

ANTHONY GROVES PLAZA

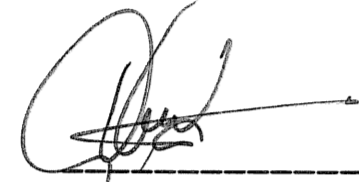
134

BEING A PARCEL OF LAND LYING IN THE EAST HALF (1/2) OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA
AUGUST, 2006

SHEET 2 OF 4

SURVEYOR AND MAPPER'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) and monuments according to Sec. 177.091 (9) F.S., have been placed as required by law and, further that the survey data complies with all requirements of Chapter 177, Florida Statutes, as amended, and ordinances of the Village of Royal Palm Beach, Florida.


Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357
Wallace Surveying Corporation
5553 Village Boulevard
West Palm Beach, FL 33407
Licensed Business No. 4569

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

We, CORPORATE LAND TITLE INS. CO., a title insurance company, as duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to Lake James, LLC., a Florida limited liability company; that the current taxes have been paid; that there are no mortgages of record; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Date: OCTOBER 12, 2006 By: 

ROBERT A. FORLINO, AGENT
Printed Name and Title

NOTES:

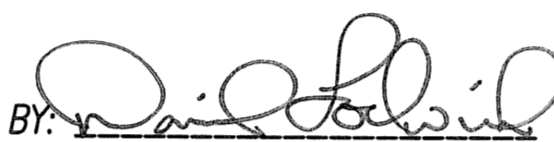
- Coordinates shown are grid.
- Datum = NAD 83, 1990 adjusted.
- Zone = Florida East
- Linear Unit = US foot
- Coordinate system 1983 State Plane Transverse Mercator Projection
- All distances are ground.
- Scale factor = 1.00001893
- Ground distance x scale factor = grid distance
- Bearings shown hereon are based on the South line of said Section 1 which is assumed to bear North 87°54'23" West and all other bearings are relative thereto.
- No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable village approvals or permits as required for such encroachments.
- 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, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- This instrument prepared by:

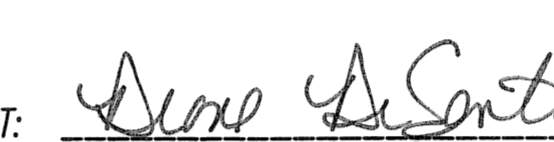
Kristi J. Smith
Wallace Surveying Corporation
5553 Village Boulevard
West Palm Beach, FL 33407
561/640-4551

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 19th day of OCTOBER, 2006.

BY: 
David A. Lodwick
Mayor

ATTEST: 
Diane DiSanto
Deputy Village Clerk

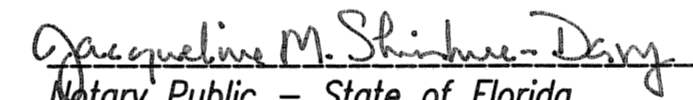
ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

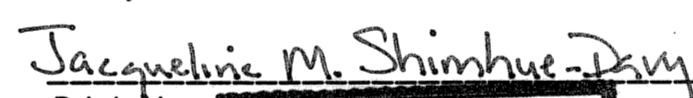
Before me personally appeared Mayor David A. Lodwick and Diane DiSanto who are personally known to me and who executed the foregoing instrument as mayor and village clerk of the VILLAGE OF ROYAL PALM BEACH, a municipal corporation in the State of Florida, and severally acknowledged to and before me that 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.

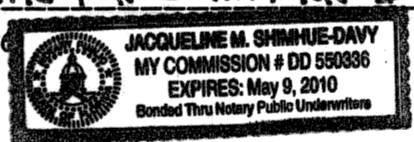
WITNESS my hand and official seal this 19th day of October, 2006.

My commission number: DD550336


Jacqueline M. Shimhue-Dary
Notary Public - State of Florida

My commission expires: May 9, 2010

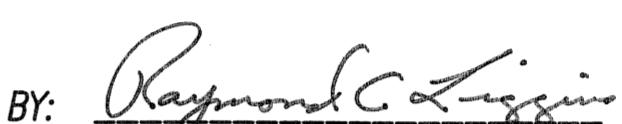

Jacqueline M. Shimhue-Dary
Print Name



VILLAGE OF ROYAL PALM BEACH ENGINEER APPROVAL

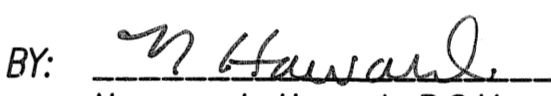
VILLAGE ENGINEER:

This plat is hereby approved for record this 19th day of October, 2006.

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

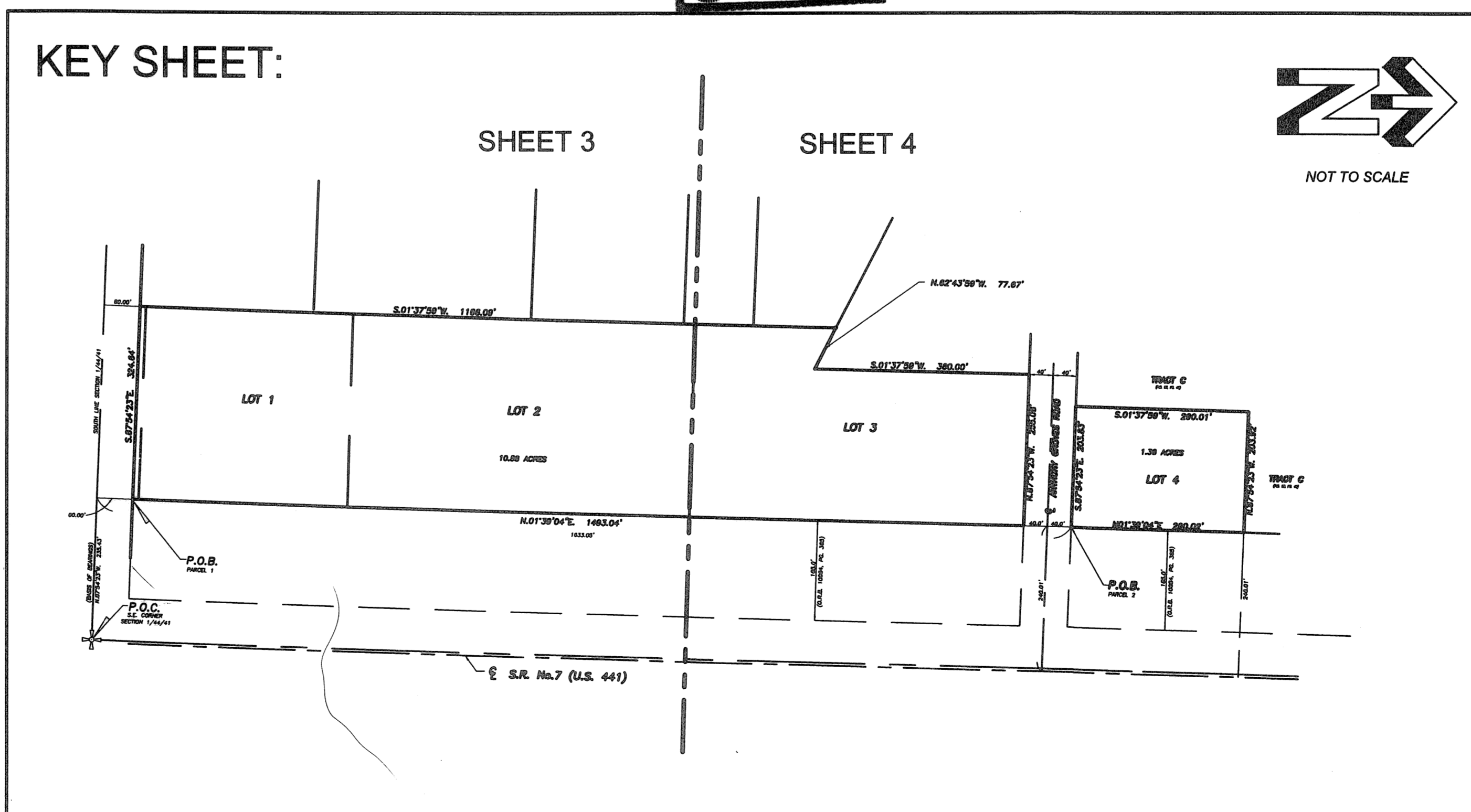
DATE: Oct. 12, 2006

AREA TABULATION:

LOT 1 = 2.67 ACRES
LOT 2 = 4.27 ACRES
LOT 3 = 3.64 ACRES
LOT 4 = 1.36 ACRES
TOTAL AREA = 11.94 ACRES

BEARING ROTATION EQUATION:

N87°54'23"W (PLAT BEARING)
N87°54'23"W (GRID BEARING)
0°00'00" = NO ROTATION



ANTHONY GROVES PLAZA

WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4888
8843 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD:	JOB NO.: 04-1396D	F.B.	P.L.
OFFICE: K.S.	DATE: AUG, 2006	DWG. NO.:	04-1396-1
CHKD: C.W.	REF: 04-1396-1.DWG	SHEET	2 OF 4