

PALM BEACH GOLF CLUB ESTATES - REPLAT OF PLAT 5

BEING A REPLAT OF ALL OF THE GOLF COURSE TRACT IN PARCEL 2, PLAT 5, PALM BEACH GOLF CLUB ESTATES AS RECORDED IN PLAT BOOK 30, PAGES 193 THROUGH 196 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 27 AND 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 7

179

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 9:19 am THIS 21ST DAY OF February 2019 AND DULY RECORDED IN PLAT BOOK NO. 127 ON PAGE(S) 179-185 SHARON R. BOCK CLERK & COMPTROLLER

BY: *[Signature]* D.C.



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT CONCERT FOUNTAINS PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND WKAHBG, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "PALM BEACH GOLF CLUB ESTATES - REPLAT OF PLAT 5", BEING A REPLAT OF THE GOLF COURSE TRACT IN PARCEL 2, PLAT 5, PALM BEACH GOLF CLUB ESTATES AS RECORDED IN PLAT BOOK 30, PAGES 193 THROUGH 196 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 27 AND 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF THE GOLF COURSE TRACT IN PARCEL 2, PLAT 5, PALM BEACH GOLF CLUB ESTATES AS RECORDED IN PLAT BOOK 30, PAGES 193 THROUGH 196 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 47.094 ACRES, MORE OR LESS.

ALL OF THE ABOVE SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. PARCEL "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR CONCERT FOUNTAINS PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CONCERT FOUNTAINS PROPERTIES, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
2. PARCEL "B" AS SHOWN HEREON, IS HEREBY RESERVED FOR WKAHBG, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WKAHBG, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS COMPANY SEAL TO AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22ND DAY OF DECEMBER, 2018.

CONCERT FOUNTAINS PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: *[Signature]*
PETER J. NANULA, MANAGING MEMBER

WITNESS: *[Signature]* WITNESS: *[Signature]*
PRINT NAME: Emily Van Dergrift PRINT NAME: Natalie Trane

ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF ORANGE

BEFORE ME PERSONALLY APPEARED PETER J. NANULA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED CA DRAUGS LLC AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF CONCERT FOUNTAINS PROPERTIES, LLC, 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 COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22ND DAY OF DECEMBER, 2018.

NOTARY PUBLIC: *[Signature]*
PRINT NAME: J.B. SWAN
MY COMMISSION EXPIRES: 08/15/2022 COMMISSION NUMBER: 2250382

THIS INSTRUMENT WAS PREPARED BY
PERRY C. WHITE, P.S.M. 4213,
STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467 LB-7741

DEDICATION AND RESERVATIONS: (CONTINUED)

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19TH DAY OF DECEMBER, 2018.

WKAHBG, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: *[Signature]*
BART GATZ, MANAGER
WITNESS: *[Signature]* WITNESS: *[Signature]*
PRINT NAME: Christopher H. Foster PRINT NAME: Thelma Rivera

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BART GATZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED WKAHBG LLC AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF WKAHBG, LLC, 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 COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19TH DAY OF DECEMBER, 2018.

NOTARY PUBLIC: *[Signature]*
PRINT NAME: Isaac Suarez
MY COMMISSION EXPIRES: 11/15/21 COMMISSION NUMBER: 66160534

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ROBERT M. GRAHAM, 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 IN CONCERT FOUNTAINS PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA AND WKAHBG, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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.

ROBERT M. GRAHAM
FLORIDA BAR #273562
FOR THE FIRM OF GUNSTER, YOAKLEY & STEWART, P.A.

BY: *[Signature]*
ROBERT M. GRAHAM
DATE: 1-23-2019



MORTGAGEE'S JOINDER AND 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 RECORD BOOK 28413 AT PAGE 229 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Business Relationship Manager AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24TH DAY OF January, 2019.

J.P. MORGAN CHASE BANK N.A.
BY: *[Signature]* TITLE: Business Relationship Manager
PRINT NAME: Paul C. Fiorentino

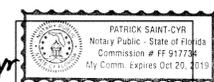
WITNESS: *[Signature]* WITNESS: *[Signature]*
PRINT NAME: Perry C. White PRINT NAME: Deborah A. Peterson

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Paul Florentino, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Florida Drive Leas AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS BRK OF UP MORGAN CHASE 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 24TH DAY OF January, 2019.

NOTARY PUBLIC: *[Signature]*
PRINT NAME: Patrick Saint-Cyr
MY COMMISSION EXPIRES: 10/20/2019 COMMISSION NUMBER: FF 917734



COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-35, AND IN ACCORDANCE WITH SECTION 177.07(1)(2), FLORIDA STATUTES, THIS 21ST DAY OF February, 2019, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1) FLORIDA STATUTES.

BY: *[Signature]*
DAVID L. RICKS, P.E.
COUNTY ENGINEER

SURVEYOR'S NOTES:

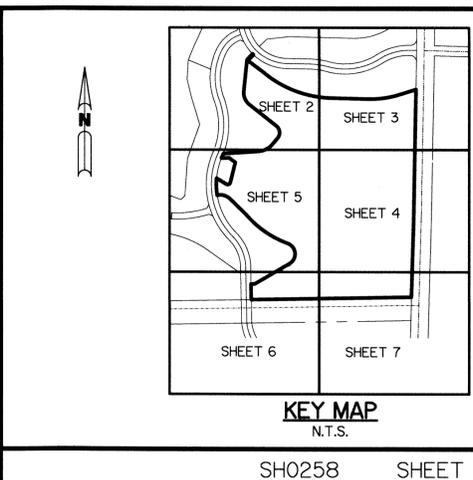
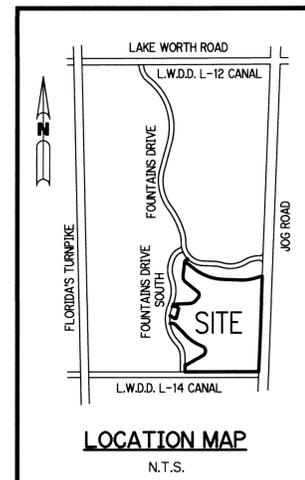
1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD 83, 1990 ADJUSTMENT. THE LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTS STAMPED "PBF 33" AND "PBF 34" HAVING A BEARING OF NORTH 00°24'45" WEST, ALL OTHER BEARINGS RELATIVE THERETO.
2. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
3. 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.
4. COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990) ADJUSTMENT).
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED).
SCALE FACTOR = 1.00003029
PLAT BEARING = GRID BEARING
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
5. THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID, FLORIDA EAST ZONE. THE UNDERLYING PLAT THAT IS ENCOMPASSED BY THIS PLAT, IS BASED ON AN ASSUMED BEARING DATUM. THE BEARING ROTATION FROM STATE PLANE GRID TO THE UNDERLYING PLAT DATUM IS 00°57'58" (CLOCKWISE).
6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
7. THIS PLAT IS ENCLUMBERED BY A BLANKET SOUTHERN BELL TELEPHONE EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1838, PAGE 1634, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

SURVEYOR & MAPPER'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") HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: *[Signature]* DATE: 1/25/2019
PERRY C. WHITE,
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213, STATE OF FLORIDA

SITE PLAN DATA:
PALM BEACH COUNTY CONTROL NUMBERS1976-00081 & 2016-00114



KEY MAP
N.T.S.
SH0258 SHEET 1 OF 7