

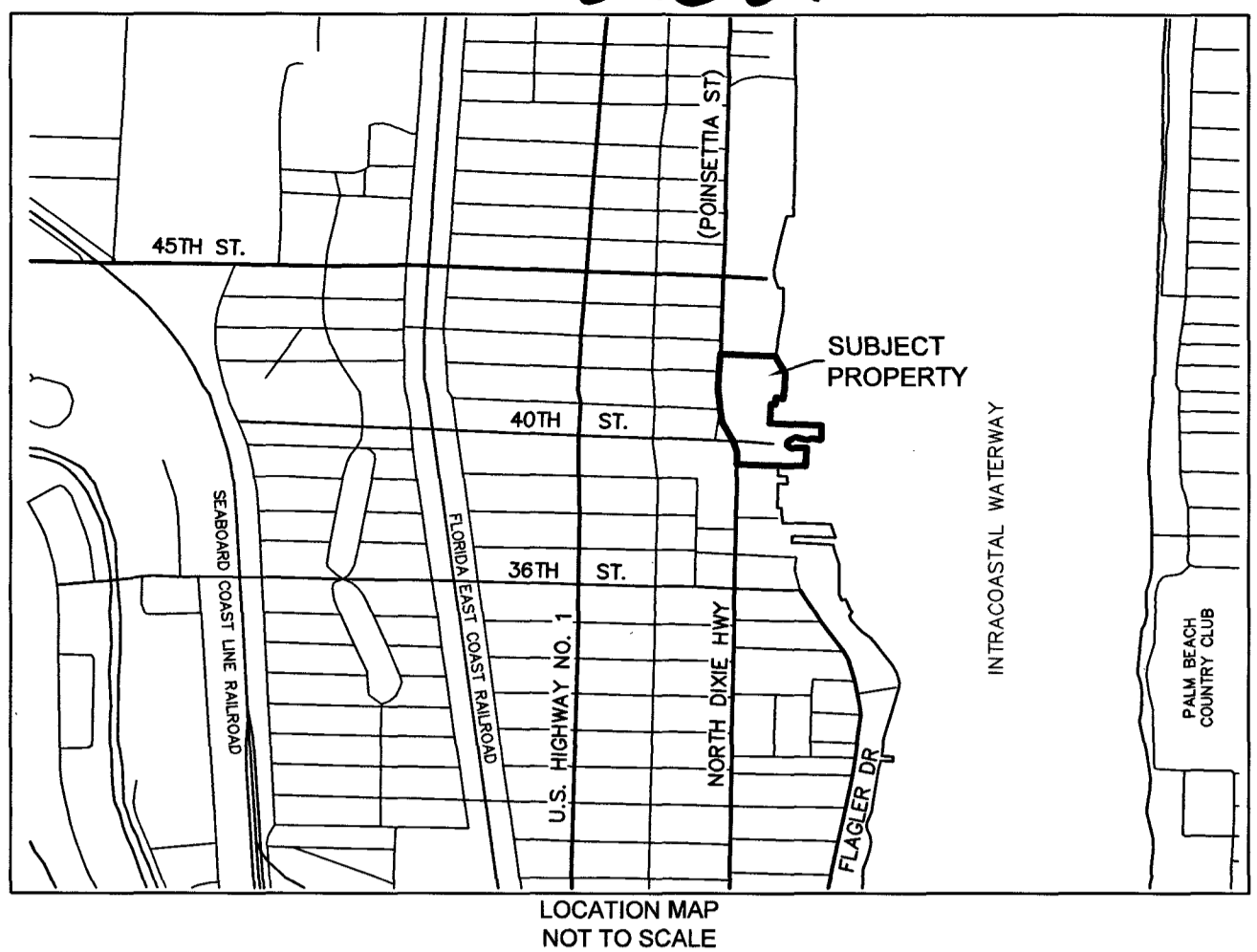
20260220295

76

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 2:33 P.M. this 17 day of June, 2026 and duly recorded in Plat Book No. 141, on Pages 76 to 79.
Michael A. Caruso, Clerk & Comptroller
By: *[Signature]*

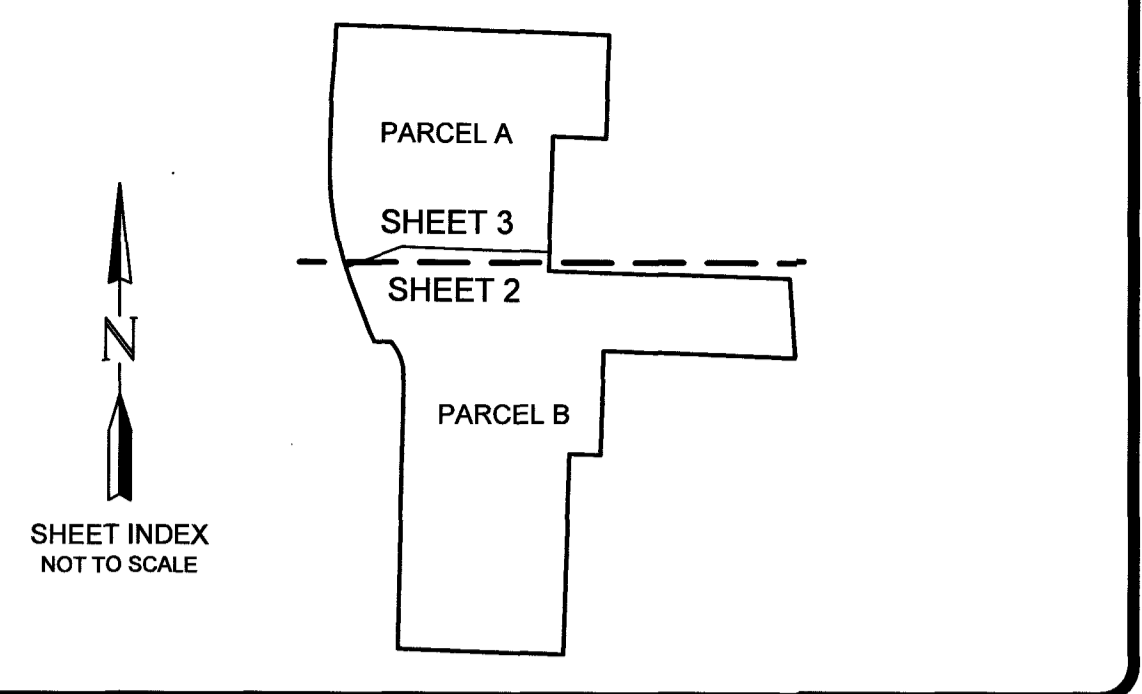


COUNTY CLERK AND COMPTROLLER'S SEAL



INTEGRA RYBOVICH

A REPLAT OF SAFE HARBOR RYBOVICH PLAT 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



LEGAL DESCRIPTION

BEING ALL OF PARCEL 2, ACCORDING TO THE PLAT OF SAFE HARBOR RYBOVICH, AS RECORDED IN PLAT BOOK 140, PAGE 158, PUBLIC RECORDS, 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, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON AS:

INTEGRA RYBOVICH

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

1. PARCEL A & PARCEL B, AS SHOWN HEREON, ARE 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 ARE 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.

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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF JUNE, 2026.

RSBC PARCELS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

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

WITNESS: *[Signature]* (SIGNATURE) *[Signature]* (SIGNATURE)
ALEX MUÑOZ Jonathan Lisnoff
(PRINT NAME) (PRINT NAME)

RSBC PARCELS, LLC - A FLORIDA LIMITED LIABILITY COMPANY

BY: *[Signature]* Vice President
(SIGNATURE) (PRINT TITLE)
Carlos Vidueira
(PRINT NAME)
WITNESS: *[Signature]* (SIGNATURE) *[Signature]* (SIGNATURE)
ALEX MUÑOZ Jonathan Lisnoff
(PRINT NAME) (PRINT NAME)

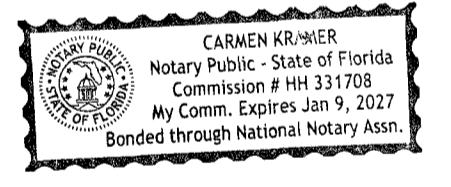
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 16th DAY OF JUNE, 2026 BY CARLOS VIDUEIRA AS VICE PRESIDENT FOR RSBC PARCELS, LLC (OWNER), ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: JANUARY 9th 2027 (SEAL)

[Signature] (SIGNATURE) CARMEN KRAMER (PRINT NAME)
NOTARY PUBLIC NOTARY PUBLIC



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

[Signature]
BY: CHERYL LISBERMAN, VICE PRESIDENT

DATED: 6/16/2026

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 177.091 (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: 6/16/2026
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 17th DAY OF JUNE, 2026.

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.

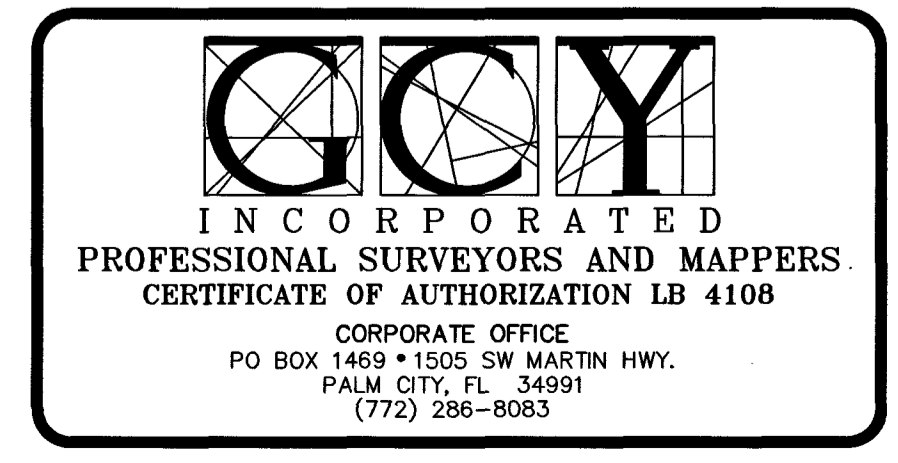
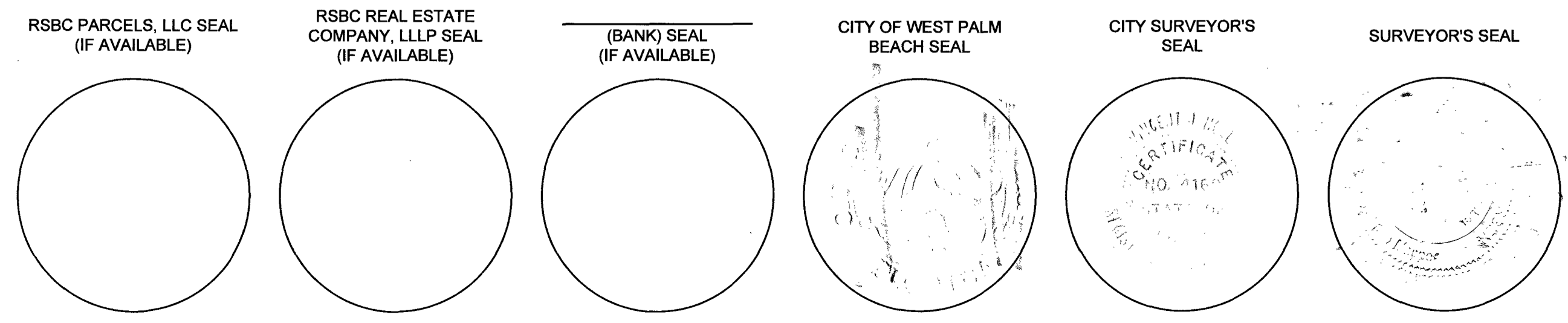
DATED: 6/17/26

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

SURVEYOR'S NOTES:

1. 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.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 43 EAST. SAID LINE BEARS NORTH 01°05'51" EAST.
4. COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 2011.
5. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
6. THE FOLLOWING INSTRUMENTS COULD NOT BE PLOTTED DUE TO INSUFFICIENT INFORMATION PROVIDED IN THE RECORDED INSTRUMENT:
 - EASEMENT AGREEMENT RECORDED IN O.R. BOOK 8137, PAGE 1162
 - ORDINANCE NO. 614, RECORDED IN O.R. BOOK 107, PAGE 171
 - PROMENADE EASEMENT AGREEMENT RECORDED IN O.R. BOOK 32068, PAGE 50
 - TEMPORARY CONSTRUCTION ACCESS EASEMENT AGREEMENT RECORDED IN O.R. BOOK 28860, PAGE 1401
 - ACCESS, UTILITY, PARKING AND DRAINAGE EASEMENT AGREEMENT RECORDED IN O.R. BOOK 32068, PAGE 71
 - TEMPORARY CONSTRUCTION AND PERMANENT ACCESS EASEMENT AGREEMENT RECORDED IN O.R. BOOK 32283, PAGE 1
 - PARKING AND ACCESS EASEMENT RECORDED IN O.R. BOOK 32283, PAGE 24

ACREAGE TABLE	
Parcel A	4.03± Acres
Parcel B	6.79± Acres
TOTAL ACREAGE:	10.82± Acres



CFN 20260220295 PL BK 141 PG 76