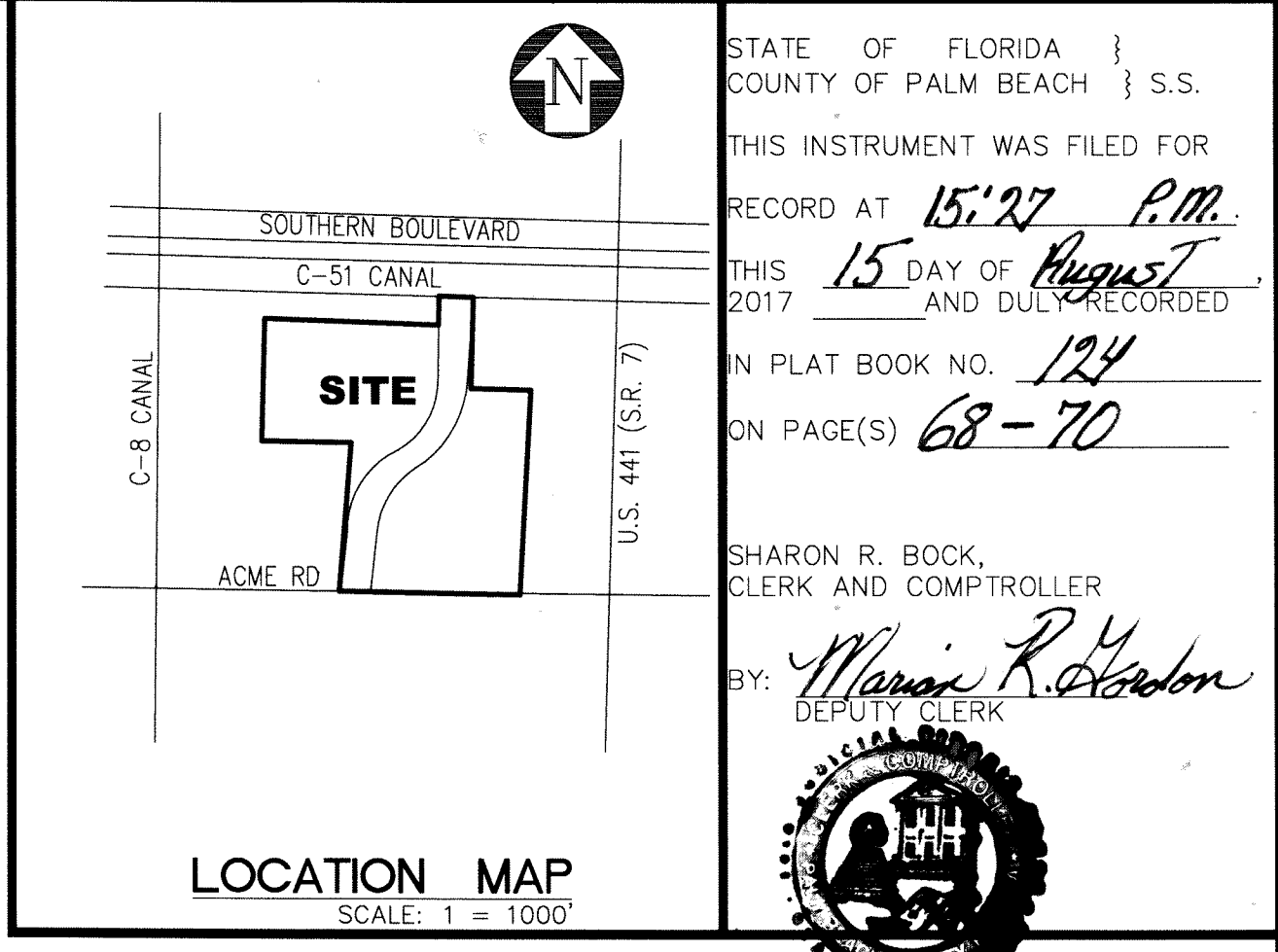


# SHOPPES AT VILLAGE ROYALE

LYING IN A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
JUNE 2017  
SHEET 1 OF 3



STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.  
THIS INSTRUMENT WAS FILED FOR  
RECORD AT 15:27 P.M.  
THIS 15 DAY OF August  
2017 AND DULY RECORDED  
IN PLAT BOOK NO. 124  
ON PAGE(S) 68-70  
SHARON R. BOCK,  
CLERK AND COMPTROLLER  
BY: *Marion R. Gordon*  
DEPUTY CLERK

### DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT TLH-26 GILES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TLH-27 LEMASTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND TLH-30 QURAESHI, LLC, A FLORIDA LIMITED LIABILITY COMPANY THEIR SUCCESSORS AND ASSIGNS, OWNERS OF THE LAND SHOWN HEREON AS SHOPPES AT VILLAGE ROYALE, LYING IN A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE MUNICIPAL LIMITS OF THE VILLAGE OF ROYAL PALM BEACH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; RUN THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 36, S88°59'05"E A DISTANCE OF 1244.47 FEET TO THE POINT OF BEGINNING;  
THENCE LEAVING SAID SOUTH LINE OF SAID SECTION 36, N04°44'26"E A DISTANCE OF 693.47 FEET; THENCE N88°59'05"W A DISTANCE OF 348.57 FEET; THENCE N01°30'19"E A DISTANCE OF 471.00 FEET; THENCE, S87°52'10"E A DISTANCE OF 656.66 FEET; THENCE N04°06'31"E A DISTANCE OF 85.04 FEET TO A POINT ON THE SOUTHERLY LINE OF THE WEST PALM BEACH CANAL C-51, AS RECORDED IN DEED BOOK 1008, PAGE 642; THENCE ALONG SAID SOUTHERLY LINE, S87°52'10"E A DISTANCE OF 113.54 FEET; THENCE, LEAVING SAID SOUTHERLY LINE, S01°29'47"W A DISTANCE OF 323.70 FEET; THENCE S88°33'11"E A DISTANCE OF 263.89 FEET; THENCE S03°10'40"W A DISTANCE OF 908.17 FEET TO A POINT ON SAID SOUTHERLY LINE OF SECTION 36, N88°59'05"W A DISTANCE OF 702.06 TO THE POINT OF BEGINNING.

SAID HEREIN DESCRIBED PARCEL CONTAINING 20.760 ACRES MORE OR LESS.

### DEDICATION

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. ROADWAY TRACT R-1 AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, THEIR SUCCESSORS AND ASSIGNS, FOR ROADWAY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE THEIR SUCCESSORS AND ASSIGNS. ROADWAY TRACT RT-1 IS SUBJECT TO AN UNDERLYING DRAINAGE EASEMENT DEDICATED TO THE VILLAGE ROYALE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION. ADJUSTMENTS AND OR RELOCATION OF DRAINAGE FACILITIES CAUSED BY ROADWAY MAINTENANCE OR IMPROVEMENTS SHALL BE MADE AT THE SOLE EXPENSE OF THE VILLAGE ROYALE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, THEIR SUCCESSORS AND ASSIGNS.

2. THE DRAINAGE EASEMENT AS SHOWN HEREON IS DEDICATED TO THE VILLAGE ROYALE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND ACCESS TO DRAINAGE FACILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS. THE VILLAGE OF ROYAL PALM BEACH HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM.

3. DEVELOPMENT TRACTS DT-1, AND DT-2 AS SHOWN HEREON, IS HEREBY RESERVED TO THE VILLAGE ROYALE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

4. 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.

5. THE LANDSCAPE BUFFER TRACT, LBT-1, AS SHOWN HEREON IS DEDICATED TO THE VILLAGE ROYALE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND LANDSCAPE PURPOSES WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

6. THE ACCESS EASEMENT LOCATED ON TRACT LBT-1 AS SHOWN HEREON IS DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, THEIR SUCCESSORS AND ASSIGNS, FOR ACCESS PURPOSES. THE VILLAGE'S ACCESS EASEMENT SHALL HAVE PRIORITY OVER THE VILLAGE ROYALE PROPERTY OWNERS ASSOCIATION, INC.'S BUFFER AND LANDSCAPING RIGHTS AND ADJUSTMENTS AND OR RELOCATION OF BUFFER AREAS AND LANDSCAPING SHALL BE MADE AT THE SOLE EXPENSE OF THE VILLAGE ROYALE PROPERTY OWNERS ASSOCIATION, INC. THE VILLAGE SHALL HAVE UNILATERAL CONTROL OVER THE ACCESS EASEMENT, AND HAS THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT PUBLIC VEHICULAR AND PEDESTRIAN ACCESS WITHIN THE ACCESS EASEMENT.

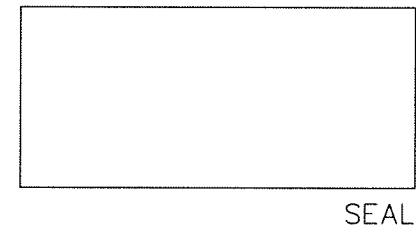
### CORPORATE DEDICATION - TLH-26 GILES, LLC.

IN WITNESS WHEREOF, TLH-26 GILES, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 21<sup>st</sup> DAY OF June, 2017.

TLH-26 GILES, LLC, A FLORIDA LIMITED LIABILITY COMPANY COMPANY LICENSED TO DO BUSINESS IN FLORIDA

BY: NEM, LLC, ITS MANAGER

BY: *Nicole Debehnke*  
NICOLE DEBEHNKE, MANAGER



WITNESS: *Keith B. Jackson*  
PRINT NAME: KEITH B. JACKSON

WITNESS: *Jennifer Malin*  
PRINT NAME: Jennifer Malin

### ACKNOWLEDGMENT - TLH-26 GILES, LLC.

STATE OF FLORIDA  
COUNTY OF: PALM BEACH

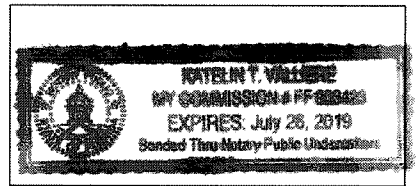
BEFORE ME PERSONALLY APPEARED *Nicole Debehnke* WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF TLH-26 GILES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21<sup>st</sup> DAY OF June, 2017.

MY COMMISSION EXPIRES: 7/26/2019

*Katelin Valliere*  
SIGNATURE

*Katelin T Valliere*  
(PRINTED NAME) - NOTARY PUBLIC



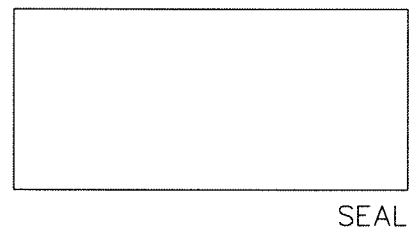
### CORPORATE DEDICATION - TLH-27 LEMASTER, LLC.

IN WITNESS WHEREOF, TLH-27 LEMASTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 21<sup>st</sup> DAY OF June, 2017.

TLH-27 LEMASTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY COMPANY LICENSED TO DO BUSINESS IN FLORIDA

BY: NEM, LLC, ITS MANAGER

BY: *Nicole Debehnke*  
NICOLE DEBEHNKE, MANAGER



WITNESS: *Keith B. Jackson*  
PRINT NAME: KEITH B. JACKSON

WITNESS: *Jennifer Malin*  
PRINT NAME: Jennifer Malin

### ACKNOWLEDGMENT - TLH-27 LEMASTER, LLC.

STATE OF FLORIDA  
COUNTY OF: PALM BEACH

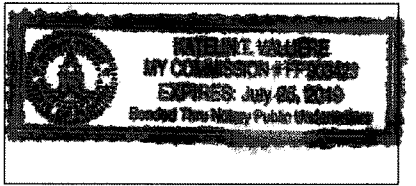
BEFORE ME PERSONALLY APPEARED *Nicole Debehnke* WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF TLH-27 LEMASTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21<sup>st</sup> DAY OF June, 2017.

MY COMMISSION EXPIRES: 7/26/2019

*Katelin Valliere*  
SIGNATURE

*Katelin T Valliere*  
(PRINTED NAME) - NOTARY PUBLIC



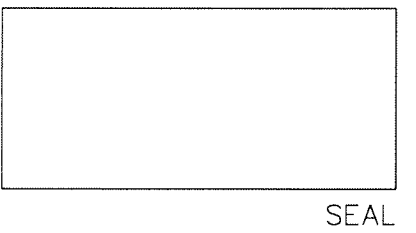
### CORPORATE DEDICATION - TLH-30 QURAESHI, LLC.

IN WITNESS WHEREOF, TLH-30 QURAESHI, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 21<sup>st</sup> DAY OF June, 2017.

TLH-30 QURAESHI, LLC, A FLORIDA LIMITED LIABILITY COMPANY COMPANY LICENSED TO DO BUSINESS IN FLORIDA

BY: NEM, LLC, ITS MANAGER

BY: *Nicole Debehnke*  
NICOLE DEBEHNKE, MANAGER



WITNESS: *Keith B. Jackson*  
PRINT NAME: KEITH B. JACKSON

WITNESS: *Jennifer Malin*  
PRINT NAME: Jennifer Malin

### ACKNOWLEDGMENT - TLH-30 QURAESHI, LLC.

STATE OF FLORIDA  
COUNTY OF: PALM BEACH

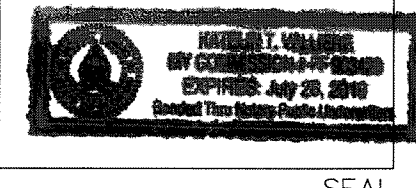
BEFORE ME PERSONALLY APPEARED *Nicole Debehnke* WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF TLH-30 QURAESHI, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21<sup>st</sup> DAY OF June, 2017.

MY COMMISSION EXPIRES: 7/26/2019

*Katelin Valliere*  
SIGNATURE

*Katelin T Valliere*  
(PRINTED NAME) - NOTARY PUBLIC



### ACCEPTANCE OF RESERVATIONS - VILLAGE ROYALE PROPERTY OWNERS ASSOCIATION, INC.

STATE OF FLORIDA  
COUNTY OF: PALM BEACH

THE VILLAGE ROYALE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21<sup>st</sup> DAY OF June, 2017.

WITNESS: *Keith B. Jackson*  
PRINT NAME: KEITH B. JACKSON

WITNESS: *Jennifer Malin*  
PRINT NAME: Jennifer Malin

VILLAGE ROYALE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION  
BY: *Nicole Debehnke*  
PRESIDENT

### ACKNOWLEDGMENT - VILLAGE ROYALE PROPERTY OWNERS ASSOCIATION, INC.

STATE OF FLORIDA  
COUNTY OF: PALM BEACH

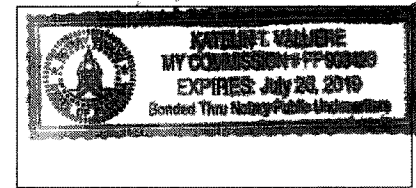
BEFORE ME PERSONALLY APPEARED *Nicole Debehnke* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *Manager* OF THE VILLAGE ROYALE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21<sup>st</sup> DAY OF June, 2017.

MY COMMISSION EXPIRES: 7/26/2019  
COMMISSION NUMBER: FF 903423

*Katelin Valliere*  
SIGNATURE

*Katelin T Valliere*  
(PRINTED NAME) - NOTARY PUBLIC



### ACCEPTANCE OF RESERVATIONS - VILLAGE OF ROYAL PALM BEACH

STATE OF FLORIDA  
COUNTY OF: PALM BEACH

THE VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID VILLAGE AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21<sup>st</sup> DAY OF June, 2017.

WITNESS: *Kathleen Trachus*  
PRINT NAME: KATHLEEN TRACHUS

VILLAGE OF ROYAL PALM BEACH  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
BY: *Fred Pinto*  
MAYOR

### ACKNOWLEDGMENT - VILLAGE OF ROYAL PALM BEACH

STATE OF FLORIDA  
COUNTY OF: PALM BEACH

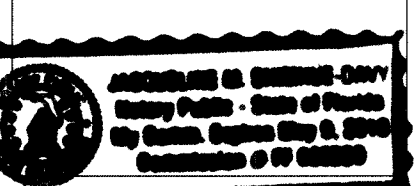
BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH MAYOR OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID VILLAGE AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21<sup>st</sup> DAY OF June, 2017.

MY COMMISSION EXPIRES: 5/9/2018  
COMMISSION NUMBER: FF 083229

*Jacqueline M. Shimbue-Dary*  
SIGNATURE

*Jacqueline M. Shimbue-Dary*  
(PRINTED NAME) - NOTARY PUBLIC



### APPROVAL - THE VILLAGE OF ROYAL PALM BEACH

STATE OF FLORIDA  
COUNTY OF: PALM BEACH

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS HEREBY APPROVES THE PLAT OF SHOPPES AT VILLAGE ROYALE FOR RECORD THIS 21<sup>st</sup> DAY OF June, 2017.

THE VILLAGE OF ROYAL PALM BEACH  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: *Fred Pinto*  
FRED PINTO  
MAYOR

BY: *Diiane Disanto*  
DIANE DISANTO  
CLERK

WITNESS: *Kathleen Trachus*  
PRINT NAME: KATHLEEN TRACHUS

WITNESS: *Robin Scott*  
PRINT NAME: Robin Scott

### SUMMARY DATA

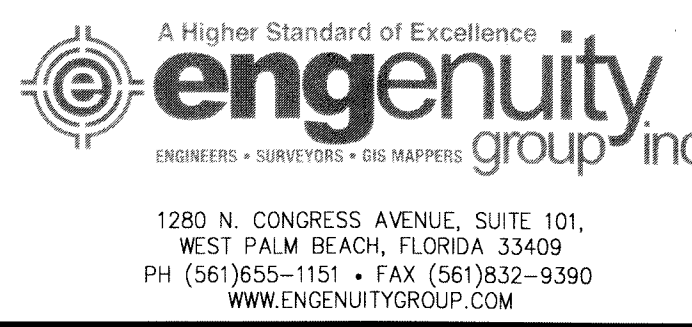
NUMBER OF LOTS	2
APPROXIMATE LOT DIMENSIONS	TRACT DT-1 (702'x908')
	TRACT DT-2 (656'x471')
LINEAL FEET OF STREETS	1,352 LINEAR FEET
TOTAL AREA THIS PLAT	20.760± ACRES
AREA OF TRACT DT-1	10.018± ACRES
AREA OF TRACT DT-2	7.978± ACRES
AREA OF TRACT R-1	2.635± ACRES
AREA OF TRACT LBT-1	0.129± ACRES

SUBDIVISION NAME:	SHOPPES AT VILLAGE ROYALE
OWNER:	TLH-26 GILES, LLC
	TLH-27 LEMASTER, LLC
	TLH-30 QURAESHI, LLC
AGENT:	COURTNEY O'NEIL
PROJECT ENGINEER:	KEITH B. JACKSON, P.E.
PROJECT SURVEYOR:	C. ANDRE RAYMAN, P.S.M.
STREET NAME:	VILLAGE ROYALE BOULEVARD

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA. ENGINEERS SURVEYORS AND GIS MAPPERS  
1280 N. CONGRESS AVE., SUITE 101, WEST PALM BEACH, FLORIDA 33409.  
CERTIFICATE OF AUTHORIZATION NO. LB0006603

### SHOPPES AT VILLAGE ROYALE

DATE	06/06/2017
SCALE	N.A.
CAD FILE	13037.25 ROAD PLAT
SOSX PROJECT	13037.04 SR 80 RPB ADD.
DRAWN	STAFF
CHECKED	STAFF



SHEET 1/3  
JOB NO. 13037.25

Y:\Land Projects\2017\20170295992\read plat June 2017.dwg 6/20/2017 6:29:27 PM EDT