

CARTIER

THE ROYAL POINCIANA PLAZA

340 ROYAL POINCIANA WAY PALM BEACH

FLORIDA



Keith M. Spina # AR13419

Architecture • Interior Design

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# SECOND SUBMITTAL 04/01/24

TOWN COUNCIL ZON 24-066 (05/15/24)

## SHEET INDEX

[illegible]

THE PROPOSED WORK INCLUDES:

- 3,744 SF RETAIL SPACE WITHIN PREVIOUSLY APPROVED ROYAL POINCIANA PLATHOUSE BUILDING.
- NOTE: PARKING WAS APPROVED UNDER COA-22-003 (ZON-22-018)

TENANT IMPROVEMENTS FOR:  
CARTIER  
THE ROYAL POINCIANA PLAZA  
340 ROYAL POINCIANA WAY  
PALM BEACH, FLORIDA 33480

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Revisions:

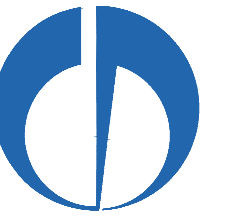
Project no: 24025  
Date: 03/14/24  
Drawn by: NF  
Project Architect: NF

1000000

# CVR

## SECOND SUBMITTAL

**SPINAOROURKE**  
+ PARTNERS



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Desi<sup>g</sup><sub>n</sub> Keith M. Spinh<sup>g</sup> AR13419

**NORTH**

**LOCATION MAP**  
(NOT TO SCALE)

FLAGLER MEMORIAL BRIDGE

ROYAL POINCIANA WAY

THIS SURVEY

COCONUT ROW

N. COUNTY ROAD

N. BREAKERS ROW

BREAKERS

ATLANTIC OCEAN

S. OCEAN BLVD

ROYAL PALM WAY

LAKEVIEW AVE

OKEECHOBEE BLVD

BANYAN BLVD

S. DIXIE HIGHWAY

S. OLIVE AVENUE

N. DIXIE HIGHWAY

N. OLIVE AVENUE

FLAGLER DRIVE

INTRACOASTAL WATERWAY

PARCEL A: (LEASEHOLD)  
A PARCEL OF LAND IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE NORTH BY THE SOUTHERLY RIGHT OF WAY LINE OF ROYAL POINCIANA WAY; ON THE EAST BY THE WESTERLY RIGHT OF WAY OF COCOANUT ROW; ON THE WEST BY THE WATERS OF LAKE WORTH; AND ON THE SOUTH BY THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF WHITE HALL WAY WITH THE WESTERLY RIGHT OF WAY LINE OF COCOANUT ROW, AS SAID STREETS ARE DESCRIBED IN DEED RECORDED IN DEED BOOK 814, PAGE 477, AND SUBSEQUENT PAGES, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF COCOANUT ROW, A DISTANCE OF 444.76 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 329.60 FEET AND A CENTRAL ANGLE OF 23 DEGREES 53' 30"; THENCE ALONG SAID CURVE TO THE POINT OF BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 102 DEGREES 55' 30" AND A CENTRAL ANGLE OF 15 DEGREES 35' 22"; THENCE NORTHERLY ALONG THE HEREIN DESCRIBED SOUTH LINE; THENCE WESTERLY MAKING AN ANGLE FROM SOUTHWEST TO WEST OF 66 DEGREES 14' 30", A DISTANCE OF 227.26 FEET; THENCE NORTHERLY AT RIGHT ANGLES, A DISTANCE OF 25 FEET; THENCE WESTERLY AT RIGHT ANGLES, A DISTANCE OF 293.43 FEET TO THE BEGINNING OF A CURVE TO THE NORTHEAST, HAVING A RADIUS OF 65.03 FEET AND A CENTRAL ANGLE OF 85 DEGREES 42' 43"; A DISTANCE OF 97.28 FEET; THENCE NORTHWESTERLY A DISTANCE OF 33.90 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED BOOK 1011, PAGE 226, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID SOUTHEAST CORNER IS LOCATED IN THE ARC OF A CURVE CONCENTRIC WITH THE LAST HEREIN DESCRIBED CURVE, AND HAVING A RADIUS OF 90.03 FEET AND A CENTRAL ANGLE OF 102 DEGREES 55' 30" AND IS 4.19 FEET SOUTHERLY FROM A POINT OF REVERSE CURVE; THENCE NORTHERLY ALONG THE ARC OF THE JUST DESCRIBED CURVE, A DISTANCE OF 4.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 513.29 FEET AND A CENTRAL ANGLE OF 15 DEGREES 35' 22"; THENCE NORTHERLY ALONG THE ARC OF SAID REVERSE CURVATURE A DISTANCE OF 513.29 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 513.29 FEET AND A CENTRAL ANGLE OF 15 DEGREES 35' 22"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE OF COCOANUT ROW WITH THE WESTERLY RIGHT OF WAY LINE OF ROYAL POINCIANA WAY, SAID LINE ALSO BEING DESCRIBED IN DEED BOOK 1011, PAGE 226, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 91.06 FEET, MORE OR LESS, TO THE WATERS OF LAKE WORTH AND THE END OF THE HEREIN DESCRIBED SOUTHERLY LINE.

EXCEPTING, HOWEVER, SO MUCH OF A NEARLY RECTANGULAR AREA OF LAND, TOGETHER WITH RIPARIAN OR LITTORAL RIGHTS APPURTENANT OR INCIDENT THERETO, AS IS INCLUDED IN THE FOREGOING DESCRIBED PARCEL OF LAND, AND WHICH NEARLY RECTANGULAR AREA OF LAND HAS A SOUTHERLY BOUNDARY OF 208.44 FEET, AN EASTERLY BOUNDARY OF 71.20 FEET, A NORTHERLY BOUNDARY OF 190.74 FEET PLUS 12.08 FEET, ON TWO DIFFERENT COURSES COINCIDING WITH THE SOUTH LINE OF THE EAST APPROACH OF FLAGLER MEMORIAL BRIDGE, AND HAVING A WESTERLY BOUNDARY OF 71.88 FEET COINCIDING WITH THE WEST FACE OF AN EXISTING CONCRETE BULKHEAD WITHIN THE WATERS OF LAKE WORTH, AND ALL AS SUCH NEARLY RECTANGULAR AREA OF LAND AND RIPARIAN AND LITTORAL RIGHTS APPURTENANT OR INCIDENT THERETO ARE MORE PARTICULARLY DESCRIBED AND WERE CONVEYED IN DEED OF FLORIDA EAST COAST HOTEL COMPANY TO TOWN OF PALM BEACH, DATED SEPTEMBER 11, 1939, AND RECORDED IN DEED BOOK 592, PAGE 478, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

FURTHER EXCEPTING ANY PORTION THEREOF CONTAINED IN THAT CERTAIN ORDER OF TAKING BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED JANUARY 26, 2010 IN OFFICIAL RECORDS BOOK 23661, PAGE 787, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL B: (LEASEHOLD)  
A PARCEL OF LAND IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST IN THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY RIGHT OF WAY LINE OF COCOANUT ROW AS NOW LAID OUT AND IN USE AT A DISTANCE OF 173.9 FEET SOUTH OF THE INTERSECTION OF SAID WEST LINE OF THE RIGHT OF WAY OF COCOANUT ROW AND THE SOUTHERLY RIGHT OF WAY LINE OF ROYAL PONCINAWA WAY; THENCE WESTERLY PARALLEL TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID PONCINAWA WAY A DISTANCE OF 686.33 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE PRECEDING COURSE A DISTANCE OF 245.3 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 513.29 FEET AND A CENTRAL ANGLE OF 15 DEGREES 35' 22"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 42.04 FEET TO THE POINT OF BEGINNING, AND THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUOUSLY SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 97.62 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 499.67 FEET AND A CENTRAL ANGLE OF 15 DEGREES 35' 22" TO THE SOUTHERLY RIGHT OF WAY LINE OF THE HEREIN DESCRIBED PARCEL; THENCE WESTERLY PARALLEL TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID ROYAL PONCINAWA WAY, A DISTANCE OF 180 FEET, MORE OR LESS, TO THE WATERS OF LAKE WORTH; THENCE NORTHERLY ALONG THE WATERS OF LAKE WORTH TO A POINT IN A LINE PARALLEL TO AND 100 FEET NORTHERLY (MEASURED AT RIGHT ANGLES) FROM THE SOUTHERLY LINE OF THE HEREIN DESCRIBED PARCEL; THENCE EASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 185 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL C: (EASEMENT)  
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, FOR THE BENEFIT OF PARCEL B DESCRIBED ABOVE, CREATED BY AND MORE PARTICULARLY DESCRIBED IN THE INSTRUMENT RECORDED IN DEED BOOK 1090,  
PAGE 264, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA.

PARCELS A AND B BEING ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF WHITE HALL WAY WITH THE WESTERLY RIGHT OF WAY LINE OF COCOANUT ROW, AS SAID STREETS ARE DESCRIBED IN DEED RECORDED IN DEED BOOK B14, PAGE 477, AND SUBSEQUENT PAGES, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 00°00'00" EAST, ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF COCOANUT ROW, A DISTANCE OF 444.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EAST, HAVING A RADIUS OF 329.60 FEET; THENCE, NORTHERLY, CONTINUING ALONG SAID WESTERLY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°33'30", A DISTANCE OF 137.44 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 23°53'30" EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 59.62 FEET TO THE NORTHEAST CORNER OF THE LAND OF PALM BEACH TOWERS CONDOMINIUM, AS DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2207, PAGE 1875, SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE, NORTH 89°52'00" WEST, DEPARTING SAID WESTERLY LINE, AND ALONG THE NORTHERLY BOUNDARY OF SAID CONDOMINIUM, A DISTANCE OF 227.26 FEET; THENCE, NORTH 00°00'00" EAST, CONTINUING ALONG SAID NORTHERLY BOUNDARY FOR THE NEXT FOUR COURSES, A DISTANCE OF 25.00 FEET; THENCE, NORTH 89°52'00" WEST, A DISTANCE OF 283.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 65.03 FEET; THENCE, NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°42'43", A DISTANCE OF 97.28 FEET TO THE END OF SAID CURVE; THENCE, NORTH 42°21'59" WEST, A DISTANCE OF 33.90 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED BOOK 1011, PAGE 226, SAID PUBLIC RECORDS; THENCE, NORTH 89°52'00" WEST, A DISTANCE OF 182.62 FEET TO THE WATERS OF LAKE WORTH; THENCE, NORTH 05°21'07" EAST, DEPARTING SAID NORTHERLY BOUNDARY, AND ALONG SAID WATERS OF LAKE WORTH, A DISTANCE OF 501.73 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THAT CERTAIN PARCEL CONVEYED IN DEED OF FLORIDA EAST COAST HOTEL COMPANY TO TOWN OF PALM BEACH, DATED SEPTEMBER 11, 1939, AND RECORDED IN DEED BOOK 592, PAGE 478, SAID PUBLIC RECORDS; THENCE, SOUTH 89°56'11" EAST, DEPARTING SAID WATERS OF LAKE WORTH, AND ALONG SAID PROLONGED LINE, A DISTANCE OF 5.39 FEET TO THE BOUNDARY OF PARCEL NO. 101 AS DESCRIBED IN THE ORDER OF TAKING BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED JANUARY 26, 2010 IN OFFICIAL RECORDS BOOK 23661, PAGE 787, SAID PUBLIC RECORDS; THENCE, SOUTH 06°03'01" WEST, ALONG SAID PARCEL BOUNDARY, A DISTANCE OF 19.69 FEET; THENCE, NORTH 81°46'22" EAST, CONTINUING ALONG SAID PARCEL BOUNDARY, A DISTANCE OF 135.85 FEET; TO SAID SOUTHERLY LINE OF THAT CERTAIN PARCEL RECORDED IN DEED BOOK 592, PAGE 478, SAID PUBLIC RECORDS; THENCE, SOUTH 89°56'11" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 148.34 FEET; THENCE, NORTH 01°03'40" WEST, DEPARTING SAID SOUTHERLY LINE, AND ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 21.56 FEET; THENCE, NORTH 81°46'22" EAST, DEPARTING SAID EASTERLY LINE, AND ALONG THE BOUNDARY OF SAID PARCEL 101, A DISTANCE OF 135.16 FEET; THENCE, SOUTH 89°52'00" EAST, CONTINUING ALONG SAID PARCEL BOUNDARY, A DISTANCE OF 20.00 FEET; THENCE, NORTH 08°08'11" WEST, DEPARTING SAID PARCEL BOUNDARY, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF WHITE HALL WAY; THENCE, SOUTH 89°52'00" WEST, DEPARTING SAID PARCEL BOUNDARY, A DISTANCE OF 303.53 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF COCOANUT ROW; THENCE, SOUTH 81°07'30" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 306.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 669.85 FEET; THENCE, SOUTHERLY, CONTINUING ALONG SAID WESTERLY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°52'00", A DISTANCE OF 279.03 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 23°53'30" WEST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 102.52 FEET TO THE POINT OF BEGINNING

SAID LANDS SITUATE IN THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 512,925 SQUARE FEET OR 11.775 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

PARKING SPACE COUNT	
REGULAR	690
HANDICAP	15
TOTAL	705

PARCEL A: (LEASEHOLD)  
A PARCEL OF LAND IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

1. EASEMENT FOR WATER UTILITY PURPOSES GRANTED TO THE WEST PALM BEACH WATER COMPANY BY AN AGREEMENT DATED JANUARY 1, 1923, AS DISCLOSED BY, AND PARTIALLY RELEASED BY THE RELEASE AGREEMENT RECORDED IN DEED BOOK 936, PAGE 633, AS CONVEYED TO THE CITY OF WEST PALM BEACH BY THE INSTRUMENT RECORDED IN DEED BOOK 1117, PAGE 1. (AS TO PARCEL A) [RECORD NOT AVAILABLE, CENTERLINE OF WATER MAIN DEPICTED AS SHOWN ON PREVIOUS SURVEY BY OTHERS]
2. EASEMENT FOR INGRESS AND EGRESS SET FORTH IN THE INSTRUMENT RECORDED IN DEED BOOK 1090, PAGE 264. (AS PARCELS A AND C) AND SHOW ON THAT SURVEY PREPARED BY ASSOCIATED LAND SURVEYORS INC., DATED 8/21/2019, LAST REVISED \_\_\_\_\_ UNDER WFO#08-00116 (THE "SURVEY"). [RECORD NOT AVAILABLE, SHOWN PER PREVIOUS SURVEY BY OTHERS]
3. EASEMENTS FOR GAS PIPE LINE PURPOSES GRANTED TO FLORIDA BUBBLE UTILITIES COMPANY AS RECORDED IN DEED BOOK 1163, PAGE 613 AND OFFICIAL RECORDS BOOK 3894, PAGE 1481. (AS TO PARCEL A) AND SURVEY OF THE TOWN COUNCIL OF THE CITY OF WEST PALM BEACH, SHOWING PREVIOUS SURVEY BY OTHERS]
4. UNIT OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 3023, PAGE 378. (AS TO PARCEL A) [AFFECTS, NOT PLOTTABLE, BLANKET]
10. AGREEMENT BETWEEN THE TOWN OF PALM BEACH AND POINCIANA PROPERTIES, LTD., RECORDED IN OFFICIAL RECORDS BOOK 3023, PAGE 380, AS AFFECTED BY THE ASSIGNMENT AND ASSUMPTION OF AGREEMENT BETWEEN POINCIANA PROPERTIES, LTD. AND SIDNEY SPIEGEL, AS TRUSTEE RECORDED IN OFFICIAL RECORDS BOOK 3150, PAGE 673, TOGETHER WITH UNRECORDED AMENDMENTS DATED MAY 1980; JANUARY 27, 1984; AUGUST 2, 1984; NINTH AMENDMENT DATED OCTOBER 15, 1992, TOGETHER WITH RECORDED AMENDMENTS IN OFFICIAL RECORDS BOOK 4651, PAGE 1553; OFFICIAL RECORDS BOOK 4984, PAGE 1598; OFFICIAL RECORDS BOOK 5061, PAGE 1966; OFFICIAL RECORDS BOOK 5142, PAGE 225; OFFICIAL RECORDS BOOK 5151, PAGE 1001; OFFICIAL RECORDS BOOK 5688, PAGE 94; OFFICIAL RECORDS BOOK 5816, PAGE 8145; OFFICIAL RECORDS BOOK 5949, PAGE 1002; OFFICIAL RECORDS BOOK 6003, PAGE 367; OFFICIAL RECORDS BOOK 10846, PAGE 1617; OFFICIAL RECORDS BOOK 11370, PAGE 1464; OFFICIAL RECORDS BOOK 12296, PAGE 1248; OFFICIAL RECORDS BOOK 12863, PAGE 702; OFFICIAL RECORDS BOOK 15160, PAGE 1; OFFICIAL RECORDS BOOK 16487, PAGE 389, AND ANY AMENDMENTS THERETO. (AS TO PARCEL A) [AFFECTS, NOT PLOTTABLE, BLANKET]
12. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 3722, PAGE 1952, AS AFFECTED BY SUBORDINATION OF UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 23408, PAGE 771 AND OFFICIAL RECORDS BOOK 23429, PAGE 1766. (AS TO PARCEL A) AND SHOWN ON THE SURVEY [AFFECTS AS SHOWN]
13. EASEMENT OF THE TOWN COUNCIL OF THE CITY OF WEST PALM BEACH, PROVOING FOR THE DESIGNATION OF CERTAIN HISTORIC CYPRESS SPECIMEN TREES, RECORDED IN OFFICIAL RECORDS BOOK 8143, PAGE 124, TOGETHER WITH RESOLUTION NO. 22-95 RECORDED IN OFFICIAL RECORDS BOOK 8850, PAGE 856 AND RESOLUTION NO. 35-99 RECORDED IN OFFICIAL RECORDS BOOK 11660, PAGE 1303. (AS TO PARCEL A) [AFFECTS AS SHOWN]
14. INTEREST OF LESSEE(S) TOGETHER WITH THE TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS, BURDENED EASEMENTS, RIGHTS, DUTIES, OBLIGATIONS AND OTHER MATTERS CONTAINED IN THAT CERTAIN UNRECORDED LEASE DATED AS OF NOVEMBER 23, 1998 BY AND BETWEEN POINCIANA MANAGEMENT, INC. AND HOUSTON'S RESTAURANTS, INC., AS EVIDENCED AND MEMORIALIZED BY THAT CERTAIN MEMORANDUM OF LEASE RECORDED 10900, PAGE 1233, AND RIGHTS OF PARTIES CLAIMING BY, THROUGH OR UNDER THE LESSEE, AS AFFECTED BY SNDA RECORDED MARCH 14, 2020, IN OFFICIAL RECORDS BOOK 31292, PAGE 1252, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [AFFECTS, NOT PLOTTABLE, BLANKET]
15. INTEREST OF LESSOR(S) TOGETHER WITH THE TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS, BURDENED EASEMENTS, RIGHTS, DUTIES, OBLIGATIONS AND OTHER MATTERS CONTAINED IN THAT CERTAIN UNRECORDED LEASE DATED \_\_\_\_\_ BETWEEN \_\_\_\_\_ AND \_\_\_\_\_, AS AFFECTED BY NOTICE PURSUANT TO SECTION 713.10, FLORIDA STATUTES RECORDED OCTOBER 25, 2014 IN OFFICIAL RECORDS BOOK 31520371 AND ISLAND PROPERTIES OF PALM BEACH, INC., A FLORIDA CORPORATION, AS LESSOR, AND STERLING PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS LESSEE, DATED MARCH 31, 2008, AS EVIDENCED AND MEMORIALIZED BY THAT CERTAIN MEMORANDUM OF GROUND LEASE RECORDED APRIL 3, 2008 IN OFFICIAL RECORDS BOOK 22551, PAGE 401, LESSEE'S INTEREST AS ASSIGNED TO RPP PALM BEACH PROPERTY, LP, A DELAWARE LIMITED PARTNERSHIP BY VIRTUE OF THAT CERTAIN AND TOGETHER WITH ITS OWN TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS, BURDENED EASEMENTS, RIGHTS, DUTIES, OBLIGATIONS AND OTHER MATTERS CONTAINED IN THAT CERTAIN ASSIGNMENT AND ASSUMPTION OF GROUND LEASE RECORDED AUGUST 28, 2014 IN OFFICIAL RECORDS BOOK 27007, PAGE 340 AND RIGHTS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [AFFECTS, NOT PLOTTABLE, BLANKET]
16. CERTIFICATION OF NOTIFICATION OF DESIGNATION OF CERTAIN PROPERTIES AS LANDMARKS RECORDED DECEMBER 8, 2008 IN OFFICIAL RECORDS BOOK 22984, PAGE 89. [AFFECTS, NOT PLOTTABLE]
17. INTENTIONALLY DELETED.
18. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS, BURDENED EASEMENTS, RIGHTS, DUTIES, OBLIGATIONS AND OTHER MATTERS CONTAINED IN THAT CERTAIN UNRECORDED PROFIT PARTICIPATION AGREEMENT BETWEEN STERLING PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND RPP PALM BEACH PROPERTY LP, A DELAWARE LIMITED PARTNERSHIP DATED AUGUST 28, 2014, AS EVIDENCED AND MEMORIALIZED BY THAT CERTAIN MEMORANDUM OF PROFIT PARTICIPATION AGREEMENT RECORDED AUGUST 28, 2014 IN OFFICIAL RECORDS BOOK 27007, PAGE 357. [AFFECTS, NOT PLOTTABLE]
23. TERMS AND CONDITIONS OF DECLARATION OF USE AGREEMENT BY THE TOWN OF PALM BEACH RECORDED IN OFFICIAL RECORDS BOOK 29158, PAGE 1148. [AFFECTS, NOT PLOTTABLE]
24. TERMS AND CONDITIONS OF DECLARATION OF USE AGREEMENT BY THE TOWN OF PALM BEACH RECORDED IN OFFICIAL RECORDS BOOK 29276, PAGE 1582. [AFFECTS, NOT PLOTTABLE]
25. TERMS AND CONDITIONS OF DECLARATION OF USE AGREEMENT BY THE TOWN OF PALM BEACH RECORDED IN OFFICIAL RECORDS BOOK 29466, PAGE 845. [AFFECTS, NOT PLOTTABLE]
26. TERMS AND CONDITIONS OF DECLARATION OF USE AGREEMENT BY THE TOWN OF PALM BEACH RECORDED IN OFFICIAL RECORDS BOOK 28293, PAGE 4. [AFFECTS, NOT PLOTTABLE]
27. RESTRICTIVE COVENANTS RECORDED FIRE SAFETY CODE RECORDED IN OFFICIAL RECORDS BOOK 30555, PAGE 768. [AFFECTS, NOT PLOTTABLE]
28. TERMS AND CONDITIONS OF UNRECORDED LEASE AS EVIDENCED BY MEMORANDUM OF LEASE BY AND BETWEEN RPP PALM BEACH PROPERTY, LP AND HERMES OF PARIS, INC., RECORDED NOVEMBER 29, 2016 IN OFFICIAL RECORDS BOOK 28730, PAGE 150, AS AFFECTED BY SNDA RECORDED MARCH 14, 2020, IN OFFICIAL RECORDS BOOK 31292, PAGE 1240, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [AFFECTS, NOT PLOTTABLE, BLANKET]
29. RECOGNITION AGREEMENT DATED 3/9/2020, RECORDED 3/14/2020, IN OFFICIAL RECORDS BOOK 31292, PAGE 1263, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [AFFECTS, NOT PLOTTABLE]

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.

2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.

3. LANDS SHOWN HEREON WERE ABSTRACTED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NUMBER: 411900143BM, EFFECTIVE DATE: 9/6/2021 AT 8:00 AM. SCHEDULE B-SECTION II EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.

4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

5. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF 501°03'23" W/40 WESTERLY RIGHT-OF-WAY OF COCONUT ROW, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS.

6. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.

7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.

8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

9. FLOOD ZONE: "AE (EL. 6)"; COMMUNITY PANEL NO. 120220 0583 F; DATE: OCTOBER 5, 2017.

10. BENCHMARK ORIGIN DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "TR 10 RM 1 (USE)". ELEVATION = 15.91 NAVD88

11. IF ANY PORTION OF PROPOSED RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

12. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ALTERATIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

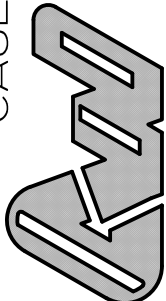
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 7(A), 8, 9, 16, AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 9/24/2021

DATE OF PLAT OR MAP: 12/6/2021

CORRECT PARKING SPACE COUNT	12/6/21	RW
REVISIONS	DATE	BY
FILE NAME: 9649 ALTA.dwg		

**FIELD & WHEELER, INC.**  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561) 392-1991 / FAX (561) 750-1450



ROYAL POINCIANA PLAZA  
ALTA/NSPS LAND TITLE SURVEY

DATE	9/27/2021
DRAWN BY	EJS
F.B./ PG.	HDS
SCALE AS SHOWN	

DAVID P. LINDLEY  
REGISTERED LAND  
SURVEYOR NO. 5005  
STATE OF FLORIDA  
L.B. 3591

JOB # 9649
SHT.NO. 1
OF 2 SHEETS









VICINITY LOCATION MAP

VICINITY LOCATION MAP

A-0.1.0

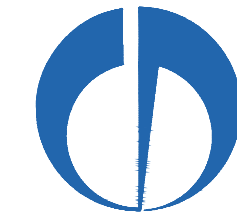
SECOND SUBMITTAL

Project no: 24025  
Date: 03/14/24  
Drawn by: NF  
Project Architect: NF

Revisions:

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TENANT IMPROVEMENTS FOR:  
CARTIER  
THE ROYAL POINCIANA PLAZA  
340 ROYAL POINCIANA WAY  
PALM BEACH, FLORIDA 33480



SPINA OROURKE  
+ PARTNERS

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FL Lic #  
AA2602399

Architecture • Interior  
Design  
Desi Leoni, M. Spina AIA 13419





NORTH FACADE  
(LOOKING AT TENANT ON THE EAST SIDE)



NORTHWEST FACADE  
(LOOKING AT TENANT ON THE EAST SIDE)



LOOKING NORTHWEST FROM PARKING



LOOKING NORTH FROM COURTYARD

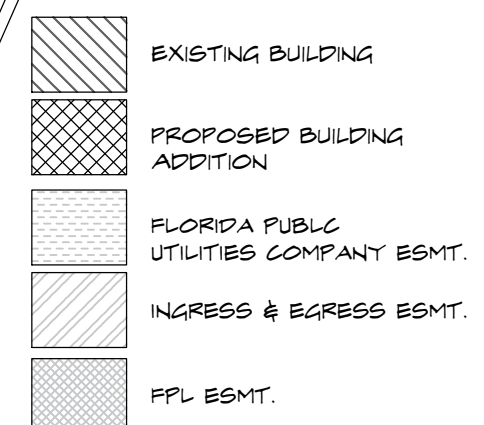


LOOKING WEST TOWARDS THEATER

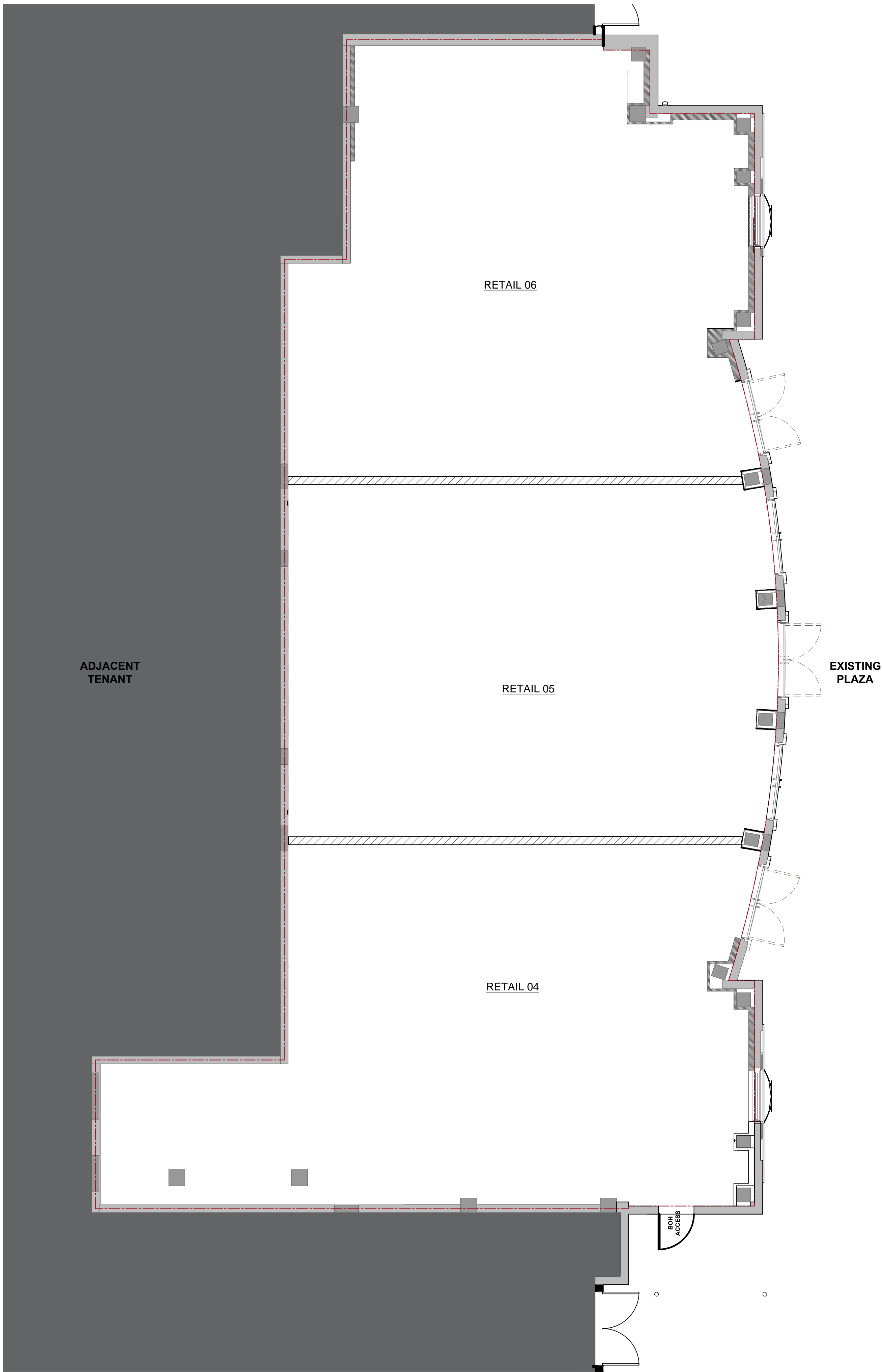


LOOKING SOUTH TOWARDS PARKING

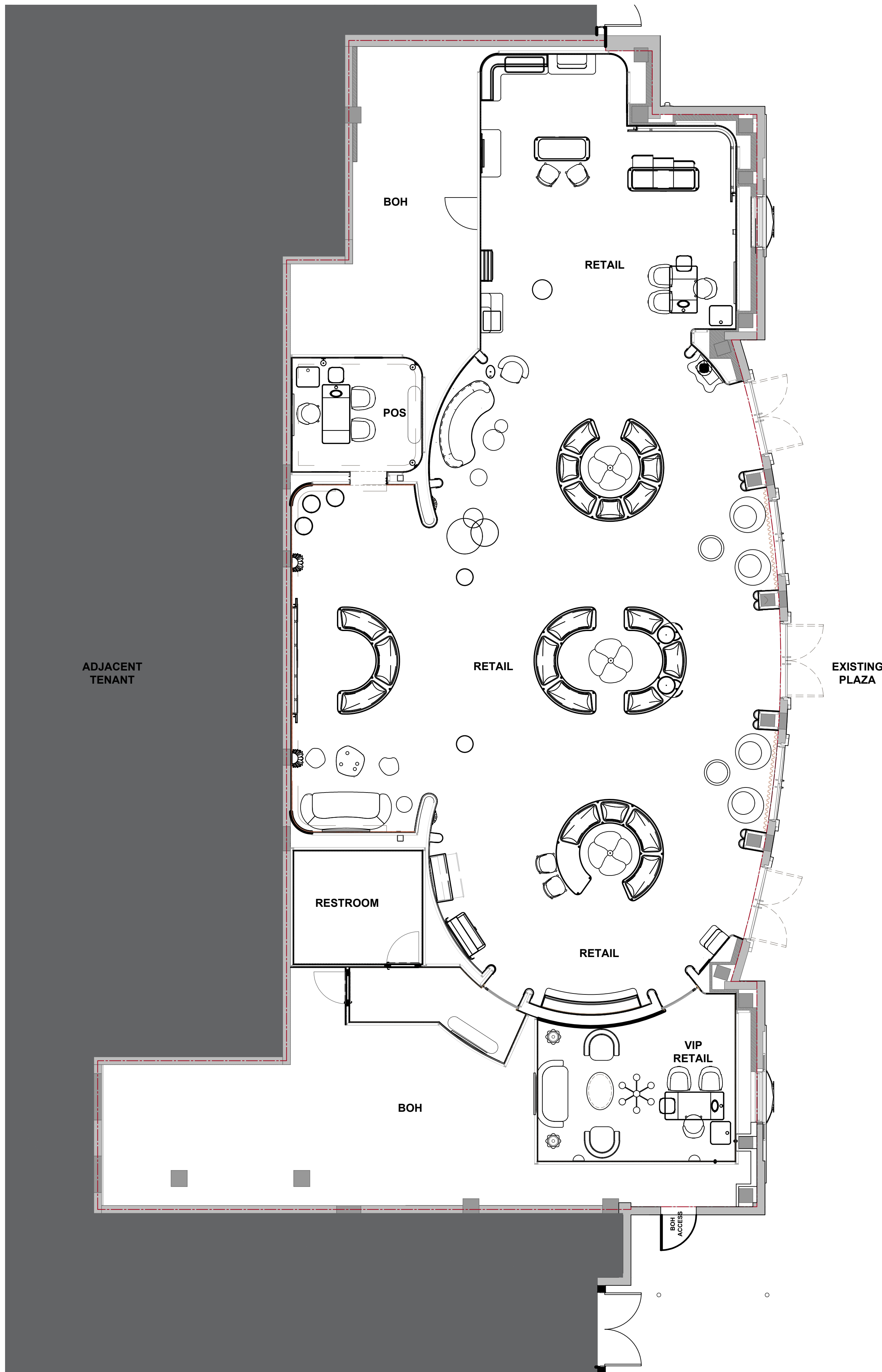




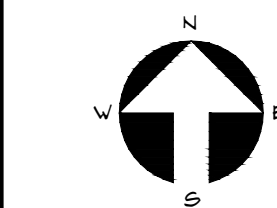




1 PREVIOUSLY APPROVED FIRST FLOOR PLAN  
A-2.1.0 SCALE: 3/16" = 1'-0"



1 PROPOSED FIRST FLOOR & SEATING PLAN (3,744 SQUARE FEET)  
A-2.1.0 SCALE: 3/16" = 1'-0"

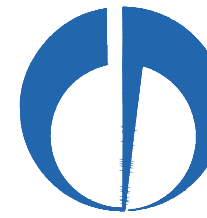


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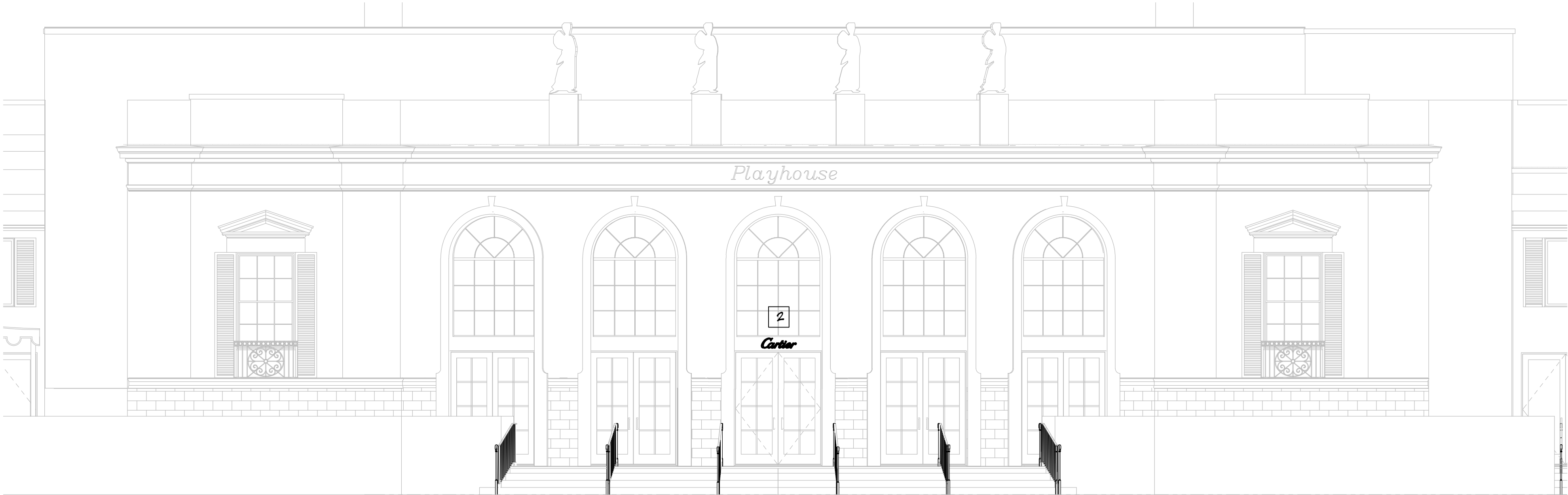
Architecture • Interior  
Design  
Desi Ratti M. Spina ARI3419

**A-2.1.0**

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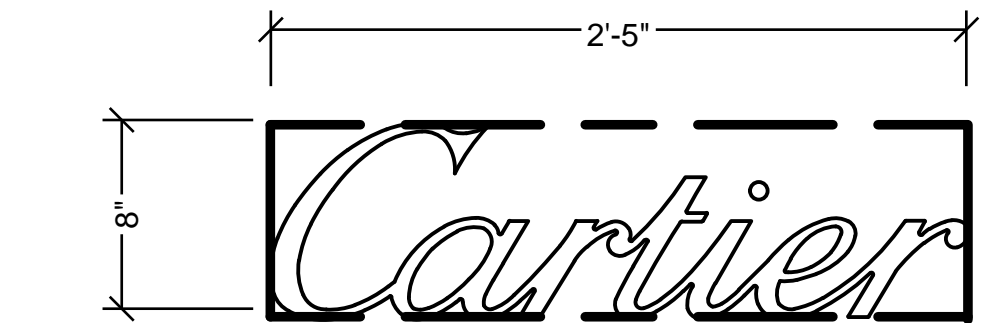
1 PREVIOUSLY APPROVED EAST ELEVATION  
A2.1.1 SCALE: 1/8" = 1'-0"



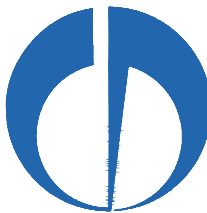
1 PROPOSED EAST ELEVATION (NO CHANGE EXCEPT FOR SIGNAGE)  
A2.1.1 SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

- 1 PREVIOUSLY APPROVED INDIVIDUAL BUSINESS IDENTIFICATION SIGNAGE LOCATION  
2 NEW INDIVIDUAL BUSINESS IDENTIFICATION SIGNAGE PER SEC. 13A-2437 (2)  
LOCATION PREVIOUSLY APPROVED



A PROPOSED SIGNAGE (1.6 SF)  
A2.1.1 SCALE: 1-1/2" = 1'-0"



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PROPOSED SIGNAGE

A-2.1.1

SECOND SUBMITTAL