



CARNAHAN-PROCTOR-CROSS, INC.

CONSULTING ENGINEERS · SURVEYORS · PLANNERS

6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063  
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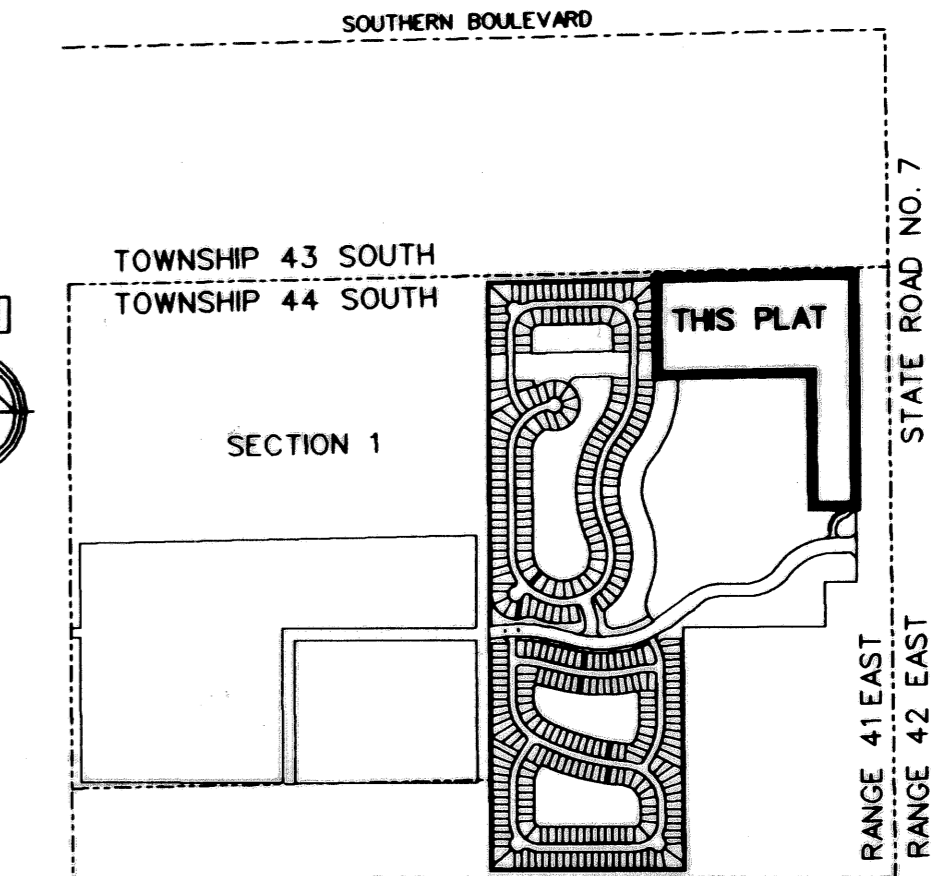
JANUARY 2003

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JSH/JM

GROVES AT ROYAL PALM

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



LOCATION MAP  
N.T.S.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 4:53 P.M.  
THIS 10 DAY OF December  
2003, AND DULY RECORDED  
IN PLAT BOOK 100 ON  
158 THROUGH 159  
DOROTHY H. WILKEN  
BY: *[Signature]*

SHEET 1 OF 3

158

CONTINUATION OF CT.  
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 PLOTS" MAINTENANCE  
RESPONSIBILITIES FOR THE COMMON AREA AND ALL PRIVATE ROADWAYS  
ARE DEDICATED AND SPECIFICALLY RESERVED FOR THE GROVES AT  
ROYAL PALM OWNERS' ASSOCIATION, INC., ITS SUCCESSORS 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 1,  
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  
1, 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 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT  
BOOK 93, AT PAGES 40 THROUGH 53, OF THE PUBLIC RECORDS OF PALM BEACH  
COUNTY, FLORIDA); THENCE NORTH 89°00'04" WEST, A DISTANCE OF  
275.26 FEET; THENCE NORTH 01°37'59" EAST, A DISTANCE OF 875.00  
FEET; 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:

- 01. 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 OBLIGATION  
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  
UTILITIES.
- 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 RESPONSIBILITIES 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 April, 2003.

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

WITNESS *[Signature]*  
PRINT NAME: *[Name]*  
WITNESS *[Signature]*  
PRINT NAME: *[Name]*

BY: *[Signature]*  
CHAIRMAN

ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PINELLAS ) SS

BEFORE ME PERSONALLY APPEARED *[Signature]*, WHO IS PERSONALLY  
KNOWN TO ME, OR HAS PRODUCED *[Signature]* 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 April, 2003.

MY COMMISSION EXPIRES: *[Signature]*

NOTARY PUBLIC-STATE OF FLORIDA  
COMMISSION NO.

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: *[Signature]*  
NORMAN J. HOWARD, P.S.M.  
REVIEWING SURVEYOR  
FLORIDA CERTIFICATE #LS5776

DATE 9-8-03

MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PINELLAS ) 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  
SHOWN HEREON.

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 HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS  
THIS 15 DAY OF May, 2003.

WITNESS *[Signature]*  
PRINT NAME: *[Name]*  
WITNESS *[Signature]*  
PRINT NAME: *[Name]*

BANK OF AMERICA, N.A.  
A NATIONAL BANKING ASSOCIATION  
BY: *[Signature]*  
NAME: *[Name]*  
SENIOR VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PINELLAS ) SS

BEFORE ME PERSONALLY APPEARED *[Signature]*, WHO IS PERSONALLY  
KNOWN TO ME, OR HAS PRODUCED *[Signature]* 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF May, 2003.

MY COMMISSION EXPIRES:

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

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THE VILLAGE OF WELLINGTON, ITS 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 24 DAY OF  
June, 2003.

VILLAGE OF WELLINGTON,  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: *[Signature]*  
THOMAS M. WENHAM  
MAYOR  
ATTEST: *[Signature]*  
ANILDA RODRIGUEZ  
VILLAGE CLERK Deputy Village Clerk

ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM AND ANILDA 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 24 DAY OF June, 2003.

MY COMMISSION EXPIRES: 4/12/07  
*[Signature]*  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION NO.

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF PINELLAS ) SS

THE GROVES AT ROYAL PALMS OWNERS' 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 17 DAY OF April, 2003.

WITNESS *[Signature]*  
PRINT NAME: *[Name]*  
THE GROVES AT ROYAL PALMS OWNERS'  
ASSOCIATION, INC.,  
A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS *[Signature]*  
PRINT NAME: *[Name]*  
PRESIDENT, *[Name]*

ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PINELLAS ) SS

BEFORE ME PERSONALLY APPEARED *[Signature]*, WHO IS PERSONALLY  
KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF  
THE GROVES AT ROYAL PALMS OWNERS' 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 17 DAY OF April, 2003.  
MY COMMISSION EXPIRES: *[Signature]*  
COMMISSION NO: DD152144  
NOTARY PUBLIC - STATE OF FLORIDA

VILLAGE OF WELLINGTON ENGINEER APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF June, 2003.

BY: *[Signature]*  
GARY CLOUGH, PE  
VILLAGE ENGINEER

VILLAGE OF ROYAL PALM BEACH APPROVAL OF PLAT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THE VILLAGE OF ROYAL PALM BEACH HEREBY APPROVES THIS PLAT FOR RECORD.  
THIS 17 DAY OF December, 2003.

BY: *[Signature]*  
DAVID LODWICK,  
MAYOR  
ATTEST: *[Signature]*  
MARY ANNE GOULD  
VILLAGE CLERK

ACKNOWLEDGEMENT

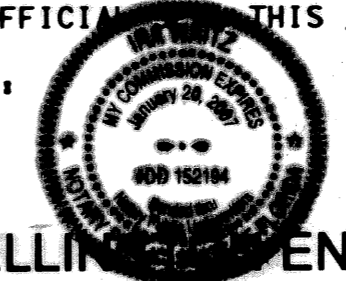
STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

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 4th DAY OF DECEMBER, 2003.

MY COMMISSION EXPIRES: *[Signature]*  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION NO.

FILE: r1991010Acce00w/10pp14.dgn  
DATE: 14-Apr-03 16:20



Village of Royal Palm Beach  
VILLAGE SURVEYOR MPG ROYAL PALMS, INC. BANK OF AMERICA SURVEYOR & MAPPER  
*[Signatures and Seals]*