

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 1 OF 14**

DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT TLH-20 HUGHES LLC, A FLORIDA LIMITED LIABILITY COMPANY, TLH-23 HILL LLC, A FLORIDA LIMITED LIABILITY COMPANY, TLH-26 GILES LLC, A FLORIDA LIMITED LIABILITY COMPANY, TLH-27 LEWIS LLC, A FLORIDA LIMITED LIABILITY COMPANY, TLH-30 QURAISHI LLC, A FLORIDA LIMITED LIABILITY COMPANY, TLH-31 BIG DOG LLC, A FLORIDA LIMITED LIABILITY COMPANY, TLH-32 HADDEN LLC, A FLORIDA LIMITED LIABILITY COMPANY, TLH-33 COLEMAN LLC, A FLORIDA LIMITED LIABILITY COMPANY, TLH-34 LOWRES LLC, A FLORIDA LIMITED LIABILITY COMPANY, SOUTHERN BLVD VILLAS LLC, A FLORIDA LIMITED LIABILITY COMPANY, ONE RPB LLC, A FLORIDA LIMITED LIABILITY 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, S01°37'59"W, A DISTANCE OF 40.00 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF THE LAKE WORTH DRAINAGE DISTRICT S-4E CANAL (114' WIDE RIGHT-OF-WAY) AS RECORDED IN OFFICIAL RECORD BOOK 2659, PAGE 109 AND OFFICIAL 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°00'03"W, A DISTANCE OF 1262.03 FEET; THENCE LEAVING SAID LINE, N01°05'13"W, A DISTANCE OF 114.00 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, S89°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, S00°18'24"W, A DISTANCE OF 114.01 FEET TO THE POINT OF BEGINNING.

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, S01°50'01"W, A DISTANCE OF 900.85 FEET; THENCE S88°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, PUBLIC RECORDS OF PALM BEACH COUNTY, THENCE ALONG SAID WEST LINE, S01°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, N88°59'05"W, 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, N01°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, N01°30'19"E, A DISTANCE OF 142.27 FEET; THENCE LEAVING SAID WESTERLY SECTION LINE, S88°59'05"E, A DISTANCE OF 1252.51 FEET; THENCE N04°44'26"E, A DISTANCE OF 550.90 FEET; THENCE N88°59'05"W, A DISTANCE OF 348.57 FEET; THENCE N01°30'19"E, A DISTANCE OF 471.00 FEET; THENCE S87°52'10"E, A DISTANCE OF 656.66 FEET; THENCE N04°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 TUTTLEJOHN (COUNSEL TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT), TO JERALD CANTON ESO, DATED NOVEMBER 29, 2000 (VERIFIED BY MEETING WITH SPWMD 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, S01°31'44"W, A DISTANCE OF 341.89 FEET; THENCE S88°53'11"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 193-196 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE ALONG SAID WESTERLY PLAT LINE, S01°05'13"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:

1. 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, ITS SUCCESSORS AND ASSIGNS, OR 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-1 AND R-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. 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 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.

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 PURPOSES FOR THE BENEFIT OF THE PUBLIC. THE TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC., AND ITS SUCCESSORS AND ASSIGNS, HEREBY CONSENTS TO THE VILLAGE'S RIGHT AND AUTHORITY TO CONNECT TO 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 AND ADJACENT TO FOOT UTILITY EASEMENTS.

3. 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 DT-3 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 29629, 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 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 TUTTLE 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-1, 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 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 POINTS.

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 ROADWAY AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, THEIR 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 PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, AND ACCESS PURPOSES FOR THE BENEFIT OF THE PUBLIC, ACCESS 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 PRIORITIES 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-1 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 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 INGRESS, EGRESS, 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 CROSS 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 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 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 OBLIGATION, TO APPROVE, APPLY FOR AND OBTAIN 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 OWNERS 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 30X40 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 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 SUBJECT TO A NON-EXCLUSIVE PERPETUAL EASEMENT FOR PEDESTRIAN AND VEHICULAR 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 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 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 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 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 AGENTS OR ASSIGNS, SHALL HAVE THE RIGHT AND AUTHORITY, BUT NOT THE OBLIGATION, 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 AUTHORITY TO APPROVE, APPLY FOR AND OBTAIN PERMITS, CONSTRUCT AND MAINTAIN SAID IMPROVEMENTS WITHIN AUE-3 ON THEIR BEHALF.

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

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 DEDICATED TO SOUTHERN BLVD VILLAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AND TLH-34 LOWRES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, 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.

15. DRY DETENTION EASEMENT 1 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 OF SAID ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH. DRY DETENTION EASEMENT AREAS 1 THROUGH 2 SHALL PROVIDE DRAINAGE FOR ROADWAY TRACTS R-1, R-2 AND TRACT 8 (WATER QUALITY AND ATTENUATION). THE VILLAGE OF ROYAL PALM BEACH HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF 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 BE 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 GATED OR OTHERWISE RESTRICTED AREAS THAT CONTAIN VILLAGE OF WELLINGTON UTILITIES, OF THIS PLAT FOR THE PURPOSES OF INGRESS, EGRESS 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.

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

BY: NICOLE DEBEHNKE, MANAGER

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

	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 - TLH-20 HUGHES, 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 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 THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ____, 2021.

MY COMMISSION EXPIRES: _____

SIGNATURE _____

(PRINTED NAME) - NOTARY PUBLIC

CORPORATE DEDICATION - TLH-23 HILL, LLC.

IN WITNESS WHEREOF, TLH-23 HILL, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS ____ DAY OF ____, 2021.

TLH-23 HILL, LLC, A FLORIDA LIMITED LIABILITY COMPANY
COMPANY LICENSED TO DO BUSINESS IN FLORIDA

BY: NEM, LLC, ITS MANAGER

BY: NICOLE DEBEHNKE, MANAGER

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGMENT - TLH-23 HILL, 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 TLH-23 HILL, 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 ____, 2021.

MY COMMISSION EXPIRES: _____

SIGNATURE _____

(PRINTED NAME) - NOTARY PUBLIC

CORPORATE DEDICATION - TLH-26 GILES, LLC.

IN WITNESS WHEREOF, TLH-26 GILES, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS ____ DAY OF ____, 2021.

TLH-26 GILES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
COMPANY LICENSED TO DO BUSINESS IN FLORIDA

BY: NEM, LLC, ITS MANAGER

BY: NICOLE DEBEHNKE, MANAGER

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938
STATE OF FLORIDA,
ENGINEERING 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



1280 N. CONGRESS AVENUE, SUITE 101,
WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)632-9350
WWW.ENGENUITYGROUP.COM

DATE	3/11/2021
SCALE	1"=60'
CAD FILE	13037.96 MASTER PLAT
50%K PROJECT	13037.04 SR 80 RPB ADD.
DRAWN	STAFF
CHECKED	STAFF

S H E E T	1/14
JOB NO.	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 2 OF 14

ACKNOWLEDGMENT - TLH-26 GILES, 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 TLH-26 GILES, 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 _____, 2021.

MY COMMISSION EXPIRES: _____

SIGNATURE _____

(PRINTED NAME) - NOTARY PUBLIC



CORPORATE DEDICATION - TLH-27 LEMASTER, LLC.

IN WITNESS WHEREOF, TLH-27 LEMASTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS _____ DAY OF _____, 2021.

TLH-27 LEMASTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY
COMPANY LICENSED TO DO BUSINESS IN FLORIDA

BY: NEM, LLC, ITS MANAGER

BY: NICOLE DEBEHNKE, MANAGER



WITNESS: _____

WITNESS: _____

PRINT NAME: _____

PRINT NAME: _____

ACKNOWLEDGMENT - TLH-27 LEMASTER, 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 TLH-27 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 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 _____, 2021.

MY COMMISSION EXPIRES: _____

SIGNATURE _____

(PRINTED NAME) - NOTARY PUBLIC



CORPORATE DEDICATION - TLH-30 QURAESHI, LLC.

IN WITNESS WHEREOF, TLH-30 QURAESHI, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS _____ DAY OF _____, 2021.

TLH-30 QURAESHI, LLC, A FLORIDA LIMITED LIABILITY COMPANY
COMPANY LICENSED TO DO BUSINESS IN FLORIDA

BY: NEM, LLC, ITS MANAGER

BY: NICOLE DEBEHNKE, MANAGER



WITNESS: _____

WITNESS: _____

PRINT NAME: _____

PRINT NAME: _____

ACKNOWLEDGMENT - TLH-30 QURAESHI, 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 TLH-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 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 _____, 2021.

MY COMMISSION EXPIRES: _____

SIGNATURE _____

(PRINTED NAME) - NOTARY PUBLIC



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 OF _____, 2021.

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



WITNESS: _____

WITNESS: _____

PRINT NAME: _____

PRINT NAME: _____

ACKNOWLEDGMENT - TLH-31 BIG DOG, 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 TLH-31 BIG DOG, 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 _____, 2021.

MY COMMISSION EXPIRES: _____

SIGNATURE _____

(PRINTED NAME) - NOTARY PUBLIC



CORPORATE DEDICATION - TLH-32 HADDEN, LLC.

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.

TLH-32 HADDEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY
COMPANY LICENSED TO DO BUSINESS IN FLORIDA

BY: NEM, LLC, ITS MANAGER

BY: NICOLE DEBEHNKE, MANAGER



WITNESS: _____

WITNESS: _____

PRINT NAME: _____

PRINT NAME: _____

ACKNOWLEDGMENT - TLH-32 HADDEN, 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 TLH-32 HADDEN, 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 _____, 2021.

MY COMMISSION EXPIRES: _____

SIGNATURE _____

(PRINTED NAME) - NOTARY PUBLIC



CORPORATE DEDICATION - TLH-33 COLEMAN, LLC.

IN WITNESS WHEREOF, TLH-33 COLEMAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS _____ DAY OF _____, 2021.

TLH-33 COLEMAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY
COMPANY LICENSED TO DO BUSINESS IN FLORIDA

BY: NEM, LLC, ITS MANAGER

BY: NICOLE DEBEHNKE, MANAGER



WITNESS: _____

WITNESS: _____

PRINT NAME: _____

PRINT NAME: _____

ACKNOWLEDGMENT - 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 TLH-33 COLEMAN, 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 _____, 2021.

MY COMMISSION EXPIRES: _____

SIGNATURE _____

(PRINTED NAME) - NOTARY PUBLIC



CORPORATE DEDICATION - TLH-34 LOWRES, LLC.

IN WITNESS WHEREOF, TLH-34 LOWRES, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS _____ DAY OF _____, 2021.

TLH-34 LOWRES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
COMPANY LICENSED TO DO BUSINESS IN FLORIDA

BY: NEM, LLC, ITS MANAGER

BY: NICOLE DEBEHNKE, MANAGER



WITNESS: _____

WITNESS: _____

PRINT NAME: _____

PRINT NAME: _____

ACKNOWLEDGMENT - TLH-34 LOWRES, 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 TLH-34 LOWRES, 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 _____, 2021.

MY COMMISSION EXPIRES: _____

SIGNATURE _____

(PRINTED NAME) - NOTARY PUBLIC



CORPORATE DEDICATION - SOUTHERN BLVD VILLAS, LLC.

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 OF _____, 2021.

SOUTHERN BLVD VILLAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
COMPANY LICENSED TO DO BUSINESS IN FLORIDA

BY: SOUTHERN BLVD. VILLAS, LLC, ITS VICE PRESIDENT

BY: JUAN PORRO, VICE PRESIDENT



WITNESS: _____

WITNESS: _____

PRINT NAME: _____

PRINT NAME: _____

ACKNOWLEDGMENT - SOUTHERN BLVD VILLAS, 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 SOUTHERN BLVD VILLAS, 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 _____, 2021.

MY COMMISSION EXPIRES: _____

SIGNATURE _____

(PRINTED NAME) - NOTARY PUBLIC



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 OF _____, 2021.

ONE RPB, LLC, A FLORIDA LIMITED LIABILITY COMPANY
COMPANY LICENSED TO DO BUSINESS IN FLORIDA

BY: NEM, LLC, ITS MANAGER

BY: NICOLE DEBEHNKE, MANAGER



WITNESS: _____

WITNESS: _____

PRINT NAME: _____

PRINT NAME: _____

ACKNOWLEDGMENT - ONE RPB, 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 ONE RPB, 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 _____, 2021.

MY COMMISSION EXPIRES: _____

SIGNATURE _____

(PRINTED NAME) - NOTARY PUBLIC



THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938
STATE OF FLORIDA:
ENGINEERING 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



1280 N. CONGRESS AVENUE, SUITE 101,
WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)632-9350
WWW.ENGENUITYGROUP.COM

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

S H E E T	2/14
JOB NO.	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 3 OF 14

CORPORATE DEDICATION - TWO RPB, LLC.

IN WITNESS WHEREOF, TWO RPB LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS _____ DAY OF _____, 2021.

TWO RPB, LLC, A FLORIDA LIMITED LIABILITY COMPANY COMPANY LICENSED TO DO BUSINESS IN FLORIDA

BY: NEM, LLC, ITS MANAGER

BY: _____
NICOLE DEBEHNKE, MANAGER

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGMENT - TWO RPB, 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 TWO RPB, 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 _____, 2021.

MY COMMISSION EXPIRES: _____

SIGNATURE _____

(PRINTED NAME) - NOTARY PUBLIC

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

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

THE TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 2021.

TUTTLE ROYALE PROPERTY
OWNERS ASSOCIATION,
INC. A FLORIDA CORPORATION

WITNESS: _____
PRINT NAME: _____

BY: _____
PRESIDENT

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGMENT - TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC.

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 THE 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 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 _____, 2021.

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

SIGNATURE _____

(PRINTED NAME) - NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

I, STEVE WALLACE, 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 TLH-20 HUGHES LLC, A FLORIDA LIMITED LIABILITY 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 GURAESE LLC, A FLORIDA LIMITED LIABILITY COMPANY, TLH-31 BIG DOG LLC, A FLORIDA LIMITED LIABILITY COMPANY, TLH-32 HADDEN LLC, A FLORIDA LIMITED LIABILITY COMPANY, TLH-33 COLEMAN LLC, A FLORIDA LIMITED LIABILITY COMPANY, TLH-34 LOWRES LLC, A FLORIDA LIMITED LIABILITY COMPANY, SOUTHERN BLVD VILLAS LLC, A FLORIDA LIMITED LIABILITY COMPANY, ONE RPB LLC, A FLORIDA LIMITED LIABILITY COMPANY AND TWO RPB, LLC A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____

BY: _____

PRINT NAME: _____

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, FLORIDA.

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

DATE: _____

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

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938
STATE OF FLORIDA,
ENGUITY 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

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

S H E E T	3/14
JOB NO.	13037.96



1280 N. CONGRESS AVENUE, SUITE 101,
WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)632-9350
WWW.ENGUITYGROUP.COM

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 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 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 _____, 2021.

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

WITNESS: _____
BY: _____

PRINT NAME: _____
MAYOR

ACKNOWLEDGMENT - VILLAGE OF ROYAL PALM BEACH

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 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 _____, 2021.

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

SIGNATURE _____

(PRINTED NAME) - NOTARY PUBLIC

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 _____ DAY OF _____, 2021.

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

BY: _____
FRED PINTO
MAYOR

BY: _____
DIANE DISANTO
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

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.

ATTEST: _____
CHEVELLE ADDIE
VILLAGE CLERK

BY: _____
ANNE GERWIG
MAYOR

BY: _____
SHANNON LAROCQUE, P.E.
VILLAGE UTILITY DIRECTOR

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 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 _____, 2021.

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

SIGNATURE _____

(PRINTED NAME) - NOTARY PUBLIC

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.

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

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

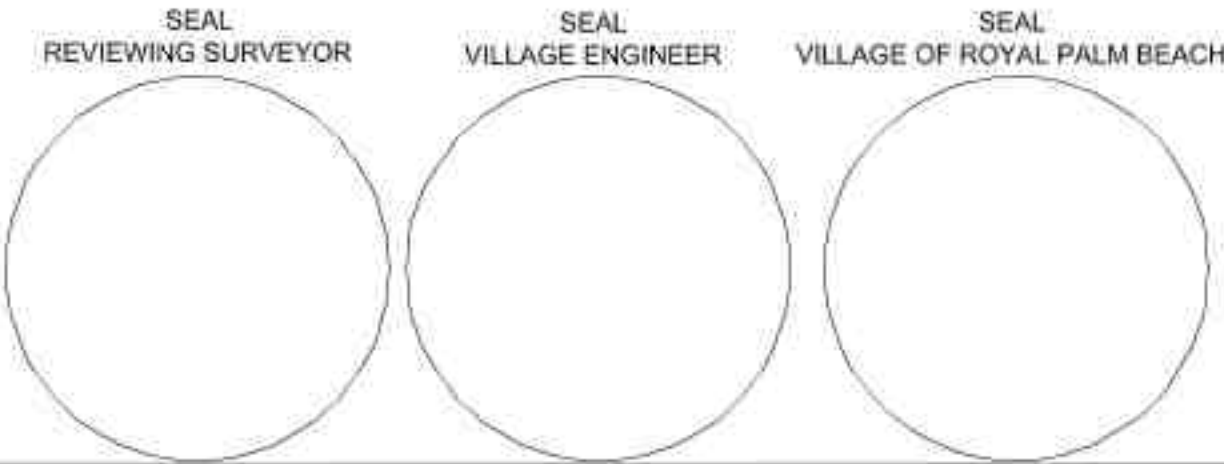
BY: _____
DEPUTY CLERK

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

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

S H E E T	4/14
	JOB NO. 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 5 OF 14

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

MORTGAGEE'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 RECORD BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE CURRENT HOLDER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2021.

WITNESS: _____
PRINT NAME: _____
LION FINANCIAL, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
PRINT NAME: _____
BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGEMENT - MORTGAGEE'S CONSTENT

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2021,
BY _____ AS _____ OF _____

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

SIGNATURE _____

(PRINTED NAME) - NOTARY PUBLIC

MORTGAGEE'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 RECORD BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE CURRENT HOLDER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2021.

WITNESS: _____
PRINT NAME: _____
LINX ASSET SERVICES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
PRINT NAME: _____
BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGEMENT - MORTGAGEE'S CONSTENT

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2021,
BY _____ AS _____ OF _____

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

SIGNATURE _____

(PRINTED NAME) - NOTARY PUBLIC

MORTGAGEE'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 RECORD BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE CURRENT HOLDER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2021.

WITNESS: _____
PRINT NAME: _____
JEM LENDING, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
PRINT NAME: _____
BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGEMENT - MORTGAGEE'S CONSTENT

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2021,
BY _____ AS _____ OF _____

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

SIGNATURE _____

(PRINTED NAME) - NOTARY PUBLIC

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



1280 N. CONGRESS AVENUE, SUITE 101,
WEST PALM BEACH, FLORIDA 33409
PH (561)855-1151 • FAX (561)832-9350
WWW.ENGENUITYGROUP.COM

DATE	3/11/2021
SCALE	1"=60'
CAD FILE	13037.96 MASTER PLAT
50% PROJECT	13037.04 SR 80 RPB ADD.
DRAWN	STAFF
CHECKED	STAFF

S H E E T	5/14

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 6 OF 14

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



GRAPHIC SCALE
0 200' 300' 400'
SCALE: 1" = 200'

SUMMARY DATA

APPROXIMATE LOT DIMENSIONS	VARIABLES
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

SUBDIVISION NAME: TUTTLE ROYALE

OWNERS: TLH-20 HUGHES, LLC

TLH-23 HILL, LLC

TLH-26 GILES, LLC

TLH-27 LEMASTER, LLC

TLH-30 GURASHI, 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.

ENGUITY GROUP, INC.

PROJECT SURVEYOR: C. ANDRE RAYMAN, P.S.M.

ENGUITY GROUP, INC.

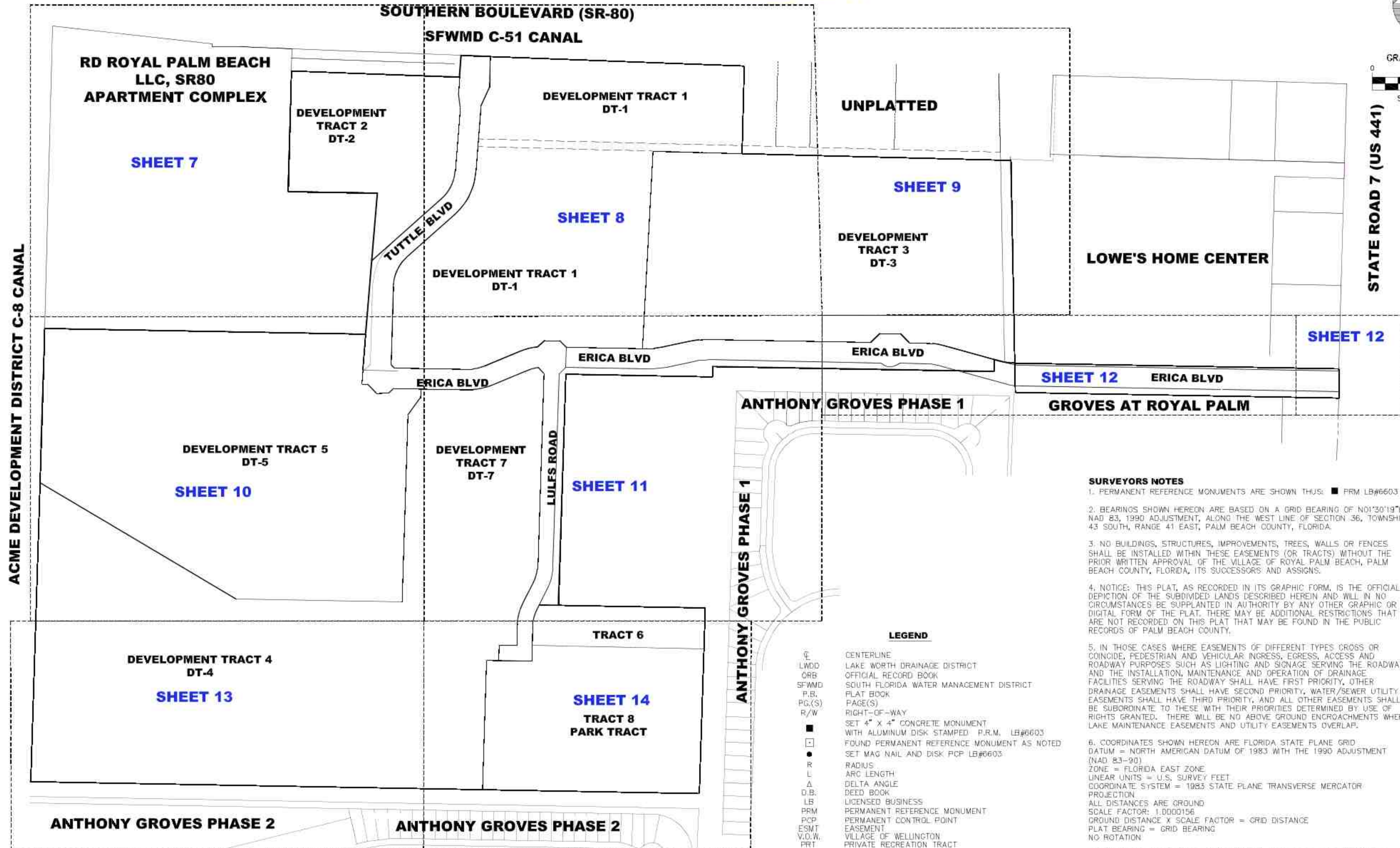
STREET NAMES: TUTTLE BLVD, ERICA BLVD & LULFS RD.

TUTTLE ROYALE

DATE	3/11/2021	S H E E T 6/14
SCALE	1"=60'	
CAD FILE	13037.96 MASTER PLAT	
50% PROJECT	13037.04 SR 80 RPB ADD.	
DRAWN	STAFF	JOB NO.
CHECKED	STAFF	13037.96



1280 N. CONGRESS AVENUE, SUITE 101,
WEST PALM BEACH, FLORIDA 33409
PH (561) 655-1151 • FAX (561) 632-9350
WWW.ENGUITYGROUP.COM



KEY MAP

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



GRAPHIC SCALE
0 60' 90' 120'
SCALE: 1"=60'

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT _____

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ON PAGE(S) _____

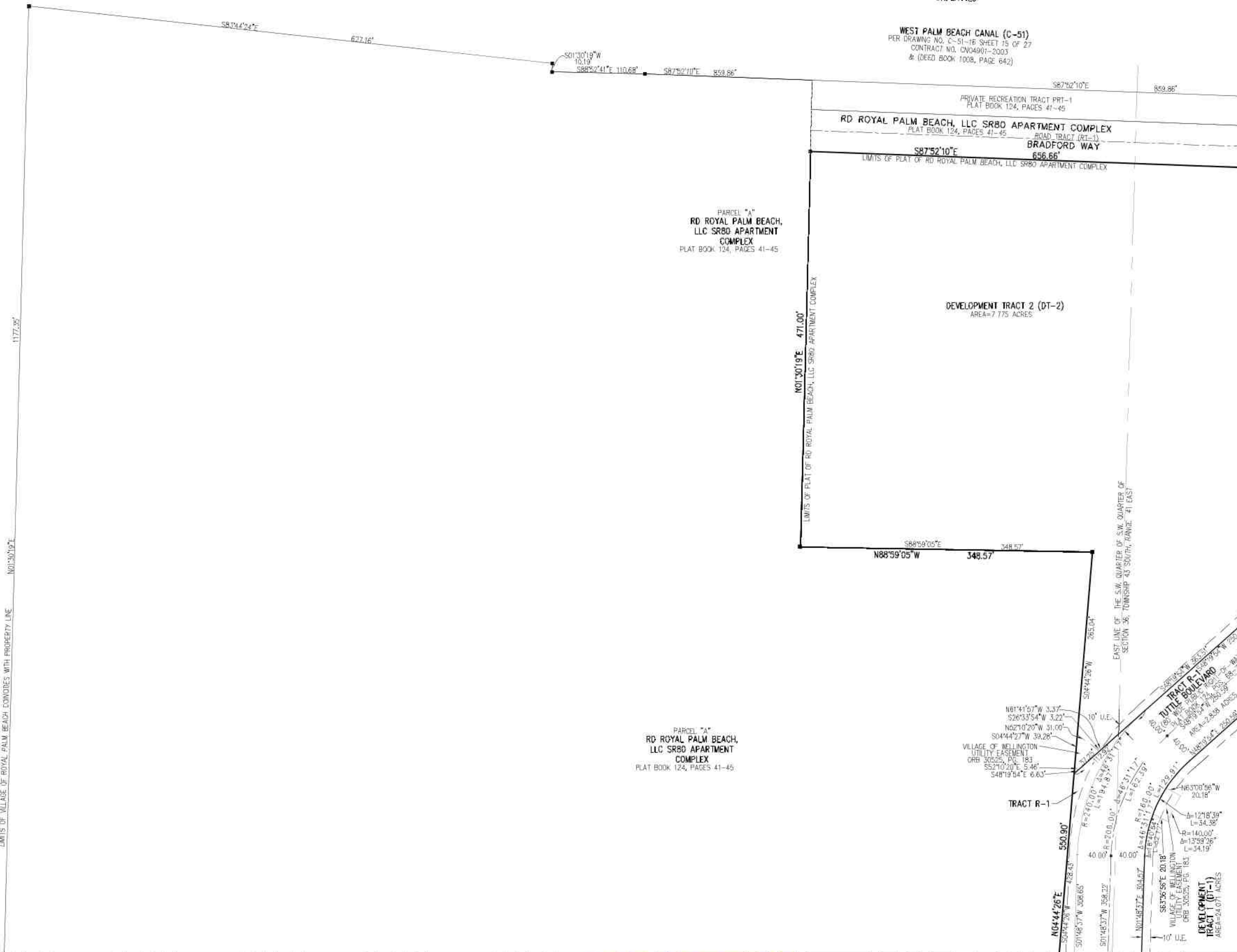
JOSEPH ABRUZZO,
CLERK AND CIRCUIT COURT &
COMPTROLLER

BY: _____
DEPUTY CLERK

LEGEND

- CL CENTERLINE
- LWOD LAKE WORTH DRAINAGE DISTRICT
- ORB OFFICIAL RECORD BOOK
- SFWMD 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. LB#6603
- FOUND PERMANENT REFERENCE MONUMENT AS NOTED
- SET MAG NAIL AND DISK PCP LB#6603
- R RADIUS
- L ARC LENGTH
- Δ DELTA ANGLE
- D.B. DEED BOOK
- LI LICENSED BUSINESS
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- ESMT EASEMENT
- V.O.W. VILLAGE OF WELLINGTON
- PRT PRIVATE RECREATION TRACT

ACME IMPROVEMENT DISTRICT C-8 CANAL
96' R/W (S.A. 1037, PGS. 686-692)



MATCHLINE TO SHEET 8

MATCHLINE TO SHEET 10



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

TUTTLE ROYALE

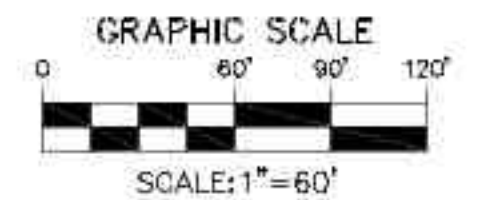
DATE	3/11/2021
SCALE	1"=60'
CAD FILE	13037.96 MASTER PLAT
30% PROJECT	13037.04 SR 80 RPB ADD.
DRAWN	STAFF
CHECKED	STAFF

SHEET NO.	7/14
JOB NO.	13037.96

TUTTLE ROYALE

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MARCH 2021
SHEET 8 OF 14



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

LEGEND

C	CENTERLINE
LWDD	LAKE WORTH DRAINAGE DISTRICT
ORB	OFFICIAL RECORD BOOK
SFWM	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. LB#6603
●	FOUND PERMANENT REFERENCE MONUMENT AS NOTED
○	SET MAG NAIL AND DISK PCP LB#6603
R	RADIUS
L	ARC LENGTH
Δ	DELTA ANGLE
D.B.	DEED BOOK
LB	LICENSED BUSINESS
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
ESMT	EASEMENT
V.O.W.	VILLAGE OF WELLINGTON
PRT	PRIVATE RECREATION TRACT

MATCHLINE TO SHEET 7

MATCHLINE TO SHEET 9

Y:\Land Projects\2021\2021-04 SR 80 Royal Palm Beach Addition\dwg\13037.96 Master Plat Jan 2021.dwg 3/11/2021 2:51:08 PM EST



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
SOK PROJECT	13037.04 SR 80 RPB ADD.
DRAWN	STAFF
CHECKED	STAFF

SHEET
8/14
JOB NO.
13037.96

TUTTLE ROYALE
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MARCH 2021
SHEET 9 OF 14



GRAPHIC SCALE
0 60' 90' 120'
SCALE: 1"=60'

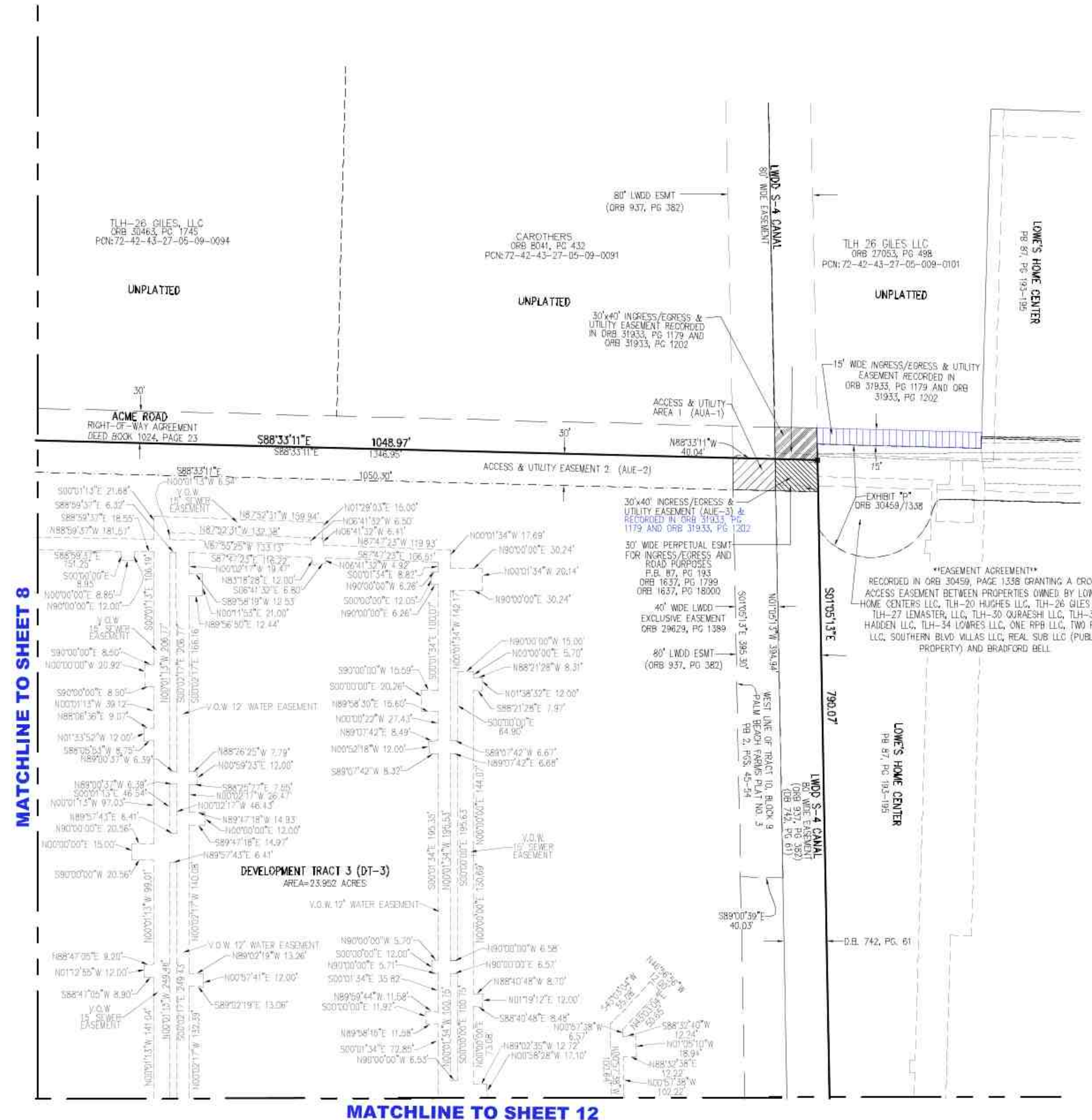
STATE OF FLORIDA
COUNTY OF PALM BEACH

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JOSEPH ABRUZZO,
CLERK AND CIRCUIT COURT &
COMPTROLLER

BY: _____
DEPUTY CLERK



LEGEND

- CL CENTERLINE
- LWDD LAKE WORTH DRAINAGE DISTRICT
- ORB OFFICIAL RECORD BOOK
- SFWM 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. LB#6603
- FOUND PERMANENT REFERENCE MONUMENT AS NOTED
- SET MAG NAIL AND DISK PCP LB#6603
- RADIUS
- ARC LENGTH
- DELTA ANGLE
- D.B. DEED BOOK
- LB LICENSED BUSINESS
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- ESMT EASEMENT
- V.O.W. VILLAGE OF WELLINGTON
- PRT PRIVATE RECREATION TRACT



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WEST PALM BEACH, FLORIDA 33409
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TUTTLE ROYALE

DATE	3/11/2021
SCALE	1"=60'
CAD FILE	13037.96 MASTER PLAT
50% PROJECT	13037.04 SR 80 RPB ADD.
DRAWN	STAFF
CHECKED	STAFF

SHEET	9/14
JOB NO.	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

MATCHLINE TO SHEET 7

SHEET 10 OF 14



GRAPHIC SCALE
0 60' 90' 120'
SCALE: 1"=60'

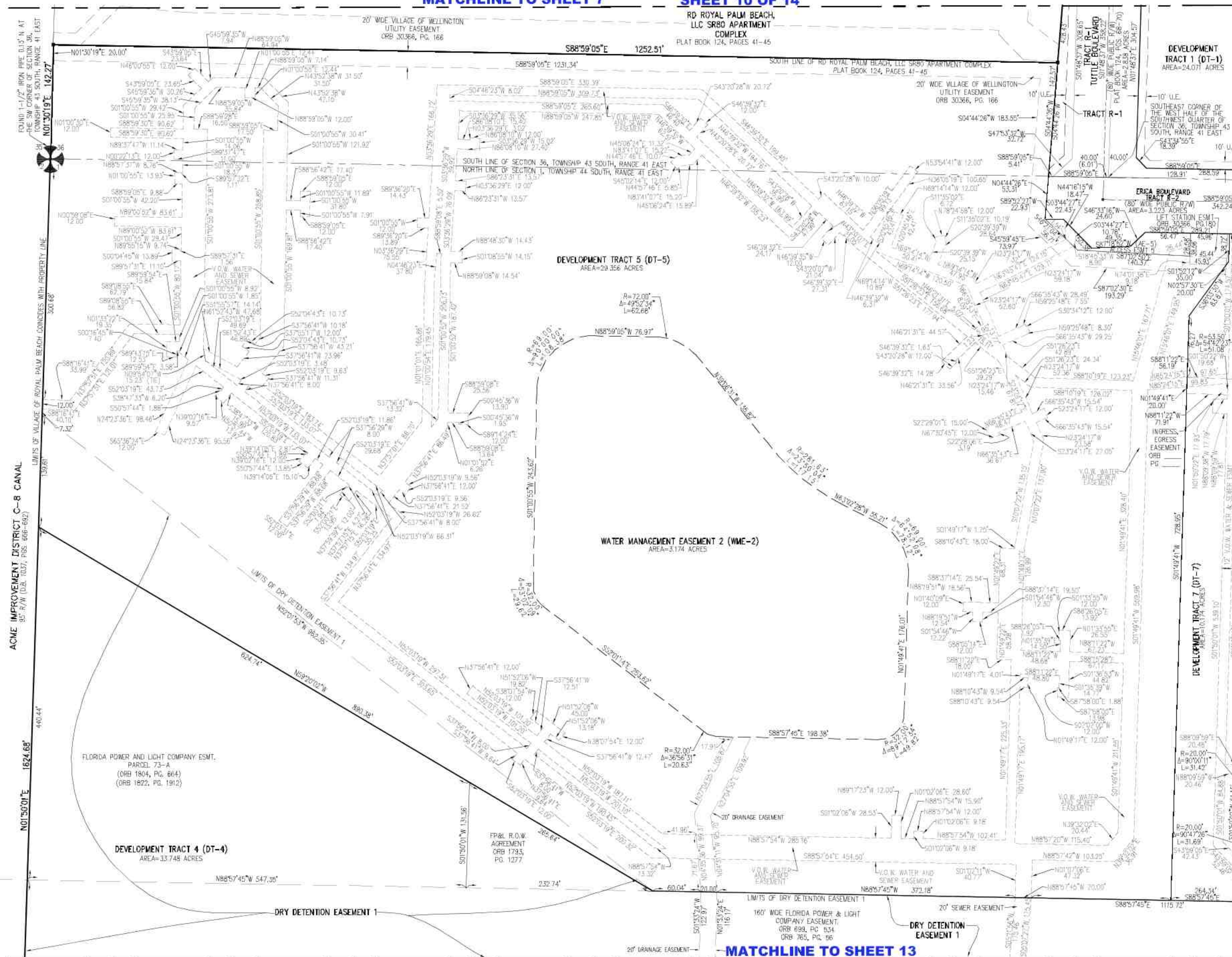
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT _____

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

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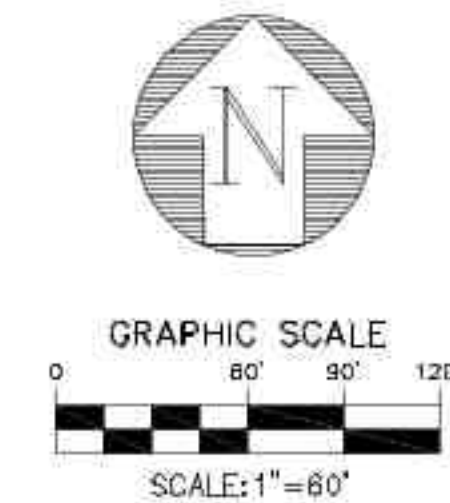
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MARCH 2021
SHEET 11 OF 14

MATCHLINE TO SHEET 8



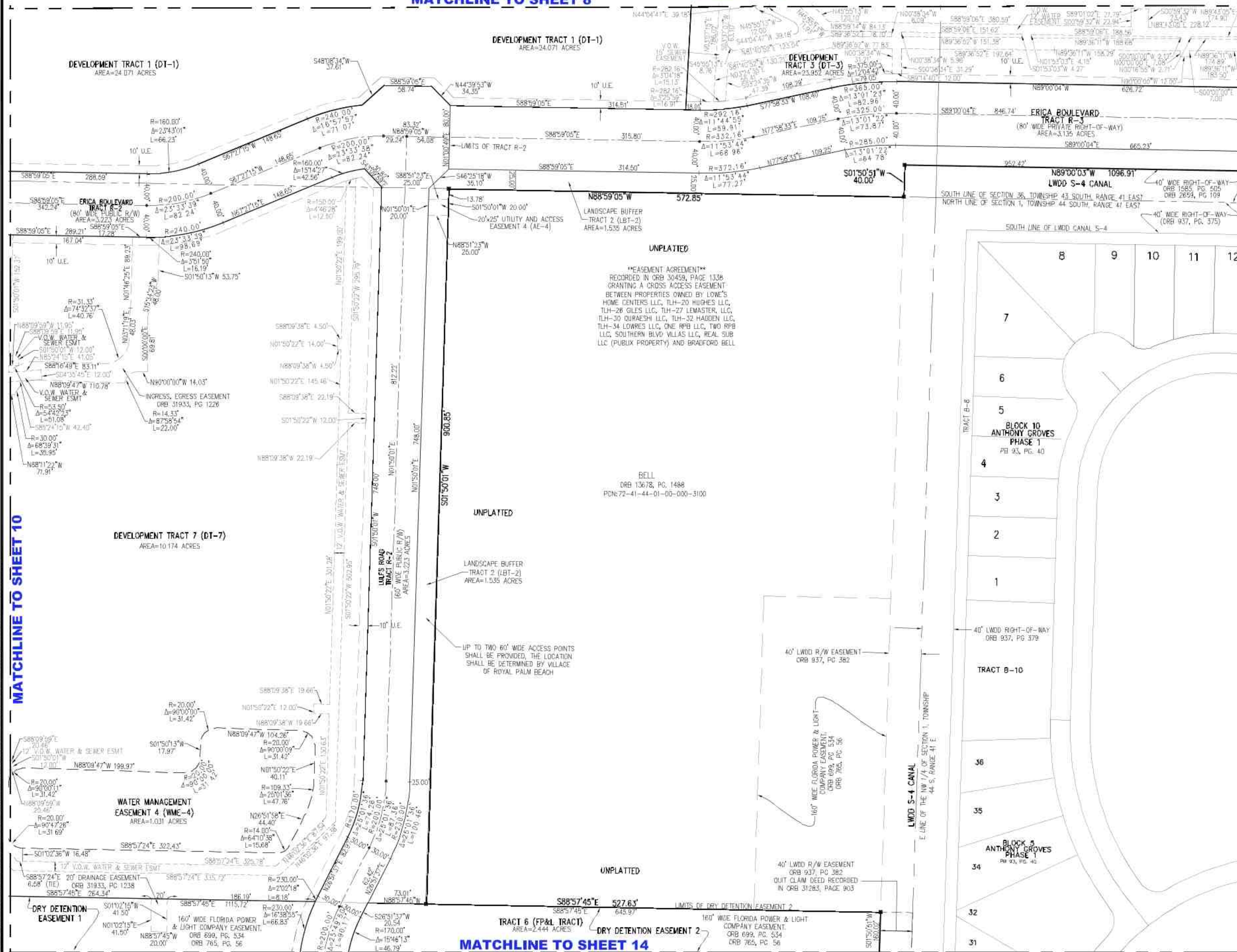
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DEPUTY CLERK



MATCHLINE TO SHEET 12 PANEL A

MATCHLINE TO SHEET 10

LEGEND

- CL CENTERLINE
- LDW LAKELAND DISTRICT
- ORB OFFICIAL RECORD BOOK
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MARCH 2021
SHEET 12 OF 14



GRAPHIC SCALE
0 60' 90' 120'
SCALE: 1"=60'

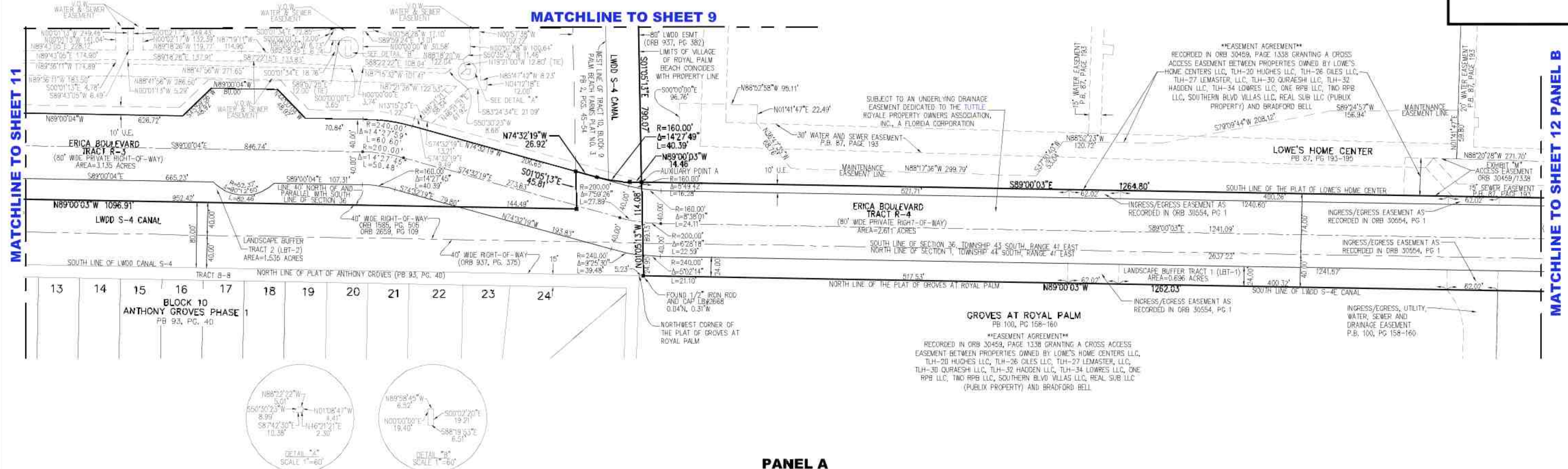
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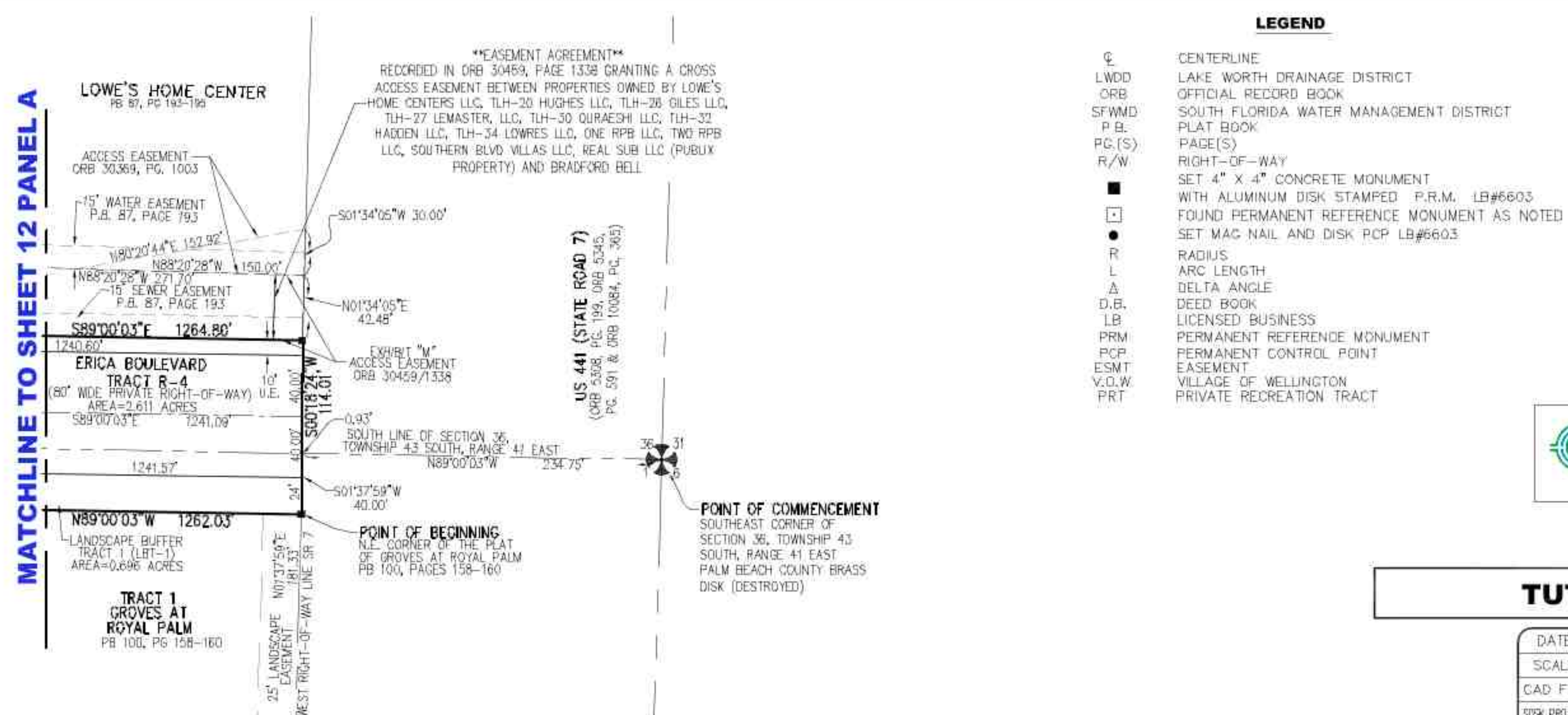
THIS _____ DAY OF _____
AND DULY RECORDED
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PANEL A



PANEL B



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CHECKED	STAFF

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12/14
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RANGE 41 EAST, THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA
MARCH 2021
SHEET 13 OF 14

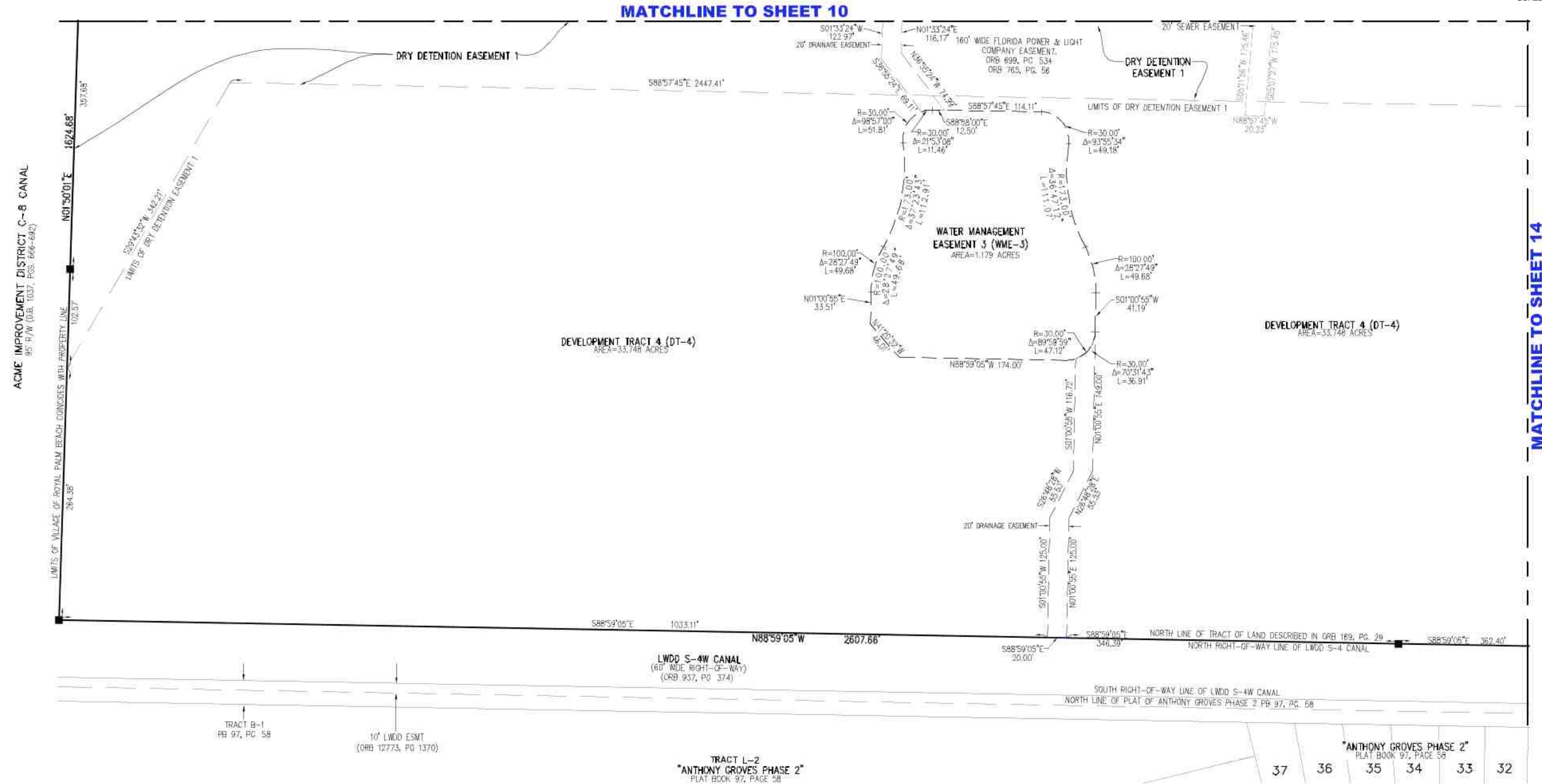
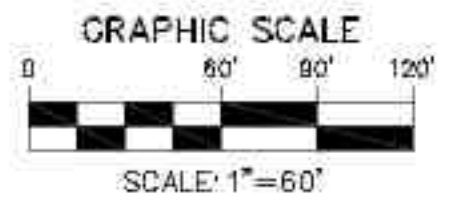
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SHEET 14 OF 14



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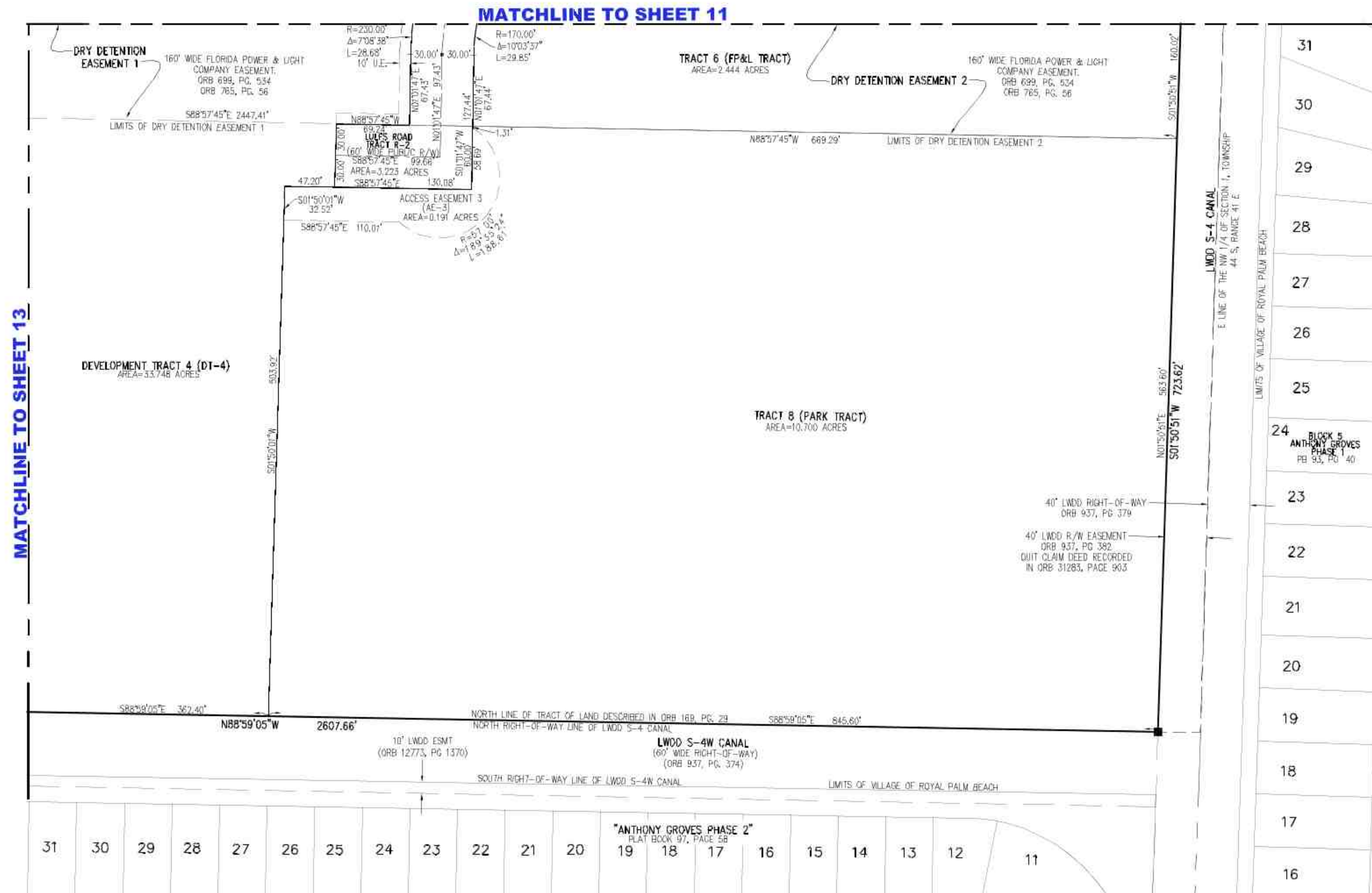
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