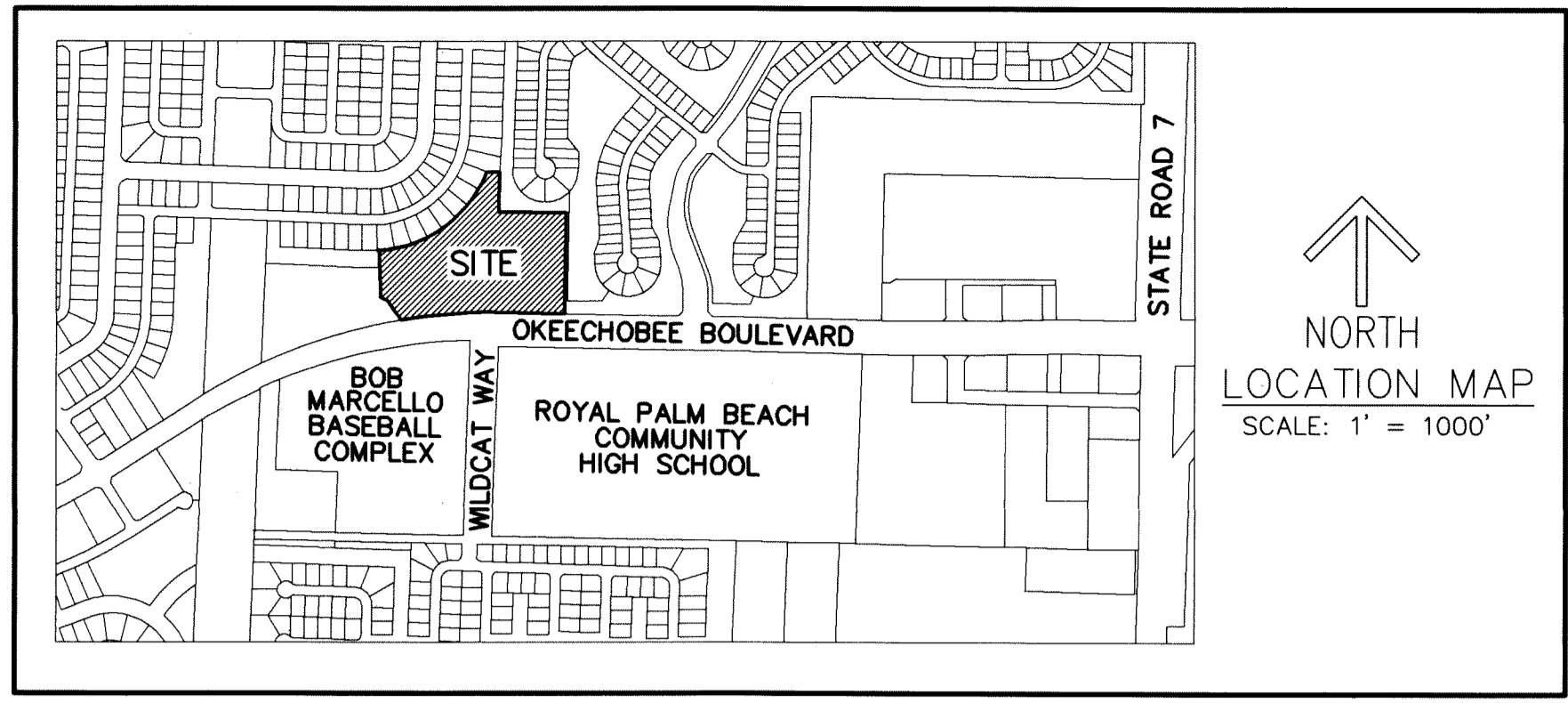


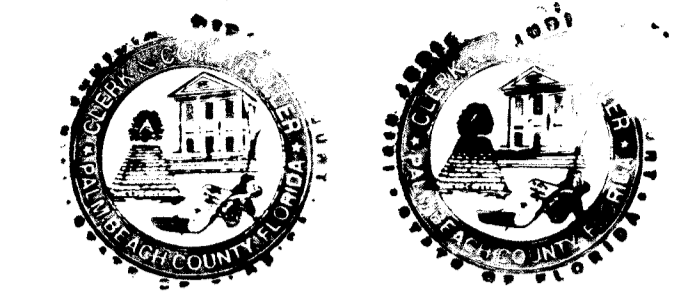
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13



CAPSTONE AT ROYAL PALM

BEING A REPLAT OF ALL OF TRACT C-1, PORTOSOL, AS RECORDED IN PLAT BOOK 110, PAGES 37 THROUGH 48, TOGETHER WITH A PORTION OF TRACT "B", LA MANCHA, AS RECORDED IN PLAT BOOK 29, PAGES 165 THROUGH 170, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:31 A.M.
THIS 11th DAY OF December
A.D. 2017 AND DULY RECORDED
IN PLAT BOOK 125 ON
PAGES 13 AND 14

SHARON R. BOCK
CLERK AND COMPTROLLER

By: *Deirdre M. Cashin*
DEPUTY CLERK

CLERK

SHEET 1 OF 2

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1991 FAX (561)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591
OCTOBER - 2017

DESCRIPTION:

ALL OF TRACT C-1, PORTOSOL, AS RECORDED IN PLAT BOOK 110, PAGES 37 THROUGH 48, TOGETHER WITH A PORTION OF TRACT "B", LA MANCHA, AS RECORDED IN PLAT BOOK 29, PAGES 165 THROUGH 170, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE S.02°08'38"W. ALONG THE WEST LINE OF THE EAST THREE QUARTERS OF SAID SECTION 24, SAID LINE BEING THE WEST LINE OF SAID PORTOSOL AND THE EAST LINE OF SAID LA MANCHA, A DISTANCE OF 229.46 FEET TO THE NORTHWEST CORNER OF SAID TRACT C-1; THENCE S.88°47'46"E. ALONG THE NORTH LINE THEREOF, A DISTANCE OF 399.44 FEET TO THE NORTHEAST CORNER OF SAID TRACT C-1; THENCE S.01°10'56"W. ALONG THE EAST LINE THEREOF, A DISTANCE OF 587.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C-1, AND A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 6320, PAGE 1274 OF SAID PUBLIC RECORDS; THENCE N.88°47'46"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 350.68 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 3,225.65 FEET AND A CENTRAL ANGLE OF 10°47'46"; THENCE WESTERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, AS RECORDED IN SAID OFFICIAL RECORD BOOK 6320, PAGE 1274, AND OFFICIAL RECORD BOOK 6105, PAGE 1581 OF SAID PUBLIC RECORDS, A DISTANCE OF 607.80 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, ALONG THE EAST LINE OF THOSE CERTAIN LANDS RECORDED IN OFFICIAL RECORD BOOK 8661, PAGE 1959 OF SAID PUBLIC RECORDS, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: N.36°19'51"W., A DISTANCE OF 136.53 FEET; THENCE N.64°02'35"W., A DISTANCE OF 46.47 FEET; THENCE N.04°52'55"E., A DISTANCE OF 40.81 FEET; THENCE N.03°09'14"W., A DISTANCE OF 56.51 FEET; THENCE N.02°54'52"W., A DISTANCE OF 176.90 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT "B"; AND THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.03°31'46"W., A RADIAL DISTANCE OF 725.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID NORTH LINE, THROUGH A CENTRAL ANGLE OF 65°10'59", A DISTANCE OF 824.80 FEET TO THE NORTHWEST CORNER OF SAID TRACT "B"; THENCE S.87°50'51"E. ALONG THE NORTH LINE THEREOF, A DISTANCE OF 77.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 601,233 SQUARE FEET/13.8024 ACRES MORE OR LESS

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION, OWNER OF THE LAND SHOWN HEREON AS CAPSTONE AT ROYAL PALM, BEING A REPLAT OF ALL OF TRACT C-1, PORTOSOL, AS RECORDED IN PLAT BOOK 110, PAGES 37 THROUGH 48, TOGETHER WITH A PORTION OF TRACT "B", LA MANCHA, AS RECORDED IN PLAT BOOK 29, PAGES 165 THROUGH 170, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

LOTS 1, 2 AND 3

LOTS 1, 2 AND 3, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THESE LOTS, INCLUDING FUTURE AMENDMENTS. THE MAINTENANCE OF THESE LOTS SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION.

UTILITY EASEMENTS

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.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC RIGHTS-OF-WAY OR PUBLIC ACCESS EASEMENTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION AND WITHOUT THE PRIOR WRITTEN NOTICE TO THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

PRIVATE UTILITY EASEMENT

THE UTILITY EASEMENT RUNNING WITHIN LOT 3 IS FOR THE EXCLUSIVE BENEFIT OF LOT 1 ONLY FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE FOR POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION AND WITHOUT THE PRIOR WRITTEN NOTICE TO THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

LIMITED ACCESS EASEMENTS

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS INCLUDING, BUT NOT LIMITED TO, PUBLIC ACCESS RIGHTS IN PERPETUITY FOR VEHICLES AND PEDESTRIANS. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION.

VILLAGE OF ROYAL PALM BEACH ACCESS EASEMENT

THE VILLAGE OF ROYAL PALM BEACH ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS INCLUDING, BUT NOT LIMITED TO, PUBLIC ACCESS RIGHTS IN PERPETUITY FOR VEHICLES AND PEDESTRIANS. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION.

IN WITNESS WHEREOF, THE VILLAGE OF ROYAL PALM BEACH HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ITS VILLAGE SEAL TO BE AFFIXED HERETO THIS 11th DAY OF December 2017

WITNESS: *Diane Disanto*
DIANE DISANTO
VILLAGE CLERK
BY: *Fred Pinto*
FRED PINTO
MAYOR
WITNESS: *Jacqueline M. Shinkue-Dempsey*
JACQUELINE M. SHINKUE-DEMPEY
PRINT NAME

ACKNOWLEDGEMENT:

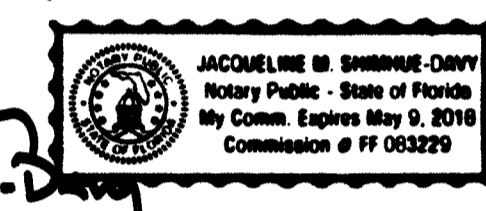
STATE OF FLORIDA
COUNTY OF PALM BEACH

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 FLORIDA MUNICIPAL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED AS 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 11th DAY OF December 2017

MY COMMISSION EXPIRES:
MAY 9, 2018

Jacqueline M. Shinkue-Dempsey
NOTARY PUBLIC
NAME: *Jacqueline M. Shinkue-Dempsey*
COMMISSION NO.: *FF 083229*



VILLAGE APPROVAL:

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS HEREBY APPROVES THE PLAT OF CAPSTONE AT ROYAL PALM FOR RECORD THIS 11th DAY OF December 2017

VILLAGE OF ROYAL PALM BEACH
A FLORIDA MUNICIPAL CORPORATION
BY: *Fred Pinto*
FRED PINTO, MAYOR

BY: *Diane Disanto*
DIANE DISANTO
VILLAGE CLERK

VILLAGE ENGINEER:

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

BY: *Christopher Marsh*
CHRISTOPHER MARSH, P.E. NO. 62560
VILLAGE ENGINEER

DATED: 12/4/17

REVIEWING SURVEYOR'S STATEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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: *Jim Sullivan*
JIM SULLIVAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE LS NO. 6889

DATED: 12-07-2017

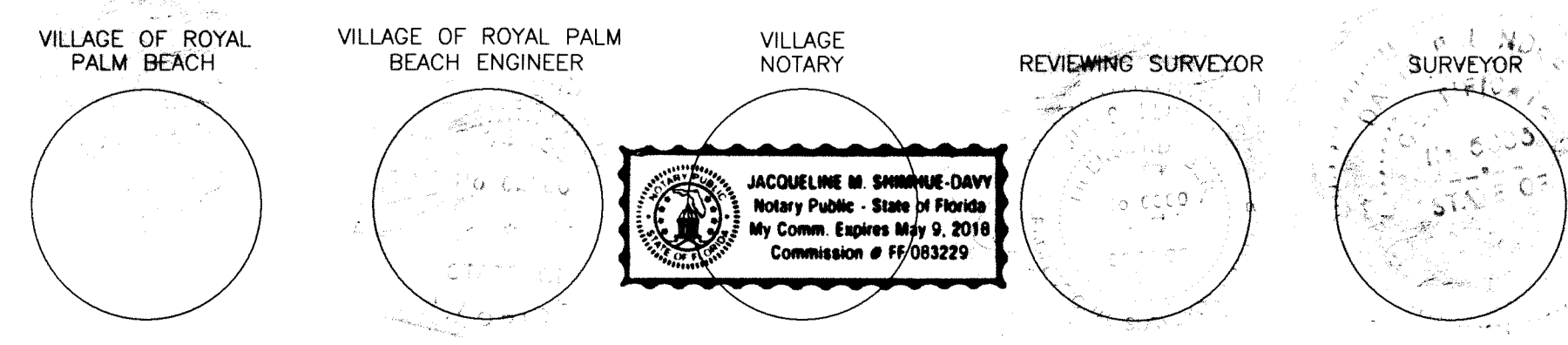
TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, *Jennifer G. Ashton*, 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 TO THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; THAT THERE ARE NO ENCUMBRANCES OF RECORD THAT WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 11/30/17

Jennifer G. Ashton
NAME: *Jennifer G. Ashton*
ATTORNEY STATE OF FLORIDA



SUMMARY INFORMATION - NAMES

SUBDIVISION:	CAPSTONE AT ROYAL PALM
OWNER:	VILLAGE OF ROYAL PALM BEACH 1050 ROYAL PALM BEACH BLVD. ROYAL PALM BEACH, FLORIDA, 33411
AGENT:	RONALDSON HEARING COTLEUR & HEARING 1934 COMMERCE LANE, SUITE 1 JUPITER, FLORIDA, 33458
ENGINEER:	ROB RENNABAUM, PE SIMMONS & WHITE 2581 METROCENTRE BLVD SUITE 3 WEST PALM BEACH, FLORIDA, 33407
SURVEYOR:	DAVID P. LINDLEY CAULFIELD AND WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434

SUMMARY INFORMATION - PLAT DATA

TOTAL ACREAGE:	13.8024 ACRES
NUMBER OF LOTS:	3
NAME OF STREETS:	N/A
LINEAL FEET OF STREETS:	N/A
LOT SIZE:	LOT 1 = 5.5518 ACRES 628'X669' +/- LOT 2 = 1.8687 ACRES 189'X452' +/- LOT 3 = 6.3819 ACRES 587'X551' +/-

SURVEYOR'S NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ZONING REGULATIONS AND ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.02°08'38"W. ALONG THE WEST LINE OF THE EAST 3/4 OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AS RECORDED IN OFFICIAL RECORD BOOK 6320, PAGE 1274, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- LINE INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

SURVEYOR'S 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."), 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.

DATED: 11/30/17

David P. Lindley
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5005
CAULFIELD AND WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NO. LB3591