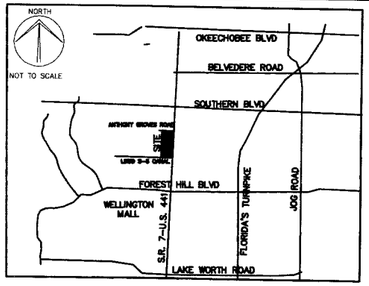
ARCHSTONE-FUTURA ENCLAVE

BEING A PARCEL OF LAND LYING IN THE EAST (1/2) OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.

JANUARY 2012



VICINITY MAP
(NOT TO SCALE)

THIS INSTRUMENT WAS PREPARED BY:
MARK R. MINTER, P.S.M. #5785 OF
CRAVEN THOMPSON & ASSOCIATES, INC.
ENGINEERS · PLANNERS · SURVEYORS
3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309
TEL.: (954) 739-6400 FAX: (954) 739-6409
JUNE 2011 06-0053

NORTH
SCALE 1" = 50'
0 50
SCALE IN FEET

126

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT THIS ____ DAY OF _____, 20__
AND DULY RECORDED IN PLAT BOOK NO. ____
SHARON R. BOCK, CLERK & COMPTROLLER
BY _____ DEPUTY CLERK

SHEET 8 OF 8 SHEETS

TRACT C
ANTHONY GROVES PHASE I, P.B. 93, PG.'S 40-52, P.B.C.R.

CENTERLINE 15' W.E., P.B. 93, PG.'S 40-52, P.B.C.R.

SOUTH LINE OF TRACT C, P.B. 93, PG.'S 40-52, P.B.C.R.

SET PRM LB #271

S87°54'23"E 1120.17'

W.E. & S.E., P.B. 93, PG.'S 40-52, P.B.C.R.

S87°54'23"E 827.25'

S87°54'23"E 12.00'

S01°54'23"W 20.65'

LOT 4
ANTHONY GROVES PLAZA
P.B. 108, PG.'S 133-136, P.B.C.R.

40' INGRESS/EGRESS EASEMENT PER P.B. 93, PG.'S 40-52

25' LANDSCAPE BUFFER EASEMENT PER P.B. 108, PG.'S 133-136

FOUND PRM LS #3357

12.00'

203.83'

10' FP&L U.E., (ORB 7781, PG.114)

FOUND PRM LS #3357

S01°39'04"W 80.00'

N01°37'59"E 20.75'

S88°22'01"E 22.34'

N03°08'34"W 20.95'

S88°48'08"E 29.19'

S88°22'01"E 96.28'

S03°08'34"W 27.21' 255.11'

ACCESS EASEMENT AGREEMENT PER ORB 24802, PG.0906, ORB 24802, PG. 0919, P.B.C.R.

S.E.

N88°22'01"W 81.98'

N85°48'08"W 29.30'

N01°37'59"E 47.05'

S01°37'59"W 52.80'

80.00'

255.08'

N87°54'23"W 255.08'

SET PRM LB #271

12.00'

FOUND PRM LS #3357

NORTH LINE LOT 3, P.B. 108, PG.'S 133-138

25' LANDSCAPE BUFFER EASEMENT PER P.B. 108' PG.'S 133-136

20' LANDSCAPE BUFFER EASEMENT PER P.B. 108' PG.'S 133-136

360.00'

S01°37'59"W

WEST R/W SR 7 (US441) (SECTION 93210-2519)

WEST LINE P.B. 108, PG.'S 133-136

LOT 3
ANTHONY GROVES PLAZA P.B. 108, PG.'S 133-136, P.B.C.R.

STATE ROAD 7 (US 441)

VILLAGE OF WELLINGTON UTILITY EASEMENT (DETAILS SHEETS 5-8)

S41°10'06"E 120.86'

N41°10'06"E 112.24'

S.E.

111.09'

71.09'

N88°22'01"W 2.72'

30.00'

S88°22'01"E 35.00'

L.S.E.

40.00'

N88°22'01"W 35.00'

N01°37'59"E 40.00'

S01°37'59"W

N15°11'44"E 140.62'

S15°11'44"W 147.30'

ANTHONY GROVES PHASE I PLAT, P.B. 93, PG.'S 40-52, P.B.C.R.

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
BLOCK 4
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16

TRACT B-1

1573.05'

423.05'

1100.00'

N01°37'59"E

SET PRM LB #271

N74°37'59"E 10.00'

N15°22'01"W 23.11'

S15°22'01"E 34.86'

70.91'

S88°22'01"E

S.E.

N88°22'01"W 79.83'

N01°37'59"E 10.00'

N01°37'59"E 7.88'

12.00'

S88°22'01"E

43.63'

N88°22'01"W 43.63'

S01°37'59"W 57.68'

S30°49'05"E 120.24'

N59°49'05"W 108.42'

S88°22'01"E 10.00'

53.22'

N01°37'59"E

S01°37'59"W 53.22'

S88°22'01"E 33.96'

S88°22'01"E 85.17'

N88°22'01"W 105.45'

20.35'

N88°22'01"W

62.41'

N01°37'59"E

S01°37'59"W 62.41'

10.00'

N88°22'01"W

51.80'

N01°37'59"E

S.E.

S88°22'01"E 238.33'

N88°22'01"W 126.37'

56.22'

N60°30'08"E

54.42'

S60°30'08"W

N88°22'01"W 117.31'

N01°37'59"E 38.25'

S01°37'59"W 38.25'

10.00'

N88°22'01"W

206.46'

214.88'

S13°52'23"E

VILLAGE OF WELLINGTON WATER & SEWER EASEMENT'S (DETAILS SHEETS 5-8)

N13°52'23"E 112.44'

N07°16'44"E 142.66'

S07°16'44"W

265.60'

N01°37'59"E 7.88'

N88°22'01"W 12.00'

S88°22'01"E 43.63'

N88°22'01"W 43.63'

159.85'

315.93'

S01°37'59"W

S88°22'01"E 219.39'

N88°22'01"W 92.16'

N01°37'59"E 20.50'

10.00'

N88°22'01"W

N88°22'01"W 115.67'

S01°37'59"W 20.50'

N01°37'59"E 180.83'

SET PRM 10' OFFSET LB #271

N01°37'59"E 10.00'

77.67'

N62°43'59"W

SET PRM LB #271

1166.09

S01°37'59"W

MATCH SHEET 7

SHEET INDEX

SHEET 1	DESCRIPTION, DEDICATIONS, CERTIFICATIONS AND KEY MAP
SHEET 2	ADDITIONAL CERTIFICATIONS
SHEETS 3-4	PLAT BOUNDARY
SHEETS 5-6	VILLAGE OF WELLINGTON UTILITIES WATER EASEMENT
SHEETS 7-8	VILLAGE OF WELLINGTON UTILITIES SANITARY SEWER & LIFT STATION EASEMENT