

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

41

SHEET 2 OF 13

AREA TABULATION	SF	AC.
TRACT A	1377318	31.619
TRACT B	284908	6.541
TRACT B-1	86850	1.935
TRACT B-2	2662	0.061
TRACT B-3	2662	0.061
TRACT B-4	2662	0.061
TRACT B-5	2664	0.061
TRACT B-6	27297	0.627
TRACT B-7	36175	0.830
TRACT B-8	59653	1.369
TRACT B-9	2666	0.061
TRACT B-10	19185	0.440
TRACT B-11	129488	2.973
TRACT B-12	21764	0.500
TRACT B-13	21162	0.486
TRACT B-14	7314	0.168
TRACT B-15	2741	0.062
TRACT B-16	2903	0.067
TRACT R-1	223319	5.127
TRACT R-2	328245	7.535
TRACT R-3	304254	6.985
TRACT L-1	208809	4.794
TRACT L-2	182027	4.179
TRACT L-3	374728	8.603
TRACT L-4	95070	2.183
TRACT L-5	273400	6.276
LOTS 1-18 BL 1	98469	2.261
LOTS 1-46 BL 2	252780	5.803
LOTS 1-45 BL 3	252071	5.787
LOTS 1-83 BL 4	487041	11.181
LOTS 1-83 BL 5	235917	5.416
LOTS 1-35 BL 6	201071	4.616
LOTS 1-26 BL 7	159949	3.672
LOTS 1-29 BL 8	174570	4.008
LOTS 1-31 BL 9	113102	2.596
LOTS 1-31 BL 10	190575	4.359
TOTAL	6234501	143.125

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 THE VILLAGE OF WELLINGTON, IT'S SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND 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 13th DAY OF November, 2001.

VILLAGE OF WELLINGTON,
 A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
 BY: Thomas M. Wenham MAYOR
 ATTEST: 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 13th DAY OF November, 2001.
 MY COMMISSION EXPIRES: _____
 OFFICIAL NOTARY SEAL
 KATHY A. TATGENHOIST
 NOTARY PUBLIC - STATE OF FLORIDA
 COMMISSION NO. CC38391
 MY COMMISSION EXPIRES MAY 18, 2004

VILLAGE OF WELLINGTON ENGINEER APPROVAL
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13th DAY OF NOVEMBER, 2001
 BY: Gary R. Crough VILLAGE ENGINEER

ACCEPTANCE OF RESERVATIONS

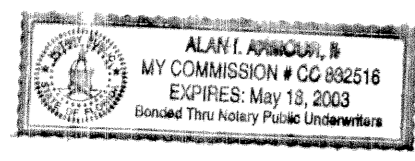
STATE OF FLORIDA)
 COUNTY OF BROWARD)
 THE VICTORIA GROVE HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 18th DAY OF Sept, 2001.

WITNESS: Evah Pasnik
 PRINT NAME: Evah Pasnik
 WITNESS: Darlene Turnage
 PRINT NAME: Darlene Turnage
 VICTORIA GROVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION
 BY: Daniel J. Andreacci PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
 COUNTY OF BROWARD)
 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 18th DAY OF September, 2001.

MY COMMISSION EXPIRES: _____
 COMMISSION NO: _____
 NOTARY PUBLIC - STATE OF 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 15th DAY OF January, 2001.
 BY: David Lodwick MAYOR
 ATTEST: Mary Anne Gould VILLAGE CLERK

VILLAGE OF ROYAL PALM BEACH ENGINEER APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF January, 2001.
 BY: 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, P.S.M. REVIEWING SURVEYOR
 FLORIDA CERTIFICATE #LS5776
 DATE: 11-29-01

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
 COUNTY OF PALM BEACH)
 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 16th DAY OF January, 2001.
 MY COMMISSION EXPIRES: _____
 OFFICIAL NOTARY SEAL
 GARY VICTORIO
 NOTARY PUBLIC - STATE OF FLORIDA
 Oday Victorio
 Comm. # DD038134
 Expires Oct 4, 2005

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
 COUNTY OF MIAMI-DADE)
 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 VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF October, 2001.

WITNESS: Huay Maloney BANK ATLANTIC, A FEDERAL SAVINGS BANK
 PRINT NAME: Huay Maloney
 WITNESS: Perry P. Alexander BY: Gary C. Sessions
 PRINT NAME: Perry P. Alexander NAME: GARY C. SESSIONS VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF Florida) SS
 COUNTY OF Miami-Dade)
 BEFORE ME PERSONALLY APPEARED GARY C. SESSIONS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF BANK ATLANTIC, 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 11th DAY OF October, 2001.
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC - STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA) SS
 COUNTY OF PALM BEACH)
 I, ALAN I. ARMOUR II, 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 TRANSEASTERN PROPERTIES, INC., A FLORIDA CORPORATION, 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.
 9/20/2001
 DATE: _____ BY: Alan I. Armour II 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.

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.

DATE: 9-18-01
 SURVEYOR AND MAPPER: Jeff J. Hodapp
 FLORIDA LICENSE NO. LS5111

VILLAGE SURVEYOR	Village Engineer	Village of Royal Palm Beach	NOTARY PUBLIC - STATE OF FLORIDA