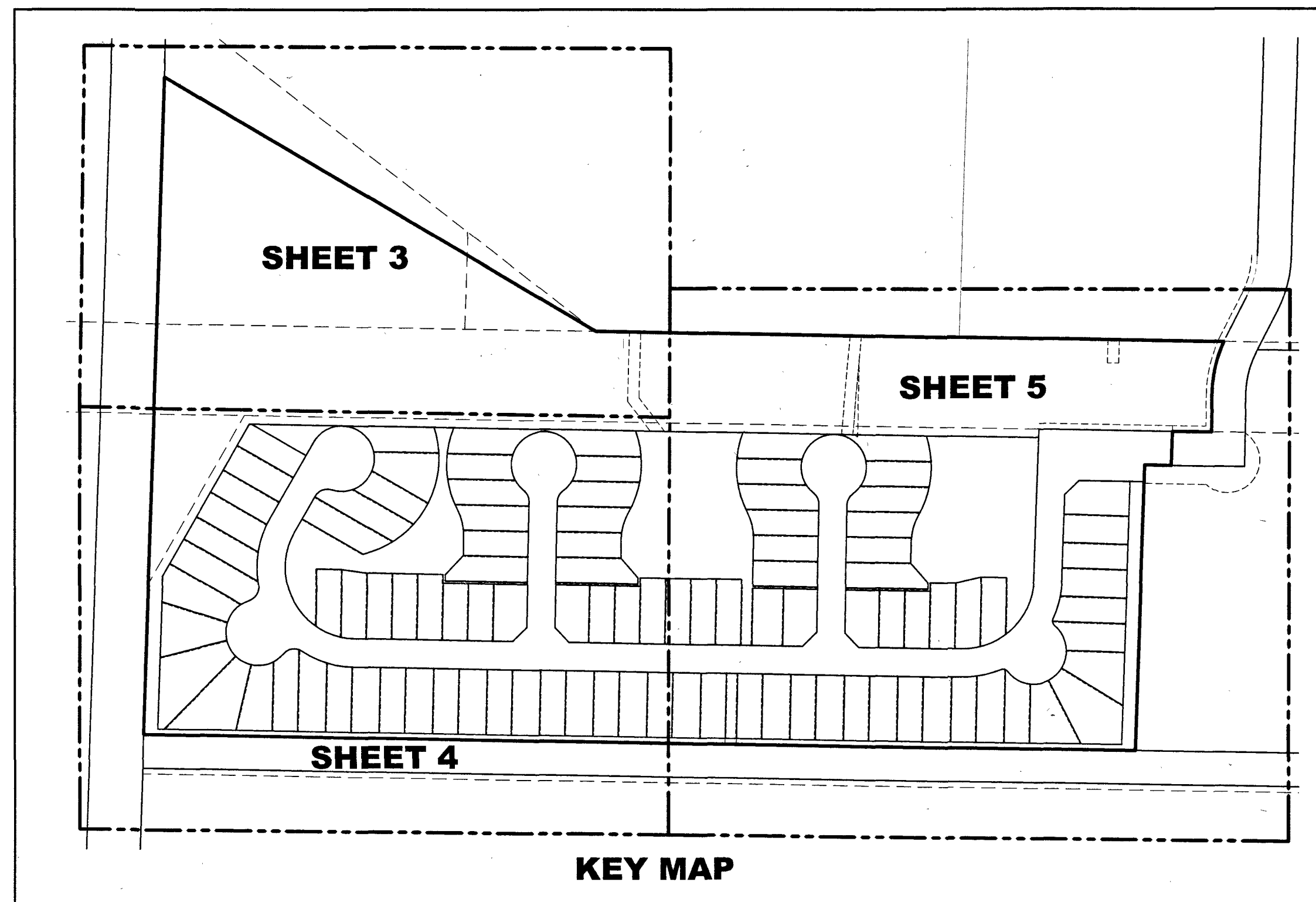


PARKSIDE AT TUTTLE ROYALE

**BEING A REPLAT OF DEVELOPMENT TRACT 4 OF THE PLAT OF TUTTLE ROYALE AS
RECORDED IN PLAT BOOK 133, PAGE 101 IN THE PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA, BEING A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41
EAST AND LYING IN THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.**

SHEET 2 OF 5

STATE OF FLORIDA
COUNTY OF PALM BEACHTHIS PLAT WAS FILED FOR
RECORD AT _____THIS _____ DAY OF _____
AND DULY RECORDED
IN PLAT BOOK NO. _____
ON PAGE(S) __________
CLERK AND CIRCUIT COURT &
COMPTROLLERBY: _____
DEPUTY CLERK

15

SUMMARY DATA

NUMBER OF LOTS	100
APPROXIMATE LOT DIMENSIONS	115' X 45' (66 LOTS) 115' X 50' (19 LOTS) 115' X LARGER THAN 50' (15 LOTS)
LINEAR FEET OF STREETS	2,968'
TOTAL AREA THIS PLAT	33.748± ACRES
AREA OF RECREATION TRACT 1	0.697± ACRES
AREA OF RECREATION TRACT 2	1.270± ACRES
AREA OF WATER MANAGEMENT TRACT 1	1.179± ACRES
AREA OF LANDSCAPE BUFFER TRACT	1.825± ACRES
AREA OF OPEN SPACE TRACT 1	0.083± ACRES
AREA OF ROADWAY TRACT R-1	4.370± ACRES
TRACT A	11.005± ACRES

SUBDIVISION NAME: PARKSIDE AT TUTTLE ROYALE

OWNER: TPG AG EHC III (HOV) MULTI STATE 3, LLC A DELAWARE

LIMITED LIABILITY COMPANY

AGENT: LORIE TERRELL

K. HOVNANIAN SOUTHEAST FLORIDA DIVISION, LLC

PROJECT ENGINEER: RYAN BLAIDA, P.E. 61017

CONNELLY & WICKER, INC.

1560 N ORANGE AVE, SUITE 210, WINTER PARK, FL 32789

407-261-3100

PROJECT SURVEYOR: C. ANDRE RAYMAN, P.S.M. 4938

ENGENUITY GROUP, INC.

1280 N CONGRESS AVE, SUITE 101, WEST PALM BEACH, FL 33409

561-655-1151

NAME OF STREET: PARKSIDE WAY, SUNRISE STREET & TWILIGHT COURT

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: Bryan Merritt
NAME: BRYAN MERRITT
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE LS NO. 6558

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS BY THE VILLAGE OF WELLINGTONSTATE OF: FLORIDA
COUNTY OF: PALM BEACH
VILLAGE OF WELLINGTON

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON, AS STATED AND SHOWN HEREON, DATED THIS 24th DAY OF June, 2025.

ATTEST: Chevelle D. Hall
CHEVELLE D. HALL
VILLAGE CLERK

Michael J. Napoleone
MICHAEL J. NAPOLEONE
MAYOR

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 2025 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

DATE: 8/25/2025

BY: Anju Panse
ANJU PANSE, P.E.
VILLAGE UTILITY DIRECTOR

ACKNOWLEDGMENT - VILLAGE OF WELLINGTONSTATE OF: FLORIDA
COUNTY OF: PALM BEACH

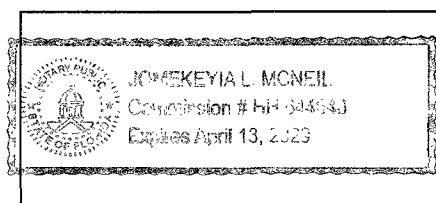
BEFORE ME, PERSONALLY APPEARED MICHAEL J. NAPOLEONE AND CHEVELLE D. HALL, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, 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 22nd DAY OF August, 2025.

MY COMMISSION EXPIRES: April 13, 2029
COMMISSION NUMBER: HH649690

SIGNATURE

James L. McNeil
James L. McNeil
(PRINTED NAME) - NOTARY PUBLIC



SEAL

TITLE CERTIFICATIONSTATE OF: FLORIDA
COUNTY OF: PALM BEACH

I, CHADWICK E. CREWS, A FULLY 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 TPG AG EHC III (HOV) MULTI STATE 3, LLC A DELAWARE 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: 08/21/2025BY: Chadwick E. Crews

PRINT NAME: CHADWICK E. CREWS
FL BAR 0879401

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
C. ANDRE RAYMAN P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 4938
STATE OF FLORIDA L.B.# 6603
1280 N. CONGRESS AVENUE, SUITE 101
WEST PALM BEACH, FLORIDA 33409

DATE: 08-07-2025**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 DEDICATED BY THIS REPLAT.

SURVEYORS NOTES

1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■ PRM LB#6603

2. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF N01°50'01"E, NAD 83, 1990 ADJUSTMENT, ALONG THE WEST LINE OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

3. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN ANY EASEMENTS (OR TRACTS) WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF ROYAL PALM BEACH, THE VILLAGE OF WELLINGTON OR PALM BEACH COUNTY, FLORIDA, THEIR SUCCESSORS AND ASSIGNS.

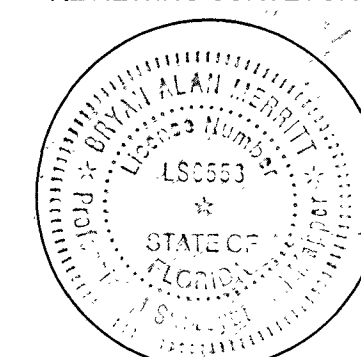
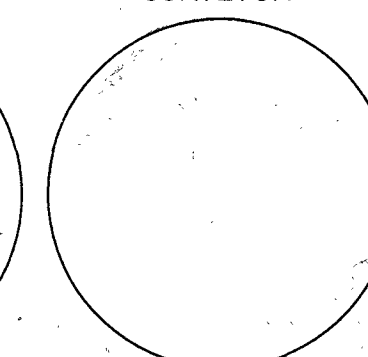
4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.

6. COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID
DATUM = NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT (NAD 83-90)
ZONE = FLORIDA EAST ZONE
LINEAR UNITS = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR: 1.0000156
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
PLAT BEARING = GRID BEARING
NO ROTATION

7. RECORDING REFERENCES SHOWN HEREON REFERENCE THE PALM BEACH COUNTY PUBLIC RECORDS.

8. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.

SEAL
REVIEWING SURVEYORSEAL
SURVEYOR**LEGEND**

ORB	OFFICIAL RECORD BOOK
PRM ■	SET 4" X 4" CONCRETE MONUMENT
R	WITH ALUMINUM DISK STAMPED PRM LB#6603
PCP ●	SET MAG NAIL AND DISK PCP LB#6603
L	RADIUS
Δ	ARC LENGTH
Δ	DELTA ANGLE
LB	LICENSED BUSINESS
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
U.E.	UTILITY EASEMENT
FPL	FLORIDA POWER AND LIGHT
L.W.D.D.	LAKE WORTH DRAINAGE DISTRICT
D.E.	DRAINAGE EASEMENT
SWE	SEWER AND WATER EASEMENT
O.E.	OVERHANG EASEMENT
TYP	TYPICAL

PARKSIDE AT TUTTLE ROYALE

DATE	7/29/2025
SCALE	1" = 200'
CAD FILE	24002.01
SSK PROJECT	24002.01
DRAWN	JCM
CHECKED	CAR

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H
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E
T
2/5
JOB NO.
24002.01



1280 N. CONGRESS AVENUE, SUITE 101,
WEST PALM BEACH, FLORIDA 33409
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WWW.ENGENUITYGROUP.COM