

# REPLAT OF ANTHONY GROVES PLAZA, REPLAT

BEING A REPLAT OF LOTS 1 THROUGH 4, ANTHONY GROVES PLAZA, RECORDED

IN PLAT BOOK 108, PAGES 133 THROUGH 136

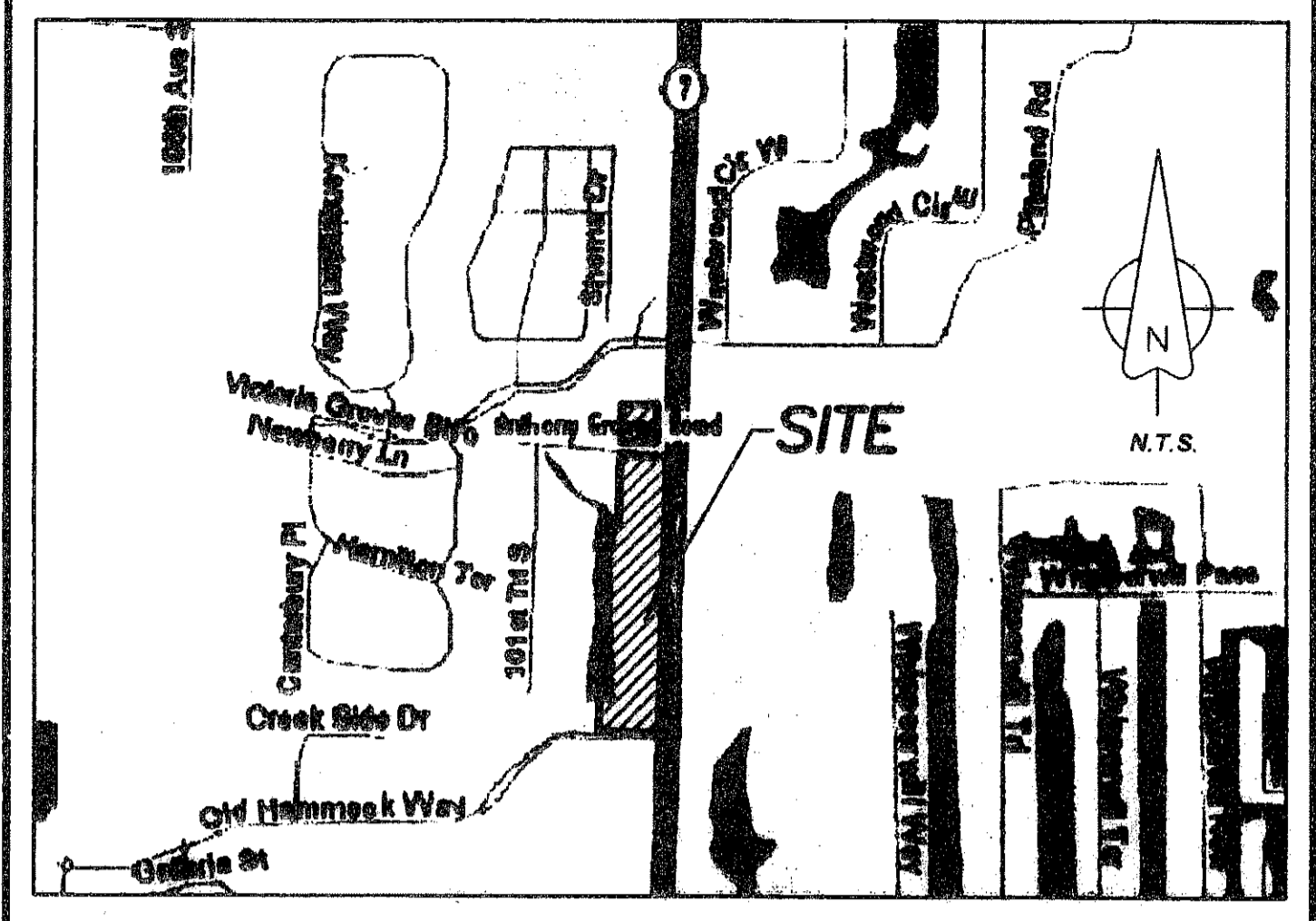
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

SEC. 1, TWP. 44S, RGE 41E. MARCH, 2007

00072-039

SHEET 1 OF 5

COUNTY OF PALM BEACH } ss  
STATE OF FLORIDA }  
This Plat was filed for record at 2:24 P.M.,  
This 22 day of March, 2007,  
and duly recorded in Plat Book No. 110  
on page 65-69  
SHARON R. BOCK, Clerk & Comptroller  
by T.C. [Signature] D.C.



VICINITY SKETCH  
NOT TO SCALE

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that GKK-Anthony Groves, Ltd., a Florida limited partnership, Lois Royal Palm LLC, a Delaware limited liability company, R.T.G. Furniture Corp., a Florida corporation, Colonial Bank, NA, a National Association and Pizza I Real Estate Ventures, LLC, a Florida limited liability company; owners of the land shown hereon as the Replat of Anthony Groves Plaza, Replat being a replat of Lots 1 through 4, Anthony Groves Plaza, recorded in Plat Book 108, Pages 133 through 136, Village of Royal Palm Beach, Palm Beach County, Florida, being more particularly described as follows:

### DESCRIPTION:

Lots 1 through 4, inclusive, ANTHONY GROVES PLAZA, according to the plat thereof as recorded in Plat Book 108, Pages 133 through 136 inclusive, Public Records Palm Beach County, Florida.

LESS AND EXCEPT from the above lands that portion conveyed to the Lake Worth Drainage District by virtue of that certain Warranty Deed recorded October 18, 2006 in Official Records Book 20979, Page 462, Public Records Palm Beach County, Florida, being more particularly described as follows:

A parcel of land lying in Section 1, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 1; thence North 87 degrees 54 minutes 23 seconds West along the South line of said Section 1 (the South line of said Section 1 is assumed to bear North 87 degrees 54 minutes and 23 seconds West and all other bearings are relative thereto), a distance of 235.43 feet to the West right-of-way line of State Road 7 (U.S. 441) as shown on the Department of Transportation Right of Way Map Section Number 93210-2519; thence North 01 degrees 39 minutes 04 seconds East along the said West right-of-way line of State Road 7, a distance of 80.00 feet to the North line of LWDD Canal S-5 as recorded in Official Records Book 637, Page 373 and the POINT OF BEGINNING of the hereinafter described parcel; thence continue North 01 degrees 39 minutes 04 seconds East, along said West right-of-way lines of State Road 7 (U.S. 441), a distance of 10.00 feet to a point; thence North 87 degrees 54 minutes 23 seconds West, a distance of 324.64 feet; thence South 01 degrees 37 minutes 59 seconds West, a distance of 10.00 feet; thence South 87 degrees 54 minutes 23 seconds East, along said North line of Canal S-5, a distance of 324.64 feet to said West Right-of-Way line of State Road 7 (U.S. 441) and the POINT OF BEGINNING.

Containing 11.87 acres, more or less.

have caused the same to be surveyed and platted and do hereby dedicate as follows:

### LANDSCAPE BUFFER EASEMENT

The Landscape Buffer Easements as shown hereon, are hereby reserved for the owners of Parcels 1, 2, 3 and 4, their successors and assigns, for landscape buffer purposes and are the perpetual maintenance obligation of Anthony Groves Plaza Commercial Association, Inc., their successors and assigns, without recourse to the Village of Royal Palm Beach.

### WATER AND SEWER EASEMENTS

The water easements and sewer easements, as shown hereon are 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 obligations of said District, its successors and assigns.

### LIFT STATION EASEMENT

The Lift Station easement as shown hereon is hereby dedicated in perpetuity to the Village of Wellington, its successors and assigns, for lift station access, construction, operation, maintenance and related purposes.

IN WITNESS WHEREOF, the above-named limited liability company has caused these presents to be signed by its Manager Member this 12<sup>th</sup> day of April, 2007.

WITNESS: [Signature]  
GKK-Anthony Groves, Ltd.,  
a Florida limited partnership  
By: POG V, INC., a Florida Corporation,  
its General Partner  
BY: [Signature]  
WITNESS: Nichole L. Fair PRINTED NAME  
Joe R. Bixby PRINTED NAME  
WITNESS: Spico A. Comitos PRINTED NAME  
vice President TITLE

IN WITNESS WHEREOF, the above-named association has caused these presents to be signed by its Vice President and attested by his executive assistant, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 3<sup>rd</sup> day of May, 2007.

Colonial Bank, NA, A National Association  
ATTEST: [Signature]  
Rury L. Gorman  
Executive Assistant to Julio Zakliver, Jr.  
BY: [Signature]  
Julio Zakliver Jr.  
Vice President

### LOIS ROYAL PALM, LLC ACKNOWLEDGEMENT

State of New York  
County of Nassau  
BEFORE me personally appeared LEWIS STEIN who is personally known to me, or has produced as identification, and who executed the foregoing instrument as Manager Member of Lois Royal Palm, LLC, a Florida limited liability company, and severally acknowledged to and before me that he/she executed such instrument as such officer of said company, and said instrument is the free act and deed of said company.

WITNESS my hand and official seal this 27 day of April, 2006.

My Commission Expires: June 1, 2010

My Commission No.: 01SA600800

[Signature]  
Signature of Notary Public  
Doris Saboie  
Printed Name of Notary Public

IN WITNESS WHEREOF, the above-named limited liability company has caused these presents to be signed by its Manager Member this 27 day of April, 2007.

WITNESS: [Signature]  
Lois Royal Palm, LLC,  
a Delaware limited liability company  
BY: [Signature]  
WITNESS: Michael Beroman PRINTED NAME  
LEWIS STEIN PRINTED NAME  
WITNESS: Luisita B. Madura PRINTED NAME  
TORRENTA B. MADURA TITLE

IN WITNESS WHEREOF, the above-named limited liability company has caused these presents to be signed by its \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

~~WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINTED NAME PRINTED NAME  
WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINTED NAME PRINTED NAME~~  
Pizza I Real Estate Ventures, LLC  
a Florida limited liability company

### R.T.G. FURNITURE CORP. ACKNOWLEDGEMENT

State of New York  
County of Nassau  
BEFORE me personally appeared LEWIS STEIN who is personally known to me, or has produced as identification, and who executed the foregoing instrument as Vice President of R.T.G. Furniture Corp., 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 27 day of April, 2007.

My Commission Expires: June 1, 2008

My Commission No.: 01SA600800

[Signature]  
Signature of Notary Public  
Doris Saboie  
Printed Name of Notary Public

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its Vice President and attested by its \_\_\_\_\_ and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 2<sup>nd</sup> day of April, 2007.

WITNESS: [Signature]  
R.T.G. FURNITURE CORP.,  
a Florida corporation  
BY: [Signature]  
WITNESS: Michael Beroman PRINTED NAME  
LEWIS STEIN PRINTED NAME  
WITNESS: Luisita B. Madura PRINTED NAME  
V.P. TITLE

### GKK-ANTHONY GROVES, LTD. ACKNOWLEDGEMENT

State of Florida  
County of Pinellas  
BEFORE me personally appeared Spico A. Comitos who is personally known to me, or has produced as identification, and who executed the foregoing instrument as Member/Member of GKK-Anthony Groves, Ltd., a Florida limited partnership, and severally acknowledged to and before me that he/she executed such instrument as such officer of said company, and said instrument is the free act and deed of said company.

WITNESS my hand and official seal this 12<sup>th</sup> day of April, 2007.

My Commission Expires: 10-26-09

My Commission No.: DD464879

[Signature]  
Signature of Notary Public  
Shelbi Davidson  
Printed Name of Notary Public

### AREA TABULATION:

LOT 1 = 2.00 ACRES
LOT 2 = 4.27 ACRES
LOT 3 = 3.64 ACRES
LOT 4 = 1.38 ACRES
TOTAL AREA = 11.87 ACRES

GKK-ANTHONY GROVES, LTD. NOTARY PUBLIC <i>Refer to Seal Above</i>	LOIS ROYAL PALM LLC NOTARY PUBLIC <i>Refer to Seal Above</i>	R.T.G. FURNITURE CORP. NOTARY PUBLIC SEAL	R.T.G. FURNITURE CORP. NOTARY PUBLIC <i>Refer to Seal Above</i>	COLONIAL BANK (DEDICATION) SEAL
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**BEARING ROTATION EQUATION:**  
N87°54'23"W (PLAT BEARING)  
N87°54'23"W (GRID BEARING)  
0°00'00" = NO ROTATION

REPLAT OF ANTHONY GROVES PLAZA, REPLAT

**SHARON R. BOCK**  
CLERK & COMPTROLLER  
VILLAGE OF ROYAL PALM BEACH, FLORIDA 33407 • (561) 948-0901

FILED:	JOB NO.: 04-1396W	P.L.:	PL:
OFFICE: K.S.	DATE: MARCH, 2007	SPR. NO.:	04-1396-9
CDK: C.W.	REF: 04-1396-9.DWG	SHEET:	1 OF 5