

PGA COMMONS PLAT NO. 2

LYING IN SECTIONS 11 AND 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

SEPTEMBER 2001 SHEET 1 OF 3

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 10:26 A.M.
This day of July 2002
and duly recorded in Plat Book No. 95
on page 103-105
DOROTHY H. WILKIN, Clerk of Circuit Court
DOROTHY H. WILKIN, Clerk of Circuit Court



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. 2", LYING IN SECTIONS 11 AND 12, 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 SECTIONS 11 AND 12, 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:

ALL THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 12, LYING NORTHERLY OF THE SOUTH LINE OF THE "NOT INCLUDED" PARCEL SHOWN ON PLAT NO. 1, P.G.A. NATIONAL GOLF CLUB ESTATES, AS RECORDED IN PLAT BOOK 27, AT PAGE 207, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING WESTERLY OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3615, AT PAGE 1717, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM THE RIGHT OF WAY OF P.G.A. BOULEVARD.

TOGETHER WITH, HOWEVER, THAT PART OF THE FOLLOWING DESCRIBED PORTION OF SAID SECTION 11 LYING EASTERLY OF THAT CERTAIN RIGHT OF WAY FOR HICKORY DRIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGES 122 THRU 123, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11, THENCE SOUTH 01°31'22" WEST, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF P.G.A. BOULEVARD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL:

THENCE SOUTH 01°31'22" WEST CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 1,065.29 FEET; THENCE NORTH 84°28'03" WEST, A DISTANCE OF 125.30 FEET TO THE EAST LINE OF WOODLAND LAKES AS DESCRIBED IN OFFICIAL RECORDS BOOK 2508, PAGES 653 THROUGH 665, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°31'22" EAST, ALONG SAID EAST LINE, A DISTANCE OF 287.46 FEET; THENCE NORTH 38°42'28" WEST, A DISTANCE OF 399.50 FEET; THENCE SOUTH 80°03'57" WEST, A DISTANCE OF 347.59 FEET; THENCE NORTH 01°37'32" EAST, A DISTANCE OF 534.40 FEET TO SAID SOUTH RIGHT OF WAY LINE OF P.G.A. BOULEVARD; THENCE SOUTH 88°22'33" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 722.72 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, EXCEPTING THEREFROM THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3547, AT PAGE 1.

CONTAINING 534.379 SQUARE FEET OR 12.268 ACRES, MORE OR LESS.

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

- 1.) THE 10 FOOT UTILITY EASEMENTS, AS SHOWN HEREON 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.
- 2.) THE 5 FOOT LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 3.) 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.
- 4.) THE ACCESS EASEMENTS AS SHOWN HEREON ARE 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.
- 5.) TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNER FOR COMMERCIAL DEVELOPMENT PURPOSES, INGRESS AND EGRESS 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.
- 6.) TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNER AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 7.) A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO SEACOST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS FOR ACCESS PURPOSES ONLY, SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF PGA COMMONS PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS.
- 8.) A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR ACCESS TO THE 100 FOOT CANAL RIGHT OF WAY OF PGA NATIONAL GOLF CLUB ESTATES, AS RECORDED IN PLAT BOOK 27, PAGES 206 AND 207, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, STEPHEN S. MATHISON AS TRUSTEE OF PGA COMMONS LAND TRUST AGREEMENT DATED FEBRUARY 12, 1999, THIS 3 DAY OF JAN, A.D., 2002.
BY: STEPHEN S. MATHISON AS TRUSTEE OF PGA COMMONS LAND TRUST AGREEMENT DATED FEBRUARY 12, 1999
WITNESS: Sandra J. Haines, Deanna L. Marose
PRINT NAME: Sandra J. Haines, Deanna L. Marose

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 3 DAY OF January, 2002.

MY COMMISSION EXPIRES: Deanna L. Marose
NOTARY PUBLIC
NOTARY SEAL
Deanna L. Marose
Commission No. CC 954199
My Commission Expires: September 9, 2004

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 3 DAY OF January, 2002.

WITNESS: Stacy B. Bunker, Joel B. Channing, President
PRINT NAME: Stacy B. Bunker, Joel B. Channing, President
WITNESS: David F. Walker
PRINT NAME: David F. Walker

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 13 DAY OF January, 2002.
MY COMMISSION EXPIRES: Nanee J. Mulligan
NOTARY PUBLIC
NOTARY SEAL
Nanee J. Mulligan
Commission No. CC 830819
My Commission Expires: May 19, 2003

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 13097, AT PAGE 618, 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9 DAY OF January, 2002.

OCEAN BANK
A FLORIDA BANKING CORPORATION
BY: Eugene Font, Vice President
WITNESS: David F. Walker, David B. Bunker
PRINT NAME: Eugene Font, David F. Walker, David B. Bunker

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED EUGENE FONT, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF OCEAN BANK, A FLORIDA BANKING 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 9 DAY OF January, 2002.

MY COMMISSION EXPIRES: Eni F. Calvano
NOTARY PUBLIC
NOTARY SEAL
Eni F. Calvano
My Commission No. CC 825855
My Commission Expires: May 18, 2003

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: 1/3/02 BY: Stephen S. Mathison, P.A.
STEPHEN S. MATHISON, P.A.
FLORIDA BAR NO. 362786

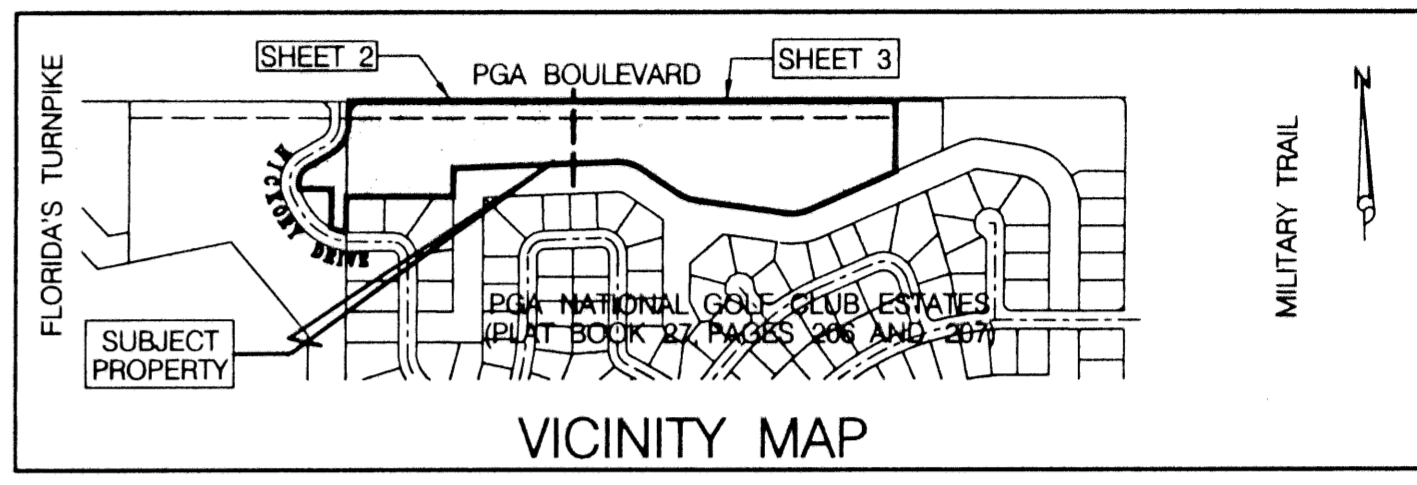
SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE ASSUMED BEARING OF SOUTH 88°37'35" EAST, ALONG THE NORTH LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- 2. ■ DENOTES A SET LB#4431 PERMANENT REFERENCE MONUMENT (P.R.M.) UNLESS OTHERWISE NOTED.
- 3. LINES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 4. 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 POSITIONS.
- 5. THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS, IN AND FOR THE OFFICES OF LIBBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

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 AS REQUIRED BY LAW AND MONUMENTS ACCORDING TO SEC 177.091(19), F.S., WILL BE SET UNDER THE GUARANTEES 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.

DATE: 1/3/02 BY: David C. Toberg
DAVID C. TOBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 3613



GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF PALM BEACH GARDENS ZONING CODE.
- 2. 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.
- 3. 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.
- 4. 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 7 DAY OF January, 2002.
BY: Joseph R. Russo - Mayor

ATTEST: Linda V. Koster, Clerk
CAROL GOLD, CITY CLERK

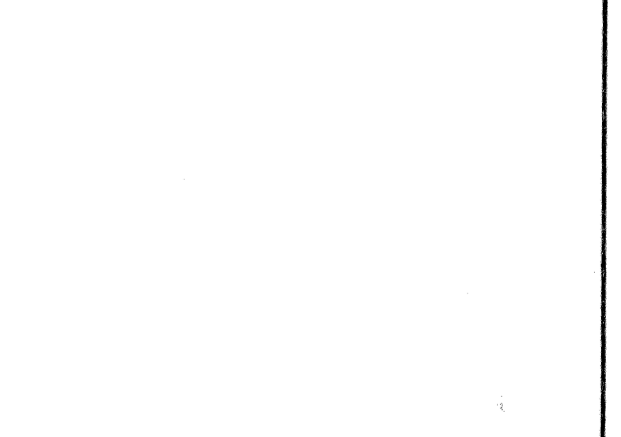
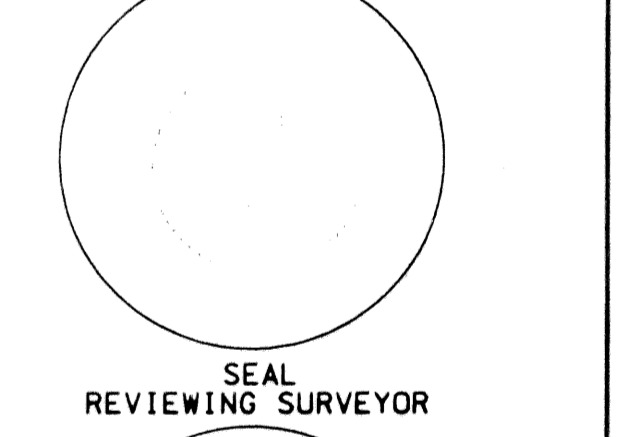
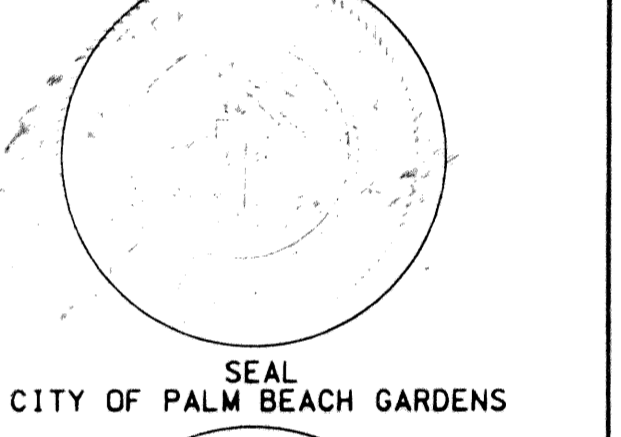
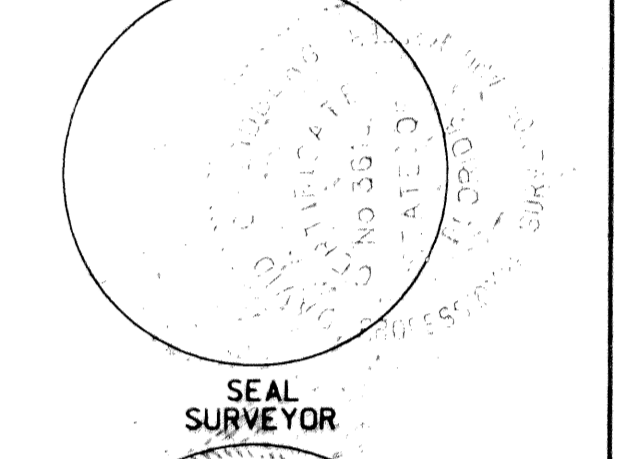
CITY ENGINEER
THIS PLAT IS HEREBY ACCEPTED FOR RECORD
THIS 3 DAY OF January, 2002.
BY: Stewart E. Lindahl, P.E. - City Engineer

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 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 MONUMENTS AT LOT CORNERS.
BY: Pasquale Volpe
PASQUALE VOLPE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 4873

ABBREVIATIONS:

- C/L = CENTERLINE
- CB = CHORD BEARING
- FPL = FLORIDA POWER & LIGHT
- FND = FOUND
- R = RADIUS
- Δ = DELTA ANGLE
- Δ = ARC LENGTH
- LAE = LIMITED ACCESS EASEMENT
- LB = LICENSE BUSINESS
- MON = MONUMENT
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE(S)
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- RGE = RANGE
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- UE = UTILITY EASEMENT
- TWP = TOWNSHIP
- UE = UTILITY EASEMENT



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

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