



CARNAHAN · PROCTOR · CROSS, INC.

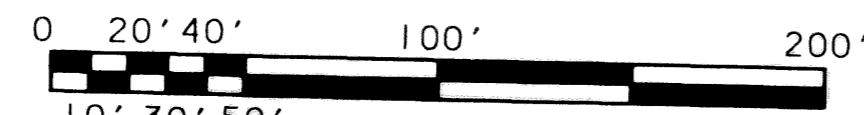
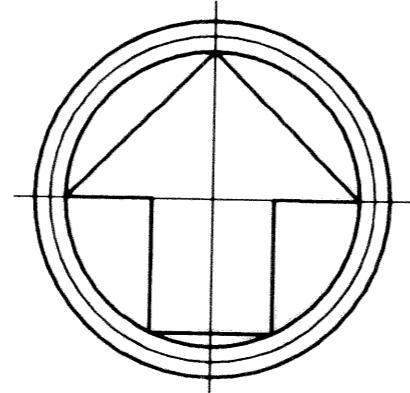
CONSULTING ENGINEERS · SURVEYORS · PLANNERS

6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063  
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JANUARY 2003

991010LC

JSH/JM



SCALE: 1"=50'

# GROVES AT ROYAL PALM

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

### LEGEND:

- SET PERMANENT REFERENCE MONUMENT (P.R.M.) • LB2936 UNLESS OTHERWISE NOTED
- ⊕ CENTERLINE
- ARC LENGTH
- Δ DELTA (CENTRAL ANGLE)
- D.E. DRAINAGE EASEMENT
- L.A.E. LIMITED ACCESS EASEMENT
- L.E. LANDSCAPE EASEMENT
- L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- L.S.E. LIFT STATION EASEMENT
- L.W.D.D. LAKE WORTH DRAINAGE DISTRICT
- N.R. NON-RADIAL
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- P.B. PLAT BOOK
- P.B.C.R. PALM BEACH COUNTY RECORDS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- R. RADIUS
- R/W RIGHT-OF-WAY
- SF. SQUARE FEET
- U.E. UTILITY EASEMENT
- CH. CHORD
- C.B. CHORD BEARING
- W.E. WATER EASEMENT
- S.E. SEWER EASEMENT

159

SHEET 2 OF 3

LOWE'S HOME CENTER  
(P.B. 87, PGS. 193-195)

L.W.D.D. S-4 CANAL

NORTH LINE SECTION 1-44-41 S89°00'04"E 2636.87'  
S89°00'04"E 1267.26'  
PLAT LIMITS

S01°37'59"W 40.00'  
N89°00'04"W 234.75'

P.O.B.  
P.O.C.  
NORTHEAST CORNER  
SECTION 1-44-41  
FOUND PALM BEACH COUNTY  
BRASS DISC IN CONCRETE  
MONUMENT

TRACT "1"  
39413 SF

TRACT "7"  
705675 SF

TRACT "2"  
53236 SF

TRACT "3"  
75189 SF

TRACT A  
ANTHONY GROVES PHASE 1  
P.B. 93, PGS. 40-53, P.B.C.R.

STATE ROAD NO. 7  
(U.S. HWY NO. 441)  
(O.R.B. 5308, PG. 199, O.R.B. 5345, PG. 591 & O.R.B. 10084, PG. 365)

EAST LINE SECTION 1-44-41 N01°37'59"E 3965.46'  
BASELINE S.R.7 (F.D.O.T. SECTION 83210-2519)

S01°37'59"W 1505.00'

PLAT LIMITS

MATCH LINE  
SEE SHEET 3 OF 3

LIFT STATION EASEMENT

160' F.P.L. EASEMENT  
(O.R.B. 699, PG.538 & O.R.B. 765, PG. 57)

N89°00'04"W 992.00'

PLAT LIMITS

TRACT L-5

20' L.M.E.

26' L.M.E.

15' W.E.

TRACT B-12

LOT 31

LOT 30

LOT 29

LOT 28

LOT 27

LOT 26

LOT 25

LOT 24

SET P.R.M. 15' OFFSET SOUTH

114'

74'

40'

114'

74'

40'

114'

FOUND PALM BEACH COUNTY  
BRASS DISC IN CONCRETE  
MONUMENT NORTH 1/4 CORNER  
SECTION 1-44-41

ANTHONY GROVES PHASE 1  
P.B. 93, PGS. 40-53, P.B.C.R.

BLOCK TO  
N01°37'59"E 630.00'

LOT 1  
BLOCK 8

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