

# TUTTLE ROYALE

BEING A REPLAT OF SHOPPES AT VILLAGE ROYALE AS RECORDED IN PLAT BOOK 124, PAGES 68 THROUGH 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF THE PLAT OF PALM BEACH FARMS PLAT NO.3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
DECEMBER 2021  
SHEET 2 OF 13

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
AND DULY RECORDED  
IN PLAT BOOK NO. \_\_\_\_\_  
ON PAGE(S) \_\_\_\_\_

JOSEPH ABRUZZO,  
CLERK AND CIRCUIT COURT &  
COMPTROLLER

BY: \_\_\_\_\_  
DEPUTY CLERK

102

### CORPORATE DEDICATION - SOUTHERN BLVD VILLAS, LLC.

IN WITNESS WHEREOF, SOUTHERN BLVD VILLAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

SOUTHERN BLVD VILLAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
COMPANY LICENSED TO DO BUSINESS IN FLORIDA

BY: SOUTHERN BLVD VILLAS, LLC, ITS VICE PRESIDENT

BY: Juan Porro  
JUAN PORRO, VICE PRESIDENT

WITNESS: Michael J. Getz  
PRINT NAME: Michael J. Getz

WITNESS: Christopher DeBorke  
PRINT NAME: Christopher DeBorke

### CORPORATE DEDICATION - TUTTLE ROYALE SFH, LLC.

IN WITNESS WHEREOF, TUTTLE ROYALE SFH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

TUTTLE ROYALE SFH, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
COMPANY LICENSED TO DO BUSINESS IN FLORIDA

BY: NEM, LLC, ITS MANAGER

BY: Michael Tuttle  
MICHAEL TUTTLE, MANAGER

WITNESS: Adam Swaney  
PRINT NAME: Adam Swaney

WITNESS: Richard Brown  
PRINT NAME: Richard Brown

### CORPORATE DEDICATION - TLH-34 LOWRES, LLC.

IN WITNESS WHEREOF, TLH-34 LOWRES LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

TLH-34 LOWRES, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
COMPANY LICENSED TO DO BUSINESS IN FLORIDA

BY: TLH-34 LOWRES LLC, ITS MANAGER

BY: Michael Tuttle  
MICHAEL TUTTLE, MANAGER

WITNESS: Adam Swaney  
PRINT NAME: Adam Swaney

WITNESS: Richard Brown  
PRINT NAME: Richard Brown

### ACKNOWLEDGMENT - SOUTHERN BLVD VILLAS, LLC.

STATE OF: FLORIDA  
COUNTY OF: PALM BEACH

BEFORE ME PERSONALLY APPEARED Juan C. Porro WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF SOUTHERN BLVD VILLAS, 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 22 DAY OF December, 2021.

MY COMMISSION EXPIRES: April 19, 2023

SIGNATURE: Lisse He Saballos

(PRINTED NAME) - NOTARY PUBLIC

### ACKNOWLEDGMENT - TUTTLE ROYALE SFH, LLC.

STATE OF: FLORIDA  
COUNTY OF: PALM BEACH

BEFORE ME PERSONALLY APPEARED Michael Tuttle WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF TUTTLE ROYALE SFH, 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 8 DAY OF December, 2021.

MY COMMISSION EXPIRES: 8/19/2021

SIGNATURE: Nury L. Figueroa

(PRINTED NAME) - NOTARY PUBLIC

### ACKNOWLEDGMENT - TLH-34 LOWRES, LLC.

STATE OF: FLORIDA  
COUNTY OF: PALM BEACH

BEFORE ME PERSONALLY APPEARED Michael Tuttle WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF TLH-34 LOWRES, 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 9 DAY OF December, 2021.

MY COMMISSION EXPIRES: 9/19/2025

SIGNATURE: Nury L. Figueroa

(PRINTED NAME) - NOTARY PUBLIC

### CORPORATE DEDICATION - MAIN STREET AT TUTTLE ROYALE, LLC.

IN WITNESS WHEREOF, MAIN STREET AT TUTTLE ROYALE, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

MAIN STREET AT TUTTLE ROYALE, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
COMPANY LICENSED TO DO BUSINESS IN FLORIDA

BY: NEM, LLC, ITS MANAGER

BY: Michael Tuttle  
MICHAEL TUTTLE, MANAGER

WITNESS: Adam Swaney  
PRINT NAME: Adam Swaney

WITNESS: Richard Brown  
PRINT NAME: Richard Brown

### ACKNOWLEDGMENT - MAIN STREET AT TUTTLE ROYALE, LLC.

STATE OF: FLORIDA  
COUNTY OF: PALM BEACH

BEFORE ME PERSONALLY APPEARED Michael Tuttle WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF MAIN STREET AT TUTTLE ROYALE, LLC, A DELAWARE 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 CORPORATION 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 8 DAY OF December, 2021.

MY COMMISSION EXPIRES: 9/19/2025

SIGNATURE: Nury L. Figueroa

(PRINTED NAME) - NOTARY PUBLIC

### CORPORATE DEDICATION - TUTTLE ROYALE APARTMENTS, LLC.

IN WITNESS WHEREOF, TUTTLE ROYALE APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

TUTTLE ROYALE APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
COMPANY LICENSED TO DO BUSINESS IN FLORIDA

BY: NEM, LLC, ITS MANAGER

BY: Michael Tuttle  
MICHAEL TUTTLE, MANAGER

WITNESS: Adam Swaney  
PRINT NAME: Adam Swaney

WITNESS: Richard Brown  
PRINT NAME: Richard Brown

### ACKNOWLEDGMENT - TUTTLE ROYALE APARTMENTS, LLC.

STATE OF: FLORIDA  
COUNTY OF: PALM BEACH

BEFORE ME PERSONALLY APPEARED Michael Tuttle WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF TUTTLE ROYALE APARTMENTS, 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 9 DAY OF December, 2021.

MY COMMISSION EXPIRES: 8/19/2025

SIGNATURE: Nury L. Figueroa

(PRINTED NAME) - NOTARY PUBLIC

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

STATE OF: FLORIDA  
COUNTY OF: PALM BEACH

THE TUTTLE 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

WITNESS: Adam Swaney  
PRINT NAME: Adam Swaney

TUTTLE ROYALE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION  
BY: Michael Tuttle  
PRESIDENT

WITNESS: Richard Brown  
PRINT NAME: Richard Brown

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

STATE OF: FLORIDA  
COUNTY OF: PALM BEACH

BEFORE ME PERSONALLY APPEARED Michael Tuttle WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_ OF THE TUTTLE 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 9 DAY OF December, 2021.

MY COMMISSION EXPIRES: 9/19/2025

SIGNATURE: Nury L. Figueroa

(PRINTED NAME) - NOTARY PUBLIC

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

### TUTTLE ROYALE

DATE	12/6/2021
SCALE	1"=60'
CAD FILE	13037.96 MASTER PLAT
SDSK PROJECT	13037.04 SR 80 RPS ADD.
DRAWN	STAFF
CHECKED	STAFF

SHEET  
E.O.  
T  
**2/13**  
JOB NO.  
**13037.96**



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