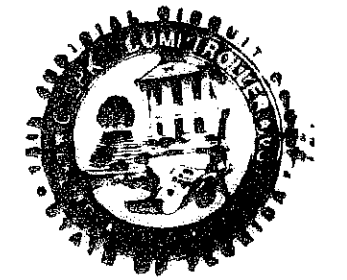


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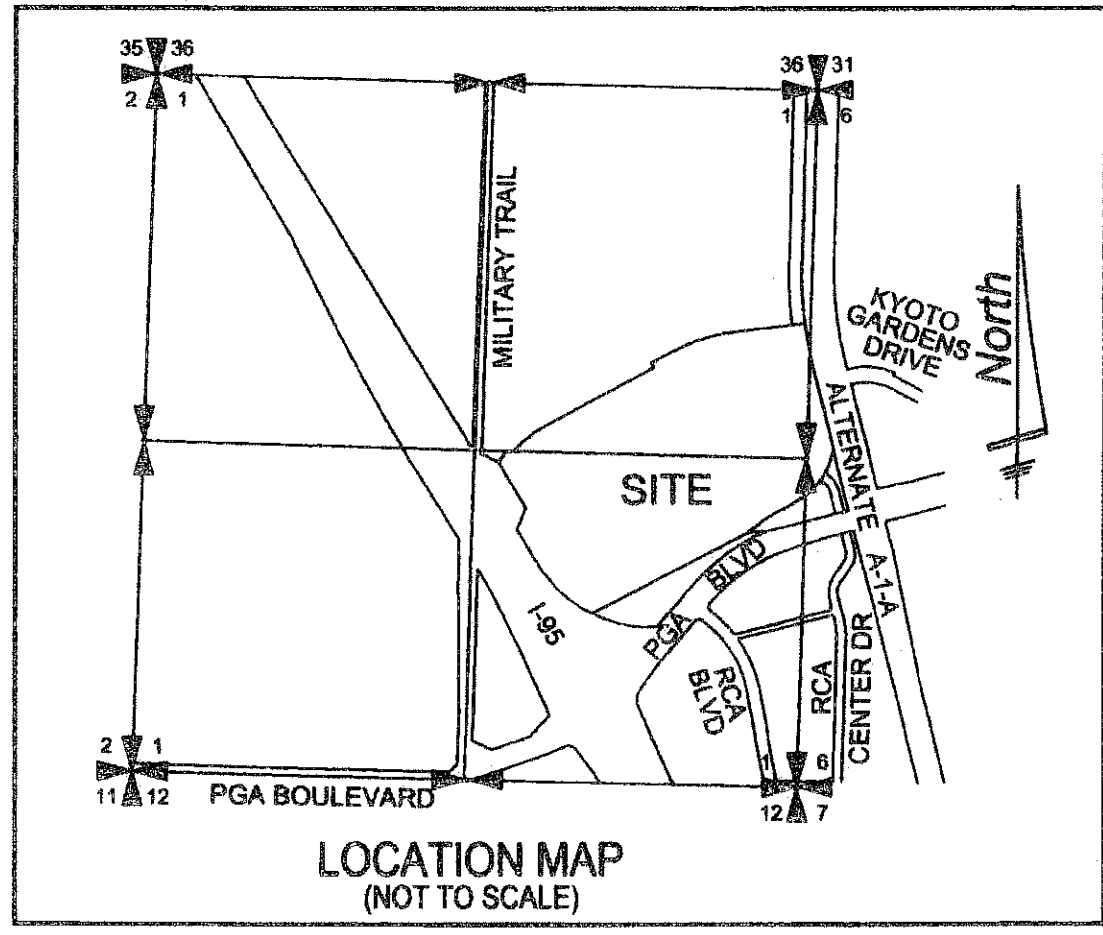
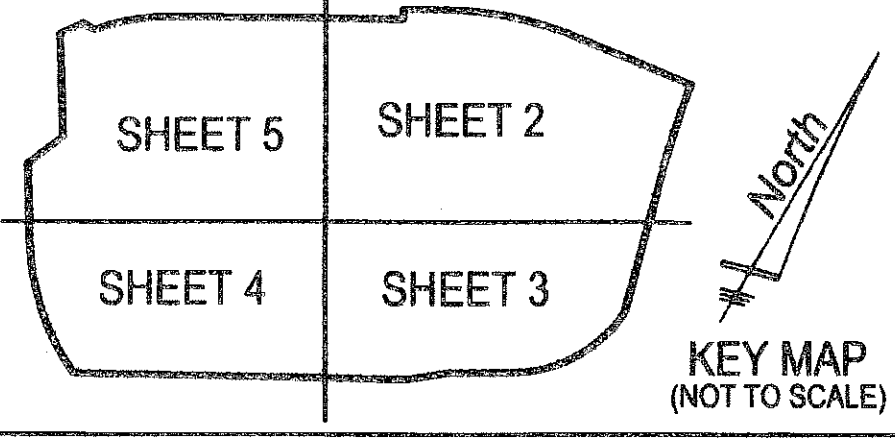
171

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 4:18 P.M.,
this 14th day of October, 2008,
and duly recorded in Plat Book
on Page(s) 171-175
Sharon R. Beck, Clerk & Comptroller



MACARTHUR PARCEL 5A

SITUATE IN SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST AND SECTION 6, TOWNSHIP 42 SOUTH,
RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
MARCH, 2008
SHEET 1 OF 5



DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
KNOW ALL MEN BY THESE PRESENTS THAT PGA NORTH II OF FLORIDA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND THE CITY OF PALM BEACH GARDENS, FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS MACARTHUR PARCEL 5A, SITUATE IN SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST AND SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST AND SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, WITHIN THE MUNICIPAL LIMITS OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PLAT NO. 4 OF THE CITY OF PALM BEACH GARDENS, AS RECORDED IN PLAT BOOK 27, PAGES 4 THROUGH 6 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S83°26'37"W ALONG THE SOUTH LINE OF SAID PLAT NO. 4, A DISTANCE OF 528.38 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1508.76 FEET AND A CENTRAL ANGLE OF 21°49'00"; THENCE CONTINUE ALONG SAID SOUTH LINE AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 574.88 FEET; THENCE S61°36'37"W ALONG SAID SOUTH LINE, A DISTANCE OF 165.00 FEET TO A POINT IN THE SOUTHEAST LINE OF THE PLAT OF WINCHESTER COURTS, AS RECORDED IN PLAT BOOK 37, PAGES 153 THROUGH 155, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S28°23'16"E ALONG THE SOUTHEAST LINE OF SAID PLAT OF WINCHESTER COURTS, A DISTANCE OF 42.00 FEET; THENCE S01°36'42"W ALONG THE SOUTH LINE OF SAID PLAT OF WINCHESTER COURTS, A DISTANCE OF 982.55 FEET, TO THE POINT OF CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 917.90 FEET AND A CENTRAL ANGLE OF 20°23'47"; THENCE CONTINUE ALONG SAID SOUTH LINE AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 528.76 FEET; THENCE N88°28'44"W ALONG SAID SOUTH LINE, A DISTANCE OF 53.78 FEET TO A POINT OF NON TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 969.80 FEET, A CENTRAL ANGLE OF 08°27'28" AND A RADIUS POINT WHICH BEARS S50°50'08"E; THENCE CONTINUE ALONG SAID SOUTH LINE AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 108.19 FEET; THENCE S30°32'24"E ALONG THE EAST LINE OF A PARCEL FOR ADDITIONAL RIGHT OF WAY DEED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION IN OFFICIAL RECORD BOOK 4258, PAGE 424, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 434.03 FEET; THENCE S22°47'18"W ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 188.01 FEET TO A POINT IN THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY I-95) AS SHOWN ON THE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, DRAWING NO. 83220-2407 DATED 12-22-85; THENCE S30°32'24"E ALONG SAID RIGHT OF WAY, A DISTANCE OF 325.19 FEET TO THE POINT OF CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1041.84 FEET AND A CENTRAL ANGLE OF 32°50'08"; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 586.95 FEET TO A POINT IN THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE FOR SAID INTERSTATE HIGHWAY I-95 AS DESCRIBED IN OFFICIAL RECORD BOOK 3683, PAGE 559 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N12°12'12"E ALONG SAID NORTH LINE, A DISTANCE OF 148.18 FEET TO THE NORTHWEST CORNER OF THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 11810, PAGE 1162, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N51°06'35"E ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 165.70 FEET; THENCE N60°41'11"E ALONG SAID NORTH LINE, A DISTANCE OF 285.15 FEET TO THE POINT OF CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 582.66 FEET AND A CENTRAL ANGLE OF 56°01'42"; THENCE CONTINUE ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 550.21 FEET TO A POINT IN THE HIGH LINE OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY AS DESCRIBED IN DEED BOOK "C", PAGE 348, PUBLIC RECORDS OF DADE (NOW PALM BEACH) COUNTY, FLORIDA; THENCE N14°05'35"W ALONG SAID WEST LINE, A DISTANCE OF 866.17 FEET TO THE POINT OF CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2914.93 FEET AND A CENTRAL ANGLE OF 08°43'50"; THENCE CONTINUE ALONG SAID WEST LINE AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 342.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,780,975 SQUARE FEET OR 86.34 ACRES, MORE OR LESS.
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1) AN EASEMENT FOR INGRESS AND EGRESS, DRAINAGE, AND UTILITIES IS HEREBY RESERVED OVER AND ACROSS KYOTO GARDENS DRIVE AND RCA CENTER DRIVE TO PGA NORTH II OF FLORIDA, L.L.C. ITS SUCCESSORS AND OR ASSIGNS.
- 2) THE UTILITY EASEMENTS 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.
- 3) THE PRIVATE ACCESS EASEMENTS (P.A.E.) ARE HEREBY DEDICATED TO PGA NORTH II OF FLORIDA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND OR ASSIGNS, FOR THE PURPOSE OF ACCESS, INGRESS AND EGRESS, AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, AND PEDESTRIAN CIRCULATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 4) THE OPEN SPACE TRACTS O.S.-1 AND O.S.-2, SHOWN HEREON ARE HEREBY DEDICATED TO PGA NORTH II OF FLORIDA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND OR ASSIGNS, AS OPEN SPACE AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, AND PEDESTRIAN CIRCULATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 5) THE PRESERVE TRACT, SHOWN HEREON, IS HEREBY RESERVED BY PGA NORTH II OF FLORIDA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSE OF UPLAND PRESERVE IN ACCORDANCE WITH RESOLUTION 1, 2001, AND AS RECORDED IN O.R.B. 12581, PAGES 400 THROUGH 408, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. ACTIVITIES PROHIBITED WITHIN THE PRESERVE AREA INCLUDE, BUT ARE NOT LIMITED TO, PARKING OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; AND OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE; FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
- 6) THE LANDSCAPE BUFFER EASEMENTS (L.B.E.), SHOWN HEREON, ARE HEREBY RESERVED BY PGA NORTH II OF FLORIDA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND OR ASSIGNS, FOR THE PURPOSES OF LANDSCAPING, BUFFERS, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION. THE MAINTENANCE RESPONSIBILITY OF LANDSCAPE BUFFER EASEMENTS SHALL BE THAT OF PGA NORTH II OF FLORIDA, L.L.C., ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 7) THE WATER MANAGEMENT TRACTS (W.M.T. 1 AND W.M.T. 2), SHOWN HEREON, ARE HEREBY RESERVED BY PGA NORTH II OF FLORIDA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND OR ASSIGNS, FOR THE PURPOSES OF DRAINAGE AND UTILITIES. THE MAINTENANCE RESPONSIBILITY OF SAID TRACTS SHALL BE THAT OF PGA NORTH II OF FLORIDA, L.L.C., ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS NOR NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- 8) THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AND LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.), SHOWN HEREON, ARE HEREBY DEDICATED TO PGA NORTH II OF FLORIDA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND OR ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING MAINTENANCE OF DRAINAGE FACILITIES WITHIN SAID TRACTS.
- 9) THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED BY PGA NORTH II OF FLORIDA, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND OR ASSIGNS, FOR DRAINAGE PURPOSES. THE MAINTENANCE OF THE DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS NOR NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- 10) THE FLOWAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND OR ASSIGNS, AS A PERPETUAL BUT NON-EXCLUSIVE FLOWAGE EASEMENT IN, OVER, UPON, THROUGH AND ACROSS THE EASEMENT PROPERTY THEREBY AUTHORIZING THE FREE FLOWAGE AND UNINTERRUPTED PASSAGE OF WATER FROM THE GRANITE'S WATER MANAGEMENT SYSTEM INTO, ON, OVER, THROUGH AND ACROSS THE EASEMENT PROPERTY. SAID DISTRICT SHALL ASSUME NO MAINTENANCE OBLIGATION FOR THE EASEMENT PROPERTY ASSOCIATED WITH THIS DEDICATION.
- 11) THE SEACOAST WATER AND SEWER EASEMENTS (S.W.S.E.), AS SHOWN ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SANITARY SEWER FACILITIES. SAID LANDS ENCLUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.
- 12) THE PUBLIC PEDESTRIAN ACCESS EASEMENT (PPAE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FLORIDA, FOR PUBLIC PEDESTRIAN ACCESS, SIDEWALKS, AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, AND PEDESTRIAN CIRCULATION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.
- 13) THE PUBLIC BUS STOP EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FLORIDA, FOR THE CONSTRUCTION AND MAINTENANCE OF FACILITIES RELATED TO PUBLIC TRANSPORTATION AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OF THE CITY OF PALM BEACH GARDENS, ITS SUCCESSORS AND OR ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF August, 2008.

PGA NORTH II OF FLORIDA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY
BY: PGA GATEWAY, LTD. BY: DIVER MANAGEMENT, INC.
A FLORIDA LIMITED PARTNERSHIP A FLORIDA CORPORATION
SOLE MEMBER GENERAL PARTNER
WITNESS: *[Signature]*
PRINT NAME: *[Name]*
WITNESS: *[Signature]*
PRINT NAME: *[Name]*

IN WITNESS WHEREOF, THE CITY OF PALM BEACH GARDENS, FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS CITY COUNCIL, THIS 13th DAY OF September, 2008.

WITNESS: *[Signature]* CITY OF PALM BEACH GARDENS, FLORIDA
PRINT NAME: *[Name]*
WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: *[Name]* ERIC JABLON, MAYOR

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DANIEL S. CATALFUMO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DIVER MANAGEMENT, INC., A FLORIDA CORPORATION, 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 26th DAY OF August, 2008.
MY COMMISSION EXPIRES: *[Date]* NOTARY PUBLIC: *[Signature]*
PRINT NAME: *[Name]*
COMMISSION NO.: *[Number]*

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ERIC JABLON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE CITY OF PALM BEACH GARDENS, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICIAL OF SAID CITY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID CITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY OF THE CITY COUNCIL, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CITY COUNCIL.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF September, 2008.
NOTARY PUBLIC: *[Signature]*
PRINT NAME: *[Name]*
COMMISSION NO.: *[Number]*

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (UNIT No. 02)

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE FLOWAGE EASEMENT, SHOWN HEREON. SAID DISTRICT SHALL INCUR NO MAINTENANCE OBLIGATION ASSOCIATED WITH THE ACCEPTANCE OF THIS DEDICATION.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARILYN LEV-JACOBS, ITS PRESIDENT, AND ONEAL BARDIN, JR., ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 19th DAY OF August, 2008.

ATTEST: *[Signature]* BY: *[Signature]*
ONEAL BARDIN, JR., SECRETARY MARILYN LEV-JACOBS, PRESIDENT
BOARD OF SUPERVISORS

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 19399, PAGE 785, OFFICIAL RECORD BOOK 20343, PAGE 44, AND OFFICIAL RECORD BOOK 21673, PAGE 1593, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24th DAY OF August, 2008.

WITNESS: *[Signature]* SEACOAST NATIONAL BANK FKA
PRINT NAME: *[Name]* FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST
WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: *[Name]* PRINT TITLE: *[Title]*

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DELIA PACIFIC, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SEACOAST NATIONAL BANK, 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 6th DAY OF August, 2008.
MY COMMISSION EXPIRES: 1-27-2012 NOTARY PUBLIC: *[Signature]*
PRINT NAME: *[Name]*
COMMISSION NO.: *[Number]*

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, JAMES E. JACOBY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN PGA NORTH II OF FLORIDA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND THE CITY OF PALM BEACH GARDENS, FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID, AND 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.

DATE: 3/11/08
JAMES E. JACOBY
ATTORNEY AT LAW BAR NO. 389578

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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), HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S), AND MONUMENTS ACCORDING TO SECTION 177.09(9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY AND PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

Wray D. Jordan, P.S.M.
DATE: 7-31-08
LICENSE NO. 244
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY WRAY D. JORDAN, P.S.M. IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

REVIEWING SURVEYOR:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 (P.C.P.'S) AND LOT MONUMENTATION.

Thomas C. Vokorn
DATE: 8-22-2008
THOMAS C. VOKORN
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4382

APPROVALS:

CITY OF PALM BEACH GARDENS)
COUNTY OF PALM BEACH, FLORIDA)

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13th DAY OF September, 2008.

ATTEST: *[Signature]* BY: *[Signature]*
PATRICIA SNIDER, CMC ERIC JABLON, MAYOR
CITY CLERK

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 13th DAY OF September, 2008.

BY: *[Signature]*
JOHN E. DONAHUE, P.E. - CITY ENGINEER

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING OF NORTH 01°33'03" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- 2. DENOTES A SET 1/4" CONCRETE MONUMENT STAMPED "PALM LB 4431".
- 3. DENOTES A SET PK NAIL & DISK STAMPED "PCP LB 4431", PERMANENT CONTROL POINT (P.C.P.), UNLESS OTHERWISE NOTED.
- 4. DENOTES A SET IRON ROD & CAP STAMPED "LB 4431", LOT MONUMENT, UNLESS OTHERWISE NOTED.
- 5. LINES, WHICH INTERSECT CURVES, ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 6. 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. BUILDING SETBACKS SHALL CONFORM TO PALM BEACH COUNTY ZONING CODE.
- 8. UTILITY EASEMENTS RECORDED IN OFFICIAL RECORD BOOK 5880, PAGE 1709 AND OFFICIAL RECORD BOOK 5880, PAGE 1713, HAVE BEEN TERMINATED ACCORDING TO OFFICIAL RECORD BOOK 22950, PAGE 1421, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 9. 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.

LEGEND AND ABBREVIATIONS:

PRC = POINT OF REVERSE CURVE	WMT = WATER MANAGEMENT TRACT	IEE = INGRESS/EGRESS EASEMENT
PC = POINT OF CURVE	LME = LAKE MAINTENANCE EASEMENT	LMAE = LAKE MAINTENANCE ACCESS EASEMENT
PT = POINT OF TANGENT	LAE = LIMITED ACCESS EASEMENT	SR = STATE ROAD
NR = NON RADIAL	SLSE = SEACOAST UTILITY LIFT STATION EASEMENT	MOCB = MINUTES OF THE CIRCUIT COURT BOOK
R = RADIUS	SWSE = SEACOAST UTILITY WATER AND SEWER EASEMENT	HPBCID = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
L = ARC LENGTH	SUA = SEACOAST UTILITY AUTHORITY	POB = POINT OF BEGINNING
A = DELTA	FM = FORCE MAIN	FEC = FLORIDA EAST COAST RAILROAD
CB = CHORD BEARING	FEB = FLORIDA EAST COAST RAILROAD	PB = PLAT BOOK
CD = CHORD DISTANCE	PE = PAGE(S)	DE = DRAINAGE EASEMENT
PRM = PERMANENT REFERENCE MONUMENT	UE = UTILITY EASEMENT	ORB = OFFICIAL RECORD BOOK
LB = LICENSE BUSINESS	PAE = PRIVATE ACCESS EASEMENT	AEE = AERIAL ENCROACHMENT EASEMENT
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	PPAE = PUBLIC PEDESTRIAN ACCESS EASEMENT	CMB = COMMISSIONERS' MINUTES BOOK
LBE = LANDSCAPE BUFFER EASEMENT	PAE = PRIVATE ACCESS EASEMENT	DB = DEED BOOK
PAE = PRIVATE ACCESS EASEMENT	PAE = PRIVATE ACCESS EASEMENT	OIA = OVERALL LOT DIMENSION
FPL = FLORIDA POWER & LIGHT		

LIDBERG LAND SURVEYING, INC.
LB 4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

CAD	R:\AUTOCAD\2008\014248\98-157\DWG\1578306-1C.DWG						
REF	R:\AUTOCAD\MACARTHUR\1578-106C.DWG						
FLD	A.M.	P.B.	288	P.C.	12,14-15	JOB	98-157-306
OFF	S.F.B.				17-18	DATE	08/04/02
CRD	D.C.L.	SHEET	1	OF	5	DWG	D98-157P