

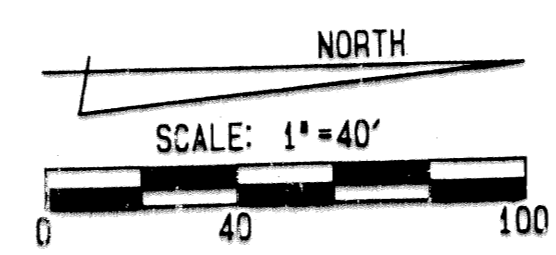
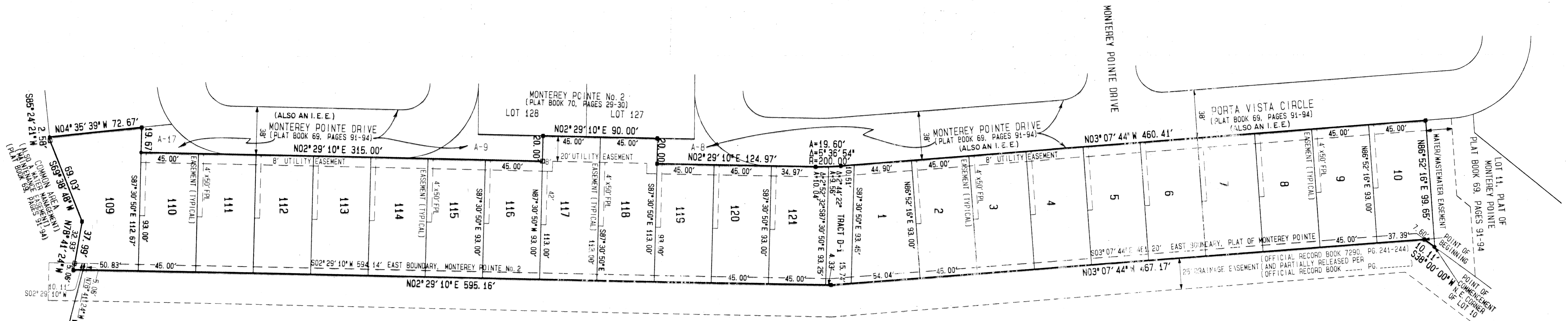
A PLANNED UNIT DEVELOPMENT IN PGA NATIONAL PLANNED COMMUNITY DISTRICT
PGA RESORT COMMUNITY PLAT OF

MONTEREY POINTE NO. 3

LYING IN SECTION 15, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
BEING A REPLAT OF LOTS 1 THROUGH 10 OF PGA RESORT COMMUNITY
PLAT OF MONTEREY POINTE, RECORDED IN PLAT BOOK 69, PAGES 91 THROUGH 94,
AND OF LOTS 109 THROUGH 121 OF PGA RESORT COMMUNITY PLAT OF MONTEREY
POINTE NO. 2, RECORDED IN PLAT BOOK 70, PAGES 29 AND 30, PALM BEACH
COUNTY PUBLIC RECORDS

JUNE, 1994

SHEET 2 OF 2



THE GENERAL GOLF COURSE
AT PGA NATIONAL
(UNPLATTED)

SUBDIVISION # Monterey Pointe 3
BOOK 73 PAGE 88
FLOOR TO BE - FLOOR MAP # -
QUAD # - ZONING -
SE - ZIP CODE -
RFD NAME - C/PSGARDGA
1542151

TIMOTHY J. MESSLER, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS
3950 RCA BOULEVARD SUITE 5005 PALM BEACH GARDENS, FLORIDA 33410
TELEPHONE (407) 627-2226 TELEFAX 624-1569

PLAT OF MONTEREY POINTE NO. 3

PROJECT NO. 64003P
DATE: MARCH 1994
FIELD BOOK: 12945
PAGES 11 & 13

- NOTES
- 1. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) No. 3426 SET.
- 2. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) No. 3426 FOUND.
- 3. BEARINGS BASED ON: S02°29'10"W ALONG THE EAST BOUNDARY OF PGA RESORT COMMUNITY PLAT OF MONTEREY POINTE, PLAT BOOK 69, PAGES 91-94 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 4. ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 5. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON THE WATER MANAGEMENT EASEMENT L-24, SHOWN HEREON, RECORDED IN OFFICIAL RECORD BOOK 4481, PAGES 135 THROUGH 263, AT PAGES 170 THROUGH 191, AND AMENDED IN OFFICIAL RECORD BOOK 7178, PAGES 1349 THROUGH 1353, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- 6. AREA: 2.346 ACRES, MORE OR LESS.
- 7. "L-24" DENOTES AN INGRESS-EGRESS EASEMENT IN FAVOR OF THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

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.

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.