

RD ROYAL PALM BEACH, LLC SR 80 APARTMENT COMPLEX

BEING A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA,
FEBRUARY 2017
SHEET 1 OF 5

SOUTHERN BOULEVARD

STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR
RECORD AT 4:09 p.m.
THIS 24 DAY OF July
2017 AND DULY RECORDED

IN PLAT BOOK NO. 124
ON PAGE(S) 41-45

SHARON R. BOCK,
CLERK AND COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK

41

C-8 CANAL

ACME RD

U.S. 441 (S.R. 7)

LWDD S-4

LOCATION MAP
NOT TO SCALE

DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT RD ROYAL PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, BEING THE OWNER OF THE LAND SHOWN HEREON AS RD ROYAL PALM BEACH, LLC SR 80 APARTMENT COMPLEX, BEING A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; RUN THENCE ALONG THE WEST LINE OF SAID SECTION 36, N01°30'19"E A DISTANCE OF 142.27 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

RUN THENCE N01°30'19"E, A DISTANCE OF 1177.35 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 SFWMD MARCH 2007); THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, S83°44'24"E A DISTANCE OF 627.16 FEET; THENCE, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, S01°30'19"W A DISTANCE OF 10.19 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE WEST PALM BEACH CANAL (C-51), SAID LINE AS SHOWN ON THE C-51 CANAL RIGHT-OF-WAY MAP CONTRACT NO. CN04901-2003; THENCE S88°52'41"E A DISTANCE OF 110.68 FEET TO A FOUND RIGHT-OF-WAY MONUMENT; THENCE CONTINUE ALONG SAID C-51 RIGHT-OF-WAY LINE S87°52'10"E A DISTANCE OF 859.86 FEET; THENCE LEAVING SAID C-51 RIGHT-OF-WAY LINE RUN S04°06'31"W, A DISTANCE OF 85.04 FEET TO A POINT ON A LINE 85.00 FEET SOUTH OF AND PARALLEL TO THE C-51 RIGHT-OF-WAY LINE, THENCE ALONG SAID LINE RUN N87°52'10"W A DISTANCE OF 656.66 FEET TO A POINT ON THE EAST LINE OF THE EAST 310 FEET OF THE WEST 935 FEET OF THE WEST HALF OF THE SOUTHWEST ONE-QUARTER (1/4) OF SAID SECTION 36; THENCE ALONG SAID LINE RUN S01°30'19"W ALONG A LINE BEING PARALLEL WITH THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 471.00 FEET; THENCE S88°59'05"E A DISTANCE OF 348.57 FEET; THENCE S04°42'26"W ALONG THAT CERTAIN SPECIFICALLY DESCRIBED LINE MENTIONED IN OFFICIAL RECORDS BOOK 10159, PAGE 1304, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 550.90 FEET; THENCE N88°59'05"W ALONG A LINE PARALLEL WITH AND LYING 142.27 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 1252.51 FEET TO THE POINT OF BEGINNING.

SAID HEREIN DESCRIBED PARCEL CONTAINING 29.86 ACRES MORE OR LESS.

DEDICATION

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

1. TRACTS PRT-1, PRT-2 AND PRT-3 AS SHOWN HEREON, ARE HEREBY RESERVED FOR RD ROYAL PALM BEACH, LLC, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTIES, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.

2. TRACT WMT-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR RD ROYAL PALM BEACH, LLC, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA. THE VILLAGE OF ROYAL PALM BEACH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

3. THE WATER AND SEWER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA AND THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE EXCLUSIVE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE RD ROYAL PALM BEACH, LLC, ITS SUCCESSORS AND ASSIGNS. LANDSCAPING WITHIN THIS EASEMENT MUST BE APPROVED BY THE VILLAGE OF WELLINGTON PRIOR TO INSTALLATION.

4. PARCEL "A", AS SHOWN HEREON, IS HEREBY RESERVED TO THE RD ROYAL PALM BEACH, LLC, ITS SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

5. RT-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE RD ROYAL PALM BEACH, LLC, ITS SUCCESSORS AND ASSIGNS, FOR ROADWAY PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTY, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

IN WITNESS WHEREOF, RD ROYAL PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE PROPER AUTHORITY THIS 15 DAY OF February, 2017.

RD ROYAL PALM BEACH, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: *[Signature]*
RD ROYAL PALM BEACH MEMBER, LLC,
A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

WITNESS: *[Signature]*
PRINT NAME: *Maximo Cruz Jr*

WITNESS: *[Signature]*
PRINT NAME: *Holly Abad*

BY: *[Signature]*
TITLE: *Vice President*

SEAL

ACKNOWLEDGMENT - RD ROYAL PALM BEACH, LLC

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

BEFORE ME PERSONALLY APPEARED Matthew J. Allen, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF RD ROYAL PALM BEACH MEMBER, LLC A FLORIDA LIMITED LIABILITY COMPANY AS MANAGER OF RD ROYAL PALM BEACH, LLC, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS MANAGER OF RD ROYAL PALM BEACH MEMBER, LLC, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID COMPANY AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

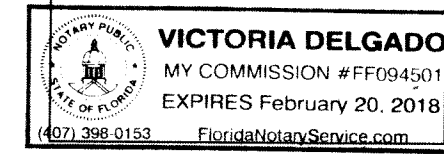
WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF February, 2017.

MY COMMISSION EXPIRES: 2-20-18
COMMISSION NUMBER: FPO04601

[Signature]
SIGNATURE

[Signature]
SIGNATURE

[Signature]
(PRINT NAME) - NOTARY PUBLIC



ACCEPTANCE OF RESERVATIONS - RD ROYAL PALM BEACH, LLC

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

RD ROYAL PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID COMPANY AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 15 DAY OF February, 2017.

RD ROYAL PALM BEACH, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: *[Signature]*
RD ROYAL PALM BEACH MEMBER, LLC,
A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

WITNESS: *[Signature]*
PRINT NAME: *Maximo Cruz Jr*

WITNESS: *[Signature]*
PRINT NAME: *Holly Abad*

BY: *[Signature]*
TITLE: *Vice President*

ACCEPTANCE OF RESERVATIONS - VILLAGE OF WELLINGTON

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

THE VILLAGE OF WELLINGTON, 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 23 DAY OF February, 2017.

VILLAGE OF WELLINGTON,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: *[Signature]*
PRINT NAME: *Anne M. Gorwig*
MAYOR

WITNESS: *[Signature]*
PRINT NAME: *Gloria Kelly*

WITNESS: *[Signature]*
PRINT NAME: *Carol Davis*

ACKNOWLEDGMENT - VILLAGE OF WELLINGTON

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

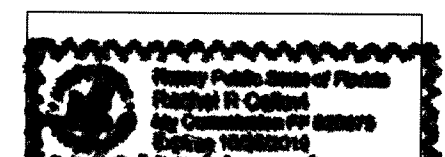
BEFORE ME PERSONALLY APPEARED Anne M. Gorwig, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS MAYOR OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE VILLAGE SEAL (IF AVAILABLE) 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 25 DAY OF February, 2017.

MY COMMISSION EXPIRES: 10/16/2019
COMMISSION NUMBER: FE 920179

[Signature]
SIGNATURE

[Signature]
(PRINT NAME) - NOTARY PUBLIC



ACCEPTANCE OF RESERVATIONS - ACME IMPROVEMENT DISTRICT

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

THE ACME IMPROVEMENT DISTRICT, A DEPENDENT SPECIAL DISTRICT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 25 DAY OF February, 2017.

ACME IMPROVEMENT DISTRICT,
A DEPENDENT SPECIAL DISTRICT

WITNESS: *[Signature]*
PRINT NAME: *Gloria Kelly*

WITNESS: *[Signature]*
PRINT NAME: *Carol Davis*

BY: *[Signature]*
PRINT NAME: *Anne M. Gorwig*
PRESIDENT

ACKNOWLEDGMENT - ACME IMPROVEMENT DISTRICT

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

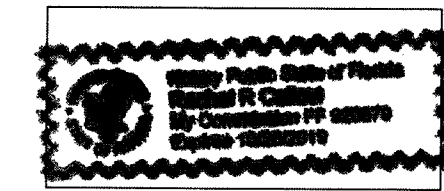
BEFORE ME PERSONALLY APPEARED Anne M. Gorwig, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF ACME IMPROVEMENT DISTRICT, A DEPENDENT SPECIAL DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID DISTRICT 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 DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF February, 2017.

MY COMMISSION EXPIRES: 10/16/2019
COMMISSION NUMBER: FE 920179

[Signature]
SIGNATURE

[Signature]
(PRINT NAME) - NOTARY PUBLIC



APPROVAL - 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 RD ROYAL PALM BEACH, LLC SR 80 APARTMENT COMPLEX FOR RECORD THIS 25 DAY OF July, 2017.

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

BY: *[Signature]*
FRED PINTO
MAYOR

BY: *[Signature]*
DIANE DISANTO
VILLAGE CLERK

ACKNOWLEDGMENT - VILLAGE OF ROYAL PALM BEACH

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

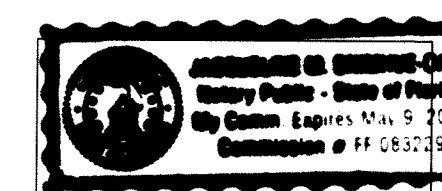
BEFORE ME PERSONALLY APPEARED Fred Pinto AND Diane DiSanto WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH OFFICERS OF SAID VILLAGE AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE VILLAGE SEAL 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 25 DAY OF July, 2017.

MY COMMISSION EXPIRES: 5/19/2018
COMMISSION NUMBER: FE 083229

[Signature]
SIGNATURE

[Signature]
(PRINT NAME) - NOTARY PUBLIC



VILLAGE OF ROYAL PALM BEACH ENGINEER APPROVAL

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

BY: *[Signature]*
CHRISTOPHER A. MARSH, P.E., 62560
VILLAGE ENGINEER

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

A Higher Standard of Excellence

engenuity
group inc.

ENGINEERS • SURVEYORS • GIS MAPPERS

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WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390
WWW.ENGENUITYGROUP.COM

DATE	02/10/2017
SCALE	NONE
CAD FILE	14124.02 PLAT
SDSK PROJECT	14124.01 SHELBY HOME
DRAWN	STAFF
CHECKED	JM

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1/5

JOB NO.
14124.02

SEAL RD ROYAL PALM BEACH, LLC

SEAL VILLAGE OF ROYAL PALM BEACH

SEAL VILLAGE ENGINEER

SEAL REVIEWING SURVEYOR

SEAL SURVEYOR