CARNAHAN · PROCTOR · CROSS, INC.
CONSULTING ENGINEERS · SURVEYORS · PLANNERS
6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063
PHONE: 954-972-3959 FAX: 954-972-4178

APRIL 2001 991010 JSH

ANTHONY GROVES P.U.D.

ANTHONY GROVES PHASE 1

A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

20020033489

93

40

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 11:23 A.M. THIS 15th DAY OF January 2002, AND DULY RECORDED IN PLAT BOOK 93 ON PAGES 40 THROUGH 52.
DOROTHY H. WILKEN, CLERK
BY: [signature] D.C.

SHEET 1 OF 13

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT TRANSEASTERN PROPERTIES, INC., A FLORIDA CORPORATION AND SHOMA HOMES AT ROYAL PALM BEACH, INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREON, BEING A PARCEL OF LAND LYING WITHIN THE EAST ONE-HALF OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "ANTHONY GROVES PHASE ONE", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF SAID SECTION 1; THENCE NORTH 01°51'22" EAST, ALONG THE WEST LINE OF SAID EAST ONE-HALF, A DISTANCE OF 60.00 FEET; THENCE SOUTH 87°54'23" EAST, ALONG A LINE 60.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID EAST ONE-HALF, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°51'22" EAST, ALONG A LINE 40.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE, A DISTANCE OF 3815.74 FEET; THENCE SOUTH 89°00'04" EAST, ALONG A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1095.00 FEET; THENCE SOUTH 01°37'59" WEST, A DISTANCE OF 630.00 FEET; THENCE SOUTH 89°00'04" EAST, A DISTANCE OF 992.00 FEET; THENCE SOUTH 01°37'59" WEST, A DISTANCE OF 875.00 FEET; THENCE SOUTH 89°00'04" EAST, A DISTANCE OF 275.26 FEET; THENCE SOUTH 01°37'59" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 7, AS RECORDED IN OFFICIAL RECORDS BOOK 10084 AT PAGE 365 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 403.44 FEET; THENCE SOUTH 01°39'04" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 89.47 FEET; THENCE NORTH 87°54'23" WEST, ALONG A LINE 1923.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE EAST ONE-HALF, A DISTANCE OF 203.92 FEET; THENCE SOUTH 01°37'59" WEST, ALONG A LINE 438.68 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 290.01 FEET; THENCE NORTH 87°54'23" WEST, ALONG A LINE 1633.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 916.39 FEET; THENCE SOUTH 01°37'59" WEST, ALONG A LINE 1355.04 FEET WEST OF AND PARALLEL WITH SAID EAST LINE, A DISTANCE OF 1573.05 FEET; THENCE NORTH 87°54'23" WEST, ALONG A LINE 60.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 1256.72 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 143.125 ACRES, MORE OR LESS.

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

01. TRACT "R-1", "R-2", AND "R-3", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VICTORIA GROVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.
02. TRACTS "L-1", "L-2", "L-3", L-4" AND "L-5" (THE WATER MANAGEMENT TRACTS), AS SHOWN HEREON ARE HEREBY RESERVED FOR THE VICTORIA GROVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.
03. TRACTS "B-1", "B-2", "B-3", "B-4", "B-5", "B-6", "B-7", "B-8", "B-9", "B-10", "B-11" "B-12", "B-13", "B-14", "B-15" AND "B-16" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VICTORIA GROVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH. THE AREA OF THESE TRACTS ENCUMBERED BY EASEMENTS ARE SUBJECT TO NOTE #2 CONTAINED HEREON.
04. TRACT "C", (THE RECREATION AREA), IS HEREBY RESERVED FOR THE VICTORIA GROVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.
05. THE LAKE MAINTENANCE ACCESS EASEMENTS AND THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE VICTORIA GROVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.
06. THE INGRESS-EGRESS EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR TRANSEASTERN PROPERTIES, INC. FOR INGRESS, EGRESS AND OTHER PROPER PURPOSES.
07. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VICTORIA GROVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VICTORIA GROVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.
08. THE VILLAGE OF ROYAL PALM BEACH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
09. 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.
10. THE WATER EASEMENTS AND SEWER EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE.
11. THE LIFT STATION EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF LIFT STATION FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE.
12. TRACT "A" IS RESERVED FOR SHOMA HOMES AT ROYAL PALM BEACH, INC., A FLORIDA CORPORATION, FOR FUTURE DEVELOPMENT.
13. A WATER AND SEWER EASEMENT OVER ALL OF TRACTS "R-1", "R-2", AND "R-3", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCESSORS AND ASSIGN, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.
14. THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, TRANSEASTERN PROPERTIES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18 DAY OF September, 2001.

WITNESS [signature]
PRINT NAME: ELNA RABINOWITZ
WITNESS [signature]
PRINT NAME: JOHN EVANINS

TRANSEASTERN PROPERTIES, INC.,
A FLORIDA CORPORATION
BY: [signature]
ARTHUR J. FALCONE, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
BEFORE ME PERSONALLY APPEARED ARTHUR J. FALCONE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TRANSEASTERN PROPERTIES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF Sept, 2001.
MY COMMISSION EXPIRES: [signature]
Christina Gatto Commission # DD 836509 Expires Sep. 2, 2003 Bonded Thru Atlantic Bonding Co., Inc
NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION NO.

IN WITNESS WHEREOF, SHOMA HOMES AT ROYAL PALM BEACH, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS 24 DAY OF Sept, 2001.

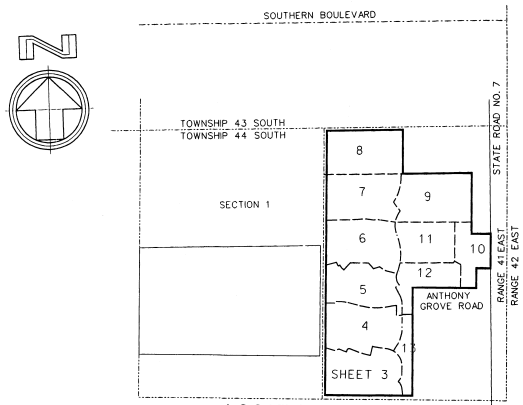
WITNESS [signature]
PRINT NAME: Marta A. Cruz
WITNESS [signature]
PRINT NAME: [illegible]

SHOMA HOMES AT ROYAL PALM BEACH, INC.,
A FLORIDA CORPORATION
BY: [signature]
MASOUD SHOJAEE, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
BEFORE ME PERSONALLY APPEARED MASOUD SHOJAEE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SHOMA HOMES AT ROYAL PALM BEACH, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF September, 2001.
MY COMMISSION EXPIRES: [signature]
UNOFFICIAL NOTARY SEAL JESSIE POLICE COMMISSION NUMBER CC868443 MY COMMISSION EXPIRES JULY 17, 2004
NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION NO.



LOCATION AND KEY MAP
N.T.S.

MORTGAGEE'S CONSENT

STATE OF OHIO)
COUNTY OF CUYAHOGA)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE 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 ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16TH DAY OF October, 2001.

WITNESS: [signature]
PRINT NAME: PATRICIA A. HAUPT
WITNESS: [signature]
PRINT NAME: Debora A. Semanco

OHIO SAVINGS BANK,
A FEDERAL SAVINGS BANK
BY: [signature]
NAME: FRANK BOLOGNIA
SENIOR VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF OHIO)
COUNTY OF CUYAHOGA) SS

BEFORE ME PERSONALLY APPEARED FRANK BOLOGNIA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE-PRESIDENT OF OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16TH DAY OF OCTOBER, 2001.
MY COMMISSION EXPIRES: 10-7-04
NOTARIAL SEAL STATE OF OHIO
NOTARY PUBLIC - STATE OF OHIO

OHIO SAVINGS BANK CLEVELAND, OHIO

FILE: r:\991010\boddy\10opt.dgn
DATE: 18-Sep-01 09:54

CARNAHAN · PROCTOR · CROSS, INC.
CONSULTING ENGINEERS · SURVEYORS · PLANNERS
6101 W. EST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063
PHONE: 954 972-3959 FAX: 954 972 4178

APRIL 2001 991010 JSH

ANTHONY GROVES P.U.D.

ANTHONY GROVES PHASE 1

A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE VILLAGE OF WELLINGTON, IT'S SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATIONS TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 13th DAY OF November, 2001.

VILLAGE OF WELLINGTON,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: Thomas M. Wenham
THOMAS M. WENHAM
MAYOR

ATTEST: Awilda Rodriguez
AWILDA RODRIGUEZ
VILLAGE CLERK

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM AND AWILDA RODRIGUEZ, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF November, 2001.

MY COMMISSION EXPIRES:

OFFICIAL NOTARY SEAL
KATHY A TATGENHORST
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC888991
MY COMMISSION EXP. MAY 18,2002

NOTARY PUBLIC - STATE OF FLORIDA

VILLAGE OF WELLINGTON ENGINEER APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13th DAY OF November, 2001

BY: Gary R. Clough
GARY CLOUGH, PE
VILLAGE ENGINEER

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF BROWARD)

THE VICTORIA GROVE HOMEOWNERS ASSOCIATION, INC. 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 18 DAY OF Sept, 2001.

WITNESS
PRINT NAME: Lynn Fabrowitz

WITNESS
PRINT NAME: Marie Turnage

VICTORIA GROVE HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA NOT FOR PROFIT CORPORATION

BY:
DANIEL J. ANDREACCI
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

BEFORE ME PERSONALLY APPEARED DANIEL J. ANDREACCI, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE VICTORIA GROVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF SEPTEMBER, 2001.

MY COMMISSION EXPIRES:
COMMISSION NO:

ALANI ARMOUR II
MY COMMISSION # CC 882018
EXPIRES May 18, 2003
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC - STATE OF FLORIDA

VILLAGE OF ROYAL PALM BEACH APPROVAL OF PLAT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLAGE OF ROYAL PALM BEACH HEREBY APPROVES THIS PLAT FOR RECORD. THIS 16th DAY OF January, 2002.

BY: David Lodwick
DAVID LODWICK
MAYOR

ATTEST: Mary Anne Gould
MARY ANNE GOULD
VILLAGE CLERK

VILLAGE OF ROYAL PALM BEACH ENGINEER APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF 1, 2002.

BY: Raymond Liggins
RAYMOND LIGGINS, P.E.
VILLAGE OF ROYAL PALM BEACH ENGINEER

VILLAGE OF ROYAL PALM BEACH SURVEYOR APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH SEC. 177.081 (1), F.S., TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN, WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

BY: N. Howard
NORMAN J. HOWARD, P.S.M.
REVIEWING SURVEYOR
FLORIDA CERTIFICATE #LS5776

DATE: 11-29-01

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED MAYOR DAVID LODWICK AND MARY ANNE GOULD, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF ROYAL PALM BEACH, A MUNICIPAL CORPORATION IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF January, 2001.

MY COMMISSION EXPIRES:

NOTARY PUBLIC - STATE OF FLORIDA
Claly Victorio
Comm.# DD038936
Expires Oct 6, 2005

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE 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 ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11 DAY OF October, 2001.

WITNESS: Huey Maloney
PRINT NAME: Huey Maloney

WITNESS: Patty P. Alexander
PRINT NAME: Patty P. Alexander

BANK ATLANTIC,
A FEDERAL SAVINGS BANK

BY: Gary C. Sessions
NAME: GARY C. SESSIONS
VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF Florida)
COUNTY OF Miami-Dade) SS

BEFORE ME PERSONALLY APPEARED GARY C. SESSIONS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF BANK ATLANTIC, A FEDERAL SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF October, 2001.

MY COMMISSION EXPIRES:

NOTARY PUBLIC - STATE OF

AREA TABULATION

TRACT A	1377318 SF	31.619 AC.
TRACT C	284908 SF	6.541 AC.
TRACT B-1	66850 SF	1.535 AC.
TRACT B-2	2662 SF	0.061 AC.
TRACT B-3	2662 SF	0.061 AC.
TRACT B-4	2662 SF	0.061 AC.
TRACT B-5	2664 SF	0.061 AC.
TRACT B-6	27297 SF	0.627 AC.
TRACT B-7	36175 SF	0.830 AC.
TRACT B-8	59653 SF	1.369 AC.
TRACT B-9	2666 SF	0.061 AC.
TRACT B-10	19186 SF	0.440 AC.
TRACT B-11	129488 SF	2.973 AC.
TRACT B-12	21764 SF	0.500 AC.
TRACT B-13	21162 SF	0.486 AC.
TRACT B-14	7314 SF	0.168 AC.
TRACT B-15	27411 SF	0.629 AC.
TRACT B-16	2903 SF	0.067 AC.
TRACT R-1	223319 SF	5.127 AC.
TRACT R-2	328245 SF	7.535 AC.
TRACT R-3	304254 SF	6.985 AC.
TRACT L-1	208809 SF	4.794 AC.
TRACT L-2	182027 SF	4.179 AC.
TRACT L-3	374728 SF	8.603 AC.
TRACT L-4	95070 SF	2.183 AC.
TRACT L-5	273400 SF	6.276 AC.
LOTS 1-18 BL 1	98469 SF	2.261 AC.
LOTS 1-46 BL 2	252780 SF	5.803 AC.
LOTS 1-45 BL 3	252071 SF	5.787 AC.
LOTS 1-83 BL 4	487041 SF	11.181 AC.
LOTS 1-36 BL 5	235917 SF	5.416 AC.
LOTS 1-35 BL 6	201071 SF	4.616 AC.
LOTS 1-26 BL 7	159949 SF	3.672 AC.
LOTS 1-29 BL 8	174570 SF	4.008 AC.
LOTS 1-17 BL 9	113102 SF	2.596 AC.
LOTS 1-31 BL 10	190575 SF	4.559 AC.
TOTAL	6234501 SF	143.125 AC.

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, ALAN I. ARMOUR II, AND SHOMA HOMES AT ROYAL PALM BEACH, INC., A FLORIDA CORPORATION, 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 TO TRANSEASTERN PROPERTIES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

9/20/2001
DATE

BY: _____
ATTORNEY AT LAW

NOTES:

01. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SAID SECTION 1-44-41 HAVING A BEARING OF NORTH 01°37'59" EAST, AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT.
02. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
03. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF ROYAL PALM BEACH ZONING REGULATIONS.
04. 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 HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
05. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
06. 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, FLORIDA.
07. ALL LOTS SHOWN HEREON MEET THE MINIMUM ZONING SIZE REQUIREMENTS OF THE ANTHONY GROVES P.U.D.

SURVEYOR'S CERTIFICATE

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") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF ROYAL PALM BEACH FOR THE REQUIRED IMPROVEMENTS; 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.

Jeff A. Hodapp 9-18-01
JEFF A. HODAPP, DATE
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

VILLAGE SURVEYOR | Village Engineer | Village of Royal Palm Beach | SEAL | STATE OF FLORIDA

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CARNAHAN · PROCTOR · CROSS, INC.
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6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063
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APRIL 2001 991010 JSH

ANTHONY GROVES P.U.D.

ANTHONY GROVES PHASE 1

A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

93

42

SHEET 3 OF 13

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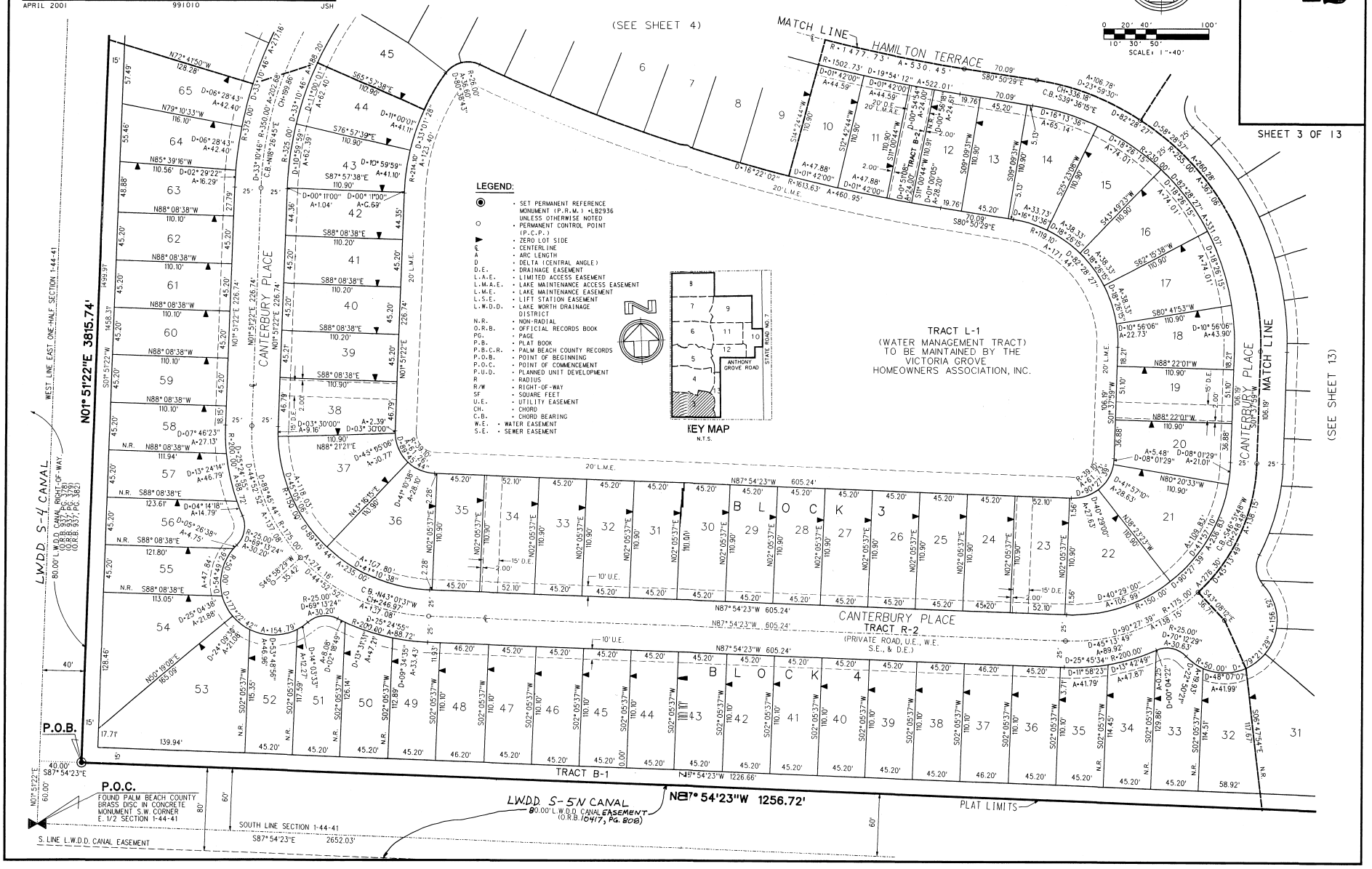

LEGEND:

- ◉ • SET PERMANENT REFERENCE MONUMENT (P.R.M.) •LB2936 UNLESS OTHERWISE NOTED
- ○ • PERMANENT CONTROL POINT (P.C.P.)
- ▶ • ZERO LOT SIDE
- ℄ • CENTERLINE
- A • ARC LENGTH
- Δ • DELTA (CENTRAL ANGLE)
- D.E. • DRAINAGE EASEMENT
- L.A.E. • LIMITED ACCESS EASEMENT
- L.M.A.E. • LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. • LAKE MAINTENANCE EASEMENT
- L.S.E. • LIFT STATION EASEMENT
- L.W.D.D. • LAKE WORTH DRAINAGE DISTRICT
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- U.E. • UTILITY EASEMENT
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- C.B. • CHORD BEARING
- W.E. • WATER EASEMENT
- S.E. • SEWER EASEMENT

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ANTHONY GROVES P.U.D.

ANTHONY GROVES PHASE 1

A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

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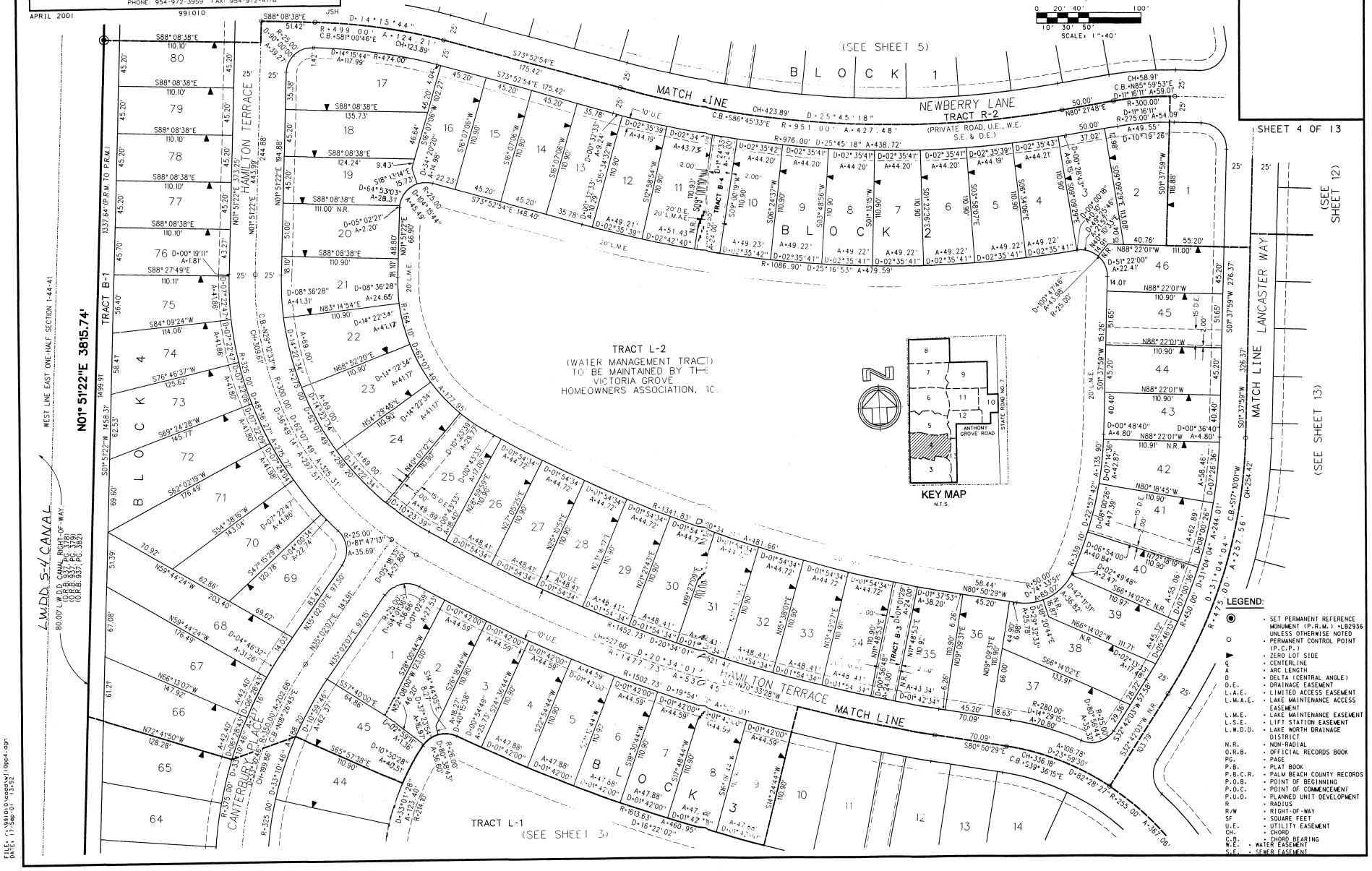
93

43

SHEET 4 OF 13



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ANTHONY GROVES P.U.D.

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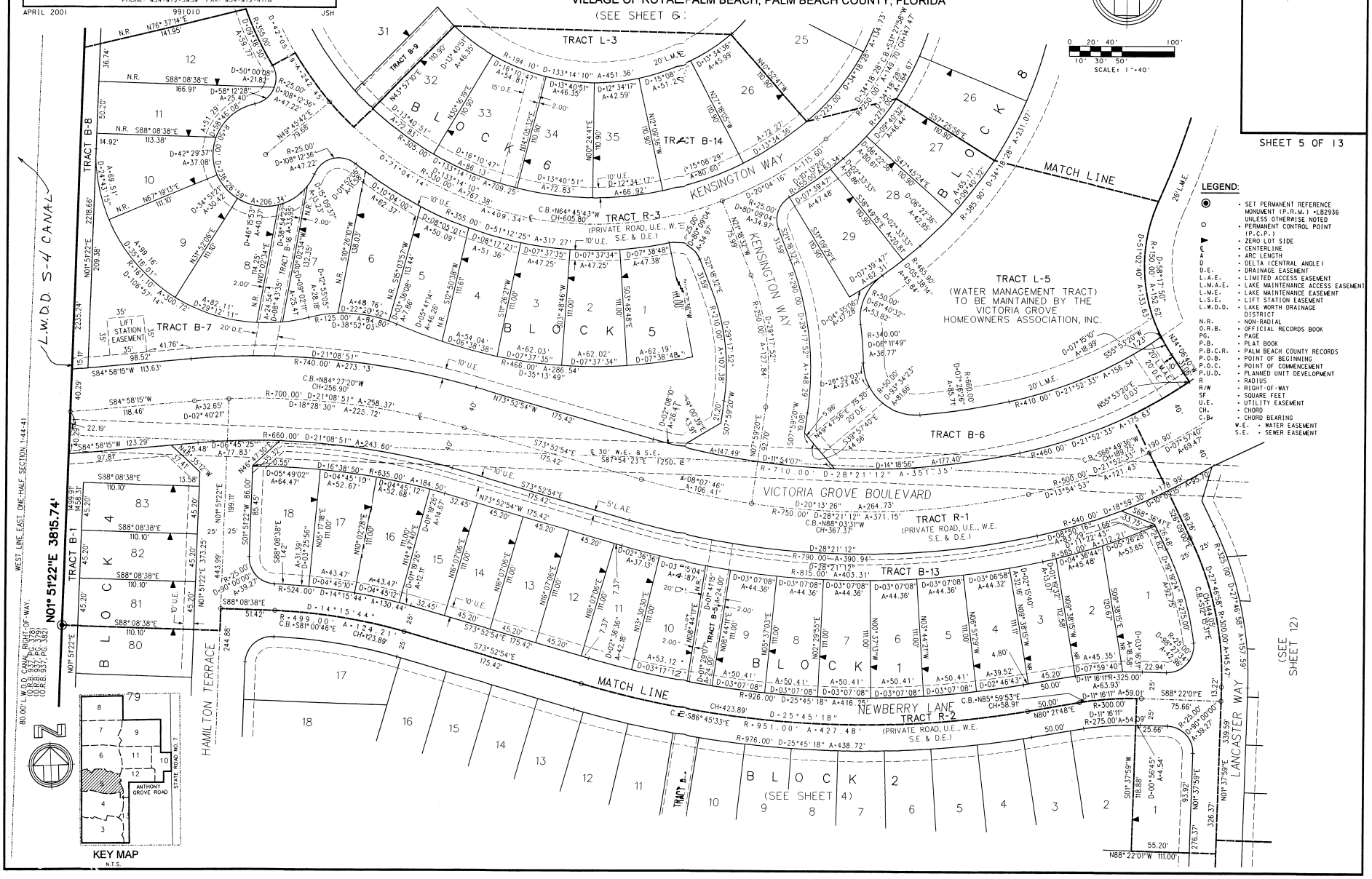
A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA



KEY MAP
N.T.S.

LEGEND:

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ANTHONY GROVES P.U.D.

ANTHONY GROVES PHASE 1

A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
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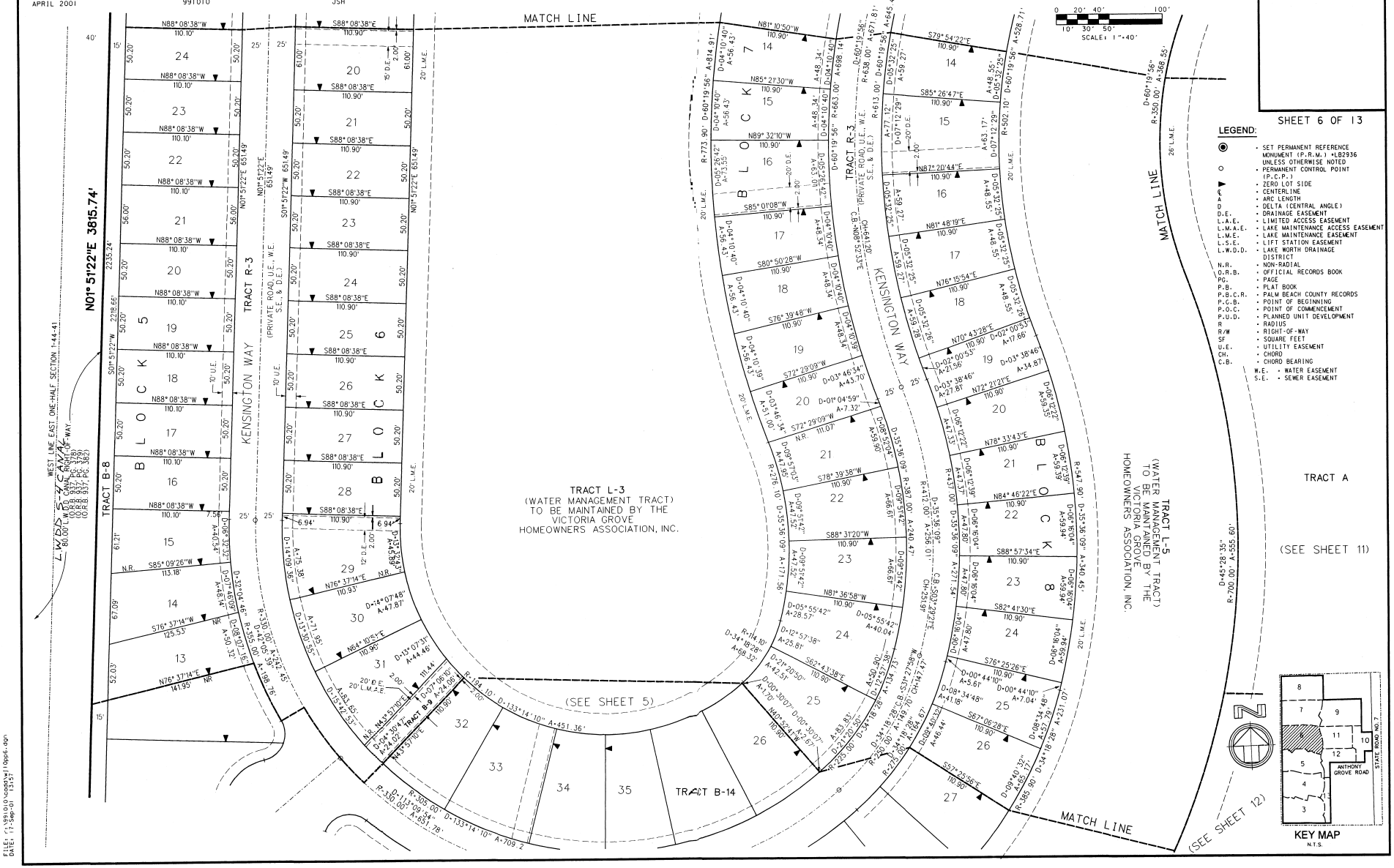
93 **45**

SHEET 6 OF 13



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ANTHONY GROVES P.U.D.

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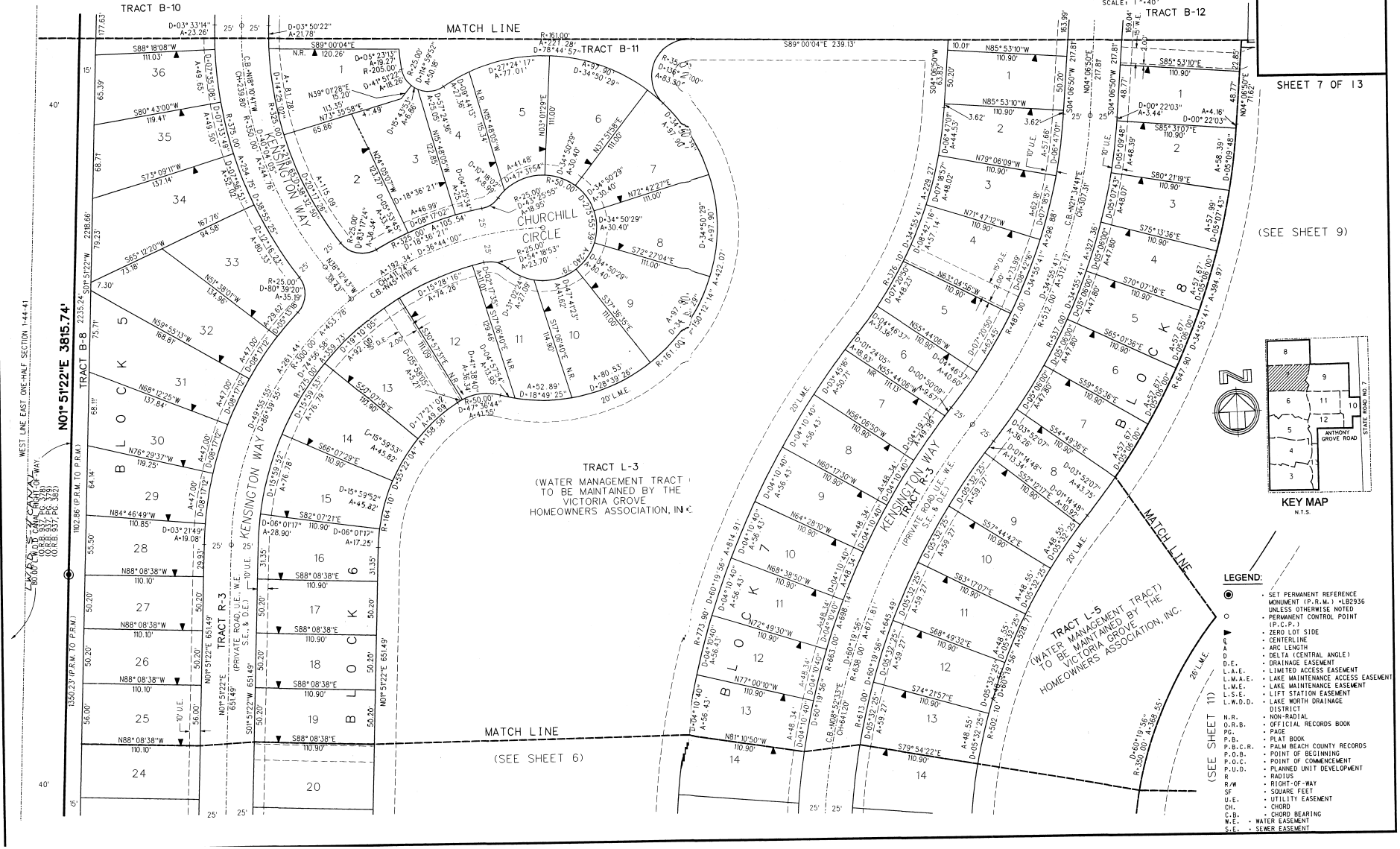
A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

93 **46**

SHEET 7 OF 13

(SEE SHEET 8)

SCALE: 1"=40'



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A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

93
47

SHEET 8 OF 13

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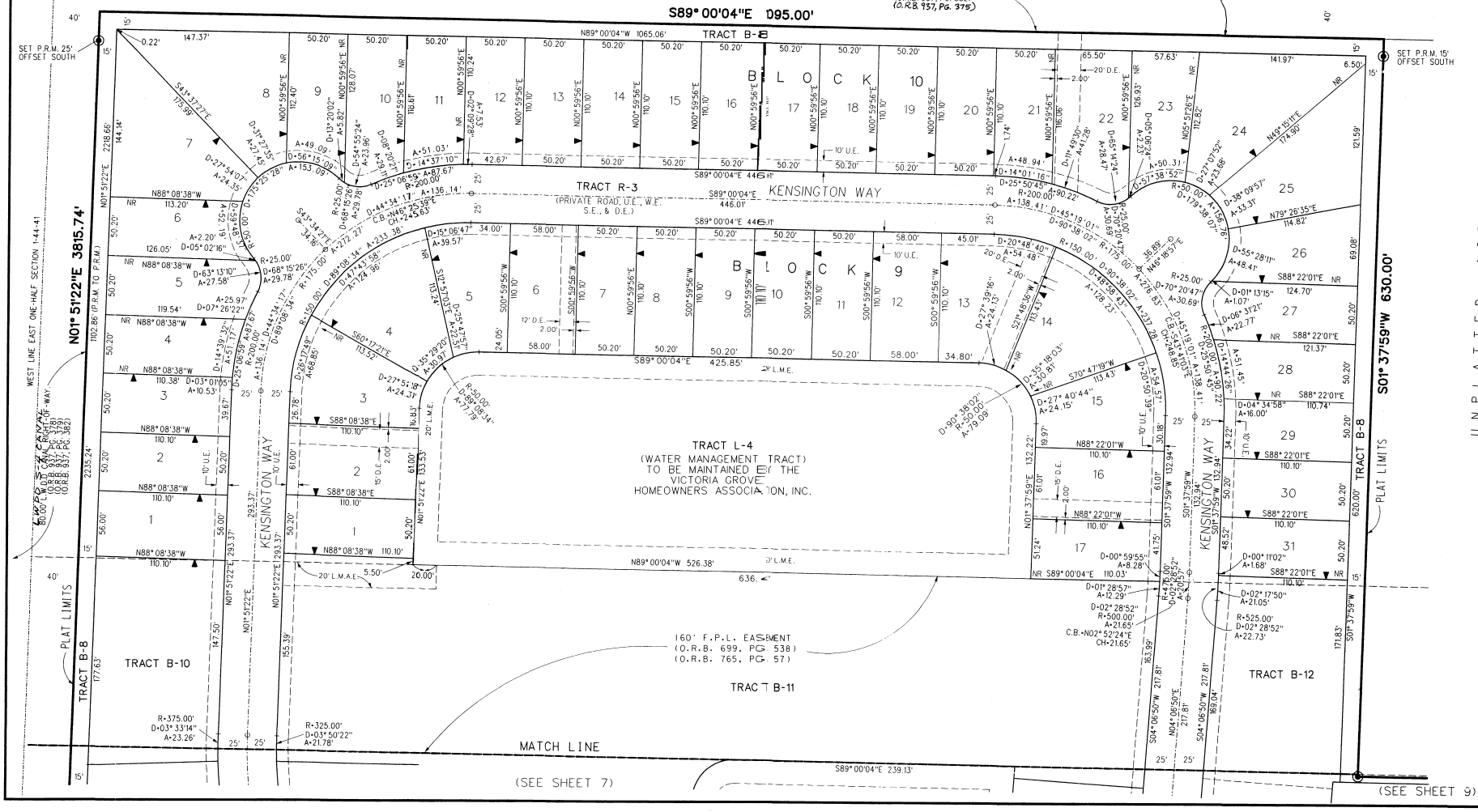

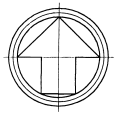

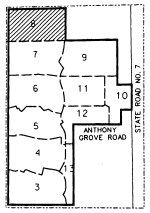

KEY MAP
N.T.S.

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ANTHONY GROVES P.U.D.

ANTHONY GROVES PHASE 1

A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

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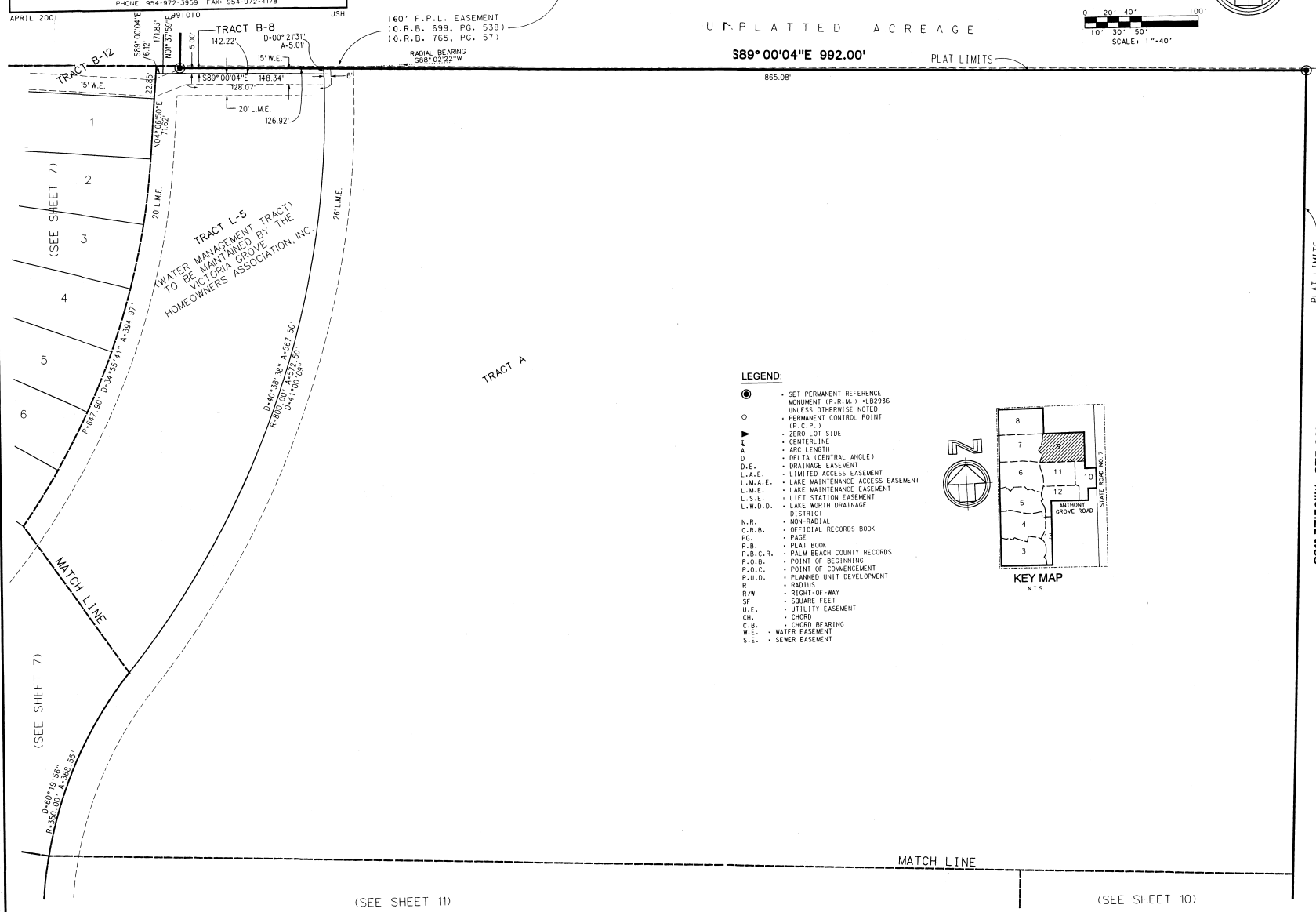
93

48

SHEET 9 OF 13



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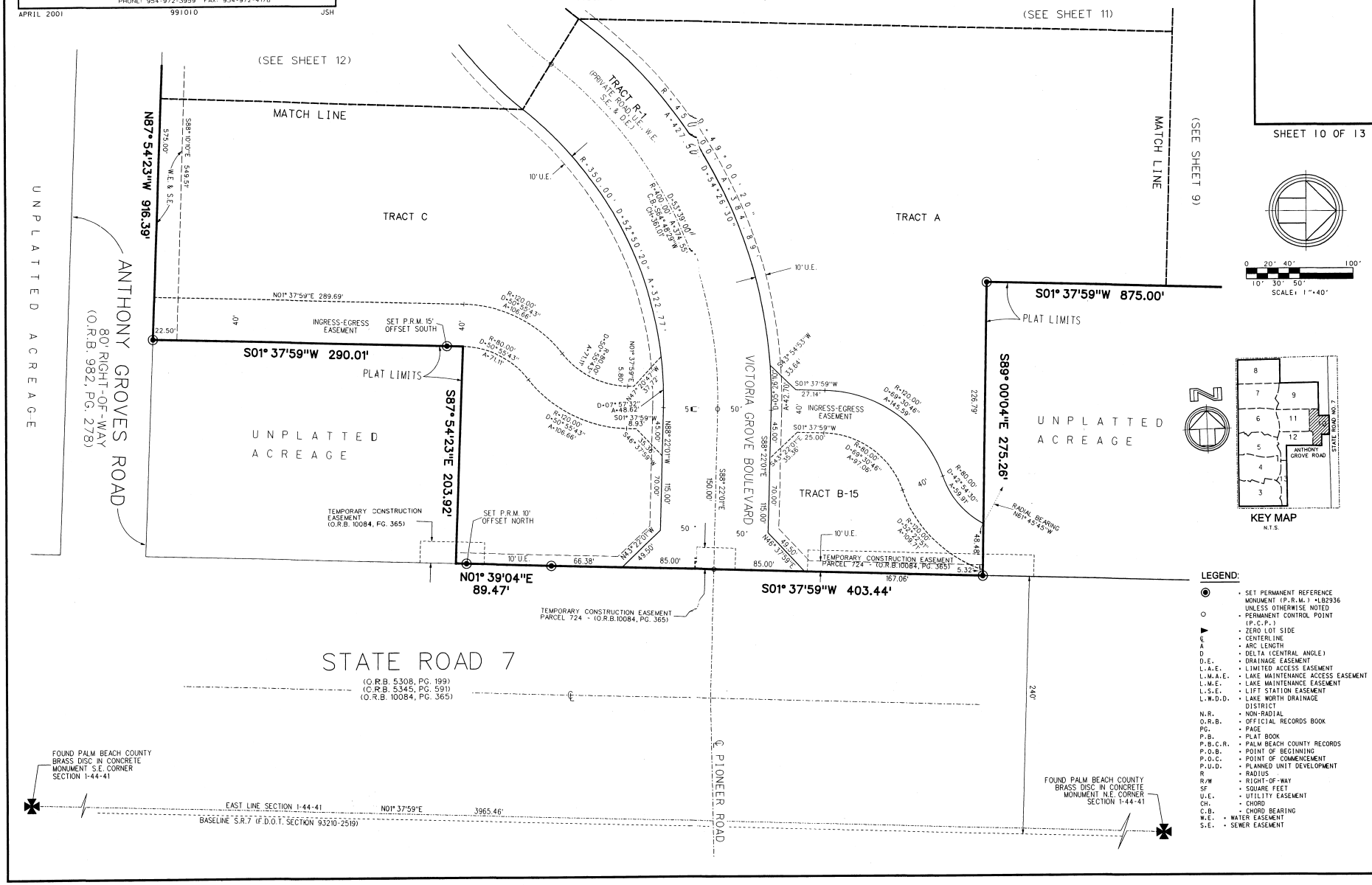

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FILE: 1-44-41 DATE: 10-26-01

ANTHONY GROVES P.U.D.

ANTHONY GROVES PHASE 1

A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
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93 **50**

SHEET 11 OF 13

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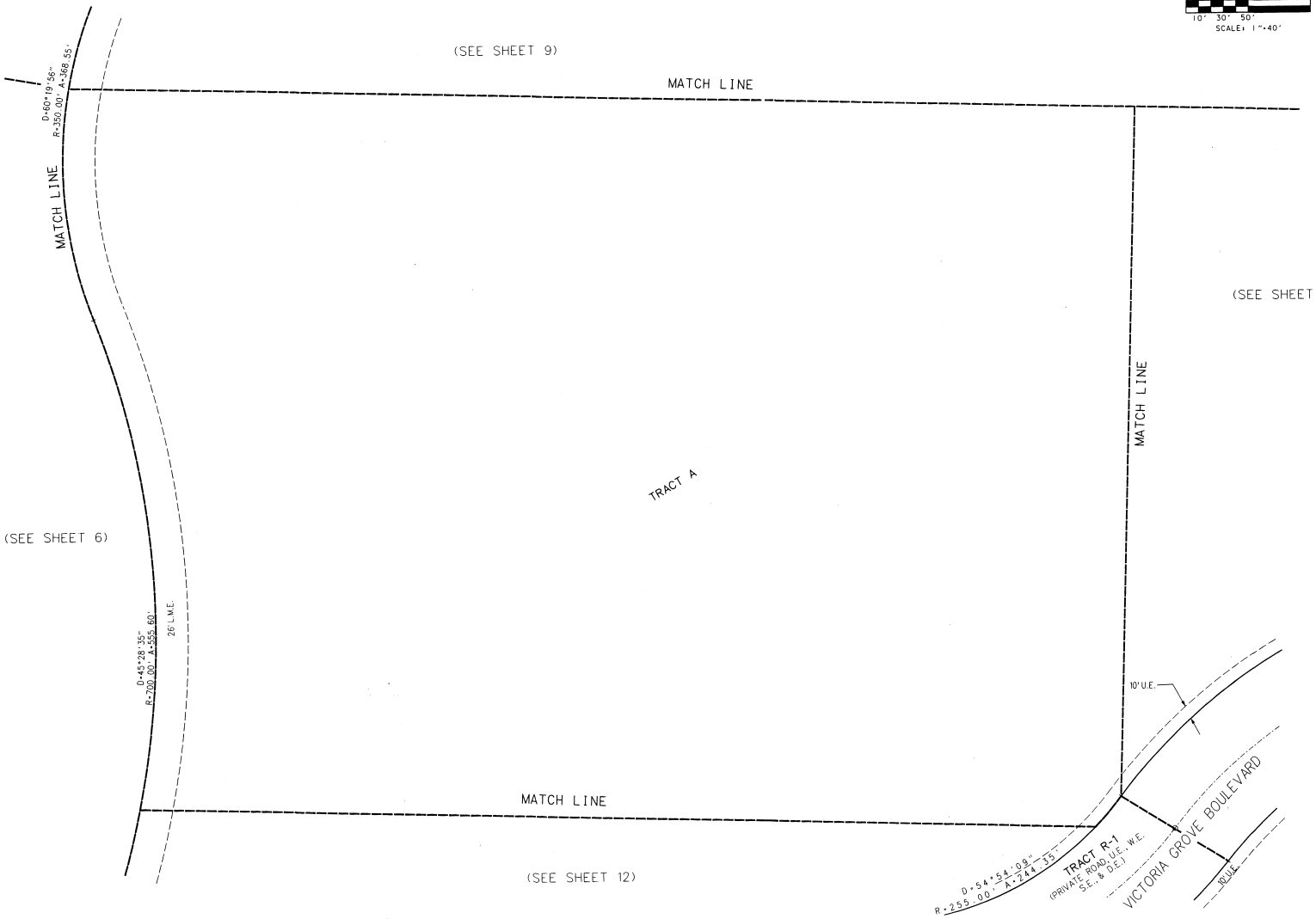
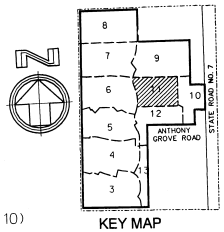
10' 30' 50'
SCALE: 1"=40'





KEY MAP
N.T.S.

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S.E.	• SEWER EASEMENT

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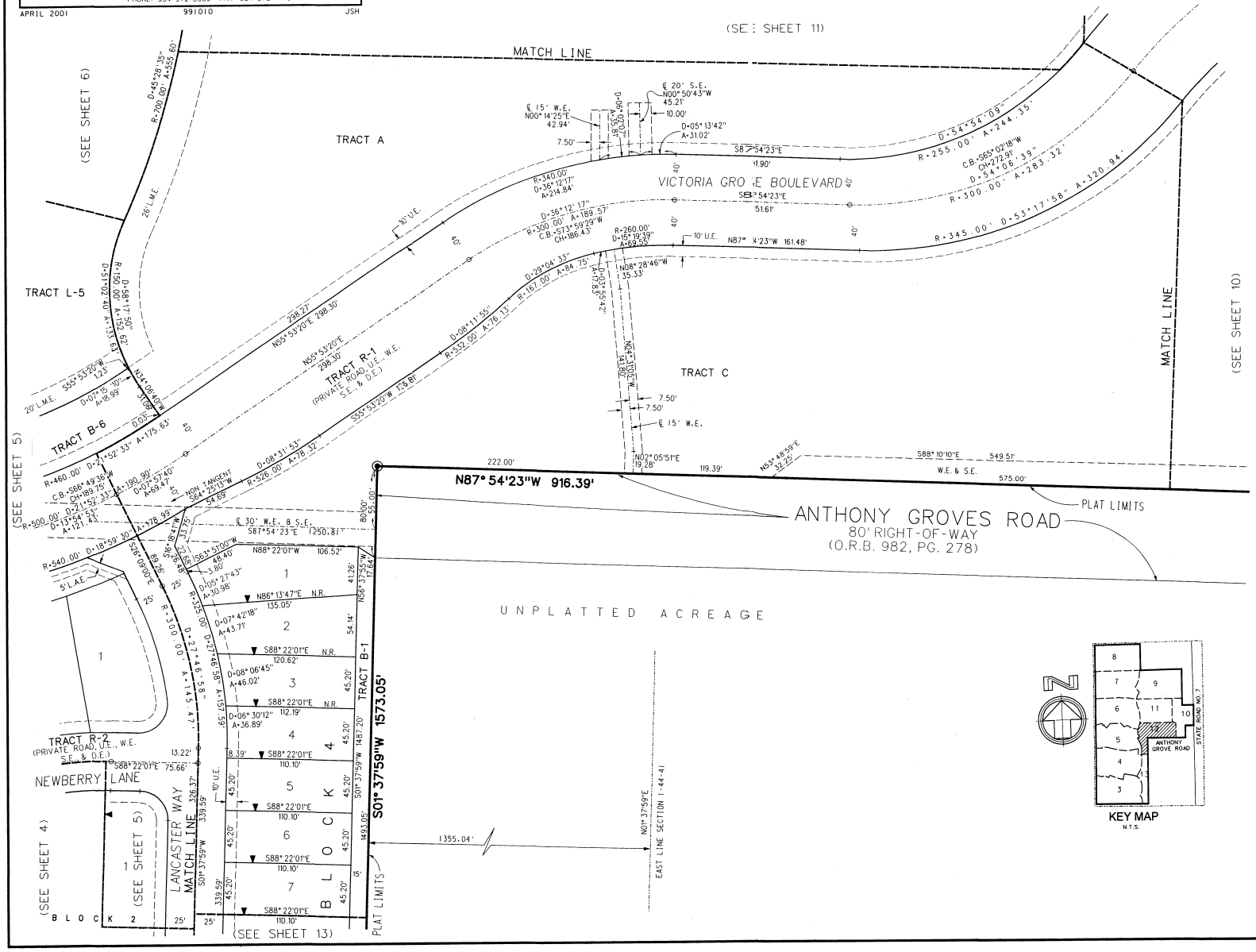
ANTHONY GROVES PHASE 1

A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

93

51

SHEET 12 OF 13



LEGEND:

- ◉ • SET PERMANENT REFERENCE MONUMENT (P.R.M.) •LB2936 UNLESS OTHERWISE NOTED
- ○ • PERMANENT CONTROL POINT (P.C.P.)
- ▶ • ZERO LOT SIDE
- ℄ • CENTERLINE
- A • ARC LENGTH
- Δ • DELTA (CENTRAL ANGLE)
- D.E. • DRAINAGE EASEMENT
- L.A.E. • LIMITED ACCESS EASEMENT
- L.M.A.E. • LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. • LAKE MAINTENANCE EASEMENT
- L.S.E. • LIFT STATION EASEMENT
- L.W.D.D. • LAKE WORTH DRAINAGE DISTRICT
- N.R. • NON-RADIAL
- O.R.B. • OFFICIAL RECORDS BOOK
- PG. • PAGE
- P.B. • PLAT BOOK
- P.B.C.R. • PALM BEACH COUNTY RECORDS
- P.O.B. • POINT OF BEGINNING
- P.O.C. • POINT OF COMMENCEMENT
- P.U.D. • PLANNED UNIT DEVELOPMENT
- R • RADIUS
- R/W • RIGHT-OF-WAY
- SF • SQUARE FEET
- U.E. • UTILITY EASEMENT
- CH. • CHORD
- C.B. • CHORD BEARING
- W.E. • WATER EASEMENT
- S.E. • SEWER EASEMENT

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6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063
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APRIL 2001 991010 JSH

ANTHONY GROVES P.U.D.

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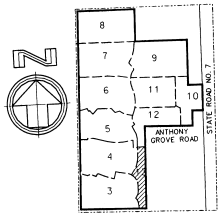
SHEET 13 OF 13



KEY MAP
N.T.S.

LEGEND:

- ◉ - SET PERMANENT REFERENCE MONUMENT (P.R.M.) •LB2936 UNLESS OTHERWISE NOTED
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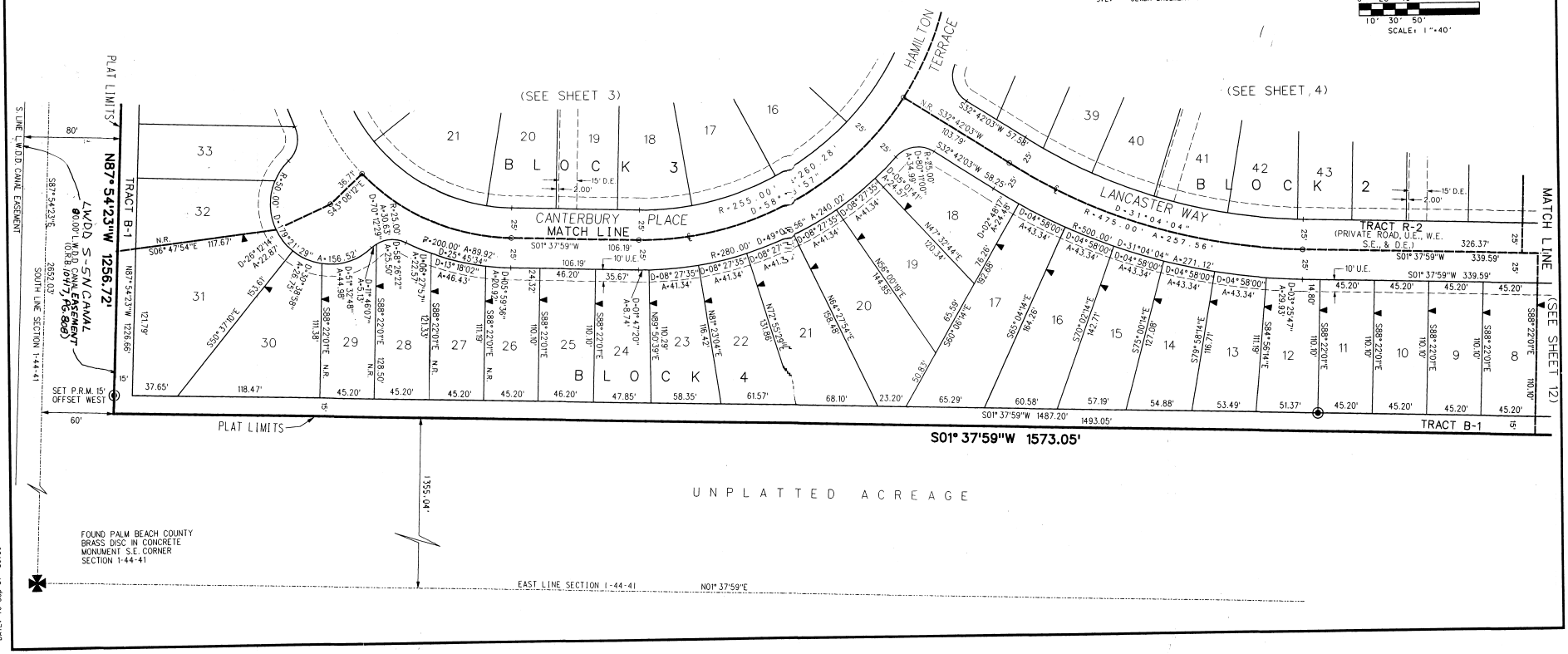
- S.E. - SEWER EASEMENT

0 20' 40' 100'
10' 30' 50'
SCALE: 1"=40'



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