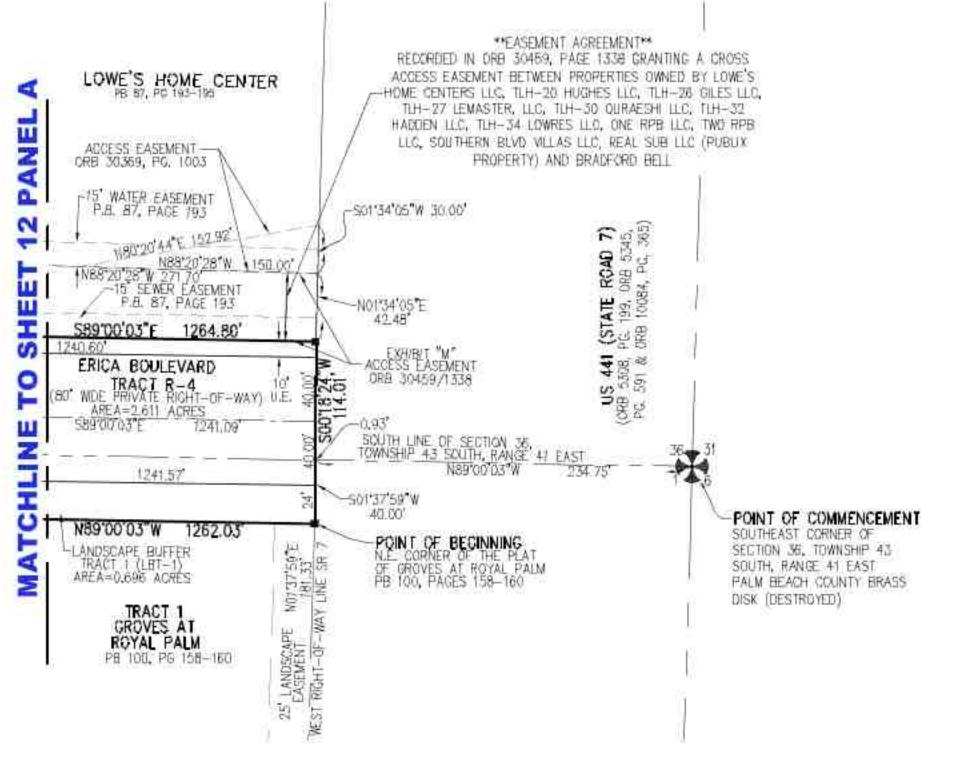
NORTH LINE OF PLAT OF ANTHONY CROVES (PB 93, PG. 40)

14

15

BLOCK 10 ANTHONY GROVES PHASE 1

PB 93, PG, 40



PANEL A

LEGEND CENTERLINE LWDD LAKE WORTH DRAINAGE DISTRICT OFFICIAL RECORD BOOK SOUTH FLORIDA WATER MANAGEMENT DISTRICT PLAT BOOK PG.(S) PAGE(S) RIGHT-OF-WAY SET 4" X 4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED P.R.M. LE#6603 FOUND PERMANENT REFERENCE MONUMENT AS NOTED SET MAG NAIL AND DISK PCP LB#6603 RADIUS ARC LENGTH DELTA ANGLE DEED BOOK LICENSED BUSINESS PERMANENT REFERENCE MONUMENT PERMANENT CONTROL POINT EASEMENT VILLAGE OF WELLINGTON V.O.W.

PRIVATE RECREATION TRACT

SOUTH LINE OF LWOD S-4E CANAL

INGRESS/EGRESS, UTILITY

WATER, SEWER AND

DRAINAGE EASEMENT

P.B. 100, PG 158-160

AREA=0.696 ACRES

- INCRESS/ECRESS EASEMENT AS

RECORDED IN ORB 30554, PG 1

ORB

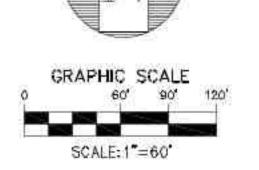
PB.

R/W

D.B.

PRM

PCP. ESMT





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

TUTTLE ROYALE

DATE	3/11/2021
SCALE	1"=60"
CAD FILE	13037.96 MASTER PLAT
SIZK PROJECT	13037.04 SR 80 RPB ADD
DRAWN	STAFF
CHECKED	STAFF

12/14 JOB NO. 13037.96

PANEL B

TUTTLE ROYALE
BEING A REPLAT OF SHOPPES AT VILLAGE ROYALE AS RECORDED IN PLAT BOOK 124, PAGES 68 THROUGH 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF THE PLAT OF PALM BEACH FARMS PLAT NO.3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

MARCH 2021

SHEET 13 OF 14



STATE OF FLORIDA COUNTY OF PALM BEACH

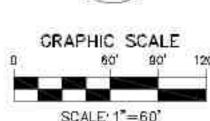
THIS PLAT WAS FILED FOR

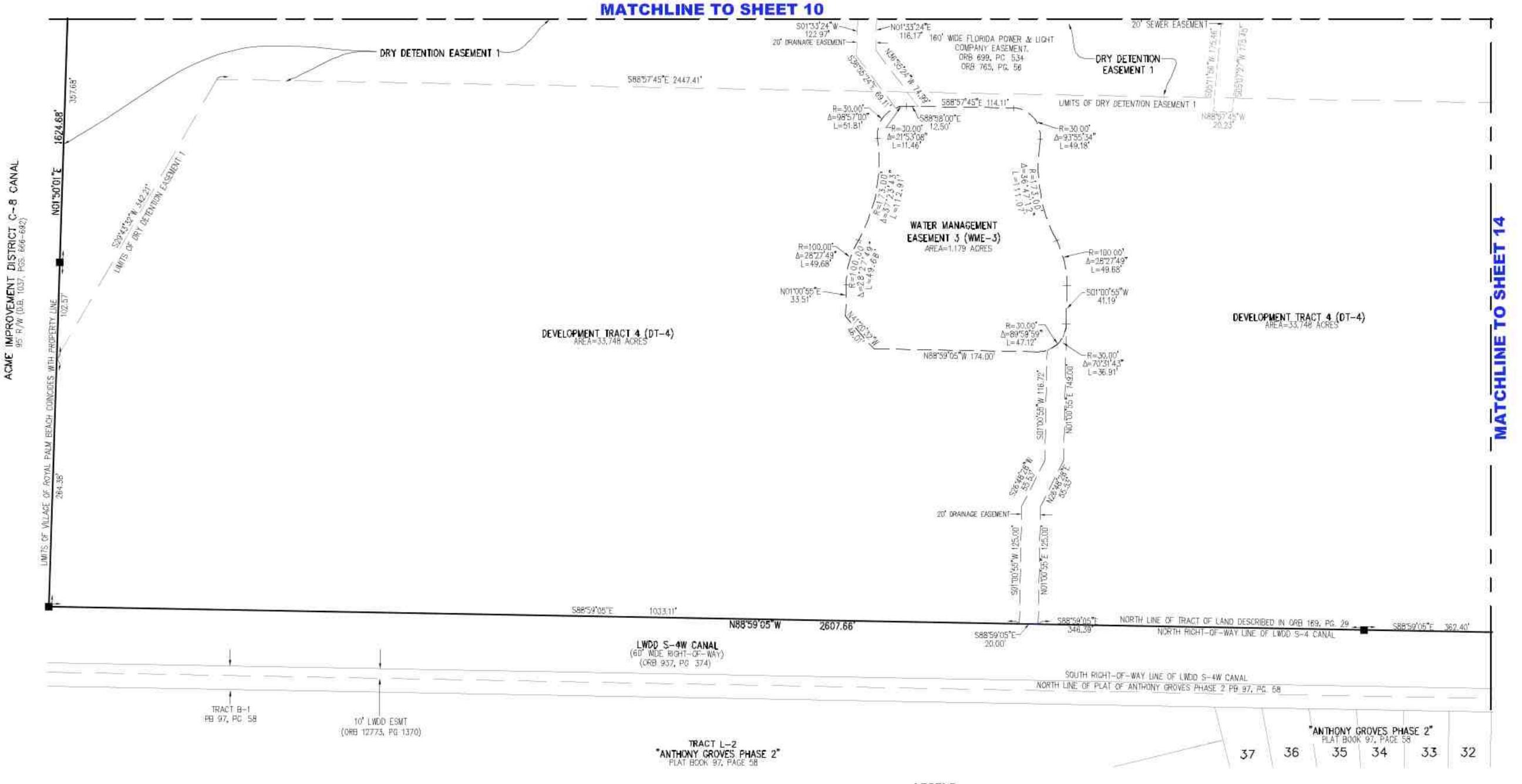
ON PAGE(S)

OMPTROLLER

DEPUTY CLERK

JOSEPH ABRUZZO, CLERK AND CIRCUIT COURT &





LEGEND

φ <u>'</u>	CENTERLINE
LWDD	LAKE WORTH DRAINAGE DISTRICT
ORB	OFFICIAL REGORD BOOK
SEWND	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
P.B.	PLAT BOOK
PG.(S)	PAGE(S)
R/W	RIGHT-OF-WAY
	SET 4" X 4" CONCRETE MONUMENT
	WITH ALUMINUM DISK STAMPED P.R.M. LE#8603
	FOUND PERMANENT REFERENCE MONUMENT AS NOTED
	SET MAG NAIL AND DISK PCP LB#6603
R L A	RADIUS
1.	ARC LENGTH
Δ	DELTA ANGLE
D.H.	DEED BOOK
LB	LICENSED BUSINESS
PRM	PERMANENT REFERENCE MONUMENT
PCP ESMT	PERMANENT CONTROL POINT EASEMENT
V.D.W.	VILLAGE OF WELLINGTON
PRT	PRIVATE RECREATION TRACT



1280 N. CONGRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33409 PH (561)655-T151 • FAX (561)832-9390 WWW.ENGENUITYGROUP.COM

TUTTLE ROYALE

DATE	3/11/2021
SCALE	1"=60"
CAD FILE	13037.96 MASTER PLAT
SIZSK PROJECT	13037.04 SR 80 RPB ADD
DRAWN	STAFF
CHECKED	STAFF

TUTTLE ROYALE
BEING A REPLAT OF SHOPPES AT VILLAGE ROYALE AS RECORDED IN PLAT BOOK 124, PAGES 68 THROUGH 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF THE PLAT OF PALM BEACH FARMS PLAT NO.3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA **MARCH 2021**

SHEET 14 OF 14



60' 90' 120'

SCALE 1"=60"

THIS _____DAY_OF ____AND_DULY_RECORDED

COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR

STATE OF FLORIDA

RECORD AT

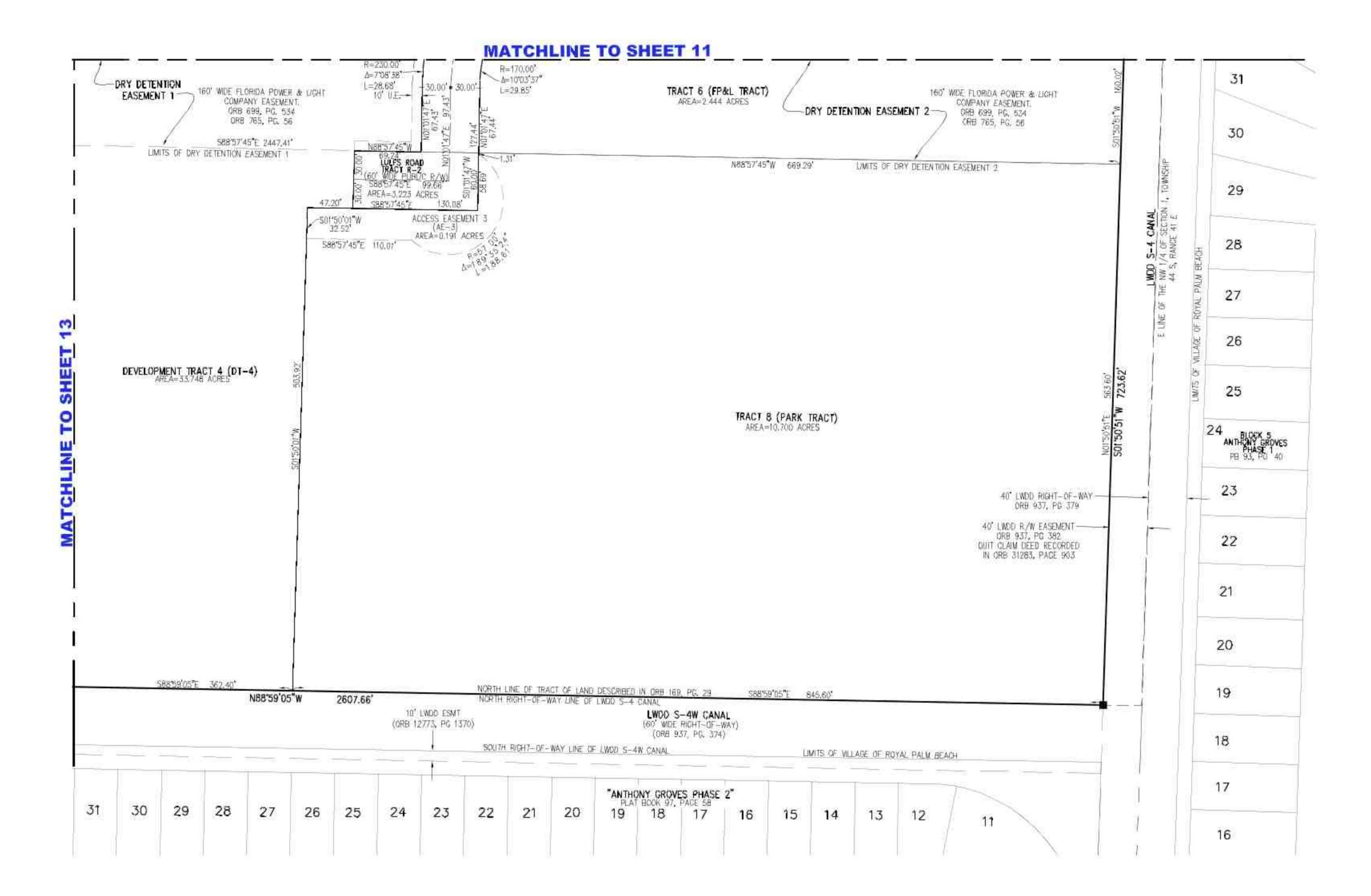
N PLAT BOOK NO.

LERK AND CIRCUIT COURT &

SEPH ABRUZZO,

OMPTROLLER

DEPUTY CLERK



LEGEND

LAKE WORTH DRAINAGE DISTRICT

CENTERLINE

OFFICIAL RECORD BOOK SOUTH FLORIDA WATER MANAGEMENT DISTRICT P.B. PLAT BOOK PG.(S) PAGE(S) RIGHT-OF-WAY SET 4" X 4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED P.R.M. LEH6503 FOUND PERMANENT REFERENCE MONUMENT AS NOTED SET MAG NAIL AND DISK PCP LE#6603 ARC LENGTH DELTA ANGLE DEFIN BOOK LICENSED BUSINESS PERMANENT REFERENCE MONUMENT PERMANENT CONTROL POINT ESMIT EASEMENT VILLAGE OF WELLINGTON PRIVATE RECREATION TRACT



1280 N. CONCRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33409 PH (561)655-T151 • FAX (561)832-9390 WWW.ENGENUITYGROUP.COM

TUTTLE ROYALE

DATE	3/11/2021
SCALE	1"=60"
CAD FILE	13037.96 MASTER PLAT
SIZSK PROJECT	13037.04 SR 80 RPB ADD
DRAWN	STAFF
CHECKED	STAFF

14/14