

A PLANNED UNIT DEVELOPMENT IN PGA NATIONAL PLANNED COMMUNITY DISTRICT  
PGA RESORT COMMUNITY PLAT OF  
**GENERAL POINTE**  
LYING IN SECTIONS 15 AND 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

JANUARY 1996

SHEET 1 OF 2

82

COUNTY OF PALM BEACH ) ss  
STATE OF FLORIDA )  
This Plat was filed for record at 3:31 P.M.  
this 30 day of May 1996.  
and duly recorded in Plat Book No. 77  
on page 82-83  
DOROTHY H. WILKIN, Clerk of Circuit Court  
by \_\_\_\_\_ u.c.



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, LYING IN SECTIONS 15 AND 16,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS,  
PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:  
A PARCEL OF LAND LYING IN SECTIONS 15 AND 16, TOWNSHIP 42 SOUTH,  
RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA,  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF RYDER CUP  
BOULEVARD AS SHOWN ON THE PLAT OF PORTIONS OF RYDER CUP BOULEVARD  
AND AVENUE OF THE MASTERS, RECORDED IN PLAT BOOK 49, PAGES 101 THROUGH  
104 OF SAID PUBLIC RECORDS, WITH THE SOUTHERLY EXTENSION OF THE  
CENTERLINE OF CHAMPIONSHIP DRIVE, AS SHOWN ON THE PLAT OF CHAMPIONSHIP  
DRIVE, RECORDED IN PLAT BOOK 57, PAGES 44 AND 45 OF SAID PUBLIC  
RECORDS; THENCE ALONG SAID SOUTH RIGHT-OF-WAY S87°46'36"E FOR 178.33  
FEET; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY S84°38'20"E  
FOR 135.10 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY  
S05°21'40"W FOR 51.51 FEET; THENCE S37°43'48"W FOR 173.22 FEET;  
THENCE S56°41'22"W FOR 41.88 FEET; THENCE N89°47'14"W FOR 481.76 FEET;  
THENCE N65°40'11"W FOR 49.65 FEET; THENCE N21°57'28"W FOR 127.42 FEET;  
THENCE N32°00'52"W FOR 131.03 FEET TO THE SAID SOUTH RIGHT-OF-WAY,  
BEING A CURVE CONVEX TO THE NORTH, HAVING A RADIUS OF 1080.00 FEET,  
WHERE THE RADIAL LINE BEARS N77°04'41"E. THENCE EASTERLY ALONG SAID  
RIGHT-OF-WAY TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°51'17" FOR  
280.00 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTH  
RIGHT-OF-WAY, S87°46'36"E FOR 197.00 FEET TO THE POINT OF BEGINNING.

SHOWN HEREON AS:

PGA RESORT COMMUNITY PLAT OF  
GENERAL POINTE

DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- EASEMENTS:
  - THE UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO ALL PUBLIC UTILITIES FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES, WATER AND SEWER FACILITIES, AND FOR CABLE TELEVISION; PROVIDED, HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.  
NO BUILDINGS, IMPROVEMENTS (EXCEPT FOR DRIVEWAYS), OR TREES OR SHRUBS SHALL BE LOCATED WITHIN SAID EASEMENTS.
  - A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER ALL OF GENERAL POINTE TRACE IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID DISTRICT'S WATER MANAGEMENT FACILITIES, LANDS, AND EASEMENTS FOR WATER MANAGEMENT PURPOSES AND TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS PURPOSES. THE LAND LYING UNDER SAID INGRESS-EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE EAGLETON POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT OR TO SAID UTILITY AUTHORITY.
  - A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF WATER AND SEWER FACILITIES OVER AND UNDER GENERAL POINTE TRACE IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY. THE LAND AND ROADWAY IMPROVEMENTS LYING WITHIN SAID EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE EAGLETON POINTE HOMEOWNERS PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID UTILITY AUTHORITY.  
NO ABOVE-GROUND UTILITIES OR APPURTENANCES THERETO SHALL BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER SAID GENERAL POINTE TRACE.
  - THE WATER AND SEWER EASEMENTS (NOTED AS M.S.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF WATER AND SEWER FACILITIES THE LANDS LYING WITHIN SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE EAGLETON POINTE HOMEOWNERS ASSOCIATION, INC., WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. NO BUILDINGS, IMPROVEMENTS OF ANY KIND, OR TREES OR SHRUBS SHALL BE PLACED WITHIN SAID EASEMENTS UNLESS APPROVED, IN WRITING, BY SEACOAST UTILITY AUTHORITY.
  - THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE EAGLETON POINTE HOMEOWNERS ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- GENERAL POINTE TRACE AS SHOWN HEREON IS PRIVATE AND IS HEREBY DEDICATED TO THE EAGLETON POINTE HOMEOWNERS ASSOCIATION, INC. FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION AND MAINTENANCE OF WATER, SEWER, AND DRAINAGE FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, OR SEACOAST UTILITY AUTHORITY.
- THE COMMON AREA AS SHOWN HEREON IS HEREBY DEDICATED TO THE EAGLETON POINTE HOMEOWNERS ASSOCIATION, INC. FOR OPEN SPACE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.  
NO STRUCTURES OF ANY KIND, NOR TREES OR SHRUBS SHALL BE PLACED WITHIN SAID COMMON AREAS.
- TRACTS A AND B AS SHOWN HEREON ARE HEREBY DEDICATED TO THE EAGLETON POINTE HOMEOWNERS ASSOCIATION, INC. FOR OPEN SPACE AND LANDSCAPING, AND FOR THE CONSTRUCTION AND MAINTENANCE OF BUFFER WALLS AND FENCES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

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 CHAIRMAN 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, LTD. THIS 19th DAY OF JANUARY, 1996.

PGA NATIONAL VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP  
BY: NATIONAL INVESTMENT COMPANY, A FLORIDA CORPORATION,  
ITS MANAGING GENERAL PARTNER  
E. LLYWD ECCLESTONE, JR.,  
CHAIRMAN  
HELENA LEYENDECKER, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED E. LLYWD ECCLESTONE, JR., AND HELENA LEYENDECKER, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN 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 19th DAY OF JANUARY, 1996.

MARK D. BROOKS, REGISTERED SURVEYOR NO. 3426  
STATE OF FLORIDA

COMMISSION NUMBER: CC 326734

MORTGAGEE'S CONSENT

STATE OF ILLINOIS  
COUNTY OF LAKE  
THE UNDERSIGNED CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8656, PAGE 274 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

LUMBERMENS MUTUAL CASUALTY COMPANY,  
AN ILLINOIS INSURANCE CORPORATION  
BY: W.L. WHITE,  
EXECUTIVE VICE-PRESIDENT/CHIEF FINANCIAL OFFICER  
R.B. STACY, TREASURER

ACKNOWLEDGEMENT

STATE OF ILLINOIS  
COUNTY OF LAKE  
BEFORE ME PERSONALLY APPEARED W.L. WHITE AND R.B. STACY, 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 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 25th DAY OF JANUARY, 1996.

DELORNE M. WOLFE, NOTARY PUBLIC  
COMMISSION NUMBER: 263157

TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
ME, 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 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: 1-22-96 BY: JAMES W. GUSTAFSON, VICE-PRESIDENT  
STEWART TITLE OF PALM BEACH COUNTY  
1555 PALM BEACH LAKES BLVD., SUITE 100  
WEST PALM BEACH, FLORIDA

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 PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS, FLORIDA FOR THE REQUIRED IMPROVEMENTS; 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 ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER ALL OF GENERAL POINTE TRACE AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES SAID DISTRICT HAS NO MAINTENANCE OBLIGATION ON OR UNDER THE LANDS OVER WHICH SAID GENERAL POINTE TRACE LIES; AND FURTHER ACKNOWLEDGES THAT ITS EXISTING L-37/38 EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 4491, AT PAGES 155 THROUGH 263, AND AMENDED IN OFFICIAL RECORD BOOK 8656, AT PAGES 839 THROUGH 843, INCLUSIVE, IS SHOWN HEREON;  
AND THAT THERE ARE NO OTHER DEDICATIONS TO, NOR MAINTENANCE RESPONSIBILITIES BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
DATE: 2/6/96 BY: WILLIAM L. KERSLAKE, PRESIDENT  
BOARD OF SUPERVISORS

PETER L. PIMENTEL, SECRETARY  
BOARD OF SUPERVISORS

APPROVALS

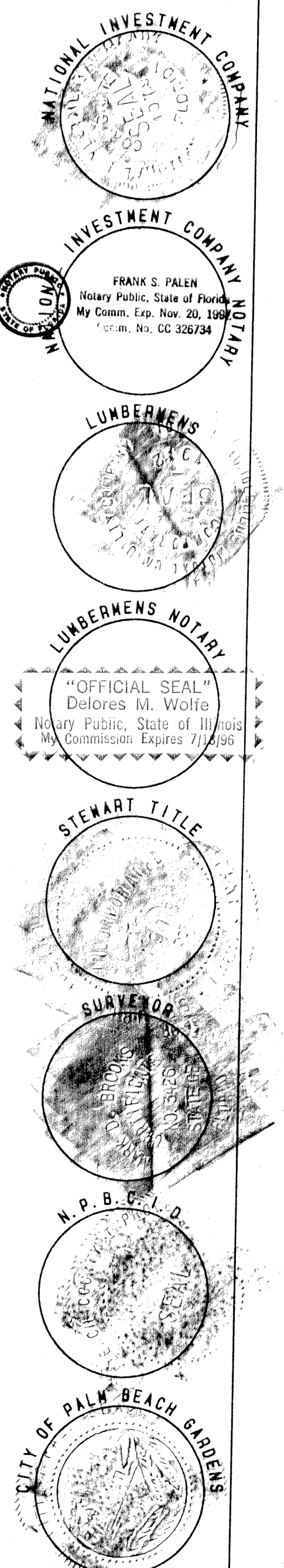
CITY OF PALM BEACH GARDENS  
COUNTY OF PALM BEACH  
STATE OF FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30th DAY OF May, 1996.  
MAYOR

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23rd DAY OF April, 1996.  
LENNART E. LINDAHL, P.E., CITY ENGINEER

LINDA KOSIER, CITY CLERK

- NOTES:
- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 3426 SET UNLESS NOTED OTHERWISE.
  - DENOTES PERMANENT CONTROL POINT (P.C.P.) NO. 3426 TO BE SET.
  - BEARINGS BASED ON: S87°46'36"E ALONG THE SOUTH RIGHT-OF-WAY OF RYDER CUP BOULEVARD, PER THE PLAT OF PORTIONS OF RYDER CUP BOULEVARD AND AVENUE OF THE MASTERS, RECORDED IN PLAT BOOK 49, PAGES 101-104 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, OR TREES OR SHRUBS PLACED ON THE WATER MANAGEMENT EASEMENT L-37/38, SHOWN HEREON, RECORDED IN OFFICIAL RECORD BOOK 4491, PAGES 155 THROUGH 263, AT PAGES 170 THROUGH 191, AND AMENDED IN OFFICIAL RECORD BOOK 8656, PAGES 839 THROUGH 843, INCLUSIVE UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
  - AREA: 3.331 ACRES, MORE OR LESS.
  - ABBREVIATIONS:  
NPBCID - NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
IEE - INGRESS-EGRESS EASEMENT IN FAVOR OF NPBCID  
WME - WATER MANAGEMENT EASEMENT IN FAVOR OF NPBCID  
O.R.B. - OFFICIAL RECORD BOOK  
C - CENTERLINE  
R - RADIUS  
Δ - CENTRAL ANGLE  
A - ARC LENGTH



SUBDIVISION \* General Pointe  
BOOK 77 PAGE 82  
FLOOD MAP \*  
ZONING  
QUAD \*  
SE  
PUD NAME City of Palm Beach Gardens TAZ 200

MESSLER & ASSOCIATES  
CONSULTING ENGINEERS AND LAND SURVEYORS  
3950 RCA BOULEVARD, SUITE 8005, PALM BEACH GARDENS, FLORIDA 33410  
TELEPHONE (407)627-2226 TELEFAX 624-1569

PLAT OF GENERAL POINTE

PROJECT NO.: 95045P  
DATE: DECEMBER 1995  
SHEET: 1 OF 2

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.

THIS INSTRUMENT PREPARED BY:  
MARK D. BROOKS  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA NO. 3426  
FOR: MESSLER & ASSOCIATES  
3950 RCA BOULEVARD  
SUITE 8005  
PALM BEACH GARDENS, FL.