

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

40
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 11:23 A.M.
 THIS 18th DAY OF January
 2002, AND DULY RECORDED
 IN PLAT BOOK 93 ON PAGES
 40 THROUGH 52
 DOROTHY H. WILKEN, CLERK
 BY: *[Signature]*

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:

- 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.
- 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.
- 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.
- 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.
- 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.
- THE INGRESS-EGRESS EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR TRANSEASTERN PROPERTIES, INC. FOR INGRESS, EGRESS AND OTHER PROPER PURPOSES.
- 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.
- 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.
- 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.
- 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.
- 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.
- TRACT "A" IS RESERVED FOR SHOMA HOMES AT ROYAL PALM BEACH, INC., A FLORIDA CORPORATION, FOR FUTURE DEVELOPMENT.
- 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 SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.
- 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 18th DAY OF September, 2001.

WITNESS *[Signature]*
 PRINT NAME: Evan Rabinowitz
 WITNESS *[Signature]*
 PRINT NAME: John Erasmus
 BY: *[Signature]*
 ARTHUR J. FALCONE, PRESIDENT

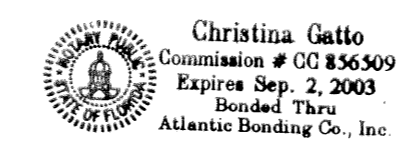
TRANSEASTERN PROPERTIES, INC., A FLORIDA CORPORATION

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 18th DAY OF Sept, 2001.

MY COMMISSION EXPIRES: Christina Gatto



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 24th DAY OF Sep, 2001.

WITNESS *[Signature]*
 PRINT NAME: Marta A. Cruz
 WITNESS *[Signature]*
 PRINT NAME: Marta Abreu
 BY: *[Signature]*
 MASOUD SHOJAEI, PRESIDENT

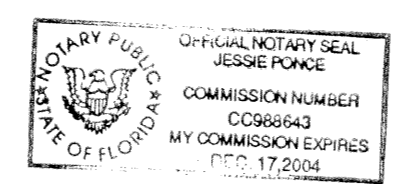
SHOMA HOMES AT ROYAL PALM BEACH, INC., A FLORIDA CORPORATION

ACKNOWLEDGEMENT

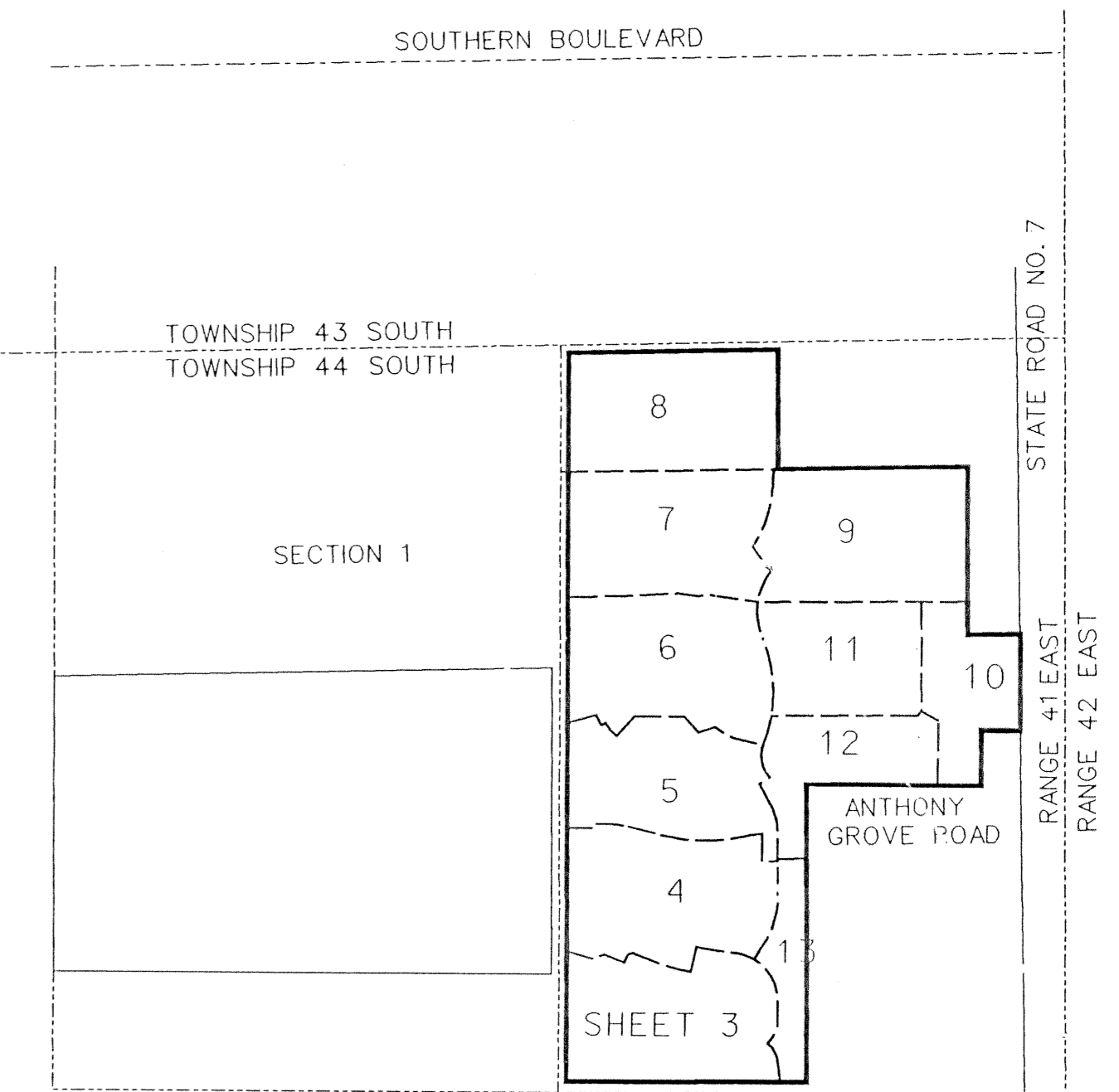
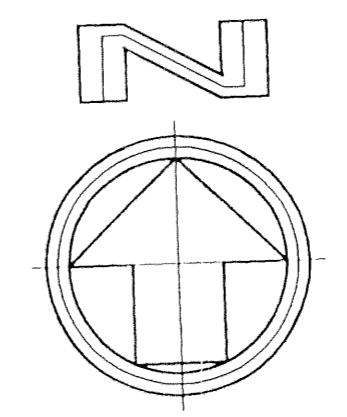
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
BEFORE ME PERSONALLY APPEARED MASOUD SHOJAEI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SHOMA HOMES AT ROYAL PALM BEACH, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED 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: Ronce



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 HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF October, 2001.

WITNESS: *[Signature]*
 PRINT NAME: PATRICIA A. HAUPPT
 WITNESS: *[Signature]*
 PRINT NAME: Debra A. Semanco
 BY: *[Signature]*
 NAME: FRANK BOLOGNIA
 SENIOR VICE-PRESIDENT

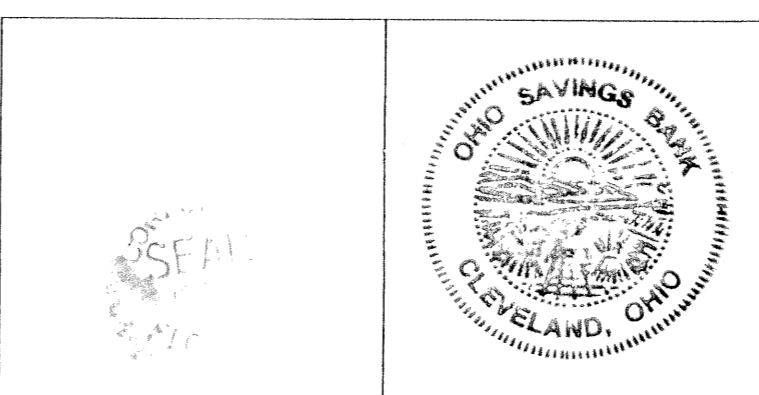
OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK

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: 10/31/04



NOTARY PUBLIC - STATE OF OHIO