

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 3 OF 13

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

103

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 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; 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: 12/16/2021 BY: [Signature]
PRINT NAME: Steve Wallace

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: [Signature] FUSE 10, LLC
PRINT NAME: Alex Fraynd A DELAWARE LIMITED LIABILITY COMPANY
WITNESS: [Signature] BY: [Signature]
PRINT NAME: Thomas McBrath NAME: Eyal Peretz
TITLE: Manager

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 29550 PAGE 1338, 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: [Signature] ALFO, LLC
PRINT NAME: Robert Soto A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: [Signature] BY: [Signature]
PRINT NAME: Felipe Torres de Narva NAME: Alberto J. Suarez
TITLE: Manager

ACKNOWLEDGEMENT - MORTGAGEE'S CONSENT
STATE OF: FLORIDA
COUNTY OF: PALM BEACH

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22 DAY OF December, 2021,
BY Eyal Peretz AS MANAGER OF FUSE 10, LLC

MY COMMISSION EXPIRES: 02/11/24
COMMISSION NUMBER: 6896229
[Signature]
SIGNATURE
MARCIA F. VONO
(PRINTED NAME) - NOTARY PUBLIC
SEAL

ACKNOWLEDGEMENT - MORTGAGEE'S CONSENT
STATE OF: FLORIDA
COUNTY OF: PALM BEACH

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS FOURTEENTH DAY OF February, 2022,
BY ALBERTO J. SUAREZ AS MANAGER OF ALFO, LLC

MY COMMISSION EXPIRES: FEB 23 2022
COMMISSION NUMBER: #19191220
[Signature]
SIGNATURE
JOSE MANUEL TORRES
(PRINTED NAME) - NOTARY PUBLIC
SEAL

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.

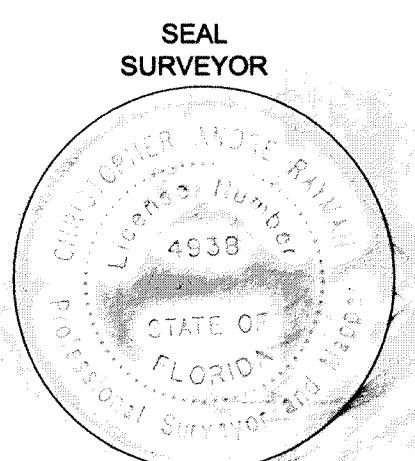
[Signature] DATE: 02-15-2022
C. ANDRE RAYMAN P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 4938
STATE OF FLORIDA L.B.# 6603

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938
STATE OF FLORIDA
ENGENTUITY 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	12/8/2021
SCALE	1"=60'
CAD FILE	13037.96 MASTER PLAT
SDS PROJECT	13037.04 SR 80 RPB ADD.
DRAWN	STAFF
CHECKED	STAFF

S H E E T	3/13



Y:\Land Projects R2\13037.04 SR 80 Royal Palm Beach Addition.dwg 12/16/2021 3:50:44 PM EST