

PGA COMMONS PLAT NO. 1

LYING IN SECTION 11, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

NOVEMBER, 1999 SHEET 1 OF 2

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT STEPHEN S. MATHISON AS TRUSTEE OF PGA COMMONS LAND TRUST AGREEMENT DATED FEBRUARY 12, 1999, OWNER OF THE LAND SHOWN HEREON AS "PGA COMMONS PLAT NO. 1", LYING IN SECTION 11, 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 SITUATE IN SECTION 11, TOWNSHIP 42 SOUTH, RANGE 42 EAST, WITHIN THE MUNICIPAL LIMITS OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF P.G.A. BOULEVARD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION SR 786 (PGA BOULEVARD) PALM BEACH CO. PROJECT NO.: 93070-PERMIT SHEET 4 OF 10, (RIGHT-OF-WAY MAP); BOUNDED ON THE EAST BY THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2539, AT PAGE 93, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BOUNDED ON THE SOUTH BY THE NORTH LINE OF TRACT W-11, AS SHOWN ON PLAT ONE OF HANSEN-JDM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, AT PAGES 67 THROUGH 81; AND BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF AVENUE OF THE P.G.A. AS SHOWN ON SAID PLAT ONE OF HANSEN-JDM.

CONTAINING 318,173 SQUARE FEET OR 7.304 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- THE UTILITY EASEMENTS, AS SHOWN HEREON, AND DESIGNATED AS U.E., ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENT ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER UTILITY FACILITIES.
- EASEMENTS FOR WATER AND SEWER PURPOSES AS SHOWN HEREON AND DESIGNATED AS W.S. ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER STREET TRACT A IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES ONLY, SAID LANDS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE PGA COMMONS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER STREET TRACT A IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER TRACT A.
- TRACTS B, C AND D AS SHOWN HEREON IS HEREBY DEDICATED TO THE PGA COMMONS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT E, AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNER FOR COMMERCIAL DEVELOPMENT PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE PGA COMMONS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON AND DESIGNATED AS LAE ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE 6 FOOT GAS MAIN EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF GAS MAIN FACILITIES.
- THE CANAL ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR ACCESS TO AND MAINTENANCE OF THE CANAL LOCATED WITHIN TRACT W-11.
- THE 6 FOOT PEDESTRIAN EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR USE BY THE PUBLIC FOR PEDESTRIAN ACCESS.
- TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED TO THE PGA COMMONS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR INGRESS-EGRESS, UTILITIES AND DRAINAGE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PROPERTY OWNERS' ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, STEPHEN S. MATHISON AS TRUSTEE OF PGA COMMONS LAND TRUST AGREEMENT DATED FEBRUARY 12, 1999, THIS 17 DAY OF NOVEMBER, A.D., 1999.

BY: STEPHEN S. MATHISON AS TRUSTEE OF
PGA COMMONS LAND TRUST AGREEMENT
DATED FEBRUARY 12, 1999

WITNESS
Hope Berrios
PRINT NAME: Hope Berrios

WITNESS
Leslie A. Hill
PRINT NAME: Leslie A. Hill

ACKNOWLEDGEMENT:

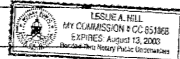
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED STEPHEN S. MATHISON, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS STEPHEN S. MATHISON AS TRUSTEE OF PGA COMMONS LAND TRUST AGREEMENT DATED FEBRUARY 12, 1999, ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH TRUSTEE OF SAID LAND TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF NOVEMBER, 1999.

MY COMMISSION EXPIRES:

NOTARY PUBLIC



NOTARY SEAL

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE PGA COMMONS 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 DAY OF NOVEMBER, 1999.

THE PGA COMMONS PROPERTY OWNERS' ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS
Joel B. Channing
PRINT NAME: Hope Berrios

BY: *Joel B. Channing*
JOEL B. CHANNING, PRESIDENT

WITNESS
Leslie A. Hill
PRINT NAME: Leslie A. Hill

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

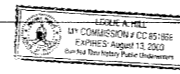
BEFORE ME PERSONALLY APPEARED JOEL B. CHANNING, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE PGA COMMONS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT 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 17 DAY OF NOVEMBER, 1999.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

NOTARY SEAL



MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 10936, AT PAGE 892, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THERE PRESENTS TO BE SIGNED BY ITS AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17 DAY OF NOVEMBER, 1999.

FIDELITY FEDERAL SAVINGS BANK OF FLORIDA
A FLORIDA CORPORATION

BY: *Christopher H. Cook*
(PRINT NAME) Christopher H. Cook
(PRINT TITLE) Executive Vice President

WITNESS
Hope Berrios
(PRINT NAME) Hope Berrios

WITNESS
Leslie A. Hill
(PRINT NAME) Leslie A. Hill

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Christopher H. Cook, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING AS PRESIDENT OF FIDELITY FEDERAL SAVINGS BANK OF FLORIDA, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 17 DAY OF NOVEMBER, 1999.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

NOTARY SEAL



TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, STEPHEN S. MATHISON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN STEPHEN S. MATHISON AS TRUSTEE OF PGA COMMONS LAND TRUST AGREEMENT DATED FEBRUARY 12, 1999; 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: 11/17/99

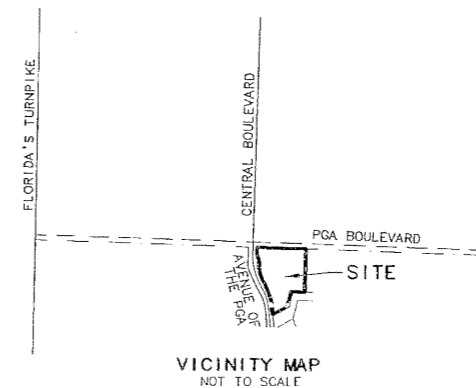
BY:

STEPHEN S. MATHISON
STEPHEN S. MATHISON, P.A.
FLORIDA BAR NO. 362786

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS IS TO 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



VICINITY MAP
NOT TO SCALE



AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEE POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE PLAT WAS PREPARED UNDER MY SUPERVISION AND DIRECTION AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF PALM BEACH GARDENS, FLORIDA.

BY: *David C. Lidberg*
DAVID C. LIDBERG, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 3613
STATE OF FLORIDA
DATE: 11/17/99

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE ASSUMED BEARING OF SOUTH 88°22'33" EAST, ALONG THE NORTH LINE OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- DENOTES A SET LB#4431 PERMANENT REFERENCE MONUMENT (P.R.M.) UNLESS OTHERWISE NOTED.
- DENOTES A SET LB#4431 PERMANENT CONTROL POINT (P.C.P.).
- LINES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS.
- THIS INSTRUMENT WAS PREPARED BY ALEXANDER J. PIAZZA, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- BUILDING SETBACKS SHALL CONFORM TO THE CITY OF PALM BEACH GARDENS ZONING CODE.
- NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD
THIS 17 DAY OF DECEMBER, 1999.

BY: *Joseph R. Russo*
JOSEPH R. RUSSO - MAYOR

ATTEST: *Linda V. Koster*
LINDA V. KOSTER, CLERK

CITY ENGINEER
THIS PLAT IS HEREBY ACCEPTED FOR RECORD
THIS 22 DAY OF NOVEMBER, 1999.

BY: *Leinwart E. Lindahl*
LEINWART E. LINDAHL, P.E. - CITY ENGINEER

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.091 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (P.R.M.), PERMANENT CONTROL POINTS (P.C.P.) AND MONUMENTS AT LOT CORNERS.

BY: *Pasquale Volpe*
PASQUALE VOLPE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4873
DATE: 22 Nov 1999

ABBREVIATIONS:

- C/L = CENTERLINE
- CB = CHORD BEARING
- CONC = CONCRETE
- D = DELTA
- DE = DRAINAGE EASEMENT
- FND = FOUND
- L = ARC LENGTH
- LAE = LIMITED ACCESS EASEMENT
- LB = LICENSE BUSINESS
- MON = MONUMENT
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PCP = PERMANENT CONTROL POINT
- P6 = PAGE(S)
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- ROE = RANGE
- ROW = RIGHT-OF-WAY
- SEC = SECTION
- TWP = TOWNSHIP
- UE = UTILITY EASEMENT
- WSE = WATER AND SEWER EASEMENT

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

CAD	K:\AUTOCAD\CHANCOMM\2687-306.DWG
REF	K:\AUTOCAD\CHANCOMM\COMM01.DWG
FLD	FB.
OFF	A. J. P.
CKD	D. C. L.
PG.	PC.
JOB	97-268(306)
DATE	01/05/99
DWG	D97-268P
SHEET	1 OF 2

170

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
11 29A
11 DECEMBER 1999
170-17
86
Linda V. Koster

