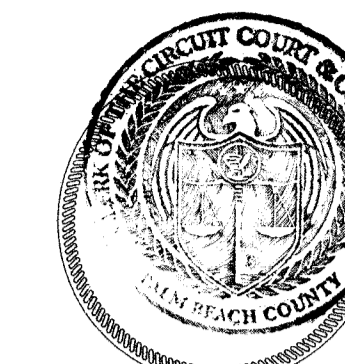


PGA STATION, A P.U.D.

BEING A REPLAT OF PARCEL C AND WATER MANAGEMENT TRACT WMT-2, AS SHOWN ON THE PLAT OF MACARTHUR PARCEL 5B-REPLAT, RECORDED IN PLAT BOOK 108, PAGES 70 THROUGH 74, AND ALSO BEING A REPLAT OF PARCELS B, B-3 AND B-4, AS SHOWN ON THE METES AND BOUNDS SUBDIVISION RECORDED IN OFFICIAL RECORD BOOK 29615, PAGES 252 THROUGH 288, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALSO LYING 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

APRIL 2022



CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 1:14 P.M. THIS 9 DAY OF MAY 2022 AND DULY RECORDED IN PLAT BOOK 133 ON PAGES 166 THRU 170.

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY

BY: *Copy* D.C.

SHEET 1 OF 5

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT PGA BUILDING 9 AND 10, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PGA BUILDING 6, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND RICHMAN PGA DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS PGA STATION, A P.U.D., BEING A REPLAT OF PARCEL C AND WATER MANAGEMENT TRACT WMT-2, AS SHOWN ON THE PLAT OF MACARTHUR PARCEL 5B-REPLAT, RECORDED IN PLAT BOOK 108, PAGES 70 THROUGH 74, AND ALSO BEING A REPLAT OF PARCELS B, B-3 AND B-4, AS SHOWN ON THE METES AND BOUNDS SUBDIVISION RECORDED IN OFFICIAL RECORD BOOK 29615, PAGES 252 THROUGH 288, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALSO LYING 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 DESCRIBED AS:

ALL OF PARCEL C AND WATER MANAGEMENT TRACT WMT-2, AS SHOWN ON THE PLAT OF MACARTHUR PARCEL 5B-REPLAT, RECORDED IN PLAT BOOK 108, PAGES 70 THROUGH 74, AND ALL OF PARCELS B, B-3 AND B-4, AS SHOWN ON THE METES AND BOUNDS SUBDIVISION RECORDED IN OFFICIAL RECORD BOOK 29615, PAGES 252 THROUGH 288, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING A TOTAL OF: 545,109 SQUARE FEET OR 12.514 ACRES, MORE OR LESS.

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

- LOT 1 AND LOT 3, (DEVELOPMENT LOTS), AS SHOWN HEREON, ARE HEREBY RESERVED FOR PGA BUILDING 9 AND 10, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR DEVELOPMENT PURPOSES.
- LOT 2, (DEVELOPMENT LOT), AS SHOWN HEREON, IS HEREBY RESERVED FOR RICHMAN PGA DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR DEVELOPMENT PURPOSES.
- LOT 4, (DEVELOPMENT LOT), AS SHOWN HEREON, IS HEREBY RESERVED FOR PGA BUILDING 6, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR DEVELOPMENT PURPOSES.
- TRACT WMT-2A, (WATER MANAGEMENT TRACT), AS SHOWN HEREON, IS HEREBY RESERVED BY PGA BUILDING 6, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR STORM WATER MANAGEMENT, IRRIGATION AND DRAINAGE PURPOSES, THE PARCEL 5B PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF TRACT WMT-2A IN ACCORDANCE WITH THE DECLARATION OF COVENANTS FOR PARCEL 5B AS RECORDED IN OFFICIAL RECORD BOOK 21560, PAGE 1358, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT LMT-1, (LAKE MAINTENANCE & ACCESS TRACT), AS SHOWN HEREON, IS HEREBY RESERVED BY PGA BUILDING 6, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES, THE PARCEL 5B PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF TRACT LMT-1 IN ACCORDANCE WITH THE DECLARATION OF COVENANTS FOR PARCEL 5B AS RECORDED IN OFFICIAL RECORD BOOK 21560, PAGE 1358, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE PUBLIC PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR PUBLIC PEDESTRIAN ACCESS PURPOSES, LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE PUBLIC VEHICULAR ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR PUBLIC VEHICULAR ACCESS PURPOSES, LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, SAID LANDS ENCUMBERED 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.
- 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, IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

ABBREVIATIONS:

- D = CURVE'S DELTA ANGLE
- R = CURVE'S RADIUS
- L = CURVE'S ARC LENGTH
- CB = CURVE'S CHORD BEARING
- CL = CURVE'S CHORD LENGTH
- CONC = CONCRETE
- FPL = FLORIDA POWER & LIGHT CO.
- L.A.E. = LIMITED ACCESS EASEMENT
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- MON = MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- PCP = PERMANENT CONTROL POINT
- PC = PAGE
- PGS = PAGES
- PRM = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT OF WAY
- S.U.A. = SEACOAST UTILITY AUTHORITY
- W = WITH

LEGEND:

- = DENOTES FOUND "PRM" FOUND 4"x4" CONC. MON. W/ DISK STAMPED "PRM LB 4431" UNLESS OTHERWISE NOTED
- = DENOTES SET "PRM" SET 4"x4" CONC. MON. W/ DISK STAMPED "PRM LB 4431"
- = DENOTES SET "PRM" SET MAG NAIL W/ DISK STAMPED "PRM LB 4431"

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, PGA BUILDING 9 AND 10, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ITS CORPORATE SEAL (IF AVAILABLE) TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5th DAY OF APRIL, 2022.

BY: PGA BUILDING 9 AND 10, LLC, A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: *A.L.*
PRINT NAME: *Alexander Ricca*
WITNESS: *Heather Hinkle*
PRINT NAME: *Heather Hinkle*
BY: *Daniel S. Catalfumo*
DANIEL S. CATALFUMO
MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 5th DAY OF APRIL, 2022, BY DANIEL S. CATALFUMO AS MANAGER FOR PGA BUILDING 9 AND 10, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 01/14/2023
Heather Hinkle
NOTARY PUBLIC
PRINT NAME: *HEATHER HINKLE*
COMMISSION NUMBER: *GG 291000*

IN WITNESS WHEREOF, PGA BUILDING 6, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, PGA BUILDING 6, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ITS CORPORATE SEAL (IF AVAILABLE) TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5th DAY OF APRIL, 2022.

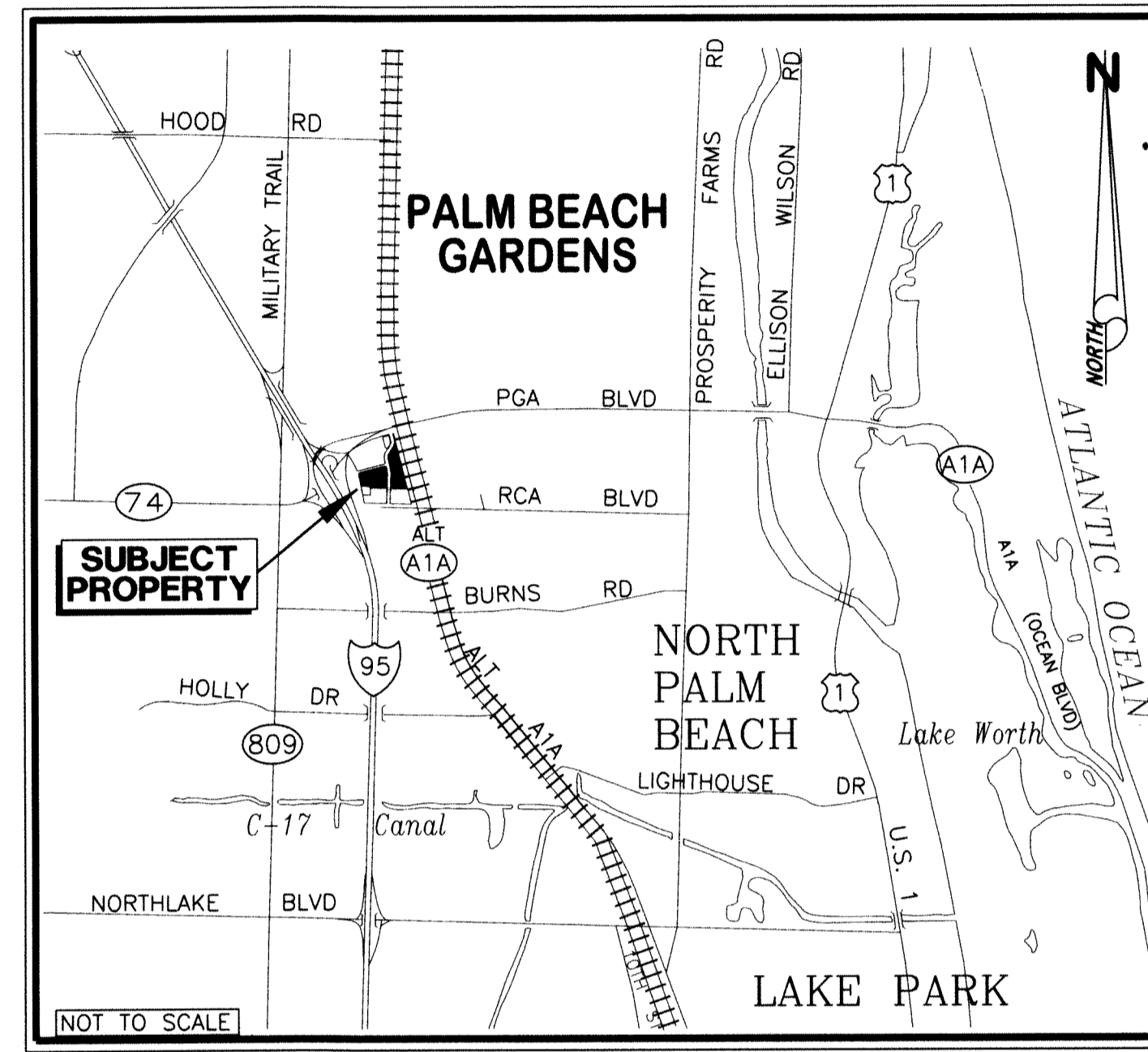
BY: PGA BUILDING 6, LLC, A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: *A.L.*
PRINT NAME: *Alexander Ricca*
WITNESS: *Heather Hinkle*
PRINT NAME: *Heather Hinkle*
BY: *Daniel S. Catalfumo*
DAN S. CATALFUMO
MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 6th DAY OF APRIL, 2022, BY WILLIAM T. FABBRI AS EXECUTIVE VICE PRESIDENT OF RICHMAN LUXURY DEVELOPMENT VI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF RICHMAN PGA DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 01/14/2023
Heather Hinkle
NOTARY PUBLIC
PRINT NAME: *HEATHER HINKLE*
COMMISSION NUMBER: *GG 291000*



LOCATION SKETCH

IN WITNESS WHEREOF, RICHMAN PGA DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SOLE MEMBER, RICHMAN LUXURY DEVELOPMENT VI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA AND ITS CORPORATE SEAL (IF AVAILABLE) TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF APRIL, 2022.

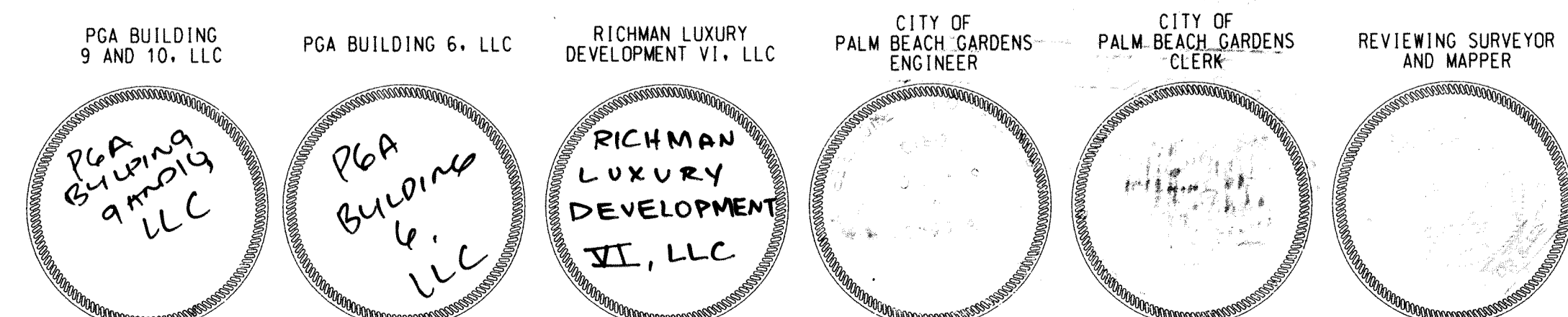
BY: RICHMAN LUXURY DEVELOPMENT VI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER
WITNESS: *Jesse Woepffel*
JESSE WOEPPEL
WITNESS: *Tyler Rudny*
TYLER RUDNY
BY: *William T. Fabbri*
WILLIAM T. FABBRI
EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 6th DAY OF APRIL, 2022, BY WILLIAM T. FABBRI IN HIS CAPACITY AS EXECUTIVE VICE PRESIDENT OF RICHMAN LUXURY DEVELOPMENT VI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF RICHMAN PGA DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____
Tara S. Milano
NOTARY PUBLIC
PRINT NAME: *TARA S. MILANO*
COMMISSION NUMBER: *HH-037926*



AREA TABULATION		
DESCRIPTION	SQUARE FEET	ACREAGE
LOT 1	99,414	2.282
LOT 2	126,486	2.904
LOT 3	16,068	0.369
LOT 4	221,536	5.086
TRACT LMT-1	11,073	0.254
TRACT WMT-2A	70,532	1.619
TOTAL	545,109	12.514

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, PETER S. HOLTON, 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 PGA BUILDING 9 AND 10, LLC, A FLORIDA LIMITED LIABILITY COMPANY; PGA BUILDING 6, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND RICHMAN PGA DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY; 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.

DATE: *March 24, 2022*
BY: *Peter S. Holton*
PETER S. HOLTON
FLORIDA BAR NO.: 309818

CITY OF PALM BEACH GARDENS - REVIEWING SURVEYOR AND MAPPER

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

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.

DATE: *04-25-2022*
BY: *Jim Sullivan*
JIM SULLIVAN
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO.: LS 6889

CITY OF PALM BEACH GARDENS APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF MAY, 2022.

BY: *Chelsea Reed*
PRINT NAME: *CHELSEA REED*
MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 5th DAY OF MAY, 2022.

BY: *Todd Engle*
TODD ENGLE, P.E.
CITY ENGINEER

ATTEST: *Patricia Snider*
PATRICIA SNIDER, CMC
CITY CLERK

LIDBERG LAND SURVEYING, INC.
LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

CAD.	K:\UST \ 064243 \ 98-1580 \ 98-1580-306 \ 98-1580-306.DGN
REF.	
FLD.	FB. PG.
OFF.	CASASUS
CKD.	D.C.L.
JOB	98-1580-306
DATE	MARCH 2022
DWG.	098-1580P
SHEET	1 OF 5