



CARNAHAN · PROCTOR · CROSS, INC.

CONSULTING ENGINEERS · SURVEYORS · PLANNERS

6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063
PHONE: 954-972-3959 FAX: 954-972-4178

AUGUST 2002

991010

JSH/JM

ANTHONY GROVES P.U.D.

ANTHONY GROVES PHASE 2

A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, 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 19th DAY OF December, 2002.

BY: David Lodwick
DAVID LODWICK,
MAYOR

ATTEST: Diane Di Santo
MARY-ANNE GOULD DIANE DISANTO
DEPUTY VILLAGE CLERK

AREA TABULATION	SF	AC.
TRACT A	74392 SF	1.708 AC.
TRACT B-1	161140 SF	3.699 AC.
TRACT B-2	4788 SF	0.110 AC.
TRACT B-3	1855 SF	0.043 AC.
TRACT B-4	1665 SF	0.038 AC.
TRACT B-5	2520 SF	0.058 AC.
TRACT B-6	2521 SF	0.058 AC.
TRACT R-1	373428 SF	8.573 AC.
TRACT L-1	1629672 SF	37.412 AC.
TRACT L-2	205862 SF	4.726 AC.
TRACT L-3	260936 SF	5.990 AC.
LOTS 1-144 BL 1	789311 SF	18.120 AC.
LOTS 1-106 BL 2	594472 SF	13.647 AC.
TOTAL	4102561 SF	94.182 AC.

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE VILLAGE OF WELLINGTON, HEREBY 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 18th DAY OF November, 2002.

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

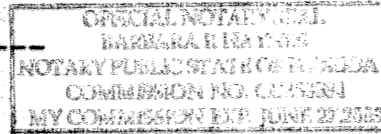
ACKNOWLEDGEMENT

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 12th DAY OF November, 2002.

MY COMMISSION EXPIRES: June 27, 2003
Commission No. CC850084
NOTARY PUBLIC - STATE OF FLORIDA
Barbara R. Haynes



VILLAGE OF WELLINGTON ENGINEER APPROVAL

THIS PLAT IS APPROVED FOR RECORD THIS 12th DAY OF NOVEMBER, 2002.

BY: Gary R. Clough
GARY CLOUGH, P.E.
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 25 DAY OF September, 2002.

WITNESS: Evan Rabinowitz
PRINT NAME: Evan Rabinowitz
VICTORIA GROVES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: Daniel J. Andreacci
PRINT NAME: Daniel J. Andreacci
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 25 DAY OF Sept., 2002.

MY COMMISSION EXPIRES: 5-7-2006
COMMISSION NO: DD0087654
Cora DiLore
NOTARY PUBLIC - STATE OF FLORIDA

VILLAGE OF ROYAL PALM BEACH ENGINEER APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19th DAY OF 12, 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: Norman J. Howard
NORMAN J. HOWARD, P.S.M.
REVIEWING SURVEYOR
FLORIDA CERTIFICATE #LS5776

DATE: 11-22-02

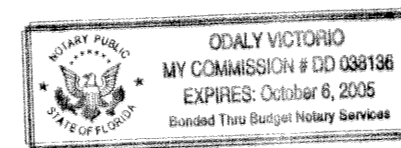
ACKNOWLEDGEMENT

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 19th DAY OF December, 2002.

MY COMMISSION EXPIRES: 10/6/05
Odaly Victoria
NOTARY PUBLIC - STATE OF FLORIDA
DD038136



TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BCH)
ALAN J. ARMOUR III

I, Alan J. Armour III, 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 FALCON PARTNERS REALTY AND CAPITAL II, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; 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.

DATE: 9/20/02
BY: Alan J. Armour III
ATTORNEY AT LAW

NOTES:

- 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.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF ROYAL PALM BEACH ZONING REGULATIONS.
- 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.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- 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.
- ALL LOTS SHOWN HEREON MEET THE MINIMUM ZONING SIZE REQUIREMENTS OF THE ANTHONY GROVES P.U.D.
- THE PORTION OF ANTHONY GROVES ROAD THAT FALLS WITHIN THE LIMITS OF THIS PLAT WAS CONVEYED TO FALCON PARTNERS REALTY AND CAPITAL II, LLC BY PALM BEACH COUNTY AND RECORDED IN OFFICIAL RECORDS BOOK 12998 AT PAGE 27 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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 S. Hodapp 9-11-02
JEFF S. HODAPP, P.S.M.
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

H.O.A.

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