THE GROVES AT ROYAL PALMS OWNERS

ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

PRESIDENT, CHACLES H. MOHES

THIS TO DAY OF APELL , 2003.

NOTARY PUBLIC - STATE OF FLORIDA

CARNAHAN · PROCTOR · CROSS, INC.

CONSULTING ENGINEERS · SURVEYORS · PLANNERS

6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063 PHONE: 954-972-3959 FAX: 954-972-4178

JANUARY 2003

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JSH/JM

CONTINUATION OF 07. FOR PALM BEACH COUNTY, FLORIDA, AT OFFICIAL RECORDS BOOK 15214, PAGE 1907; AND SUCH RESTRICTIONS SHALL INURE TO AND BE BINDING UPON ANY SUCCESSORS AND ASSIGNS TO THE LANDS INCLUDED IN THIS PLAT, ALSO INFORMALLY KNOWN AS "ANTHONY GROVES COMMERCIAL PCD." MAINTENANCE RESPONSIBILITIES FOR THE COMMON AREA AND ALL PRINATE ROADWAYS ARE DEDICATED TO AND SPECIFICALLY RESERVED FOR THE GROVES AT ROYAL PALM OWNERS' ASSOCIATION, INC., IT'S SUCCESSIONS AND ASSIGNS

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT MPG ROYAL PALMS LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LANDS SHOWN HEREON BEING A PARCEL OF LAND LYING WITHIN THE EAST ONE-HALF OF SECTION TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "GROVES AT ROYAL PALM", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE EAST ONE-HALF SAID SECTION . THENCE NORTH 89°00'04" WEST. A DISTANCE OF 234.75 FEET (THE NEXT TWO DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY OF STATE ROAD NO. 7 (U.S. HWY. NO. 441); THENCE SOUTH 01-37'59' WEST, ALONG SAID WESTERLY RIGHT A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE SOUTH 01-37'59" WEST, A DISTANCE OF 1505.00 FEET (THE NEXT FOUR DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHERLY AND EASTERLY BOUNDARY OF "ANTHONY GROVES PHASE I", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 93, AT PAGES 40 THROUGH 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTRY, FLORIDA): THENCE NORTH 89°00'04" WEST, A DISTANCE OF 275.26 FEET; THENCE NORTH 01°37'59" EAST, A DISTANCE OF 875.00 THENCE NORTH 89°00'04" WEST, A DISTANCE OF 992.00 FEET; THENCE NORTH 01.37'59" EAST, A DISTANCE OF 630.00 FEET; THENCE SOUTH 89°00'04" EAST, ALONG A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE IF SAID SECTION 1. A DISTANCE OF 1267.26 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 23.856 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AND RESERVE AS FOLLOWS:

- OI. THE INGRESS-EGRESS EASEMENT, AS SHOWN HEREON IS HEREBY RESERVED FOR GROVES AT ROYAL PALMS OWNERS' ASSOCIATION. INC., ITS SUCCESSORS AND ASSIGNS FOR INGRESS, EGRESS AND OTHER PROPER PURPOSES.
- 02. THE DRAINAGE EASEMENTS. AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GROVES AT ROYAL PALMS OWNERS' 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.
- 03. THE VILLAGE OF ROYAL PALM BEACH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGA-TION 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. 04. 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
- 05. 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.
- 06. 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.
- 07. MAINTENANCE RESPONSIBILITES FOR THE COMMON AREA SHALL BE BORNE BY THE OWNERS OF THE PLATTED LANDS AS ALLOCATED BY THAT CERTAIN "DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE GROVES AT ROYAL PALM" RECORDED IN THE PUBLIC RECORDS (CONTINUED ABOVE)

IN WITNESS WHEREOF: MPG ROYAL PALMS LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SOLE GENERAL PARTNER, MPG ROYAL PALMS, INC., A FLORIDA CORPORATION, BY ITS CHAIRMAN AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 17 DAY OF _401____.

> MPG ROYAL PALMS LTD., A FLORIDA LIMITED PARTNERSHIP BY ITS SOLE GENERAL PARTNER MPG ROYAL PALMS, INC., A FLORIDA CORPORATION

PRINT NAME: James Doctor PRINT NAME: Octore J Hink

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PINELLAS) SS

BEFORE ME PERSONALLY APPEARED CHARLES M. MONTE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN OF MPG ROYAL PALMS. INC., A FLORIDA CORPORATION, AS THE SOLE GENERAL PARTNER OF MPG ROYAL PALMS LIMITED, A FLORIDA LIMITED PARTNERSHIP, 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 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 17 DAY OF AMEL____. 2003.



14-APL

FILE: DATE:

NOTARY PUBLIC-STATE OF FLORIDA COMMISSION NO.

GROVES AT ROYAL PALM

STATE OF FLORIDA

2003.

COUNTY OF Pinelles

STATE OF FLORIDA

CORPORATION.

COMMISSION NO:

2003.

ACKNOWLEDGEMENT

COUNTY OF Pinellas ; SS

WITNESS MY HAND AND OFFICIAL

VILLAGE OF WELLIN

MY COMMISSION EXPIRES:

VILLAGE ENGINEER

COUNTY OF PALM BEACH) SS

DAVID LODWICK.

A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST. VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

ACCEPTANCE OF RESERVATIONS

THE GROVES AT ROYAL PALMS OWNERS' ASSOCIATION, INC. HEREBY

ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED

FOR SAME AS STATED HEREON, DATED THIS ______ DAY OF _APALL___.

BEFORE WE PERSONALLY APPEARED CHARGE 4. MODEL . WHO IS PERSONALLY

KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF

SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS ZY DAY OF TUNE.

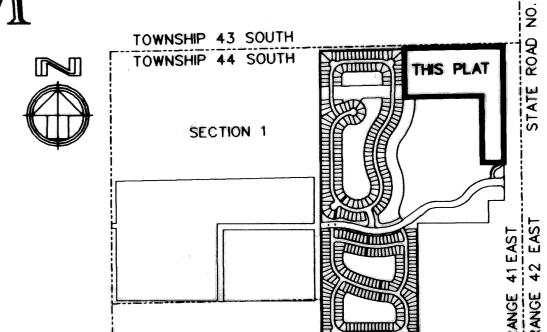
VILLAGE OF ROYAL PALM BEACH APPROVAL OF PLAT

FOR PROFIT CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED

AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION

THE GROVES AT ROYAL PALMS OWNERS' ASSOCIATION, INC., A FLORIDA NOT

AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS



SOUTHERN BOULEVARD

LOCATION MAP

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 4:53 P.M. THIS 10 DAY OF DECEMber 200<u>3</u>, AND DULY RECORDED IN PLAT BOOK _LOU ON TAGES 158 THROUGH 159 3 DOROTHY H.

SHEET I OF 3

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.

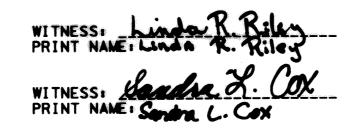
BY: Maran NORMAN J. HOWARD, P.S.M. REVIEWING SURVEYOR FLORIDA CERTIFICATE .LS5776 DATE 9-8-03

MORTGAGEE'S CONSENT

STATE OF FLORIDA) SS

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 13286 AT PAGE 1341 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION

IN WITNESS WHEREOF, THE SAID MORTGAGEE 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 BELL DAY OF MAY . 2003.



BANK OF AMERICA, N.A. A NATIONAL BANKING ASSOCIATION NAME: Steven N. Cohn SENIOR VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PINELLAS)

BEFORE ME PERSONALLY APPEARED STEVEN H. Cohn , WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _N/A _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR BANK AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITHESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF MAY 2003.

MY COMMISSION EXPIRES:

NOTARY PUBLIC-STATE OF FLORIDA COMMISSION NO. CC 999812 Expires: 6-7-2005

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA) SS 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 _______ DAY OF Turu 2003.

VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA ATTESTI ANTEDA ROSATOUEZ KANATAJENNST Lews M. Wendany THOMAS M. WENHAM VILLAGE CLERK Deputy B. Il AGE CLERK

ACKNOWLEDGEMENT

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 24 DAY OF ______, 2003. MY COMMISSION EXPIRES: 4/12/07

TITLE CERTIFICATION

STATE OF FLORIDA

COUNTY OF PALM BEACH) SS

JAMESA. STATULE DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA. HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY: THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO MPG ROYAL PALMS LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID: THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHER-WISE 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 AT THIS PLAT.

MAY 15, 2003

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SAID ECTION 1-44-41 HAVING A BEAKING UP NUMBH UT 31 39 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.

- 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.

ACKNOWLEDGEMENT

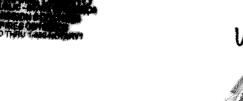
Artoback

STATE OF FLORIDA) SS

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.

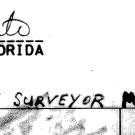
WITNESS MY HAND AND OFFICIAL SEAL THIS 44h DAY OF DECEMBER.

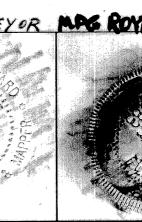
MY COMMISSION EXPIRES:



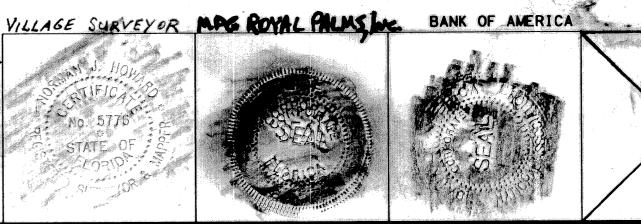
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VILLAGE CERK

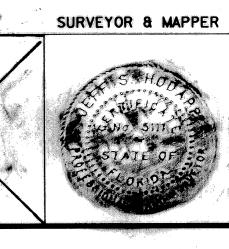












STATE OF FLORIDA COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM AND AWILDA RODRIGUEZ.

- 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 DEDICATED HEREON 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,
 DEDICATED HEREON 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 REING NON-RADIAL (N.R.)

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 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 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.

1-2003

FLORIDA LICENSE NO. LS5111

SURVEYOR AND MAPPER