

# 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 5 OF 13

STATE OF FLORIDA  
COUNTY OF PALM BEACH

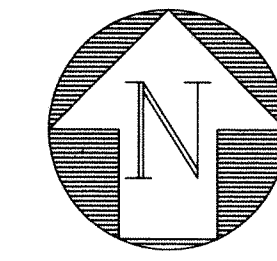
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_

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

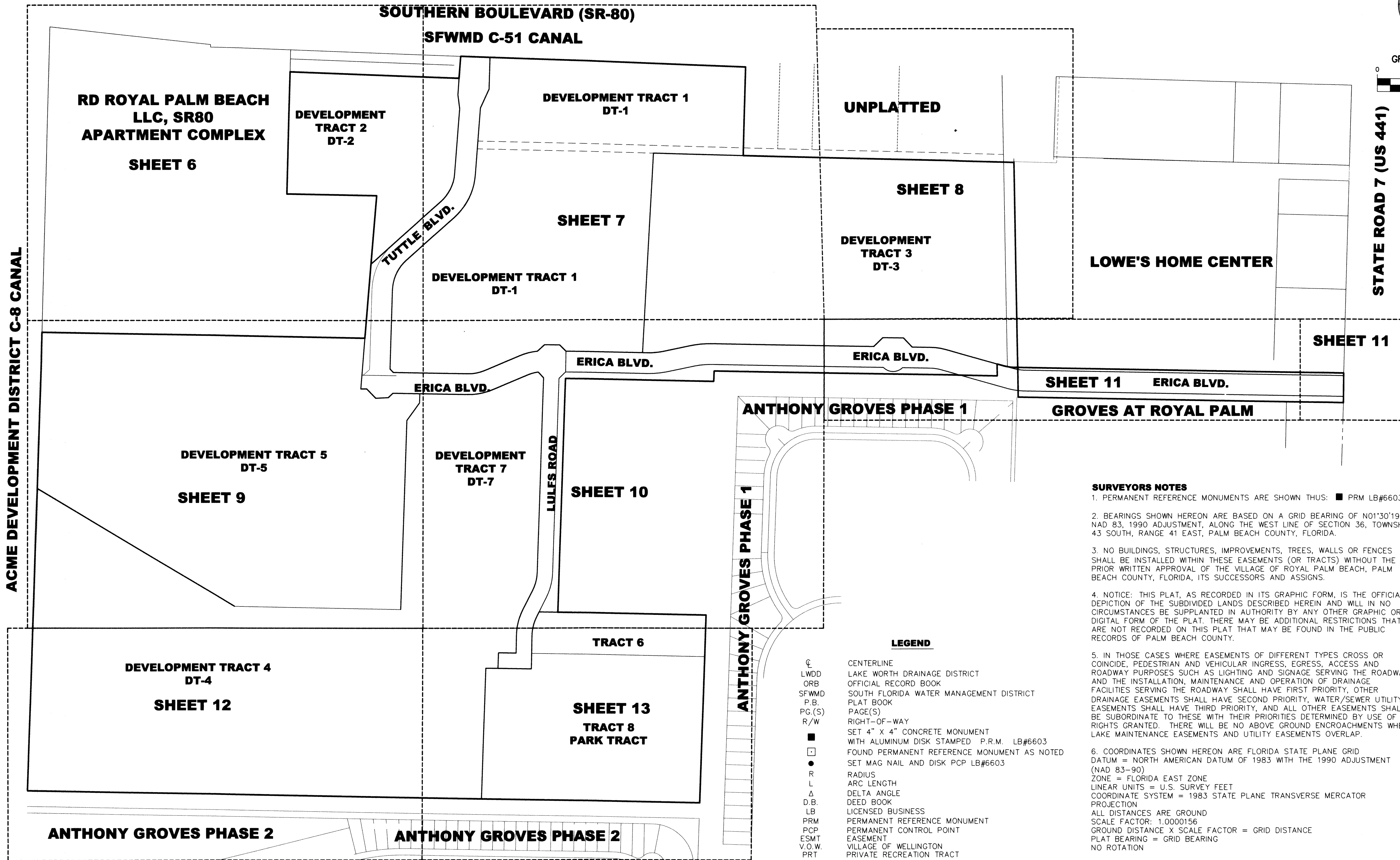
JOSEPH ABRUZZO,  
CLERK AND CIRCUIT COURT &  
COMPTROLLER

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

105



GRAPHIC SCALE  
0 200' 300' 400'  
SCALE: 1"=200'



### SUMMARY DATA

APPROXIMATE LOT DIMENSIONS	VARIABLES
LINEAR FEET OF STREETS	5,197 LINEAR FEET
TOTAL AREA THIS PLAT	156.258
DEVELOPMENT TRACT 1	24.071 ACRES
DEVELOPMENT TRACT 2	7.775 ACRES
DEVELOPMENT TRACT 3	23.952 ACRES
DEVELOPMENT TRACT 4	33.748 ACRES
DEVELOPMENT TRACT 5	29.356 ACRES
DEVELOPMENT TRACT 6	2.444 ACRES
DEVELOPMENT TRACT 7	10.174 ACRES
DEVELOPMENT TRACT 8	10.700 ACRES
(R-3) AREA ERICA BLVD.	3.135 ACRES
(R-4) AREA ERICA BLVD.	2.611 ACRES
(R-2) AREA LULLES ROAD	3.223 ACRES
(R-1) AREA TUTTLE BLVD.	2.838 ACRES
(LBT-1) AREA BUFFER TRACT	0.696 ACRES
(LBT-2) AREA BUFFER TRACT	1.535 ACRES

SUBDIVISION NAME: TUTTLE ROYALE

OWNERS: SOUTHERN BLVD. VILLAS, LLC

MAIN STREET AT TUTTLE ROYALE, LLC

TUTTLE ROYALE SFH, LLC

TUTTLE ROYALE APARTMENTS LLC

TLH-34 LOWRES, LLC

AGENT: JEFF EVANS

TUTTLE LAND INVESTMENTS

PROJECT ENGINEER: KEITH B. JACKSON, P.E.

ENGENUITY GROUP, INC.

PROJECT SURVEYOR: C. ANDRE RAYMAN, P.S.M.

ENGENUITY GROUP, INC.

STREET NAMES: TUTTLE BLVD., ERICA BLVD. & LULLES RD.

### 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 COINCIDE, PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, ACCESS AND ROADWAY PURPOSES SUCH AS LIGHTING AND SIGNAGE SERVING THE ROADWAY, AND THE INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE FACILITIES SERVING THE ROADWAY SHALL HAVE FIRST PRIORITY, OTHER DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, WATER/SEWER UTILITY EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF 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.

### LEGEND

- ⊕ CENTERLINE
- ⊖ LAKE WORTH DRAINAGE DISTRICT
- OFFICIAL RECORD BOOK
- ▭ SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- PLAT BOOK
- PAGE(S)
- RIGHT-OF-WAY
- SET 4" X 4" CONCRETE MONUMENT
- WITH ALUMINUM DISK STAMPED P.R.M. LB#6603
- FOUND PERMANENT REFERENCE MONUMENT AS NOTED
- SET MAG NAIL AND DISK PCP LB#6603
- RADIUS
- L ARC LENGTH
- Δ DELTA ANGLE
- D.B. DEED BOOK
- LB LICENSED BUSINESS
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- ESMT EASEMENT
- V.O.W. VILLAGE OF WELLINGTON
- PRT PRIVATE RECREATION TRACT

## KEY MAP

### TUTTLE ROYALE



1280 N. CONGRESS AVENUE, SUITE 101,  
WEST PALM BEACH, FLORIDA 33409  
PH (561)655-1151 • FAX (561)832-9390  
WWW.ENGENUITYGROUP.COM

DATE	2/2/2022
SCALE	1"=60'
CAD FILE	13037.96 MASTER PLAT
S03X PROJECT	13037.04 SR 80 RPB ADD.
DRAWN	STAFF
CHECKED	STAFF

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E  
T  
**5/13**  
JOB NO.  
**13037.96**

X:\Land Projects\02\13037.04 SR 80 Royal Palm Beach Addition\Map\13037.96 Master Plat Job 2022 updated dedication #3.dwg 2/15/2022 11:08:16 AM EST