

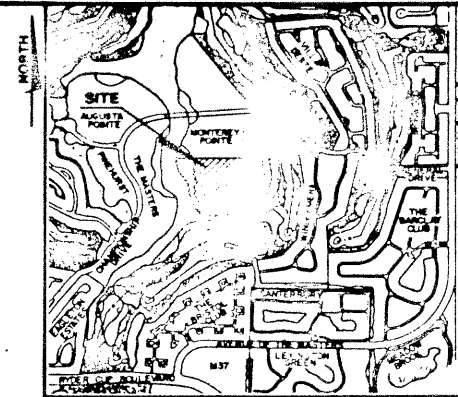
A PLANNED UNIT DEVELOPMENT IN PGA NATIONAL PLANNED COMMUNITY DISTRICT  
PGA RESORT COMMUNITY PLAT OF

**MONTEREY POINTE NO. 2**

LYING IN SECTION 15, TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA  
BEING A REPLAT OF TRACTS B-1, B-2, B-3, AND B-4 OF  
PGA RESORT COMMUNITY PLAT OF MONTEREY POINTE, RECORDED  
IN PLAT BOOK 69, PAGES 91 THROUGH 94, PALM BEACH COUNTY  
PUBLIC RECORDS

JANUARY 1993

SHEET 1 OF 2



VICINITY MAP

**29**  
70 29

COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record on 11/24/92  
at 11:27 AM of NOVEMBER 1992  
and duly acknowledged by the Clerk of the Court  
on page 29 of 20  
DOROTHY H. WALKER, Clerk of Circuit Court  
Palm Beach County, Florida

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:

TRACTS B-1, B-2, B-3, AND B-4 OF PGA RESORT COMMUNITY PLAT OF  
MONTEREY POINTE, RECORDED IN PLAT BOOK 69, PAGES 91 THROUGH 94,  
PALM BEACH COUNTY PUBLIC RECORDS.

SHOWN HEREON AS:

PGA RESORT COMMUNITY PLAT OF  
MONTEREY POINTE NO. 2

DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- EASEMENTS:  
NON-EXCLUSIVE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY  
DEDICATED IN PERPETUITY TO THE APPROPRIATE PUBLIC UTILITY  
COMPANIES FOR THE PURPOSES OF PROVIDING FOR THE CONSTRUCTION,  
INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES TO THE  
PROPERTY; SAID UTILITY EASEMENTS MAY NOT BE USED FOR  
INSTALLATION OR MAINTENANCE OF CABLE TELEVISION SERVICES  
UNLESS SAID EASEMENTS ARE GRANTED TO A SPECIFIC CABLE  
TELEVISION COMPANY BY THE UNDERSIGNED DEVELOPER. 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 SHALL BE LOCATED WITHIN SAID EASEMENTS.
- THE BUFFERS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE  
MONTEREY POINTE HOMEOWNERS ASSOCIATION, INC. FOR THE  
CONSTRUCTION AND MAINTENANCE OF BUFFER WALLS, LANDSCAPING,  
UTILITIES AND OPEN SPACE, AND ARE THE PERPETUAL MAINTENANCE  
OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY  
OF PALM BEACH GARDENS.
- TRACTS A-10 THROUGH A-18 AS SHOWN HEREON ARE HEREBY DEDICATED TO  
THE MONTEREY POINTE HOMEOWNERS ASSOCIATION, INC., FOR INGRESS  
AND EGRESS, AND CONSTRUCTION AND MAINTENANCE OF UTILITIES AND  
SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID  
ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

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 MANAGING GENERAL PARTNER  
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 7 DAY OF DECEMBER, 1992.

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

BY: E. Lloyd Ecclestone, Jr.  
E. LLOYD ECCLESTONE, JR.  
CHAIRMAN

ATTEST: Helena Levenhauer  
HELENA LEVENHAUER, SECRETARY

ACKNOWLEDGEMENT

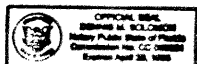
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED E. LLOYD ECCLESTONE, JR., AND  
HELENA LEVENHAUER, 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 7 DAY OF DECEMBER, 1992.

Helena Levenhauer  
NOTARY PUBLIC

COMMISSION NUMBER: CC 09966



MORTGAGEE'S CONSENT

STATE OF ILLINOIS  
COUNTY OF COOK

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 7276, PAGE 791 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.A.H.

ATTEST: Frank M. Kelly

ACKNOWLEDGEMENT

STATE OF ILLINOIS  
COUNTY OF COOK

BEFORE ME PERSONALLY APPEARED Walter L. Kerlake AND  
Frank C. DeLoach 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 5th DAY OF January, 1993.

William L. Kerlake  
NOTARY PUBLIC

COMMISSION NUMBER:

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

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACKNOWLEDGEMENT

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

DATE: 1-14-93 BY: William L. Kerlake  
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 14 DAY OF JANUARY, 1993.

BY: Michael Martin  
MAYOR

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF DECEMBER, 1992.

BY: Demet E. Lindahl  
DEMERT E. LINDAHL, P.E.  
CITY ENGINEER

ATTEST: LINDA KOSIER, CITY CLERK

BY: Linda Kosier  
CLERK

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 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: 12-2-92 BY: James W. Gustafson

JAMES W. GUSTAFSON  
VICE-PRESIDENT  
STEWART TITLE OF PALM BEACH COUNTY  
1555 PALM BEACH LAKES BLVD., SUITE 100  
WEST PALM BEACH, FLORIDA

THIS INSTRUMENT WAS PREPARED BY:  
MARK D. BROOKS  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA NO. 3426  
FOR: TIMOTHY J. MESSLER, INC.  
600 SANDTREE DRIVE  
SUITE 301  
PALM BEACH GARDENS, FL 33403

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.

11776

NATIONAL INVESTMENT COMPANY

OFFICIAL SEAL  
BRUCE H. SCHUBERT  
REGISTERED NOTARY PUBLIC  
COMMISSION NO. CC 09882  
Expires April 28, 1993

NATIONAL INVESTMENT COMPANY NOTARY

LUMBERMENS

THEY HAVE SEEN  
AND APPROVE  
THESE PRESENTS, State of Florida  
My Commission Expires 12/28/92

LUMBERMENS NOTARY

STEWART TITLE

SURVEYOR

INSPECTED

CITY OF PALM BEACH GARDENS

SEARCHED	INDEXED	SERIALIZED	FILED

**Timothy J. Messler, Inc.**  
CONSULTING ENGINEERS  
610 Sandtree Drive, Suite 301, Palm Beach Gardens, Florida 33403

SCALE: NONE  
DATE: OCTOBER 1992  
SHEET 1 OF 2