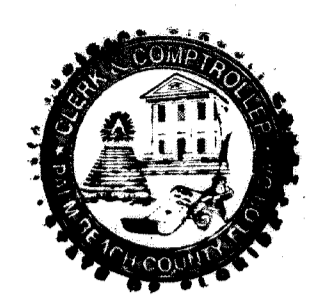


# POINTE MIDTOWN

BEING A REPLAT OF A PORTION OF TRACT 1, BORLAND CENTER REPLAT, AS RECORDED IN PLAT BOOK 109, PAGES 35 THROUGH 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA  
JANUARY 2018 SHEET 1 OF 6



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 9:01 AM  
on the 7th day of March 2018  
and duly returned to Plat Book 125  
at Page 120-125  
Sharon R. Hunt, Clerk & Comptroller  
by Janice McAdams

### DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT ASCEND PGA MIDTOWN LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND MAINSTREET AT MIDTOWN LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS "POINTE MIDTOWN", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF TRACT 1, BORLAND CENTER REPLAT, AS RECORDED IN PLAT BOOK 109, PAGES 35 THROUGH 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 1, THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT 1, NORTH 88°37'35" WEST, A DISTANCE OF 477.46 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1; THENCE ALONG THE WESTERLY LINE OF SAID TRACT 1 FOR THE FOLLOWING NINE COURSES, NORTH 01°55'49" EAST, A DISTANCE OF 185.00 FEET; THENCE NORTH 88°37'35" WEST, A DISTANCE OF 230.01 FEET TO THE WESTERLY LINE OF SAID TRACT 1; THENCE NORTH 01°55'49" EAST, A DISTANCE OF 52.01 FEET; THENCE SOUTH 88°37'35" EAST, A DISTANCE OF 80.00 FEET; THENCE NORTH 01°55'49" EAST, A DISTANCE OF 448.50 FEET; THENCE NORTH 88°37'35" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 01°55'49" EAST, A DISTANCE OF 34.00 FEET; THENCE SOUTH 88°37'35" EAST, A DISTANCE OF 80.00 FEET; THENCE NORTH 01°55'49" EAST, A DISTANCE OF 25.66 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1 AND TO A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 95.27 FEET AND A CHORD BEARING OF SOUTH 80°39'30" EAST, THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 1 FOR THE FOLLOWING SIX COURSES: EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°56'10", A DISTANCE OF 26.50 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°37'35" EAST, A DISTANCE OF 158.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 65.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°52'03", A DISTANCE OF 61.11 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 65.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 107°44'28", A DISTANCE OF 122.23 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°52'25", A DISTANCE OF 61.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°37'35" EAST, A DISTANCE OF 46.01 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF A 12.00 FOOT UTILITY EASEMENT AS SHOWN ON SAID BORLAND CENTER REPLAT; THENCE ALONG SAID NORTHERLY PROLONGATION, THE WESTERLY LINE OF SAID 12.00 FOOT UTILITY EASEMENT AND ITS SOUTHERLY PROLONGATION, SOUTH 01°20'14" WEST, A DISTANCE OF 258.49 FEET; THENCE SOUTH 88°05'58" EAST, A DISTANCE OF 138.49 FEET TO A POINT ON THE SAID WESTERLY LINE OF A 12.00 FOOT UTILITY EASEMENT; THENCE ALONG SAID WESTERLY LINE, SOUTH 01°22'25" WEST, A DISTANCE OF 251.71 FEET; THENCE DEPARTING SAID WESTERLY LINE, SOUTH 88°37'35" EAST, A DISTANCE OF 41.00 FEET TO THE EASTERLY LINE OF SAID TRACT 1; THENCE ALONG SAID EASTERLY LINE OF TRACT 1, SOUTH 01°22'25" WEST, A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.964 ACRES OR 390,474 SQUARE FEET MORE OR LESS.

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

- THE ACCESS TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE POINTE MIDTOWN RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, SIDEWALKS, PEDESTRIAN AMENITIES, PARKING AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF PALM BEACH GARDENS. THE ACCESS TRACT IS SUBJECT TO THE RIGHTS OF ACCESS ACROSS ANY ROAD OR WALKWAY LOCATED WITHIN SAID TRACT FOR VEHICULAR AND PEDESTRIAN ACCESS AS GRANTED TO BORLAND CENTER OWNERS ASSOCIATION, INC. AS OUTLINED IN SECTION 3.3 OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE BORLAND CENTER, AS RECORDED IN OFFICIAL RECORD BOOK 18834, PAGE 1071, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE RECREATION TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE POINTE MIDTOWN RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES, SIDEWALKS, MAIL KIOSKS, PARKING, UTILITIES, AND DRAINAGE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- OPEN SPACE TRACTS 1, 2, 3, 4 AND 5, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE POINTE MIDTOWN RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE, SIGNAGE, SIDEWALKS, UTILITIES, AND DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE COMMERCIAL TRACT AS SHOWN HEREON IS HEREBY RESERVED FOR COMMERCIAL PURPOSES AND ALL EXISTING AND FUTURE WATER, SEWER, AND DRAINAGE UTILITIES WHICH MAY EXIST WITHIN SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF ALL PRESENT AND FUTURE OWNERS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THE COMMERCIAL TRACT IS SUBJECT TO THE RIGHTS OF ACCESS ACROSS ANY ROAD OR WALKWAY LOCATED WITHIN SAID TRACT FOR VEHICULAR AND PEDESTRIAN ACCESS AS GRANTED TO BORLAND CENTER OWNERS ASSOCIATION, INC. AS OUTLINED IN SECTION 3.3 OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE BORLAND CENTER, AS RECORDED IN OFFICIAL RECORD BOOK 18834, PAGE 1071, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE WATER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE POINTE MIDTOWN RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF WATER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

- THE SEWER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE POINTE MIDTOWN RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF SEWER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE POINTE MIDTOWN RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE SEACOAST UTILITY AUTHORITY WATER AND SEWER EASEMENTS (S.U.A.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF DOMESTIC WATER AND SANITARY SEWER FACILITIES, SAID LANDS ENCLUMBERED BY SAID EASEMENTS 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.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE CITY OF PALM BEACH GARDENS AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, WATER MANAGEMENT ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, ASCEND PGA MIDTOWN LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, ASCEND PROPERTIES MASTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, THIS 2nd DAY OF February, 2018.

ASCEND PGA MIDTOWN LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
BY: ASCEND & THINK LAB PGA MIDTOWN LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS MANAGER

ASCEND PROPERTIES PGA LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS MANAGER

ASCEND PROPERTIES MASTER LLC,  
A FLORIDA LIMITED LIABILITY COMPANY,  
ITS MANAGER

WITNESS: Nancy Emerick BY: Dean Borg  
PRINT NAME: Nancy Emerick DEAN BORG, MANAGER  
WITNESS: Robert  
PRINT NAME: Nancy Villalobos

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DEAN BORG WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF ASCEND PROPERTIES MASTER LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF ASCEND PROPERTIES PGA LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGER OF ASCEND & THINK LAB PGA MIDTOWN LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGER OF ASCEND PGA MIDTOWN LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF February, 2018.

MY COMMISSION EXPIRES: 9-18-2018

STACY HUNT  
Notary Public - State of Florida  
My Comm. Expires Sep 18, 2018  
Commission # FF 154887  
Bonded through National Notary Assn.  
(NOTARY SEAL)

PRINT NAME: Stacy Hunt  
COMMISSION NUMBER: FF-154887  
Exp. 09/18/2018

IN WITNESS WHEREOF, MAINSTREET AT MIDTOWN LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MIDTOWN GP, INC., A FLORIDA CORPORATION THIS 24th DAY OF January, 2018.

MAINSTREET AT MIDTOWN LIMITED PARTNERSHIP,  
A FLORIDA LIMITED PARTNERSHIP

BY: MAINSTREET AT MIDTOWN LLC,  
A FLORIDA LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

BY: MIDTOWN REAL ESTATE PARTNERS LIMITED PARTNERSHIP,  
A FLORIDA LIMITED PARTNERSHIP,  
ITS SOLE MEMBER AND MANAGER

WITNESS: W. O'Brien BY: MIDTOWN GP, INC.  
PRINT NAME: Pina O'Brien A FLORIDA CORPORATION,  
WITNESS: Paula Marquez ITS GENERAL PARTNER  
PRINT NAME: Laura Marquez BY: Karen D. Geller  
KAREN D. GELLER  
AUTHORIZED REPRESENTATIVE

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KAREN D. GELLER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED REPRESENTATIVE OF MIDTOWN GP, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF MIDTOWN REAL ESTATE PARTNERS LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, THE SOLE MEMBER AND MANAGER OF MAINSTREET AT MIDTOWN LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF MAINSTREET AT MIDTOWN LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) 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 24th DAY OF January, 2018.

MY COMMISSION EXPIRES: 2-9-2022

Kimberly A. Brown  
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: Kimberly A. Brown  
COMMISSION NUMBER: 60176594

### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE POINTE MIDTOWN RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 2nd DAY OF February, 2018.

WITNESS: Nancy Emerick THE POINTE MIDTOWN RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC.,  
PRINT NAME: Nancy Emerick A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: Robert BY: Dean Borg  
PRINT NAME: Nancy Villalobos PRINT NAME: Dean Borg

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

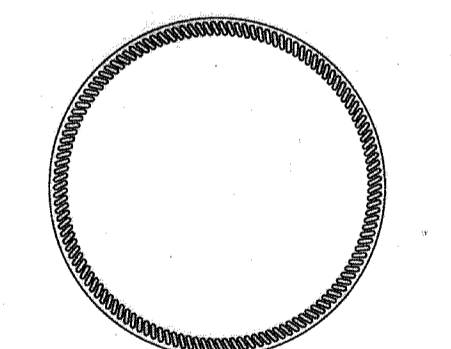
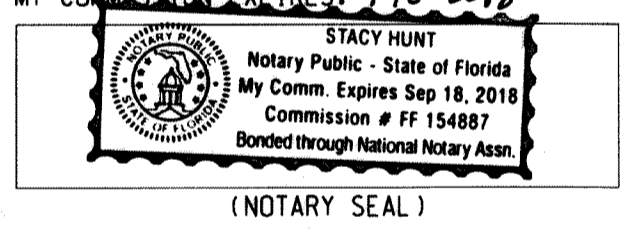
BEFORE ME PERSONALLY APPEARED Dean Borg WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF THE POINTE MIDTOWN RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT he EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) 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 2nd DAY OF February, 2018.

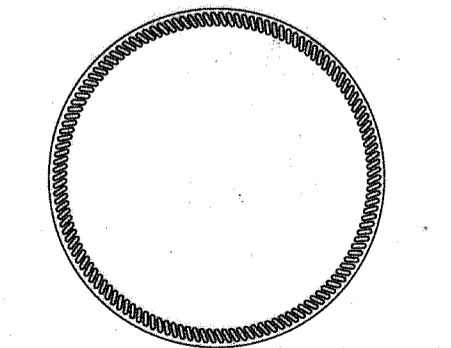
MY COMMISSION EXPIRES: 9-18-2018

Stacy Hunt  
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: Stacy Hunt  
COMMISSION NUMBER: FF-154887  
Exp. 09/18/2018



THE POINTE MIDTOWN RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC.



MIDTOWN GP, INC.

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

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| REF.   |                             |
| FLO.   | FB. PG. JOB 05-046E-306     |
| OFF. R.J.W.  | DATE 12/06/2016             |
| CKD. D.C.L.  | SHEET 1 OF 6 DWG. D05-046PP |