

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

00072-011

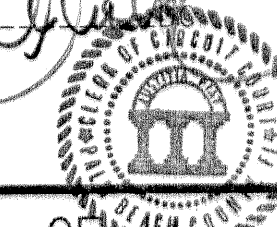
2003-0049232

58

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT 3:39 P.M.
THIS 28th DAY OF January
2003, AND DULY RECORDED
IN PLAT BOOK 97 ON PAGES
58 THROUGH 68
DOROTHY H. WICKEN, CLERK

BY: *[Signature]*



SHEET 1 OF

IN WITNESS WHEREOF, FALCON PARTNERS REALTY AND CAPITAL II, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF September, 2002.

FALCON PARTNERS REALTY AND CAPITAL II, L.L.C.,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS *[Signature]*
PRINT NAME: EVAN RABINOWITZ

WITNESS *[Signature]*
PRINT NAME: JILL SLIWA

BY: *[Signature]*
ARTHUR J. FALCONE, PRESIDENT

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT FALCON PARTNERS REALTY AND CAPITAL II, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LANDS SHOWN HEREON, BEING A PARCEL OF LAND LYING WITHIN THE WEST ONE-HALF OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "ANTHONY GROVES PHASE 2", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE NORTH 01°49'59" EAST, ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 628.25 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°49'59" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1545.84 FEET; THENCE SOUTH 89°59'06" EAST, ALONG A LINE 1684.52 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID WEST ONE-HALF OF SECTION 1, A DISTANCE OF 2607.85 FEET; THENCE SOUTH 01°51'22" WEST, ALONG A LINE 40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID WEST ONE-HALF OF SECTION 1, A DISTANCE OF 1601.19 FEET; THENCE NORTH 87°46'08" WEST, ALONG SAID LINE 628.23 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 2607.01 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 94.182 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", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE 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", AND "L-3" (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", AND "B-6", 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 ENCLUMBERED BY EASEMENTS ARE SUBJECT TO NOTE #2 CONTAINED HEREON. TRACT "B-1" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN O.R. BOOK 12773 AT PAGE 1370 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.
- TRACT "A", (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 DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VICTORIA GROVES 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 GROVES 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.
- A WATER AND SEWER EASEMENT OVER ALL OF TRACT "R-1", AS SHOWN HEREON, IS 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.

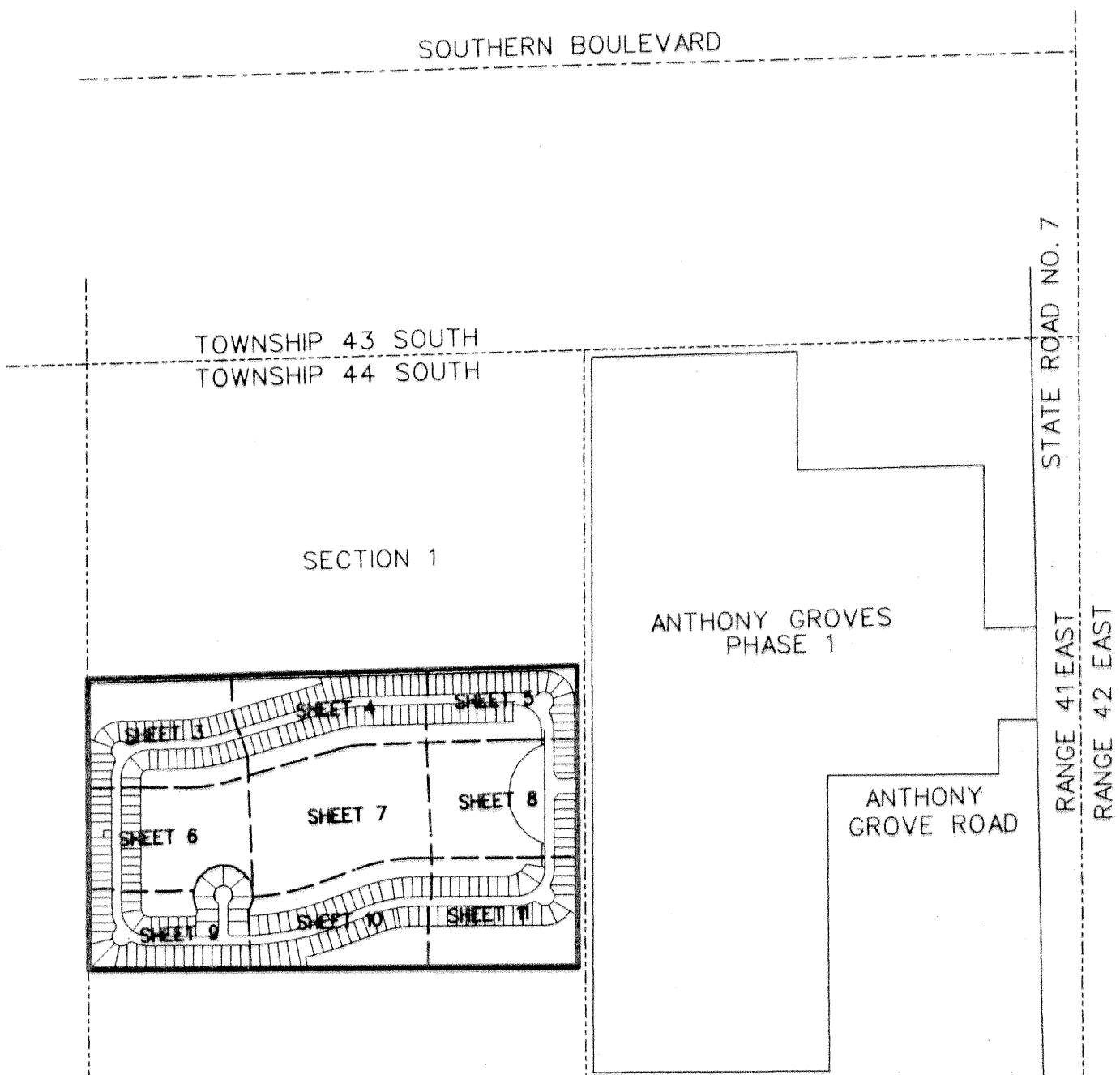
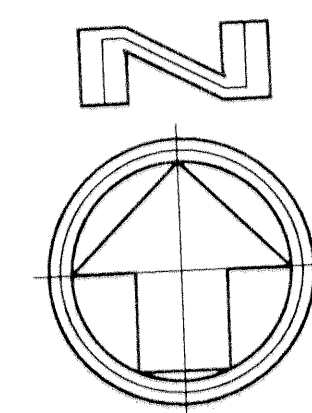
ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED ARTHUR J. FALCONE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FALCON PARTNERS REALTY AND CAPITAL II, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF Sept 2002.

MY COMMISSION EXPIRES: 5-7-2006

NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION NO. DD0087654



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 1623 AT PAGE 1623 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

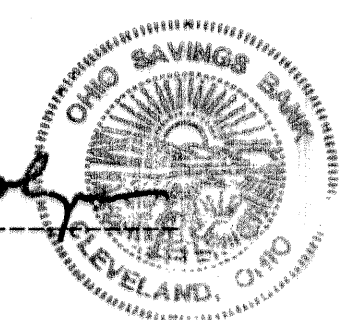
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24th DAY OF SEPTEMBER, 2002.

WITNESS *[Signature]*
PRINT NAME: PATRICIA A. HAUFF

OHIO SAVINGS BANK,
A FEDERAL SAVINGS BANK

WITNESS: *[Signature]*
PRINT NAME: DIANE M. COOK

BY: *[Signature]*
NAME: FRANK BOLOGNIA
SENIOR VICE-PRESIDENT
EXECUTIVE



ACKNOWLEDGEMENT

STATE OF OHIO)
COUNTY OF CUYAHOGA) SS

BEFORE ME PERSONALLY APPEARED FRANK BOLOGNIA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* 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 24th DAY OF SEPTEMBER, 2002.

MY COMMISSION EXPIRES:

NOTARY PUBLIC - STATE OF OHIO
[Signature]

PATRICIA A. HAUFF, Notary Public
State of Ohio
My Commission Expires Nov. 1, 2006

FALCON PARTNERS REALTY AND CAPITAL II, L.L.C., OHIO SAVINGS BANK

