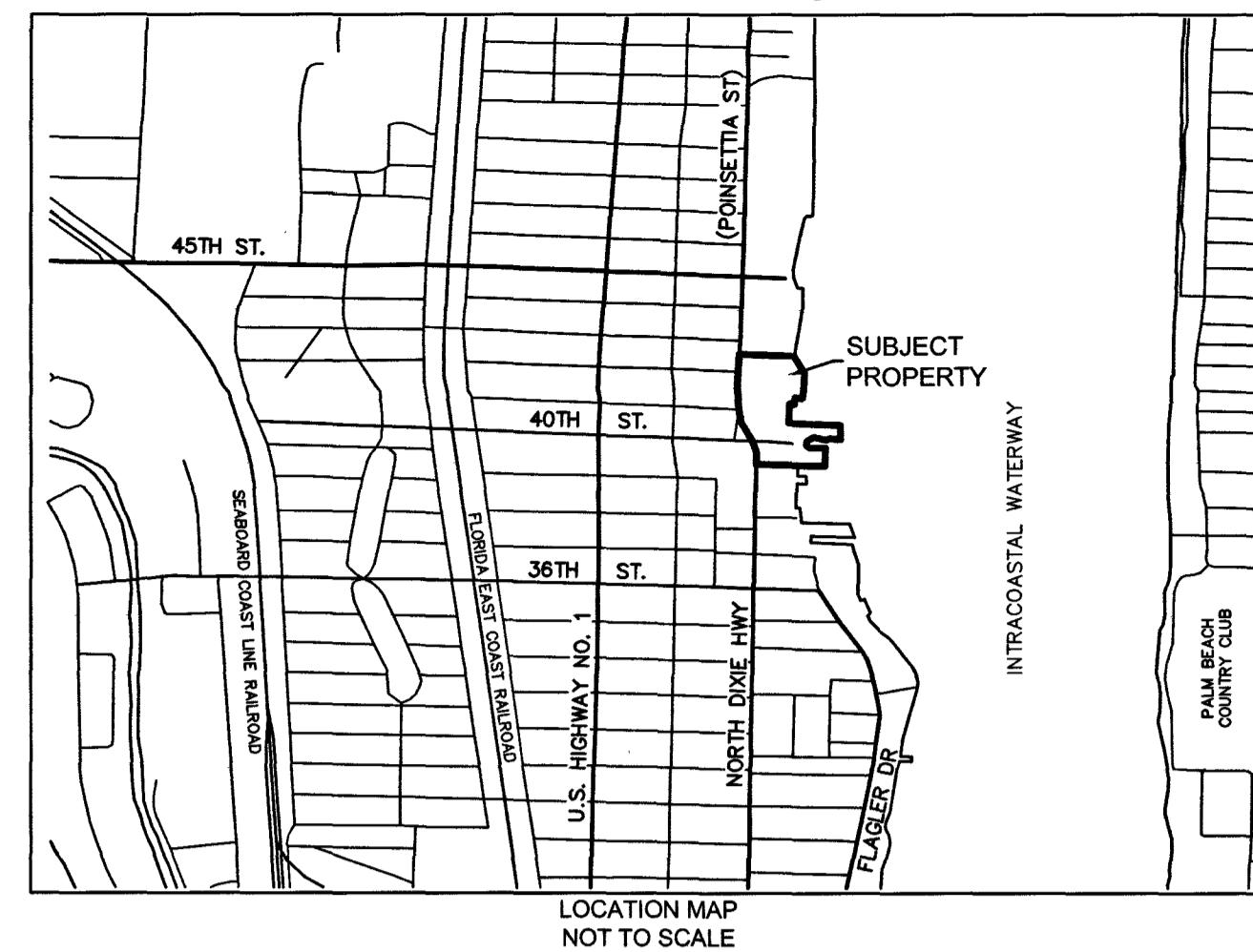


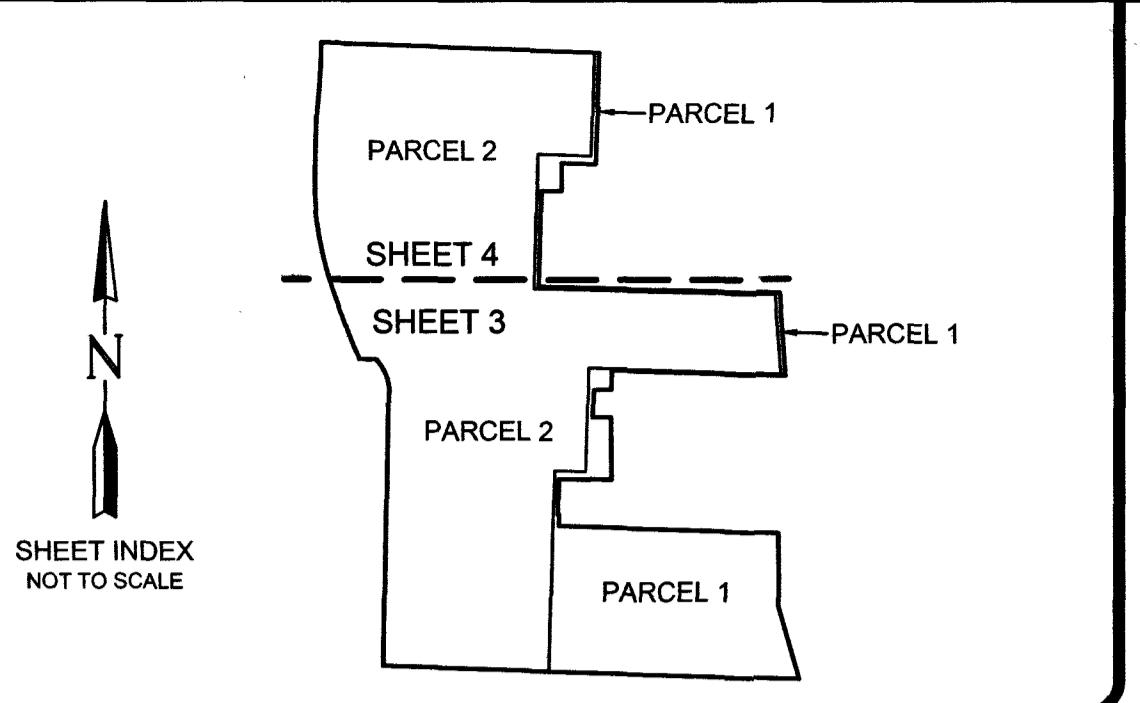
158

STATE OF FLORIDA
COUNTY OF PALM BEACHThis plat was filed for record
at 157 P. M. this 16 day of
January, 2025 and duly
recorded in Plat Book No. 140, on
Pages 158 to 162.

Michael A. Caruso, Clerk & Comptroller

By: COUNTY CLERK AND
COMPTROLLER'S SEAL

SAFE HARBOR RYBOVICH

A REPLAT OF RYBOVICH PLAT PARCELS 1 AND 3, AND A PORTION OF PARCEL 2
A PARCEL OF LAND IN SECTIONS 3, 4 AND 10, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

DEDICATIONS AND RESERVATIONS:

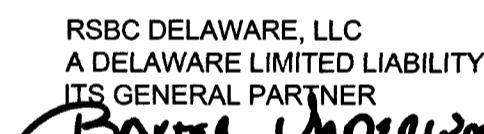
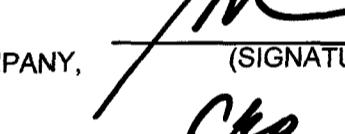
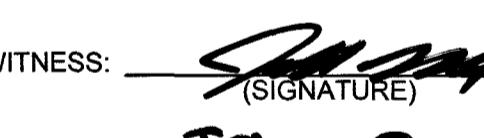
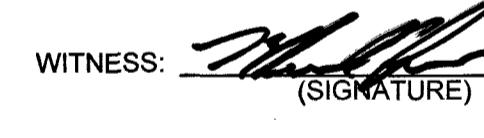
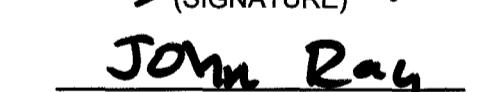
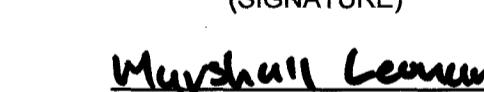
STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT RSBC PARCELS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND RSBC REAL ESTATE COMPANY, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, OWNERS OF THE LANDS SHOWN AND DESCRIBED HEREON AS:

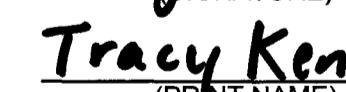
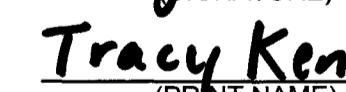
SAFE HARBOR RYBOVICH

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS:

1. Parcel 2, AS SHOWN HEREON, IS HEREBY RESERVED BY RSBC PARCELS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID RSBC PARCELS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RE COURSE TO THE CITY OF WEST PALM BEACH.
2. PARCEL 1, AS SHOWN HEREON, IS HEREBY RESERVED BY RSBC REAL ESTATE COMPANY, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID RSBC REAL ESTATE COMPANY, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RE COURSE TO THE CITY OF WEST PALM BEACH.
3. PUBLIC DRAINAGE EASEMENT: THE PUBLIC DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF WEST PALM BEACH.
4. A NON-EXCLUSIVE PERPETUAL ACCESS EASEMENT, SERVING AS A RIGHT-OF-WAY FOR VEHICULAR AND PEDESTRIAN USE, SHOWN HEREON AS "PAE", IS HEREBY DEDICATED TO THE OWNER OF PARCEL 1, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS TO AND FROM PARCEL 1 AND NORTH FLAGLER DRIVE. SUCH PERPETUAL ACCESS EASEMENT SHALL BE FOR USE BY THE OWNER OF PARCEL 1, ITS SUCCESSORS AND ASSIGNS, AND THEIR TENANTS, LICENSEES, AGENTS, AND INVITÉS. THE LAND ENCUMBERED BY SUCH PERPETUAL ACCESS EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE UNDERLYING LAND OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RE COURSE TO THE CITY OF WEST PALM BEACH.

RSBC REAL ESTATE COMPANY, LLLP -
A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIPBY:  (SIGNATURE)
RSBC DELAWARE, LLC
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER
 (PRINT NAME)  (TITLE)
WITNESS:  (SIGNATURE) WITNESS:  (SIGNATURE)
 (PRINT NAME)  (PRINT NAME)

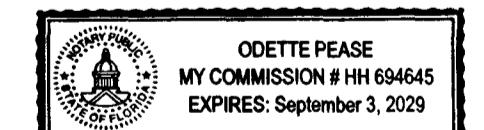
RSBC PARCELS, LLC - A FLORIDA LIMITED LIABILITY COMPANY

BY:  (SIGNATURE)  (PRINT TITLE)
 (PRINT NAME) WITNESS:  (SIGNATURE)
 (SIGNATURE)  (SIGNATURE)
 (PRINT NAME)  (PRINT NAME)

ACKNOWLEDGEMENT

STATE OF Texas
COUNTY OF DallasTHE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 10 DAY OF October 2025 BY Carles Viverina CEO FOR RSBC PARCELS, LLC (OWNER), ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Driver's License (TYPE OF IDENTIFICATION) AS IDENTIFICATION.MY COMMISSION EXPIRES: 10/16/2028 (SEAL)

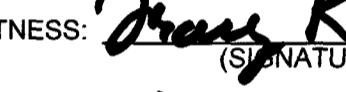
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACHTHE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 20 DAY OF October 2025 BY Carles Viverina AS Vice President FOR RSBC PARCELS, LLC (OWNER), ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Driver's License (TYPE OF IDENTIFICATION) AS IDENTIFICATION.MY COMMISSION EXPIRES: 9/3/2029 (SEAL)Odette Pease (SIGNATURE) Odette Pease (PRINT NAME)
NOTARY PUBLIC NOTARY PUBLIC

CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACHTHE UNDERSIGNED DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS RIGHTS UNDER THAT CERTAIN AGREEMENT TO RECONVEY DISCLOSED BY MEMORANDUM THEREOF RECORDED IN OFFICIAL RECORD BOOK 32068, PAGE 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION(S) SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20 DAY OF OCTOBER, 2025.

RSBC PARCELS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY:  (SIGNATURE)
 (PRINT TITLE)RSBC PARCELS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
A FLORIDA LIMITED LIABILITY COMPANYWITNESS:  (SIGNATURE) WITNESS:  (SIGNATURE)
 (PRINT NAME)  (PRINT NAME)

TITLE CERTIFICATE:

STATE OF FLORIDA
COUNTY OF Palm Beach

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THE PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THE DEDICATION; THAT ALL HOLDERS OF MORTGAGES NOT SATISFIED OR RELEASED OR RECORD NOR OTHERWISE TERMINATED BY LAW HAVE SIGNED THE PLAT; AND THAT REAL PROPERTY TAXES HAVE BEEN PAID AND THAT THERE ARE NO OUTSTANDING TAXES AND ASSESSMENTS.

FIDELITY NATIONAL TITLE INSURANCE COMPANY, A FLORIDA CORPORATION

BY:  (SIGNATURE)
Cheryl Tisherman, VICE PRESIDENTDATED: 10/14/2025

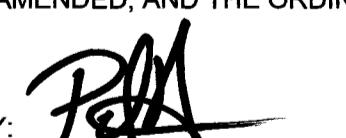
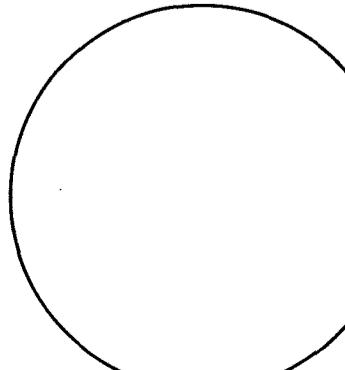
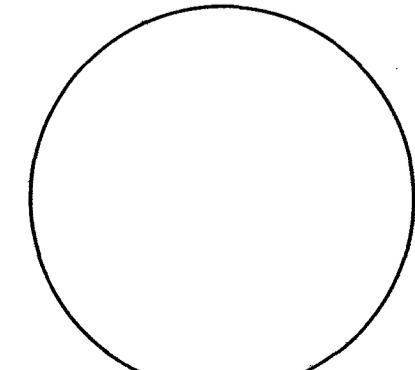
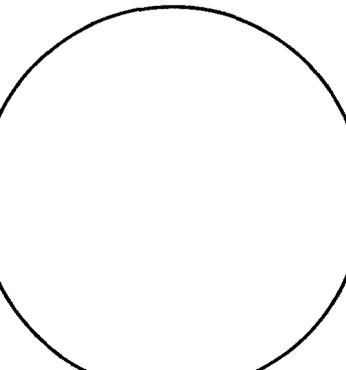
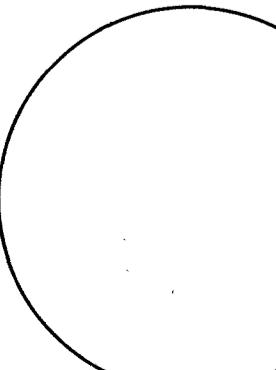
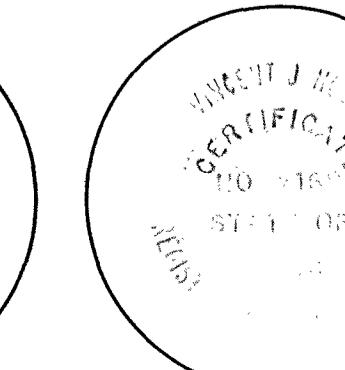
CITY OF WEST PALM BEACH APPROVAL:

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY OF WEST PALM BEACH, FLORIDA, AND HEREBY ACCEPTS THE DEDICATION HEREON.

THIS 14 DAY OF OCTOBER, 2025.BY:  (SIGNATURE)
ANA MARIA APONTE, DEVELOPMENT SERVICES DIRECTOR

REVIEWING SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

DATED: 10/14/2025VINCENT J. NOEL, P.S.M.
FLORIDA CERTIFICATE NO. 4169BY:  (SIGNATURE)
PETER ANDERSEN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5199DATED: 10/26/2025RSBC PARCELS, LLC SEAL
(IF AVAILABLE)RSBC REAL ESTATE
COMPANY, LLLP SEAL
(IF AVAILABLE)(BANK) SEAL
(IF AVAILABLE)CITY OF WEST PALM
BECHE SEALCITY SURVEYOR'S
SEAL

SURVEYOR'S SEAL

