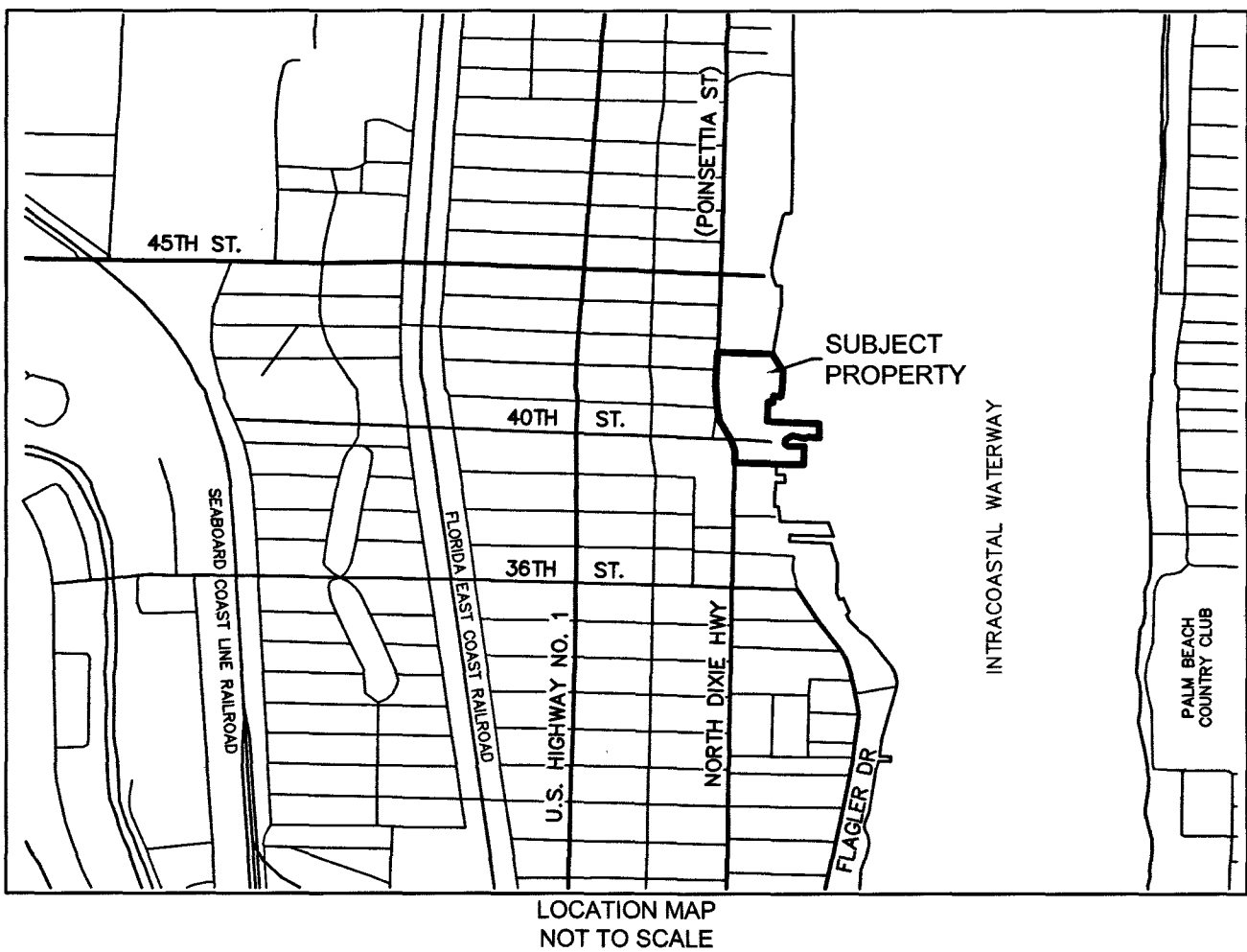
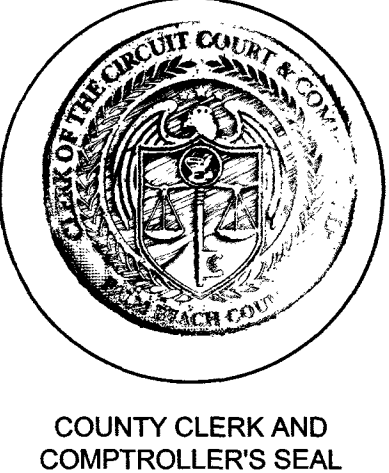


# SAFE HARBOR RYBOVICH

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



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 1:57 P. M, this 6 day of January, 2025 and duly recorded in Plat Book No. 140, on Pages 158 to 162.  
Michael A. Caruso, Clerk & Comptroller  
By: [Signature]



## 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:

- 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 RECOURSE TO THE CITY OF WEST PALM BEACH.
- 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 RECOURSE TO THE CITY OF WEST PALM BEACH.
- 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.
- 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 INVITEES. THE LAND ENCUMBERED BY SUCH PERPETUAL ACCESS EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE UNDERLYING LAND OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

## CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE 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 ~~VIC PRESIDENT~~ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2ND DAY OF OCTOBER, 2025.

RSBC PARCELS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature] Vice President  
(SIGNATURE) (PRINT TITLE)  
Carlos Viqueira  
(PRINT NAME)  
RSBC PARCELS, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature] [Signature]  
(SIGNATURE) (SIGNATURE)  
Morgan Howard Tracy Kent  
(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 OF 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 FLEBERMAN, VICE PRESIDENT

DATED: 10/14/2025

## SURVEYOR'S CERTIFICATE:

I HEREBY 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 (PRMs) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS AND MONUMENTS ACCORDING TO SECTION 177.081 (9), WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER THAT THE SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATED: 10/26/2025

BY: [Signature]  
PETER ANDERSEN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5199

## 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, DEVOLPMENT 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: 10/14/2025

[Signature]  
VINCENT J. NOEL, P.S.M.  
FLORIDA CERTIFICATE NO. 4169

RSBC REAL ESTATE COMPANY, LLLP -  
A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP

BY: [Signature] [Signature]  
RSBC DELAWARE, LLC  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER  
Bonnie Underwood Ceo  
(PRINT NAME) (TITLE)

WITNESS: [Signature] [Signature]  
(SIGNATURE) (SIGNATURE)  
John Ray Marshall Lemond  
(PRINT NAME) (PRINT NAME)

RSBC PARCELS, LLC - A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature] Vice President  
(SIGNATURE) (PRINT TITLE)  
Carlos Viqueira  
(PRINT NAME)

WITNESS: [Signature] [Signature]  
(SIGNATURE) (SIGNATURE)  
Morgan Howard Tracy Kent  
(PRINT NAME) (PRINT NAME)

## ACKNOWLEDGEMENT

STATE OF Texas  
COUNTY OF Dallas

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ✓ PHYSICAL PRESENCE OR \_\_\_ ONLINE NOTARIZATION, THIS 10 DAY OF October, 2025 BY Bonnie Underwood, CEO FOR RSBC REAL ESTATE COMPANY, LLLP (OWNER), ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ✓ PERSONALLY KNOWN TO ME OR HAS PRODUCED FL D License (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 10/16/2028 (SEAL)

[Signature] Betty Rivera  
NOTARY PUBLIC (SIGNATURE) NOTARY PUBLIC (PRINT NAME)

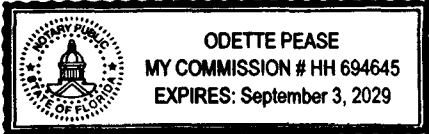
## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ✓ PHYSICAL PRESENCE OR \_\_\_ ONLINE NOTARIZATION, THIS 2nd DAY OF October, 2025 BY Carlos Viqueira 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 D License (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 9/3/2029 (SEAL)

[Signature] [Signature]  
NOTARY PUBLIC (SIGNATURE) NOTARY PUBLIC (PRINT NAME)  
Odette Pease Odette Pease



RSBC PARCELS, LLC SEAL  
(IF AVAILABLE)

RSBC REAL ESTATE  
COMPANY, LLLP SEAL  
(IF AVAILABLE)

(BANK) SEAL  
(IF AVAILABLE)

CITY OF WEST PALM  
BEACH SEAL

CITY SURVEYOR'S  
SEAL

SURVEYOR'S SEAL

