# **DEDICATIONS AND RESERVATIONS**

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT DMBH RESIDENTIAL INVESTMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY AND PGA LANDING MARINA LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS LANDING AT PGA WATERWAY — REPLAT. BEING A REPLAT OF THE LANDING AT PGA WATERWAY, AS RECORDED IN PLAT BOOK 136, PAGES 39 THROUGH 42, 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.

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH ALL OF THE PLAT OF LANDING AT PGA WATERWAY, AS RECORDED IN PLAT BOOK 136, PAGES 39 THROUGH 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 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 911.42 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 AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

THENCE CONTINUE ALONG SAID EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 5, SOUTH 01°22'27" EAST, A DISTANCE OF 241.32 FEET TO THE NORTHEAST CORNER OF DEED SOUTH O1°22'27" EAST. A DISTANCE OF 241.32 FEET TO THE NORTHEAST CORNER OF DEED BOOK 778, PAGE 521, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID NORTHEAST CORNER ALSO LYING 195.97 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST CORNER ALSO LYING 195.97 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, AS MEASURED ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE DEPARTING SAID EAST LINE ALONG THE NORTH LINE OF SAID DEED BOOK 778, PAGE 521, NORTH 88°46'18" WEST, A DISTANCE OF 478.42 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY (A 300 FOOT WIDE PLATTED RIGHT OF WAY). AS SHOWN ON PLAT BOOK 17, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, NORTH 02°40'19" WEST, A DISTANCE OF 241.82 FEET TO A POINT ON THE AFORMENTIONED SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTH 200 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTH 100 FEET OF THE SOUTH EAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 5; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE OF THE SOUTH EAST QUARTER OF SECTION 5, NORTH 88°44'55" WEST, A DISTANCE OF 150.35 FEET TO A POINT ON THE CENTERLINE OF SAID INTRACOASTAL WATERWAY AND ALONG SAID SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH WALF OF SAID INTRACOASTAL WATERWAY AND ALONG SAID SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HA

THE AFOREMENTIONED 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 AND A RADIAL BEARING OF SOUTH 00°49′53″ WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE; THROUGH A CENTRAL ANGLE OF 07°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 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 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 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 A POINT ON THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTH 200 FEET OF THE NORTH HALF OF THE SOUTH BROWTH STEAM OF THE SOUTH SOUTH SOUTH LINE, SOUTH SOUTH BROWTH SOUTH LINE, SOUTH BROWTH SAID SOUTH LINE, SOUTH BROWTH SOUTH BROWTH SOUTH BROWTH SOUTH LINE, SOUTH BROWTH SOUTH S

CONTAINING A TOTAL OF 624,092 SQUARE FEET OR 14.327 ACRES, MORE OR LESS.

1.) TRACT RECREATION POD, AS SHOWN HEREON, IS HEREBY RESERVED FOR PGA LANDING MARINA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PGA LANDING MARINA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY PALM BEACH GARDENS.

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

2.) TRACT RESIDENTIAL POD 1 AND TRACT RESIDENTIAL POD 2. AS SHOWN HEREON. ARE HEREBY RESERVED FOR DMBH RESIDENTIAL INVESTMENT LLC. A DELAWARE LIMITED LIABILITY COMPANY. ITS SUCCESSORS AND ASSIGNS FOR DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF DMBH RESIDENTIAL INVESTMENT LLC. A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO THE CITY PALM BEACH GARDENS.

3.) TRACT LANDSCAPE BUFFER 1 AND TRACT LANDSCAPE BUFFER 2, 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 LANDING AT PGA WATERWAY CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

4.) TRACT RIGHT-OF-WAY, AS SHOWN HEREON, IS HEREBY RESERVED FOR DMBH RESIDENTIAL INVESTMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR PROPOSED ADDITIONAL PUBLIC RIGHT OF WAY TO BE DEEDED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DMBH RESIDENTIAL INVESTMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OBLIGATION UNTIL SUCH TRANSFER IS COMPLETED, WITHOUT RECOURSE TO THE CITY PALM BEACH GARDENS.

5.) THE 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.

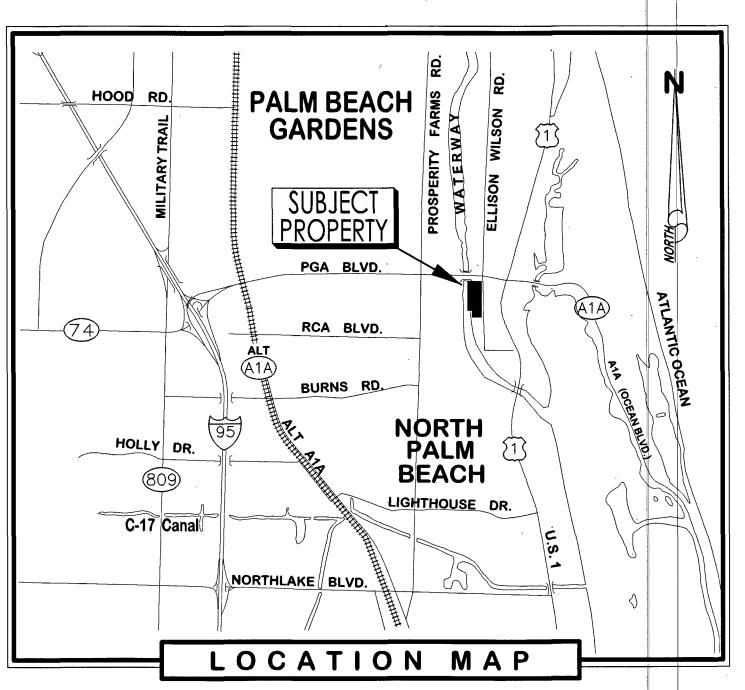
6.) THE SEACOAST UTILITY AUTHORITY S.U.A.) SEWER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY; ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE 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 OR SEACOAST UTILITY AUTHORITY.

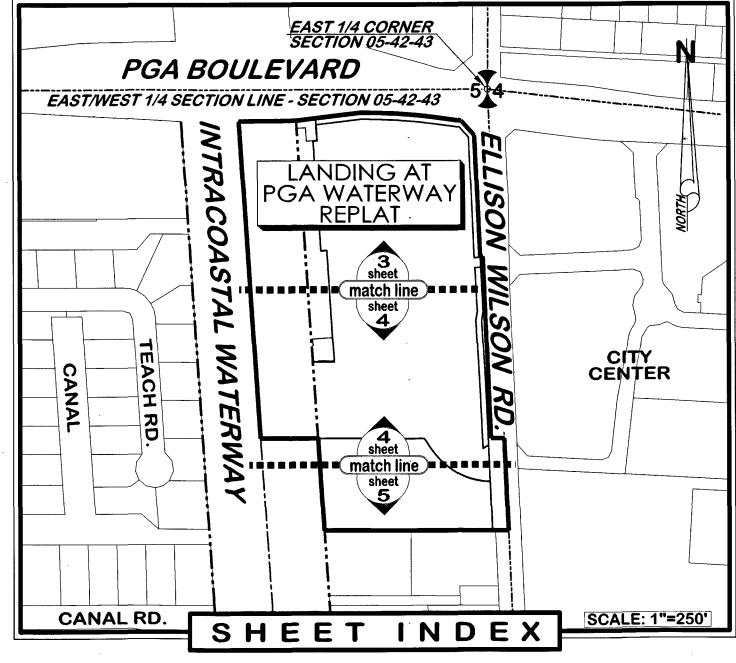
#### STATE PLANE NOTES:

- I.) ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED. 2.) SCALE FACTOR: 1.000047877 (SCALE FACTOR FOR EAST 1/4 CORNER OF SECTION 05-42-43)
- 4.) ZONE: FLORIDA EAST
- 5.) DATUM: NORTH AMERICAN DATUM OF 1983 / 1990 ADJUSTMENT
- 6.) GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE 7.) UNITS: US SURVEY FEET

# 3.) PROJECTION: TRANSVERSE MERCATOR

SEPTEMBER 2024





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AREA TABULATION		
DESCRIPTION	SQUARE FEET	ACREAGE
TRACT LANDSCAPE BUFFER 1	11,851	0.272
TRACT LANDSCAPE BUFFER 2	7,021	0.161
TRACT RECREATION POD	154,769	3.553
TRACT RESIDENTIAL POD 1	343,815	7.893
TRACT RESIDENTIAL POD 2	92,885	2.132
TRACT RIGHT-OF-WAY	13,751	0.316
TOTAL	624,092	14.327

IN WITNESS WHEREOF, DMBH RESIDENTIAL INVESTMENT LLC, A DELAWARE 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 STH DAY OF NOVEMBER, 2024. BY: DMBH RESIDENTIAL INVESTMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY,

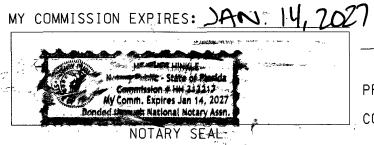
WITNESS: C. PRINT NAME: C. DOUGLAS PARRY

#### **ACKNOWLEDGEMENT**

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF 2024, BY DANIEL S. CATALFUMO AS MANAGER FOR DMBH RESIDENTIAL INVESTMENT 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.

PGA LANDING MARINA LEC, A DELAWARE LIMITED LIABILITY COMPANY



INVESTMENT LLC, A DELAWARE LIMITED

PRINT NAME: HEATHER HINKLE COMMISSION NUMBER: HH31321

PALM BEACH GARDENS ENGINEER

IN WITNESS WHEREOF, PGA LANDING MARINA LLC, A DELAWARE 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 5TH DAY OF NOVEMBER, 2024.

> BY: PGA LANDING MARINA LLC, A DELAWARE LIMITED LIABILITY COMPANY,

# **ACKNOWLEDGEMENT**

PRINT NAME: C. GOUGLAS PARRY

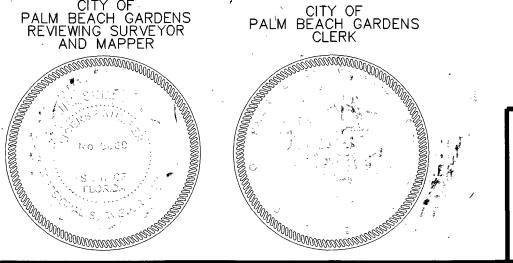
STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF METAL PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF

2024, BY DANIEL S. CATALFUMO AS MANAGER FOR PGA LANDING MARINA 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: JAN 14, 2027 Cann. Land " Thringh W NOTARY SEAL

COMMISSION NUMBER: HH313217



#### **ABBREVIATIONS:**

= NORTHING GRID COORDINATE = EASTING GRID COORDINATE

= CURVE'S DELTA ANGLE = CURVE'S RADIUS

= CURVE'S ARC LENGTH = CURVE'S CHORD BEARING = CONCRETE CONC.

= FLORIDA DEPARTMENT OF TRANSPORTATION = FOUND = STATE PLANE BEARING & DISTANCE

= LIMITED ACCESS EASEMENT = MONUMENT

= OFFICIAL RECORD BOOK = PAGE PGS. = PAGES

= PALM BEACH COUNTY = PFRMANENT REFERENCE MONUMENT = PLAT BOOK

= POINT OF COMPOUND CURVATURE = POINT OF CURVATURE = POINT OF REVERSE CURVATURE = POINT OF TANGENCY

= RIGHT OF WAY = SEACOAST UTILITY AUTHORITY

### LEGEND:

= DENOTES SET "PRM"
SET 4"x4" CONC. MON. W/ DISK
STAMPED "PRM LB 4431"

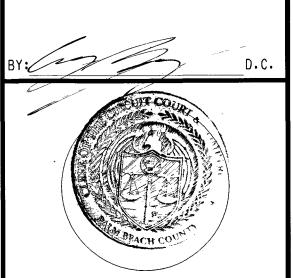
DENOTES SET "PRM" SET MAG NAIL & DISK STAMPED "PRM LB 4431" COUNTY OF PALM BEACH)

20240425234

THIS PLAT WAS FILED FOR RECORD AT  $\mathcal{S}:36$   $\mathcal{A}$  . M. THIS 17 DAY OF DECEMBER , 2024 AND DULY RECORDED IN PLAT BOOK 138 ON PAGES 150

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

THRU <u>/54</u> .



CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNT SHEET 1 OF 5

THIS INSTRUMENT WAS PREPARE BY KENNETH J. BUCHANAN P.S.M. IN AND FOR THE OFFICES O LIDBERG LAND SURVEYING, INC. 675 WEST INDIANTOWN ROAD SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE(561)746-8454

### 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 DMBH RESIDENTIAL INVESTMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY AND PGA LANDING MARINA LLC, A DELAWARE 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.

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: NOVEMBER 15, 2024

ROFESSIONAL SURVEYOR AND MAPPER

# CITY OF PALM BEACH GARDENS APPROVALS

CÍTY OF PALM BEACH GARDENS COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5TH DAY OF DECEMBER. 2024.

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 574 DAY OF DECEMBER

TODD ENGLE, P.E CITY ENGINEER

PATRICIA SNIDER, CMC CITY CLERK

675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

K:\UST \ 054243 \ 21-076 \ 21-076E-306B \ 21-076E-306B.DGN 21-076E-306B DATE SEPTEMBER 2024 CASASUS

DWG. D21-076PP