

DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT FAIRWAY SHOPS JOINT VENTURE, A TEXAS JOINT VENTURE, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, JOSE R. CUERVO, AN INDIVIDUAL, AND BANK ATLANTIC, A FEDERALLY-CHARTERED STOCK FORM SAVINGS BANK, SUCCESSOR BY MERGER TO COMMUNITY SAVINGS, F.A. OWNERS OF THE LAND SHOWN HEREON AS PGA NATIONAL SHOPS ON THE GREEN, BEING A PLAT OF PART OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10, THENCE RUN NORTH 88 DEGREES, 27 MINUTES, 03 SECONDS WEST, ALONG THE CENTERLINE OF P.G.A. BOULEVARD AND THE NORTH LINE OF SAID SECTION 10, FOR A DISTANCE OF 303.63 FEET TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE; THENCE RUN SOUTH 1 DEGREE, 35 MINUTES, 41 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PROPERTY:

THENCE CONTINUE SOUTH 01 DEGREE, 35 MINUTES, 41 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 1013.08 FEET; THENCE RUN NORTH 77 DEGREES, 31 MINUTES, 50 SECONDS WEST FOR A DISTANCE OF 122.35 FEET; THENCE RUN SOUTH 85 DEGREES, 22 MINUTES, 49 SECONDS WEST FOR A DISTANCE OF 510.02 FEET; THENCE RUN NORTH 64 DEGREES, 46 MINUTES, 42 SECONDS WEST FOR A DISTANCE OF 189.52 FEET; THENCE RUN NORTH 73 DEGREES, 35 MINUTES, 08 SECONDS WEST FOR A DISTANCE OF 106.38 FEET; THENCE RUN NORTH 01 DEGREE, 35 MINUTES, 41 SECONDS EAST FOR A DISTANCE OF 395.92 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 922.50 FEET, THE CHORD OF WHICH BEARS NORTH 59 DEGREES, 10 MINUTES, 48 SECONDS EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY RIGHT OF WAY LINE OF FAIRWAY DRIVE AS SHOWN ON PLAT OF FAIRWAY DRIVE AND FAIRVIEW LANE, AS RECORDED IN PLAT BOOK 56, PAGES 21 AND 22 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 405.26 FEET THROUGH A CENTRAL ANGLE OF 25 DEGREES, 10 MINUTES, 13 SECONDS TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 544.29 FEET, THE CHORD OF WHICH BEARS NORTH 26 DEGREES, 58 MINUTES, 19 SECONDS EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND EASTERLY RIGHT OF WAY LINE OF SAID FAIRWAY DRIVE, A DISTANCE OF 351.17 FEET THROUGH A CENTRAL ANGLE OF 36 DEGREES, 58 MINUTES, 01 SECONDS TO THE SOUTHERLY RIGHT OF WAY LINE OF FAIRVIEW LANE AS SHOWN ON SAID PLAT OF FAIRWAY DRIVE AND FAIRVIEW LANE; THENCE NORTH 50 DEGREES, 35 MINUTES, 18 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 32.78 FEET; THENCE SOUTH 88 DEGREES, 27 MINUTES, 03 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 385.47 FEET TO THE POINT OF BEGINNING.

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

PARCELS 1 AND 3, AS SHOWN HEREON, ARE HEREBY RESERVED TO FAIRWAY SHOPS JOINT VENTURE, A TEXAS JOINT VENTURE, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, FOR COMMERCIAL AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

PARCEL 2, AS SHOWN HEREON, IS HEREBY RESERVED TO JOSE R. CUERVO, AN INDIVIDUAL, FOR COMMERCIAL AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID INDIVIDUAL, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

PARCEL 4, AS SHOWN HEREON, IS HEREBY RESERVED TO BANK ATLANTIC FOR COMMERCIAL AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATIONS MAY HAVE CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED AND THEIR CORPORATE SEALS AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARDS OF DIRECTORS, THIS 27th DAY OF OCTOBER, 2004.

FAIRWAY SHOPS JOINT VENTURE
A TEXAS JOINT VENTURE
BY: SHOPPES ON THE GREEN, LLC
A FLORIDA LIMITED LIABILITY COMPANY
AS JOINT VENTURER

WITNESS:
PRINT NAME: Jeff Scott
WITNESS:
PRINT NAME: Ed Lewis

BY: Gerald M. Higier
GERALD M. HIGIER, MANAGER

JOSE R. CUERVO
AN INDIVIDUAL
WITNESS:
PRINT NAME: Jose Cuervo

BY: Jose R. Cuervo

WITNESS:
PRINT NAME: Wayne Raymond

PRINT NAME: JOSE R. CUERVO

BANK ATLANTIC, A FEDERALLY-CHARTERED STOCK FORM SAVINGS BANK,
SUCCESSOR BY MERGER TO COMMUNITY SAVINGS, F.A.

WITNESS:
PRINT NAME: Mary L. Mills
WITNESS:
PRINT NAME: Abet. Corporate Secretary

BY: Mary L. Mills
PRINT NAME: MARY L. MILLS
PRINT TITLE: Abet. Corporate Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF August, 2004 BY GERALD M. HIGIER, AS MANAGER OF SHOPPES ON THE GREEN LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND ON BEHALF OF SAID COMPANY AS A JOINT VENTURER IN FAIRWAY SHOPS JOINT VENTURE, A TEXAS JOINT VENTURE, BY AND ON BEHALF OF SAID VENTURE. GERALD M. HIGIER IS PERSONALLY KNOWN TO ME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31 DAY OF August, 2004.
MY COMMISSION EXPIRES: 12-21-05

W. S. Fugman
Lisa Fugman
PRINT NAME:
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION NO. DD 062505

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSE R. CUERVO WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF August, 2004.
MY COMMISSION EXPIRES: 9/06/04 06

David Jaramis
DAVID JARAMIS
PRINT NAME:
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION NO. DD 337639

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Mary Mills WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS A VP OF BANK ATLANTIC, A FEDERALLY-CHARTERED STOCK FORM SAVINGS BANK, SUCCESSOR BY MERGER TO COMMUNITY SAVINGS, F.A. 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 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 October 8 DAY OF October, 2004.
MY COMMISSION EXPIRES: August 31, 2008

Yvonne C. Ratto
Yvonne C. Ratto
PRINT NAME:
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION NO. DD 351480

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ELLEN ROSE, ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO FAIRWAY SHOPS JOINT VENTURE, A TEXAS JOINT VENTURE, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, JOSE R. CUERVO, AN INDIVIDUAL, AND BANK ATLANTIC, A FEDERALLY-CHARTERED STOCK FORM SAVINGS BANK, SUCCESSOR BY MERGER TO COMMUNITY SAVINGS, F.A. 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: September 1, 2004
900/R
ELLEN ROSE, ESQ.

PGA NATIONAL SHOPS ON THE GREEN
BEING A PLAT OF PART OF SECTION 10, TOWNSHIP 42 SOUTH,
RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2 SHEETS
JANUARY 2004

REVIEWING SURVEYORS CERTIFICATION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 (1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS AND MONUMENTS AT LOT CORNERS.

DATE: 13 October, 2004
O. Howard Dukes
O. HOWARD DUKES
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4533
STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 RECORDS BOOK 13867 AT PAGE 142 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF August, 2004.

WITNESS: Wendy Bickert
Wendy Bickert
PRINT NAME:
VICE-PRESIDENT
WITNESS: Kenneth R. Swedler
Kenneth R. Swedler
PRINT NAME:
VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF Florida, New Jersey
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Louis Ricchione WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President of Wachovia Bank, N.A. AND SEVERALLY 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 30 DAY OF August, 2004.
MY COMMISSION EXPIRES: March 31, 2008

Joanne Margarelli
Joanne Margarelli
PRINT NAME:
NOTARY PUBLIC
STATE OF FLORIDA New Jersey
COMMISSION NO. _____

CITY OF PALM BEACH GARDENS

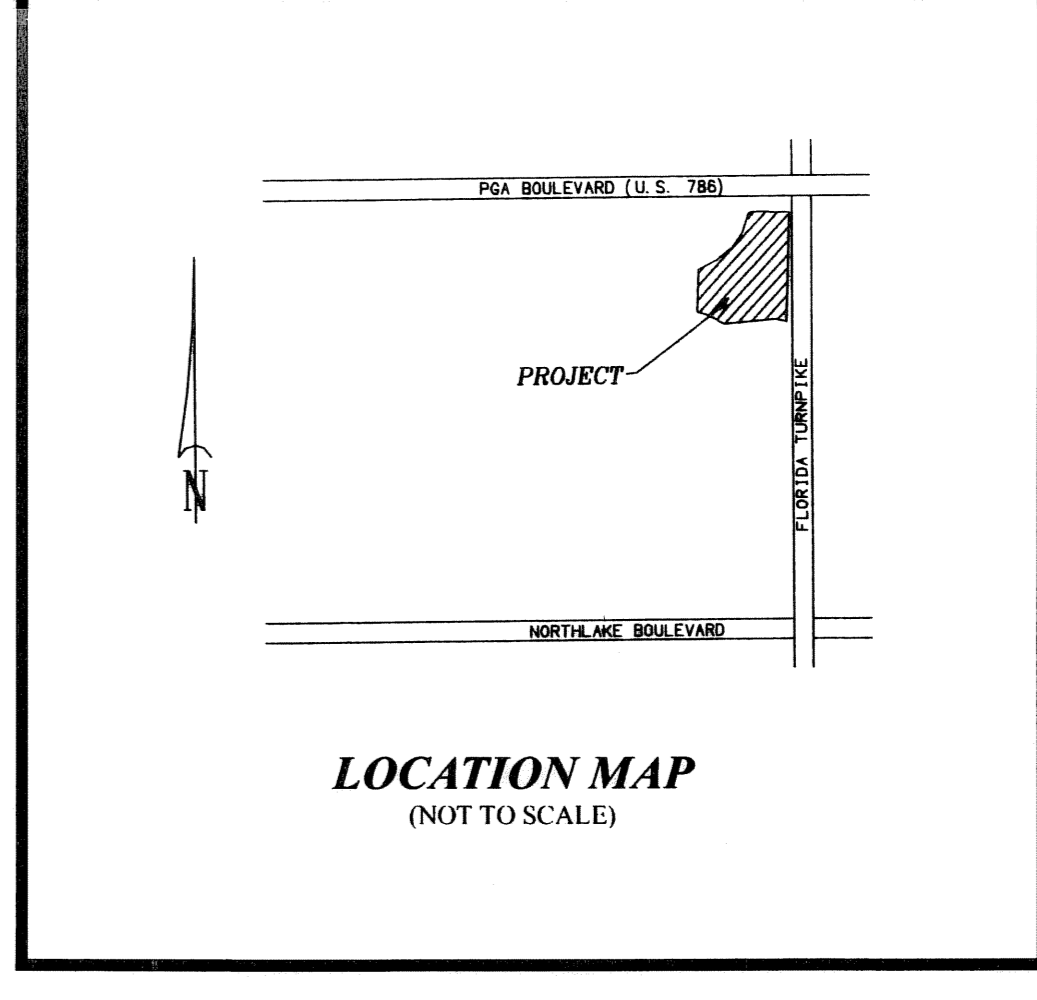
APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS-CITY OF PALM BEACH GARDENS

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE CITY OF PALM BEACH GARDENS, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THIS PLAT ON THIS 21st DAY OF October, 2004.

CITY OF PALM BEACH GARDENS
POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BY: Eric Jablons
ERIC JABLON, MAYOR
ATTEST: Patricia Snider
PATRICIA SNIDER, CITY CLERK

CITY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 18th DAY OF October, 2004.
BY: Daniel P. Clark
DANIEL P. CLARK, P.E.



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 AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'s") AND MONUMENTS AS REQUIRED BY SECTION 177.091 (9), FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW AND, FURTHER, THAT THE SURVEY DATA AND PLAT COMPLY WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS.

DATE: 10/11/2004
STEPHEN M. GORDON
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5974
STATE OF FLORIDA

SURVEYOR'S NOTES

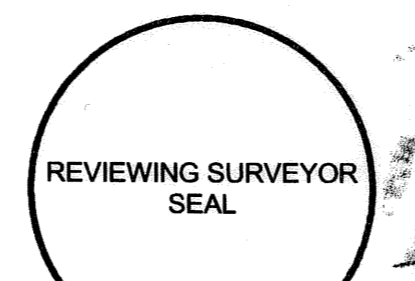
- 1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: [] "PRM LB 4318"
- 2. THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF SOUTH 01 DEGREE, 32 MINUTES, 57 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FAIRWAY DRIVE AS SHOWN ON THE PLAT OF FAIRWAY DRIVE AND FAIRVIEW LANE AS RECORDED IN PLAT BOOK 56, PAGES 1 AND 2.
- 3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CITY OF PALM BEACH GARDENS, FLORIDA.
- 4. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- 5. IN THOSE CASES WHERE EASEMENTS 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 SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 7. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 8. ALL BEARINGS AND DISTANCES SHOWN FOR THE EASEMENTS ON SHEET 2 ARE ALONG THE CENTERLINE OF THE EASEMENT UNLESS OTHERWISE NOTED.

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.

THIS INSTRUMENT WAS PREPARED BY STEPHEN M. GORDON, PSM OF NICK MILLER, INC., 2560 RCA BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410-3335.

LAND USE TABLE

PARCEL 1:	14.66 acres
PARCEL 2:	0.56 acres
PARCEL 3:	0.70 acres
PARCEL 4:	0.63 acres
TOTAL AREA:	16.55 acres



PGA NATIONAL SHOPS ON THE GREEN
NMI
NICK MILLER, INC.
2560 RCA BLVD, STE 105, PALM BEACH GARDENS, FL 33410
TEL: 561.627.5200 FAX: 561.627.0983 www.nickmillerinc.com
D.B.P.R. BUSINESS LICENSE No. 4318
SHEET NO. 1 OF 2
SCALE: N/A
DATE: JANUARY, 2004
JOB NO. 89105SE-U
FILE: 89105SE-U.dwg