

THIS INSTRUMENT WAS PREPARED BY:
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CRAVEN THOMPSON & ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309
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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 20 2012

ENGINEER
 SIMMONS & WHITE
 5601 CORPORATE WAY, SUITE 200
 WEST PALM BEACH, FL 33407
 GREGORY F. BOLEN, PE, LEED AP

LAND SURVEYOR
 CRAVEN THOMPSON AND ASSOCIATES
 3563 NE 53rd STREET
 FORT LAUDERDALE, FL 33309
 MARK R. MINTER, PSM #5785

DEDICATION:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT ARCHSTONE-FUTURA ENCLAVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS "ENCLAVE", SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION ONE (1), TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT B-1 OF "ANTHONY GROVES PHASE 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 93, PAGE 40, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID SOUTHEAST CORNER ALSO BEING ON THE NORTH LINE OF TRACT "W-1" OF BLACK DIAMOND-PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 94, PAGE 83 THRU 91, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°37'59" EAST ALONG THE EAST LINES OF SAID TRACT B-1 AND ALSO TRACT C OF SAID PLAT, A DISTANCE OF 1573.05 FEET TO AN ANGLE POINT IN SAID PLAT; THENCE SOUTH 87°54'23" EAST, ALONG THE BOUNDARY OF SAID PLAT AND ALONG THE SOUTH LINE OF LOT 4 OF ANTHONY GROVES PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108, PAGE 133-136, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1120.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4 BEING ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 (US 441) AS SHOWN ON THE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 93210-2519; THENCE SOUTH 01°39'04" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID ANTHONY GROVES PLAZA; THENCE NORTH 87°54'23" WEST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 255.08 FEET; THENCE SOUTH 01°37'59" WEST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 360.00 FEET TO AN ANGLE POINT IN SAID WEST LINE; THENCE NORTH 82°43'59" WEST ALONG THE BOUNDARY OF SAID LOT 3, A DISTANCE OF 77.67 FEET TO AN ANGLE POINT IN SAID BOUNDARY; THENCE SOUTH 01°37'59" WEST ALONG THE WEST LINES OF LOT 3, LOT 2 AND LOT 1 OF SAID PLAT, A DISTANCE OF 1166.09 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 BEING ON THE NORTH LINE OF SAID TRACT "W-1"; THENCE NORTH 87°54'23" WEST ALONG SAID NORTH LINE, A DISTANCE OF 795.04 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1,300,653 SQUARE FEET OR 29.859 ACRES MORE/OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

1. PARCEL "A"

PARCEL "A" AS SHOWN HEREON IS HEREBY RESERVED TO ARCHSTONE-FUTURA ENCLAVE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR PURPOSES CONSISTENT WITH THE VILLAGE OF ROYAL PALM BEACH ZONING CODE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ARCHSTONE-FUTURA ENCLAVE LLC, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

2. ACCESS EASEMENT AGREEMENT

THE EASTERLY PORTION OF THE LAND WHICH IS IMMEDIATELY ADJACENT TO STATE ROAD 7 AND WHICH IS LABELED ACCESS EASEMENT AGREEMENT PER ORB 24802, PG 0906 AND ORB 24802, PG 0919, P.B.C.R. ON THIS PLAT SHALL REMAIN OPEN FOR PERPETUAL RIGHT-OF-WAY ACCESS FOR THE USE BY THE GENERAL PUBLIC AND VISITORS/INVIITEES TO THE SUBJECT LAND, THE ANTHONY GROVES RESIDENTIAL PUD, AND, AS PROVIDED IN THE ABOVE-REFERENCED ACCESS EASEMENT AGREEMENTS, THE COMMERCIAL PROPERTIES IMMEDIATELY TO THE NORTH AND SOUTH OF SUCH EASTERLY PORTION OF THE LAND AND SHALL BE MAINTAINED BY ARCHSTONE-FUTURA ENCLAVE LLC, OR ANY SUCCESSORS AND/OR ASSIGNS, AS OWNERS OF THE LAND, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

3. WATER AND SEWER EASEMENT

THE WATER AND SEWER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON/ACME IMPROVEMENT DISTRICT, 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 OF WELLINGTON/ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.

4. LIFT STATION EASEMENT

THE LIFT STATION EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON UTILITIES, FLORIDA, 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 OF WELLINGTON UTILITIES, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT THIS 30th DAY OF APRIL, 2012.

WITNESS: Justin Price
 PRINT NAME

WITNESS: Amanda Lumsden
 PRINT NAME

ARCHSTONE-FUTURA ENCLAVE LLC,
 A DELAWARE LIMITED LIABILITY COMPANY

BY: James Curran
 ARCHSTONE ENCLAVE MEMBER LLC,
 A DELAWARE LIMITED LIABILITY COMPANY,
 ITS MANAGER

BY: James Curran
 JAMES CURRAN
 TITLE: VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF Texas
 COUNTY OF TARRANT

BEFORE ME PERSONALLY APPEARED JAMES CURRAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ARCHSTONE-FUTURA ENCLAVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

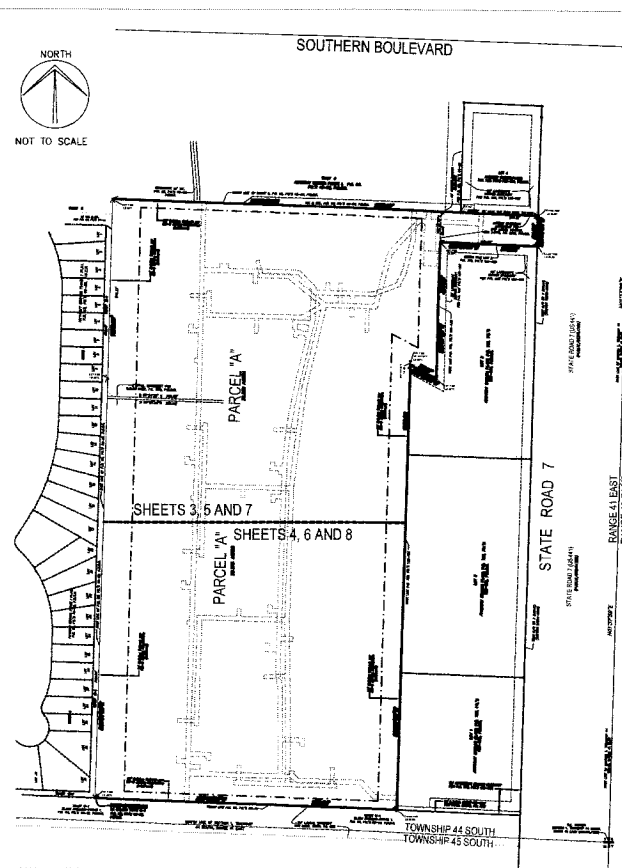
WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF APRIL, 2012.

MY COMMISSION EXPIRES: APRIL 20, 2016

COMMISSION NUMBER: 11016

Jennifer Howe
 NOTARY PUBLIC

Jennifer Howe
 PRINT NAME



LOCATION AND KEY MAP
 (NOT TO SCALE)

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TITLE CERTIFICATION:

STATE OF FLORIDA
 COUNTY OF _____

WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY 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 IN ARCHSTONE-FUTURA ENCLAVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY; 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.

DATED: April 14, 2012

BY: George Tellez
 PRINT NAME: George Tellez
 TITLE: Vice President

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT 2:40 PM
 THIS 9 DAY OF May, 2012
 AND DULY RECORDED IN PLAT BOOK NO. 115
119-1216

SHARON R. BOCK,
 CLERK & COMPTROLLER
 BY: _____
 DEPUTY CLERK

SHEET 1 OF 8 SHEETS



ARCHSTONE-FUTURA ENCLAVE, LLC
 ARCHSTONE-FUTURA ENCLAVE, LLC NOTARY
 CHICAGO TITLE INSURANCE COMPANY

