

LANDING AT PGA WATERWAY

BEING A REPLAT OF HATTIES LANDING M.U.P.D., AS RECORDED IN PLAT BOOK 114, PAGES 195 & 196, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AN UNPLATTED PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 1:47 P. M. THIS 20 DAY OF July 2023 AND DULY RECORDED IN PLAT BOOK 136 ON PAGES 39 THRU 42.

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT DMH RESIDENTIAL INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY AND PGA LANDING MARINA LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS LANDING AT PGA WATERWAY, BEING A REPLAT OF HATTIES LANDING M.U.P.D. AS RECORDED IN PLAT BOOK 114, PAGES 195 & 196, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AN UNPLATTED PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, INCLUDING HATTIES LANDING M.U.P.D., AS RECORDED IN PLAT BOOK 114 AT PAGE 195, OF THE RECORDS OF PALM BEACH COUNTY, AND UNPLATTED LANDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 5, THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 5, SOUTH 01°22'27" EAST, (THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 BEARS SOUTH 01°22'27" EAST, AND ALL OTHER BEARINGS RECITED HEREON ARE RELATIVE THERETO), A DISTANCE OF 911.38 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTH 200 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 5; THENCE DEPARTING SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5 ALONG SAID SOUTH LINE, NORTH 88°44'55" WEST, A DISTANCE OF 450.88 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF ELLISON WILSON ROAD (A 66 FOOT WIDE PUBLIC RIGHT OF WAY) AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE ALONG SAID SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTH 200 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, NORTH 88°44'55" WEST, A DISTANCE OF 200.46 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF PGA BOULEVARD (STATE ROAD 786), AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 93001-2504; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 89°17'57" EAST, A DISTANCE OF 150.26 FEET TO A POINT ON THE AFORESAID EAST RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE OF PGA BOULEVARD, NORTH 84°00'14" EAST, A DISTANCE OF 167.93 FEET TO A NON-TANGENCY POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1372.69 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 7°59'34" WITH A CHORD BEARING OF SOUTH 85°10'20" EAST, A DISTANCE OF 191.49 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 81°10'33" EAST, A DISTANCE OF 72.84 FEET; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 41°16'30" EAST, A DISTANCE OF 51.32 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF SAID ELLISON WILSON ROAD, AS SHOWN ON OFFICIAL RECORD BOOK 4683, PAGE 1854, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A POINT ON A LINE PARALLEL WITH AND 40.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE ALONG SAID EXISTING WEST RIGHT OF WAY LINE, SOUTH 01°22'27" EAST, A DISTANCE OF 316.94 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 5; THENCE ALONG SAID SOUTH LINE AND CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 88°50'40" EAST, A DISTANCE OF 7.01 FEET TO A POINT ON A LINE PARALLEL WITH AND 33.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 01°22'27" EAST, A DISTANCE OF 474.15 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 477,976 SQUARE FEET OR 10.973 ACRES, MORE OR LESS.

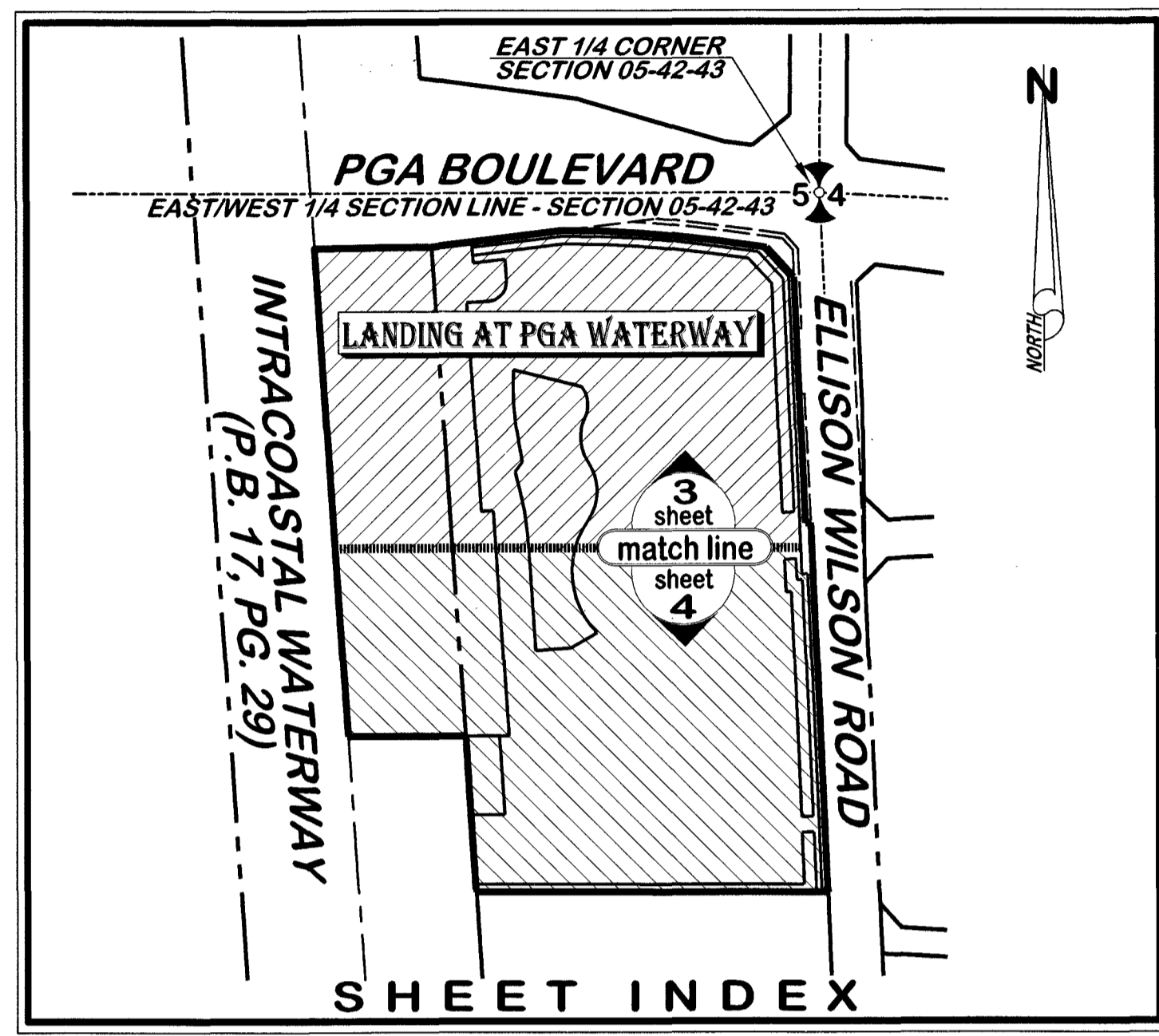
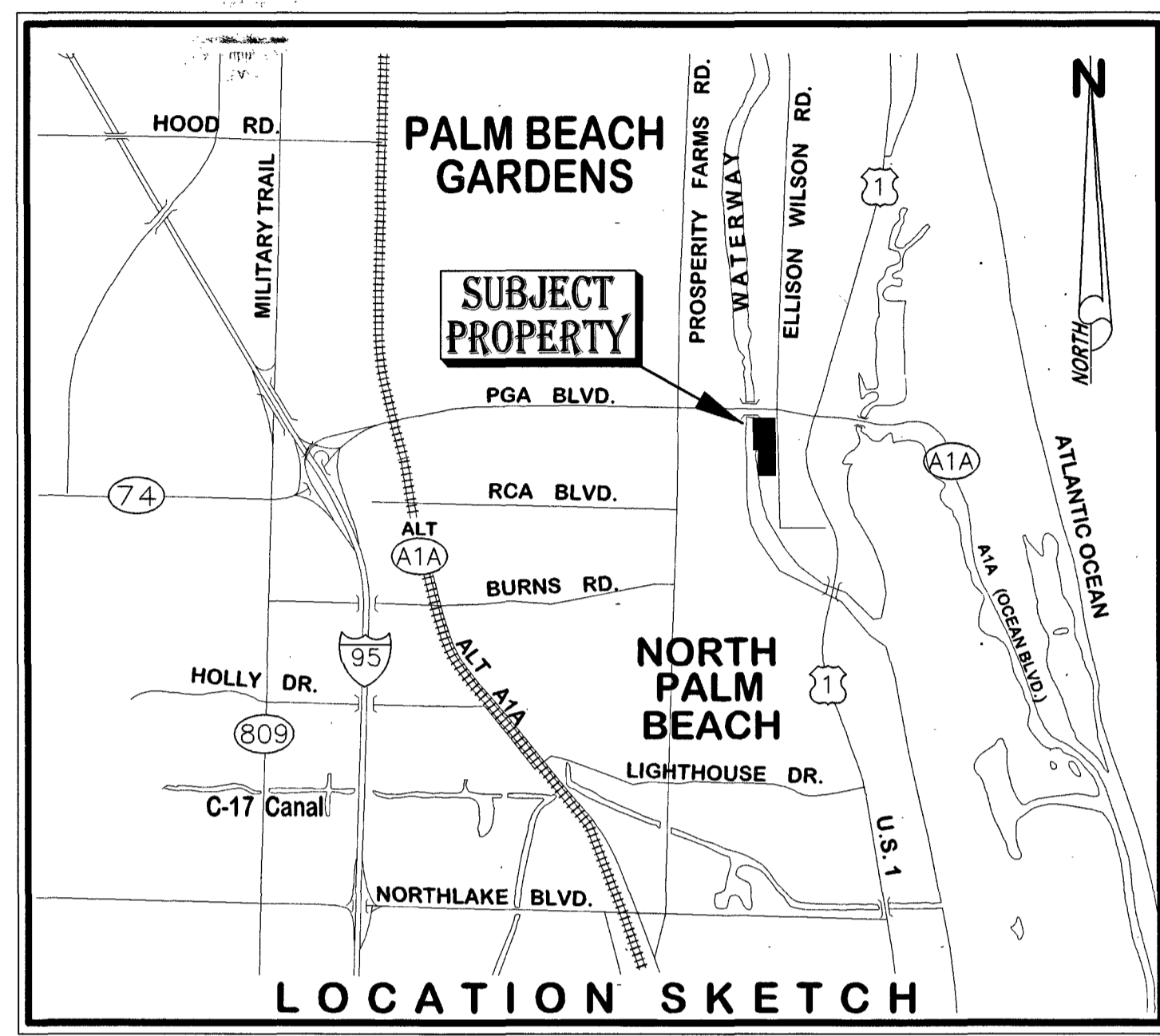
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT LANDSCAPE BUFFER 1, TRACT LANDSCAPE BUFFER 2, TRACT LANDSCAPE BUFFER 3 AND TRACT LANDSCAPE BUFFER 4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LANDING AT PGA WATERWAY CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT "NEIGHBORHOOD PARK", AS SHOWN HEREON, IS HEREBY RESERVED FOR LANDING AT PGA WATERWAY CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT "RECREATION POD 1", AS SHOWN HEREON, IS HEREBY RESERVED FOR LANDING AT PGA WATERWAY CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT "RECREATION POD 2", AS SHOWN HEREON, IS HEREBY RESERVED FOR PGA LANDING MARINA LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PGA LANDING MARINA LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY PALM BEACH GARDENS.
- TRACT "RESIDENTIAL POD", AS SHOWN HEREON, IS HEREBY RESERVED FOR DMH RESIDENTIAL INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF DMH RESIDENTIAL INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY PALM BEACH GARDENS.
- TRACT "RW", AS SHOWN HEREON, IS HEREBY RESERVED FOR DMH RESIDENTIAL INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR PROPOSED ADDITIONAL PUBLIC RIGHT OF WAY TO BE DECIDED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA. DMH RESIDENTIAL INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS IS COMPLETELY RESPONSIBLE FOR THE MAINTENANCE OBLIGATION UNTIL SUCH TRANSFER IS COMPLETED, WITHOUT RECOURSE TO THE CITY PALM BEACH GARDENS.
- THE 20 FOOT FIRE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF PALM BEACH GARDENS, ITS SUCCESSORS AND ASSIGNS FOR EMERGENCY VEHICLES AND SERVICE. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

STATE PLANE NOTES:

- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED.
- SCALE FACTOR: 1.000047877 (SCALE FACTOR FOR EAST 1/4 CORNER OF SECTION 05-42-43)
- PROJECTION: TRANSVERSE MERCATOR
- ZONE: FLORIDA EAST
- DATUM: NORTH AMERICAN DATUM OF 1983 / 1990 ADJUSTMENT
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- UNITS: US SURVEY FEET

APRIL 2023



AREA TABULATION		
DESCRIPTION	SQUARE FEET	ACREAGE
TRACT LANDSCAPE BUFFER 1	11,470	0.263
TRACT LANDSCAPE BUFFER 2	5,065	0.116
TRACT LANDSCAPE BUFFER 3	1,164	0.027
TRACT LANDSCAPE BUFFER 4	4,289	0.099
TRACT NEIGHBORHOOD PARK	4,380	0.101
TRACT RECREATION POD 1	26,677	0.613
TRACT RECREATION POD 2	126,944	2.914
TRACT RESIDENTIAL POD	291,728	6.697
TRACT RW	6,259	0.143
TOTAL	477,976	10.973

IN WITNESS WHEREOF, DMH RESIDENTIAL INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 6TH DAY OF APRIL, 2023.

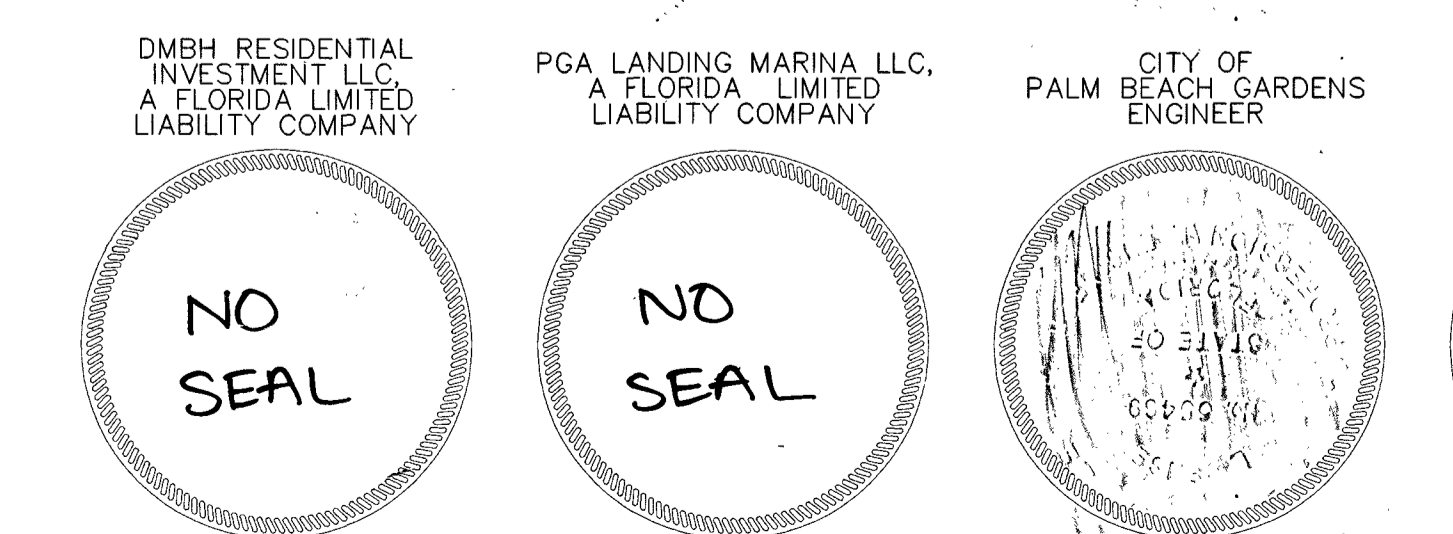
BY: DMH RESIDENTIAL INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY.
 WITNESS: SHERIE FREEMAN, PRINT NAME: SHERIE FREEMAN
 BY: DANIEL S. CATALFAMO, PRINT NAME: DANIEL S. CATALFAMO, POSITION: MANAGER
 WITNESS: C. DOUGLAS PARRY, PRINT NAME: C. DOUGLAS PARRY

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, 2023, BY DANIEL S. CATALFAMO, MANAGER, FOR DMH RESIDENTIAL INVESTMENT 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: 01/14/2027
 HEATHER HINKLE, NOTARY PUBLIC
 PRINT NAME: HEATHER HINKLE
 COMMISSION NUMBER: HH313217



IN WITNESS WHEREOF, PGA LANDING MARINA LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 6TH DAY OF APRIL, 2023.

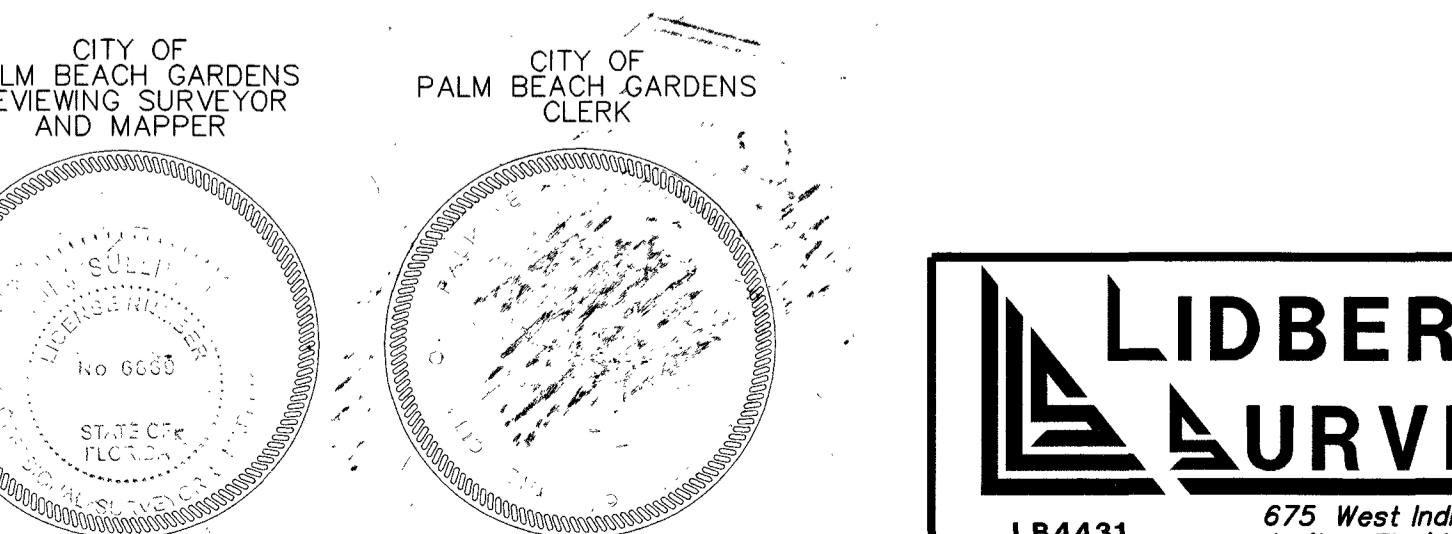
BY: PGA LANDING MARINA LLC, A FLORIDA LIMITED LIABILITY COMPANY.
 WITNESS: SHERIE FREEMAN, PRINT NAME: SHERIE FREEMAN
 BY: DANIEL S. CATALFAMO, PRINT NAME: DANIEL S. CATALFAMO, POSITION: MANAGER
 WITNESS: C. DOUGLAS PARRY, PRINT NAME: C. DOUGLAS PARRY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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MY COMMISSION EXPIRES: 01/14/2027
 HEATHER HINKLE, NOTARY PUBLIC
 PRINT NAME: HEATHER HINKLE
 COMMISSION NUMBER: HH313217



ABBREVIATIONS:

D = CURVE'S DELTA ANGLE
 R = CURVE'S RADIUS
 L = CURVE'S ARC LENGTH
 C.B. = CURVE'S CHORD BEARING
 (GRID) = STATE PLANE BEARING & DISTANCE
 CONC. = CONCRETE
 F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 FND. = FOUND
 L.A.E. = LIMITED ACCESS EASEMENT
 MON. = MONUMENT
 O.R.B. = OFFICIAL RECORD BOOK
 P.B. = PLAT BOOK
 P.B.Co. = PALM BEACH COUNTY
 PG. = PAGE
 PGS. = PAGES
 PRM = PERMANENT REFERENCE MONUMENT
 R/W = RIGHT OF WAY
 W/ = WITH

LEGEND:

■ = DENOTES SET "PRM" SET 4"x4" CONC. MON. W/ DISK STAMPED "PRM LB 4431"
 ○ = DENOTES SET "PRM" SET MAG NAIL & DISK STAMPED "PRM LB 4431"

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 DMH RESIDENTIAL INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY AND PGA LANDING MARINA 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.

DATE: May 9, 2023
 BY: Peter S. Holton, PRINT NAME: 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.

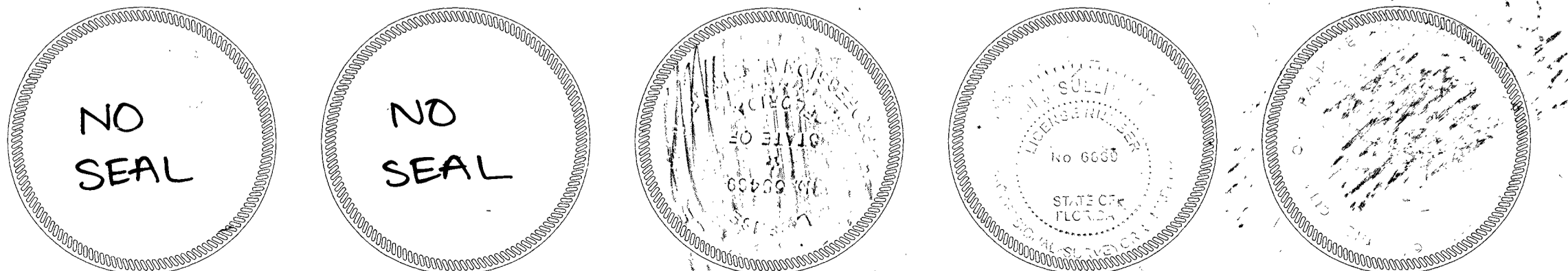
DATE: 05-25-2023
 Jim Sullivan, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO.: LS 6889

CITY OF PALM BEACH GARDENS APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13TH DAY OF May, 2023.

BY: CHELSEA REED, MAYOR
 THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 13TH DAY OF May, 2023.
 BY: TODD ENGLE, P.E., CITY ENGINEER
 ATTEST: PATRICIA SNIDER, CMC, CITY CLERK



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

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CKD.	K.J.B.
JOB	21-076E-306
DATE	APRIL 2023
SHEET	1 OF 4
DWG.	D21-076P

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