

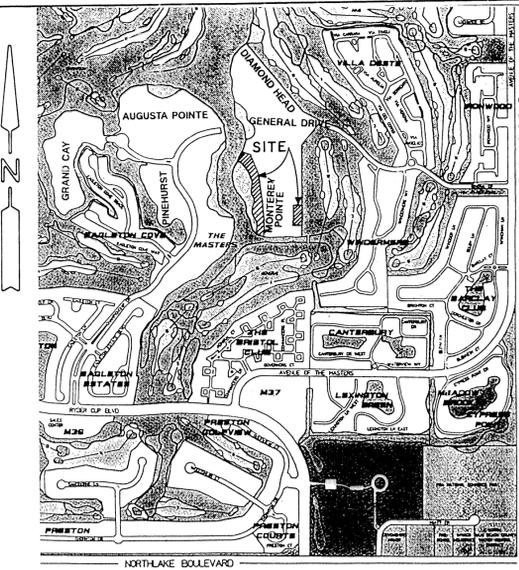
A PLANNED UNIT DEVELOPMENT IN PGA NATIONAL PLANNED COMMUNITY DISTRICT
PGA RESORT COMMUNITY PLAT OF

MONTEREY POINTE No. 4

LYING IN SECTION 15, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
BEING A REPLAT OF LOTS 49 THROUGH 52 OF PGA RESORT COMMUNITY
PLAT OF MONTEREY POINTE, RECORDED IN PLAT BOOK 69, PAGES 91 THROUGH 94,
AND OF LOTS 84 THROUGH 94 OF PGA RESORT COMMUNITY PLAT OF MONTEREY
POINTE NO. 2, RECORDED IN PLAT BOOK 70, PAGES 29 AND 30,
AND OF LOTS 111 THROUGH 115 OF PGA RESORT COMMUNITY PLAT OF MONTEREY
POINTE NO. 3, RECORDED IN PLAT BOOK 73, PAGES 87 AND 88,
PALM BEACH COUNTY PUBLIC RECORDS

JUNE 1995

SHEET 1 OF 2



LOCATION MAP

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 11:04 A.M.
the 27th day of JULY, 1995,
and duly recorded in Plat Book No. 76,
page 1-7
DORIS M. WOLFE Clerk of Court
Doris M. Wolfe



DEDICATIONS AND RESERVATIONS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT:

PGA NATIONAL VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP

OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 15, TOWNSHIP 42 SOUTH,
RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA,
BEING A REPLAT OF:

LOTS 49 THROUGH 52 OF PGA RESORT COMMUNITY PLAT OF MONTEREY POINTE,
RECORDED IN PLAT BOOK 69, PAGES 91 THROUGH 94,
AND

LOTS 84 THROUGH 94 OF PGA RESORT COMMUNITY PLAT OF MONTEREY POINTE
NO. 2, RECORDED IN PLAT BOOK 70, PAGES 29 AND 30,
AND

LOTS 111 THROUGH 115 OF PGA RESORT COMMUNITY PLAT OF MONTEREY POINTE
NO. 3, RECORDED IN PLAT BOOK 73, PAGES 87 AND 88, OF THE PUBLIC RECORDS
OF PALM BEACH COUNTY, FLORIDA.

SHOWN HEREON AS:

PGA RESORT COMMUNITY PLAT OF
MONTEREY POINTE No. 4

DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- UTILITY EASEMENTS:
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED
TO THE MONTEREY POINTE HOMEOWNERS ASSOCIATION, INC. FOR THE
CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF
UTILITIES AND CABLE TELEVISION SERVICES; PROVIDED HOWEVER
THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, OR
OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH
THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS,
OR OTHER PUBLIC UTILITY.
NO BUILDINGS SHALL BE LOCATED WITHIN SAID EASEMENTS.
- FIL EASEMENTS:
THE FIL EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO
FLORIDA POWER & LIGHT COMPANY FOR THE CONSTRUCTION, OPERATION,
AND MAINTENANCE OF ELECTRIC FACILITIES.

IN WITNESS WHEREOF NATIONAL INVESTMENT COMPANY, A FLORIDA
CORPORATION, AS MANAGING GENERAL PARTNER OF PGA NATIONAL
VENTURE, LTD. A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE
PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS
SECRETARY AND CAUSED ITS CORPORATE SEAL TO BE AFFIXED HERETO
BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, FOR AND ON
BEHALF OF PGA NATIONAL VENTURE,
THIS 27th DAY OF JULY, 1995.

PGA NATIONAL VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP
BY: NATIONAL INVESTMENT COMPANY, A FLORIDA CORPORATION,
ITS MANAGING GENERAL PARTNER

BY: E. LLOYD ECCLESTONE, III
PRESIDENT

ATTEST: Helena Leyendecker
HELENA LEYENDECKER, SECRETARY

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, STEWART TITLE OF PALM BEACH COUNTY, A TITLE INSURANCE COMPANY,
DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE
HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY;
THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN
PGA NATIONAL VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP;
THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT
SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAM
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: 8-21-95 BY: James W. Gustafson
VICE-PRESIDENT
STEWART TITLE OF PALM BEACH COUNTY
1955 PALM BEACH LAKES BLVD., SUITE 100
WEST PALM BEACH, FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED E. LLOYD ECCLESTONE, III, AND
HELENA LEYENDECKER, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE
INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT
AS PRESIDENT AND SECRETARY, RESPECTIVELY OF THE ABOVE-NAMED NATIONAL
INVESTMENT COMPANY, A FLORIDA CORPORATION, THEY DID NOT TAKE AN OATH,
AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED
SAID INSTRUMENT AS SUCH OFFICERS 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 27th day of July, 1995.

Frank S. Palen
NOTARY PUBLIC

COMMISSION NUMBER: CC826734

MORTGAGEE'S CONSENT

STATE OF ILLINOIS
COUNTY OF COOK

THE UNDERSIGNED CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES
UPON THE PROPERTY DESCRIBED HEREON, THAT IT DOES HEREBY JOIN IN
AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, BY
THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED
IN OFFICIAL RECORD BOOK * PAGE * OF THE PUBLIC RECORDS OF PALM
BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN
HEREON.

* OFFICIAL RECORD BOOK 8566 PAGE 274,
OFFICIAL RECORD BOOK 7276 PAGE 791,
OFFICIAL RECORD BOOK 6572 PAGE 1240.

LUMBERMENS MUTUAL CASUALTY COMPANY,
AN ILLINOIS INSURANCE CORPORATION

BY: William L. Kerslake
EXECUTIVE VICE-PRESIDENT AND
CHIEF FINANCIAL OFFICER.

ATTEST: Linda Kosjer

ACKNOWLEDGEMENT

STATE OF ILLINOIS
COUNTY OF LAKE

BEFORE ME PERSONALLY APPEARED W.B. White AND
Linda Kosjer, TO ME WELL KNOWN AND KNOWN TO ME
TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING
INSTRUMENT AS AUTHORIZED SIGNATORIES OF THE ABOVE-NAMED LUMBERMENS
MUTUAL CASUALTY COMPANY, AN ILLINOIS INSURANCE CORPORATION, AND THEY
SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH
INSTRUMENT AS SUCH OFFICERS 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 19th day of July, 1995.

Doris M. Wolfe
NOTARY PUBLIC

COMMISSION NUMBER: 263157

SURVEYOR'S CERTIFICATE

I HEREBY 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 ORDINANCES OF THE CITY OF PALM BEACH
GARDENS, FLORIDA.

Mark D. Brooks
REGISTERED SURVEYOR NO. 3426
STATE OF FLORIDA

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT: ACKNOWLEDGEMENT

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY
ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR MAINTENANCE
RESPONSIBILITIES BEING INCURRED, BY SAID DISTRICT ON THIS PLAT.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
DATE: 8/23/95 BY: William L. Kerslake
WILLIAM L. KERSLAKE, PRESIDENT
BOARD OF SUPERVISORS

ATTEST: Peter L. Pimentel
PETER L. PIMENTEL, SECRETARY
BOARD OF SUPERVISORS

APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th day of July, 1995.

BY: Mark D. Brooks
MAYOR

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 31st day of July, 1995.

BY: Lenhart E. Lindahl, P.E.
LENHART E. LINDAHL, P.E.
CITY ENGINEER

ATTEST: LINDA KOSJER, CITY CLERK

Linda Kosjer
CLERK

NOTES

- DENOTES PERMANENT REFERENCE MONUMENT (P. R. M.) No. 3426 SET.
- DENOTES PERMANENT REFERENCE MONUMENT (P. R. M.) No. 3426 FOUND.
- BEARINGS BASED ON: N04°06'23"E ALONG THE RIGHT-OF-WAY OF
MONTEREY POINTE DRIVE PER PGA RESORT COMMUNITY PLAT OF MONTEREY
POINTE, PLAT BOOK 69, PAGES 91-94 OF THE PUBLIC RECORDS OF PALM
BEACH COUNTY, FLORIDA.
- ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- AREA: 2.036 ACRES, MORE OR LESS.
- W. M. E. - WATER MANAGEMENT EASEMENT L-24 IN FAVOR OF THE NORTHERN
PALM BEACH COUNTY IMPROVEMENT DISTRICT RECORDED IN OFFICIAL
RECORD BOOK 4491, PAGES 155-263, SPECIFICALLY AT PAGES 170-191,
AND AMENDED IN OFFICIAL RECORD BOOK 5779, PAGES 1985-1987, AND
IN OFFICIAL RECORD BOOK 7178, PAGES 1349-1353.
- BLOCK A = LOTS 49 THROUGH 52
BLOCK B = LOTS 84 THROUGH 92
BLOCK C = LOTS 111 THROUGH 114



THIS INSTRUMENT PREPARED BY:
MARK D. BROOKS
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 3426
FOR: TIMOTHY J. MESSLER, INC.
3950 RCA BOULEVARD
SUITE 5005
PALM BEACH GARDENS, FL.

SUBDIVISION - MONTEREY POINTE No. 4
BOOK 76 PAGE 1
FLOOD MAP
ZONING
SE
ZIP CODE
PUD NAME - CITY OF PALM BEACH GARDENS

TIMOTHY J. MESSLER, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3950 RCA BOULEVARD, SUITE 5005, PALM BEACH GARDENS, FLORIDA 33410
TELEPHONE (407) 827-2226 TELEFAX 824-1569

PLAT OF MONTEREY POINTE No. 4

PROJECT NO. 95015P
DATE: JUNE 1995

NOTICE:
THERE MAY BE ADDITIONAL RESTRICTIONS
THAT ARE NOT RECORDED ON THIS PLAT THAT
MAY BE FOUND IN THE PUBLIC RECORDS OF
PALM BEACH COUNTY.