

20220124126

# 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  
DECEMBER 2021  
SHEET 1 OF 13**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 9:59 AM

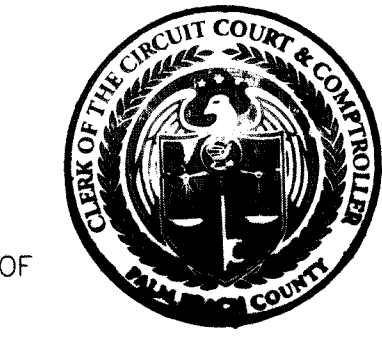
THIS 23<sup>rd</sup> DAY OF March 2022 AND DULY RECORDED IN PLAT BOOK NO. 133 ON PAGE(S) 101-113

JOSEPH ABRUZZO,  
CLERK AND CIRCUIT COURT & COMPTROLLER

By: *[Signature]*  
DEPUTY CLERK

101

LOCATION MAP  
SCALE: 1 = 1000



### DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT SOUTHERN BLVD. VILLAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MAIN STREET AT TUTTLE ROYALE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TUTTLE ROYALE SFH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TUTTLE ROYALE APARTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY AND TLH-34 LOWRES, 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 114.08 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, 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 300.85 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°08'31"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 ESO, DATED NOVEMBER 29, 2000 (VERIFIED BY MEETING WITH SFWMD 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°33'11"E A DISTANCE OF 1048.97 FEET TO A POINT ON THE WESTERLY PLAT LINE OF LOWES 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 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. ADJUSTMENTS AND 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. 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 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 10 FOOT UTILITY EASEMENTS.

3. DEVELOPMENT TRACTS DT-1, DT-2, DT-3, DT-4, DT-5 AND DT-7 AS SHOWN HEREON, ARE HEREBY RESERVED TO THEIR RESPECTIVE OWNERS ALONG WITH SUCH OWNER'S RESPECTIVE SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES AND EACH SUCH RESPECTIVE TRACT IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID RESPECTIVE OWNERS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH. SAID RESERVATION IS SUBJECT TO THE DEDICATIONS CONTAINED ON THIS PLAT TO THE TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC AND ITS OBLIGATIONS SET FORTH IN THAT CERTAIN MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR TUTTLE ROYALE, AS RECORDED IN OFFICIAL RECORD BOOK \_\_\_\_ PAGE \_\_\_\_ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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-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 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 MAIN STREET AT TUTTLE ROYALE, 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.

### DEDICATION

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. 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 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.

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 MAIN STREET AT TUTTLE ROYALE, 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 AND WME-3 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 DETENTION 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.

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938  
STATE OF FLORIDA  
ENGINEERING SURVEYORS AND GIS MAPPERS  
1280 N. CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409.  
CERTIFICATE OF AUTHORIZATION NO. LB000663

## TUTTLE ROYALE

DATE	2/2/2022
SCALE	NA
CAD FILE	13037.96 MASTER PLAT
SOX PROJECT	13037.04 SR 80 RPB ADD.
DRAWN	STAFF
CHECKED	STAFF

SHEET NO.	1/13
JOB NO.	13037.96



Y:\Land Projects\22\13037.04 SR 80 Royal Palm Beach Addition\Jwg\13037.96 Master Plat Jan 2022 updated dedication #2.dwg 2/15/2022 11:08:18 AM EST