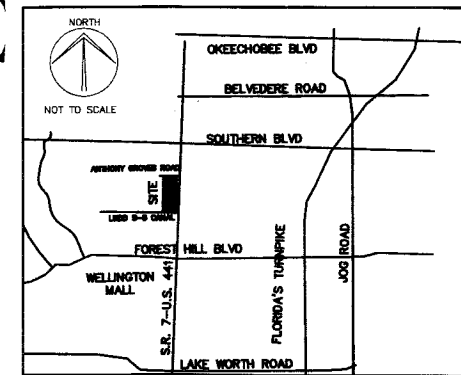


THIS INSTRUMENT WAS PREPARED BY:
 MARK R. MINTER, P.S.M. #5785 OF
CRAVEN THOMPSON & ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309
 TEL.: (954) 739-8400 FAX: (954) 739-8409
 JUNE 2011 06-0053

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)

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

120

SHEET 2 OF 8 SHEETS

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

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY 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 7th DAY OF May, 2012.

VILLAGE OF WELLINGTON,
 A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
 BY: Bob Margolis
 BOB MARGOLIS
 MAYOR
 ATTEST: Awilda Rodriguez
 AWILDA RODRIGUEZ
 VILLAGE CLERK

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED BOB MARGOLIS 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 SAID INSTRUMENT IS THE SEAL OF THE 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 7th DAY OF May, 2012.

MY COMMISSION EXPIRES:
10/26/2015

COMMISSION NUMBER:
EE135457

Jacqui P. Calero
 NOTARY PUBLIC
Rachel R. Castovi
 PRINT NAME



VILLAGE OF WELLINGTON ENGINEER APPROVAL:

THIS PLAT IS APPROVED FOR RECORD THIS 2ND DAY OF MAY, 2012.

VILLAGE OF WELLINGTON
 A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: William Riebe
 WILLIAM RIEBE, P.E.
 VILLAGE ENGINEER

VILLAGE OF ROYAL PALM BEACH ENGINEER APPROVAL:

THIS PLAT IS IN COMPLIANCE WITH THE VILLAGE OF ROYAL PALM BEACH SUBDIVISION CODE CHAPTER 22.

BY: Chris Marsh
 CHRIS MARSH, P.E. 62560
 VILLAGE ENGINEER

DATE: 5/8/12

VILLAGE OF ROYAL PALM BEACH SURVEYOR APPROVAL:

THIS PLAT HAS BEEN REVIEWED FOR IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES, TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177, FLORIDA STATUTES IS SHOWN, WHILE RANDOM CHECKS OF THE GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

BY: Norman J. Howard
 NORMAN J. HOWARD
 PROFESSIONAL SURVEYOR AND MAPPER.
 FLORIDA CERTIFICATE NUMBER: LSS776

DATE: 5-8-12

VILLAGE OF ROYAL PALM BEACH APPROVAL OF PLAT:

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT OF THE ENCLAVE FOR RECORD. DATED THIS 7th DAY OF MAY, 2012.

VILLAGE OF ROYAL PALM BEACH
 A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: Matty Mattioli
 MATTY MATTIOLI, MAYOR

BY: Diane Disanto
 DIANE DISANTO, VILLAGE CLERK

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED MATTY MATTIOLI 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 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 SAID INSTRUMENT IS THE SEAL OF THE 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 9th DAY OF MAY, 2012.

MY COMMISSION EXPIRES:

May 9, 2014

COMMISSION NUMBER:
984532

Jacqueline M. Shinkue-Dany
 NOTARY PUBLIC
 PRINT NAME

SURVEYOR'S NOTES:

- THE BEARINGS REFERENCED HEREIN ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE EAST LINE OF TRACT B-1, ANTHONY GROVES PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 93, PAGE 40, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID EAST LINE HAVING AN ASSUMED BEARING OF NORTH 01°37'59" EAST.
- 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 THIS COUNTY.
- 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, CONSERVATION EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, DRAINAGE EASEMENTS SHALL HAVE THIRD PRIORITY, ACCESS EASEMENTS SHALL HAVE FOURTH PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- THIS PLAT IS SUBJECT TO THE PROVISIONS OF THAT CERTAIN "DEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF ROYAL PALM BEACH AND ARCHSTONE-FUTURA ENCLAVE, LLC" WHICH WAS APPROVED BY THE VILLAGE COUNCIL ON AUGUST 18, 2011 AND EFFECTIVE ON 23 JANUARY, 2012 AS RECORDED IN OFFICIAL RECORDS BOOK 24972, PAGE 1068 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE ACCESS AGREEMENT IS ALSO SUBJECT TO RESTRICTIONS AND REVISIONARY INTERESTS AS SET FORTH IN THAT CERTAIN QUIT CLAIM DEED RECORDED AT OFFICIAL RECORDS BOOK 24802/PAGE 0895 ALONG WITH ANCILLARY EASEMENT INTERESTS AS SET FORTH IN THE "ACCESS EASEMENT AND MAINTENANCE AGREEMENT" BETWEEN LAKE JAMES, LLC, AND ANTHONY GROVES HOMEOWNERS ASSOCIATION, INC. RECORDED AT OFFICIAL RECORDS BOOK 20889/PAGE 1026."
- THE FLORIDA POWER AND LIGHT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2557, PAGE 930, PALM BEACH COUNTY RECORDS AND SHOWN ON THE PLAT HEREON, IS TO BE VACATED IN THE FUTURE.
- = SET P.R.M. - INDICATES 4"x4"x24" CONCRETE PERMANENT REFERENCE MONUMENT MARKED "PRM" LB271
- ⊙ = FOUND P.R.M. - INDICATES FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT, MARKED LS3357 (UNLESS OTHERWISE INDICATED).
- LB - LICENSED BUSINESS
- L.S.E. - LIFT STATION EASEMENT
- L.W.D.D. - INDICATES LAKE WORTH DRAINAGE DISTRICT
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- PG. - INDICATES PAGE
- P.B.C.R. - INDICATES PALM BEACH COUNTY RECORDS
- P.B. - INDICATES PLAT BOOK
- R/W - INDICATES RIGHT-OF-WAY
- S.E. - INDICATES SANITARY SEWER EASEMENT
- W.E. - INDICATES WATER EASEMENT

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; AND 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 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, FLORIDA.

DATED: 27 APRIL, 2012

CRAVEN THOMPSON & ASSOCIATES, INC.
 LICENSED BUSINESS NUMBER #271
Mark R. Minter
 MARK RAY MINTER, P.S.M.
 PROFESSIONAL SURVEYOR AND MAPPER NUMBER: LS5785
 STATE OF FLORIDA

VILLAGE OF WELLINGTON
 VILLAGE OF ROYAL PALM BEACH
 VILLAGE OF ROYAL PALM BEACH NOTARY
 VILLAGE OF ROYAL PALM BEACH ENGINEER
 REVIEWING SURVEYOR
 SURVEYOR