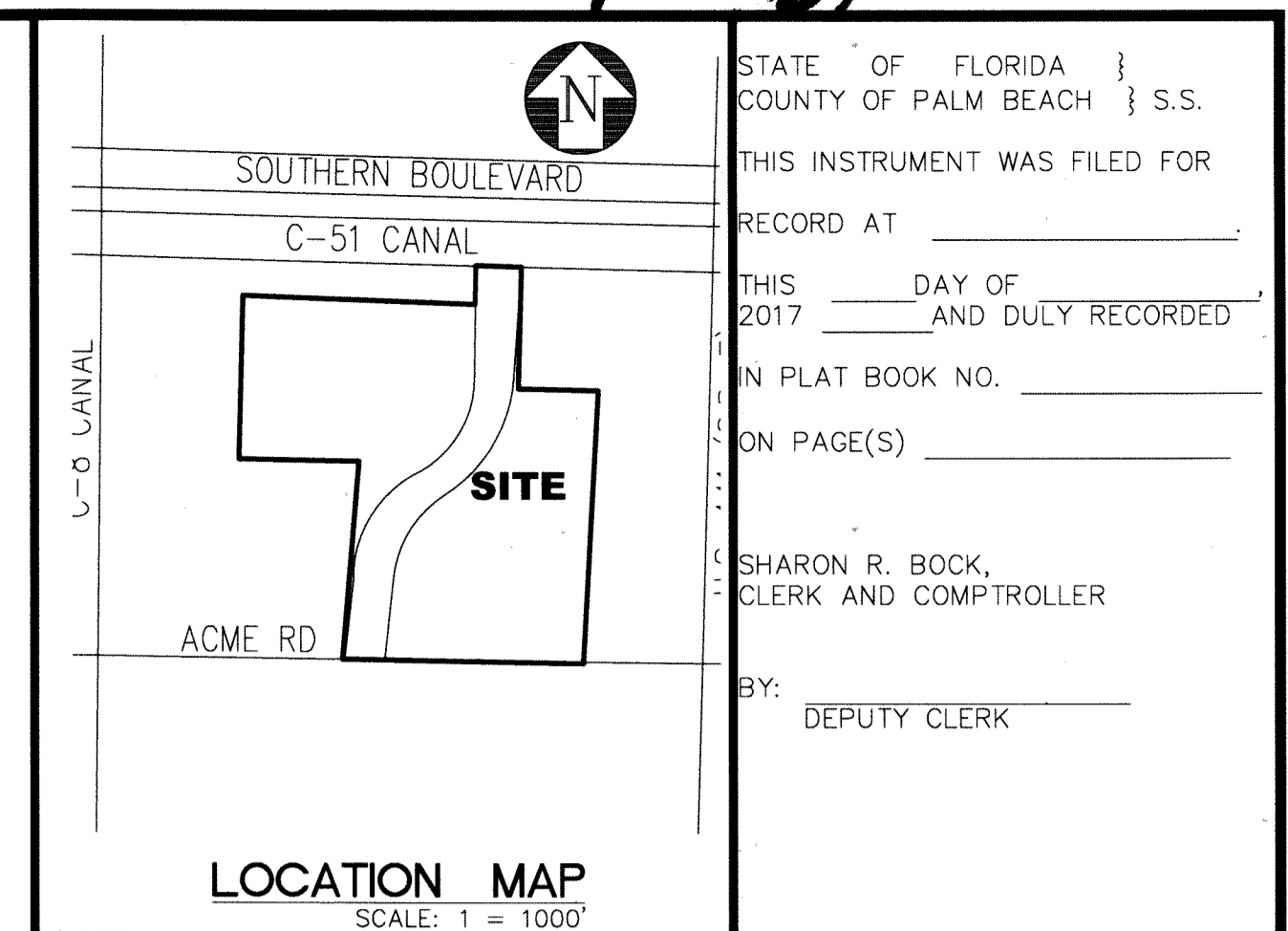


SHOPPES AT VILLAGE ROYALE

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 2 OF 3



STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR
RECORD AT _____
THIS _____ DAY OF _____
2017 _____ AND DULY RECORDED
IN PLAT BOOK NO. _____
ON PAGE(S) _____
BY: SHARON R. BOCK,
CLERK AND COMPTROLLER
DEPUTY CLERK

VILLAGE OF ROYAL PALM BEACH ENGINEER APPROVAL

THIS PLAT IS IN COMPLIANCE WITH THE VILLAGE OF ROYAL PALM BEACH SUBDIVISION CODE CHAPTER 22.

BY: Christopher A. Marsh
CHRISTOPHER A. MARSH, P.E., 62560
VILLAGE ENGINEER

REVIEWING SURVEYOR'S STATEMENT

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

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: Jim Sullivan
NAME: JIM SULLIVAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE LS NO. 6889

TITLE CERTIFICATION

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

I, STEVE WALLACE, A DULY 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 TLH-26 QUES, LLC., TLH-27 LEMASTER LLC., AND TLH-30 QURAESHI, LLC., FLORIDA LIMITED LIABILITY COMPANIES; 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: 8/11/17 BY: Steve Wallace
PRINT NAME: Steve Wallace

MORTGAGEE'S CONSENT

STATE OF: FLORIDA
COUNTY OF: PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE CURRENT HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THE MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE CURRENT HOLDER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 2nd DAY OF Aug, 2017.

WITNESS: Yanelys Barrios LION FINANCIAL, LLC
PRINT NAME: Yanelys Barrios A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: Ron Simkins BY: Ron Simkins
PRINT NAME: Ron Simkins NAME: Ron Simkins
TITLE: Mgr

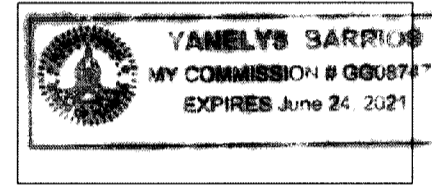
ACKNOWLEDGEMENT - MORTGAGEE'S CONSENT

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 2nd DAY OF Aug, 2017
BY Ron Simkins AS Mgr OF Lion Financial, LLC

MY COMMISSION EXPIRES: June 24 2021
COMMISSION NUMBER: 66,087,471

SIGNATURE: Yanelys Barrios
(PRINTED NAME) - NOTARY PUBLIC



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 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.

DATE: 8/11/2017
C. ANDRE RAYMAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 4938
STATE OF FLORIDA L.B.# 6603

SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■ PRM LB#6603
- BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF N01°30'19"E, NAD 83, 1990 ADJUSTMENT, ALONG THE WEST LINE OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.
- NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS (OR TRACTS) WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS.
- 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.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL BE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- 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
- RECORDING REFERENCES SHOWN HEREON REFERENCE THE PALM BEACH COUNTY PUBLIC RECORDS.

MORTGAGEE'S CONSENT

STATE OF: FLORIDA
COUNTY OF: PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE CURRENT HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THE MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE CURRENT HOLDER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 7th DAY OF August, 2017.

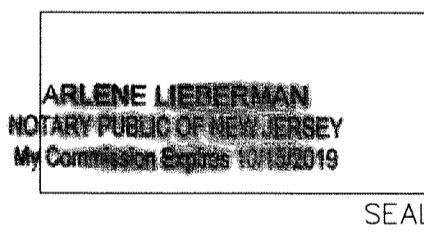
WITNESS: Michelle Canzone LYNX ASSET SERVICES, LLC.
PRINT NAME: Michelle Canzone A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: Michael McCarty BY: Michael McCarty
PRINT NAME: Michael McCarty NAME: Michael McCarty
TITLE: MANAGING MEMBER

ACKNOWLEDGEMENT - MORTGAGEE'S CONSENT

STATE OF: FLORIDA
COUNTY OF: PALM BEACH
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7th DAY OF August, 2017,
BY Michael McCarty AS MANAGING MEMBER OF LYNX ASSET SERVICES LLC.

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

SIGNATURE: Arlene Lieberman
(PRINTED NAME) - NOTARY PUBLIC



MORTGAGEE'S CONSENT

STATE OF: FLORIDA
COUNTY OF: PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE CURRENT HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THE MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE CURRENT HOLDER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2017.

WITNESS: Michael Tuller NEM, LLC
PRINT NAME: Michael Tuller A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: Diana Aleman BY: Michael Tuller
PRINT NAME: Diana Aleman NAME: Michael Tuller
TITLE: Manager

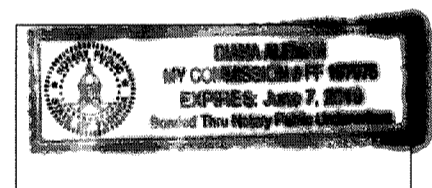
ACKNOWLEDGEMENT - MORTGAGEE'S CONSENT

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 3 DAY OF August, 2017
BY Michael Tuller AS Manager OF NEM, LLC

MY COMMISSION EXPIRES: June 7 2019
COMMISSION NUMBER: FF 197976

SIGNATURE: Diana Aleman
(PRINTED NAME) - NOTARY PUBLIC



MORTGAGEE'S CONSENT

STATE OF: FLORIDA
COUNTY OF: PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE CURRENT HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THE MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE CURRENT HOLDER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 7th DAY OF August, 2017.

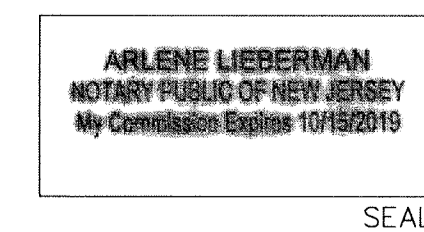
WITNESS: Michelle Canzone LYNX ASSET SERVICES, LLC.
PRINT NAME: Michelle Canzone A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: Michael McCarty BY: Michael McCarty
PRINT NAME: Michael McCarty NAME: Michael McCarty
TITLE: MANAGING MEMBER

ACKNOWLEDGEMENT - MORTGAGEE'S CONSENT

STATE OF: FLORIDA
COUNTY OF: PALM BEACH
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7th DAY OF August, 2017,
BY Michael McCarty AS MANAGING MEMBER OF LYNX ASSET SERVICES LLC.

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

SIGNATURE: Arlene Lieberman
(PRINTED NAME) - NOTARY PUBLIC



MORTGAGEE'S CONSENT

STATE OF: FLORIDA
COUNTY OF: PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE CURRENT HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THE MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE CURRENT HOLDER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2017.

WITNESS: Robert Shelley RLS/TLH HUGHES-1, LLC
PRINT NAME: Robert Shelley A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: Diana Aleman BY: Robert Shelley
PRINT NAME: Diana Aleman NAME: Robert Shelley
TITLE: TLH / MEMBER

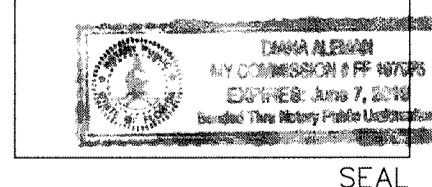
ACKNOWLEDGEMENT - MORTGAGEE'S CONSENT

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 3 DAY OF August, 2017
BY Robert Shelley AS Mgr Member OF RLS/TLH Hughes-1 LLC.

MY COMMISSION EXPIRES: June 7, 2019
COMMISSION NUMBER: FF 197976

SIGNATURE: Diana Aleman
(PRINTED NAME) - NOTARY PUBLIC



LEGEND

- P.B. PLAT BOOK
- PG.(S) PAGE(S)
- O.R.B. OFFICIAL RECORD BOOK
- U.E. UTILITY EASEMENT
- SET 4" X 4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED PRM LB#6603
- SET MAG NAIL AND DISK PCP LB#6603
- R RADIUS
- L ARC LENGTH
- Δ DELTA ANGLE
- DB DEED BOOK
- LB LICENSED BUSINESS
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- R/W RIGHT-OF-WAY

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
\$0\$K PROJECT	13037.04 SR 80 RPB ADD.
DRAWN	STAFF
CHECKED	STAFF

SHEET 2/3
JOB NO. 13037.25

A Higher Standard of Excellence
engenuity group inc.
ENGINEERS • SURVEYORS • GIS MAPPERS
1280 N. CONGRESS AVENUE, SUITE 101,
WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390
WWW.ENGENUITYGROUP.COM