

SECOND ADDITION TO P.G.A. RESORT COMMUNITY PLAT OF RESORT CORE

PLANNED UNIT DEVELOPMENT IN P.G.A NATIONAL PLANNED COMMUNITY DISTRICT

BEING A REPLAT OF P.G.A. RESORT COMMUNITY PLAT OF RESORT CORE, AS SHOWN ON PLAT BOOK 41, PAGES 121 THROUGH 123 AND A REPLAT OF FIRST ADDITION TO P.G.A. RESORT COMMUNITY PLAT OF RESORT CORE, AS SHOWN ON PLAT BOOK 59, PAGES 56 THROUGH 57 AND TOGETHER WITH PORTIONS OF TRACT G-1, AS SHOWN ON THE PLAT OF P.G.A. RESORT COMMUNITY GOLF COURSE PLAT, RECORDED IN PLAT BOOK 94, PAGES 116 THROUGH 129, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 10, TOWNSHIP 42 SOUTH, RANGE 42 EAST CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

APRIL 2022

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT, BSREP III PBG RESORT LLC, A DELAWARE LIMITED LIABILITY COMPANY AND BSREP III PBG GOLF LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "SECOND ADDITION TO P.G.A. RESORT COMMUNITY PLAT OF RESORT CORE, PLANNED UNIT DEVELOPMENT IN P.G.A NATIONAL PLANNED COMMUNITY DISTRICT"

BEING A REPLAT OF P.G.A. RESORT COMMUNITY PLAT OF RESORT CORE, AS SHOWN ON PLAT BOOK 41, PAGES 121 THROUGH 123 AND A REPLAT OF FIRST ADDITION TO P.G.A. RESORT COMMUNITY PLAT OF RESORT CORE, AS SHOWN ON PLAT BOOK 59, PAGES 56 THROUGH 57 AND TOGETHER WITH PORTIONS OF TRACT G-1, AS SHOWN ON THE PLAT OF P.G.A. RESORT COMMUNITY GOLF COURSE PLAT, RECORDED IN PLAT BOOK 94, PAGES 116 THROUGH 129, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 10, TOWNSHIP 42 SOUTH, RANGE 42 EAST CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS:

TRACT "A"
ALL OF P.G.A. RESORT COMMUNITY PLAT OF RESORT CORE, PLAT BOOK 41, PAGE 121, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

AND

ALL OF FIRST ADDITION TO P.G.A. RESORT COMMUNITY PLAT OF RESORT CORE, PLAT BOOK 59, PAGE 56, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

TRACT "B"

A PARCEL OF LAND LYING IN TRACT G-1, AS SHOWN ON THE PLAT OF P.G.A. RESORT COMMUNITY GOLF COURSE PLAT, RECORDED IN PLAT BOOK 94, PAGES 116 THROUGH 129, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF P.G.A. RESORT COMMUNITY PLAT OF RESORT CORE, RECORDED IN PLAT BOOK 41, PAGES 121 THROUGH 123, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF SAID P.G.A. RESORT COMMUNITY PLAT OF RESORT CORE, SOUTH 26°27'48" EAST, A DISTANCE OF 159.09 FEET; THENCE DEPARTING SAID WESTERLY LINE, SOUTH 62°43'05" WEST, A DISTANCE OF 146.71 FEET; THENCE NORTH 39°28'35" WEST, A DISTANCE OF 146.24 FEET; THENCE NORTH 57°35'37" EAST, A DISTANCE OF 180.59 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

TRACT "C"

A PARCEL OF LAND LYING IN TRACT G-1, AS SHOWN ON THE PLAT OF P.G.A. RESORT COMMUNITY GOLF COURSE PLAT, RECORDED IN PLAT BOOK 94, PAGES 116 THROUGH 129, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF THE FIRST ADDITION TO P.G.A. RESORT COMMUNITY PLAT OF RESORT CORE, RECORDED IN PLAT BOOK 59, PAGES 56 AND 57, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 34°57'05" EAST ALONG THE EASTERLY LINE OF SAID PLAT AND ALONG A WEST LINE OF SAID TRACT G-1, A DISTANCE OF 62.79 FEET TO A POINT ON THE SOUTH LINE OF P.G.A. RESORT COMMUNITY PLAT OF RESORT CORE, RECORDED IN PLAT BOOK 41, PAGES 121 THROUGH 123, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 87°24'51" EAST, ALONG THE SOUTH LINE OF SAID RESORT CORE AND ALONG A NORTH LINE OF SAID TRACT G-1, A DISTANCE OF 19.47 FEET; THENCE DEPARTING SAID NORTH LINE, THENCE SOUTH 34°31'38" WEST, A DISTANCE OF 74.09 FEET; THENCE NORTH 55°28'22" WEST, A DISTANCE OF 16.99 FEET TO A POINT ON SOUTHERLY PROLONGATION OF A WESTERLY LINE OF SAID TRACT G-1; THENCE ALONG SAID SOUTHERLY PROLONGATION, NORTH 34°57'05" EAST, A DISTANCE OF 1.00 FOOT TO THE POINT OF BEGINNING.

TOGETHER WITH:

TRACT "D"

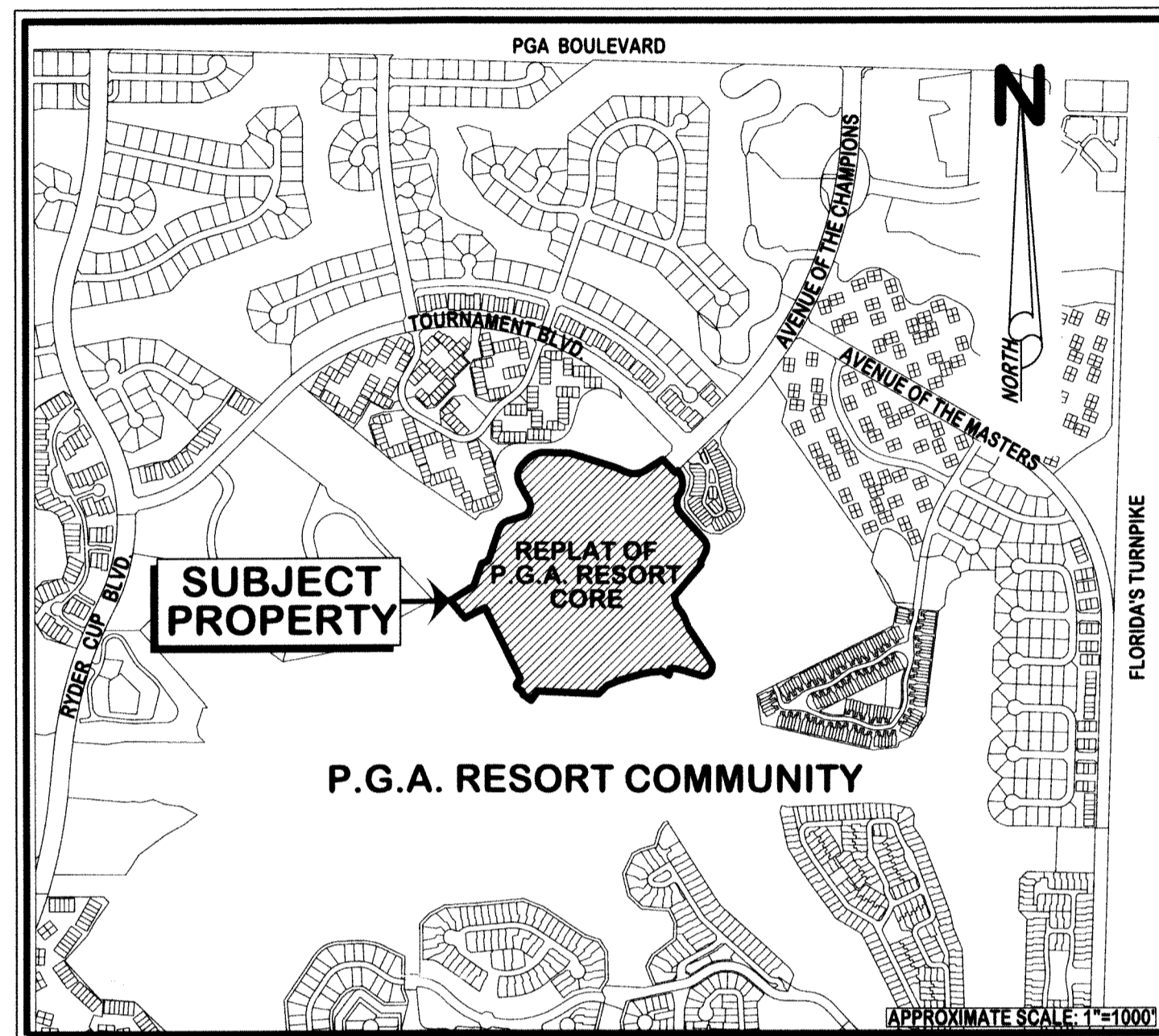
A PARCEL OF LAND LYING IN TRACT G-1, AS SHOWN ON THE PLAT OF P.G.A. RESORT COMMUNITY GOLF COURSE PLAT, RECORDED IN PLAT BOOK 94, PAGES 116 THROUGH 129, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF P.G.A. RESORT COMMUNITY PLAT OF RESORT CORE, RECORDED IN PLAT BOOK 41, PAGES 121 THROUGH 123, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE EASTERLY LINE OF THE PLAT OF P.G.A. RESORT COMMUNITY PLAT OF RESORT CORE, RECORDED IN PLAT BOOK 41, PAGES 121 THROUGH 123, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NORTH 08°20'22" EAST, A DISTANCE OF 46.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY LINE, NORTH 08°20'22" EAST, A DISTANCE OF 344.59 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE, NORTH 41°17'43" WEST, A DISTANCE OF 98.49 FEET; THENCE ALONG A SOUTHERLY LINE OF SAID P.G.A. RESORT COMMUNITY PLAT OF RESORT CORE, NORTH 40°39'24" EAST, A DISTANCE OF 67.93 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, SOUTH 10°42'22" EAST, A DISTANCE OF 56.62 FEET; THENCE SOUTH 35°50'44" EAST, A DISTANCE OF 86.69 FEET; THENCE SOUTH 20°53'57" EAST, A DISTANCE OF 78.77 FEET; THENCE SOUTH 33°09'16" EAST, A DISTANCE OF 279.14 FEET TO A POINT ON A NON-TANGENT CURVE, CONVEX NORTHWESTERLY, HAVING A RADIUS OF 61.15 FEET, A CHORD BEARING OF SOUTH 48°37'41" WEST AND A CENTRAL ANGLE OF 138°12'39"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 147.52 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 74°03'55" WEST, A DISTANCE OF 134.02 FEET; THENCE NORTH 84°31'09" WEST, A DISTANCE OF 56.93 FEET TO THE POINT OF BEGINNING.

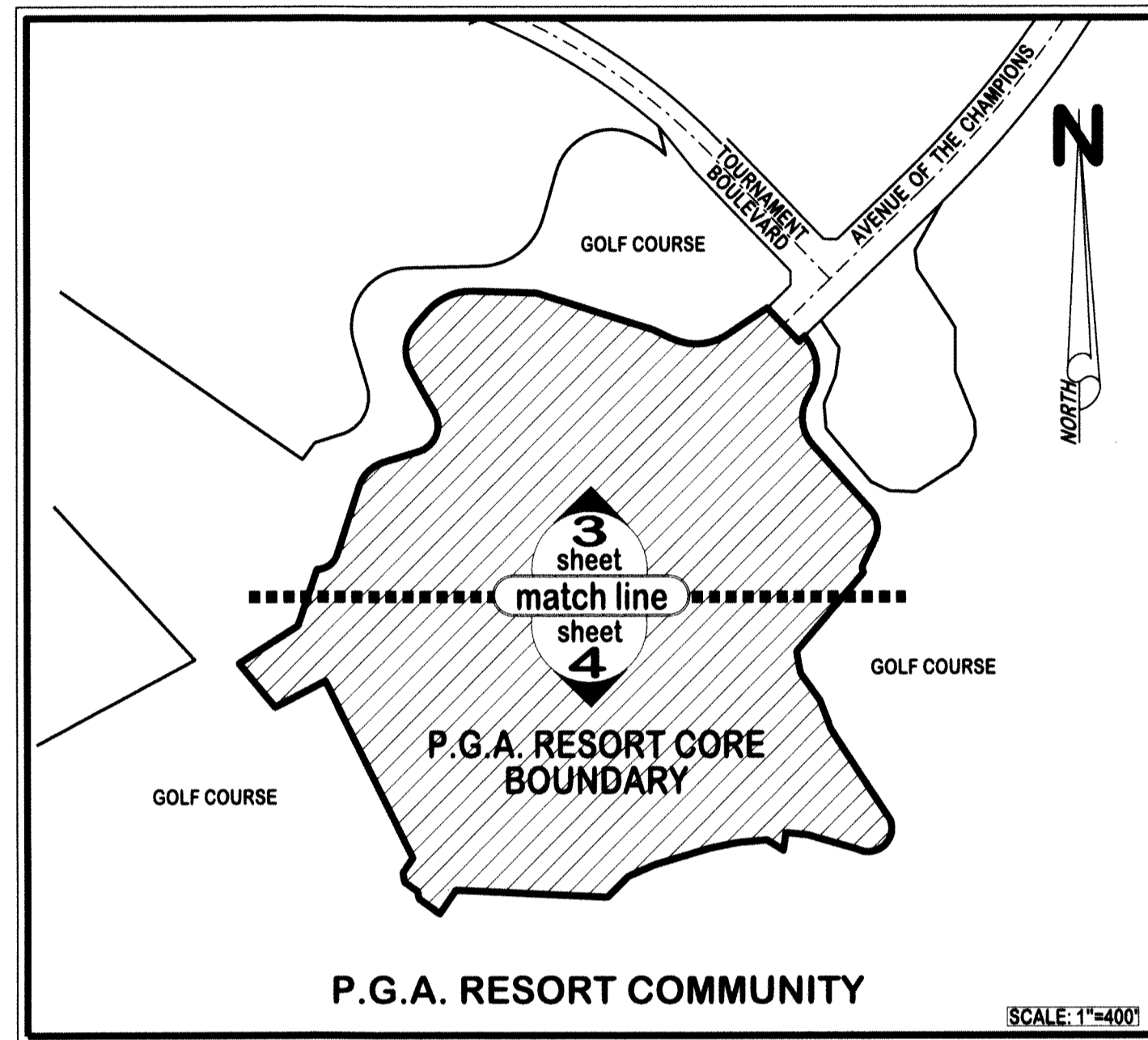
CONTAINING IN ALL 1,780,944 SQUARE FEET, OR 40.885 ACRES MORE OR LESS.

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

AREA TABULATION		
DESCRIPTION	SQUARE FEET	ACREAGE
TRACT "A"	1,689,538	38.787
TRACT "B"	24,773	0.569
TRACT "C"	1,154	0.026
TRACT "D"	65,479	1.503
TOTAL	1,780,944	40.885



PLAT LOCATION SKETCH



SHEET INDEX

EASEMENTS:

1) THE WATER MANAGEMENT EASEMENT, AS SHOWN HEREON, IS A REITERATION OF THE WATER MANAGEMENT EASEMENT "AS" DEDICATED IN PLAT BOOK 41, PAGES 121 THROUGH 123, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE ORIGINAL DEDICATION OF WHICH HAS NOT BEEN ANNULLED OR VACATED BY THIS REPLAT. THE SAID WATER MANAGEMENT EASEMENT, AS PREVIOUSLY DEDICATED, IS FURTHER SUBJECT TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE INSTALLATION, CONSTRUCTION, OPERATION, INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES. THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF BSREP III PBG RESORT LLC, A DELAWARE LIMITED LIABILITY COMPANY AND BSREP III PBG GOLF LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GRANTEEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT, REPAIR, REPLACE, UPGRADE AND MAINTAIN WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES WITHIN THESE EASEMENT AREAS.

THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED IN, OVER, UNDER OR UPON THE WATER MANAGEMENT EASEMENT, AS SHOWN HEREON, UNLESS AND UNTIL APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

2) THE WATER MANAGEMENT ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR UNOBSTRUCTED EQUIPMENT, PEDESTRIAN OR VEHICULAR INGRESS AND EGRESS, INCLUDING TEMPORARY PARKING OR STORAGE USAGE THEREOF, TO AND FOR THE MAINTENANCE OF ADJACENT OR NEARBY WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES. SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF BSREP III PBG RESORT LLC, A DELAWARE LIMITED LIABILITY COMPANY AND BSREP III PBG GOLF LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GRANTEEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PORTIONS OF TRACTS "A" THROUGH "D" ARE SUBJECT TO AN EASEMENT FOR ACCESS RECORDED IN OFFICIAL RECORD BOOK 3453, PAGE 1532 AND A NON-EXCLUSIVE WATER MANAGEMENT EASEMENT RECORDED IN OFFICIAL RECORD BOOK 4491, PAGE 155. ALL AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT - UNIT 11 ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THE WATER MANAGEMENT EASEMENT AS ORIGINALLY DEDICATED AND AS BEING FURTHER SUBJECT TO RIGHTS WITHOUT OBLIGATIONS AS SET FORTH HEREIN, AND DOES HEREBY ACCEPT THE WATER MANAGEMENT ACCESS EASEMENTS AS SHOWN HEREON AND HEREBY ACKNOWLEDGES THAT NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS NO MAINTENANCE OBLIGATION, IN, OVER, UNDER OR UPON THE LANDS OVER WHICH SAID EASEMENTS LIE; AND HEREBY ACCEPTS THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, REPAIR, REPLACE, UPGRADE, INSPECT AND MAINTAIN ITS FACILITIES LYING WITHIN SAID WATER MANAGEMENT EASEMENTS.

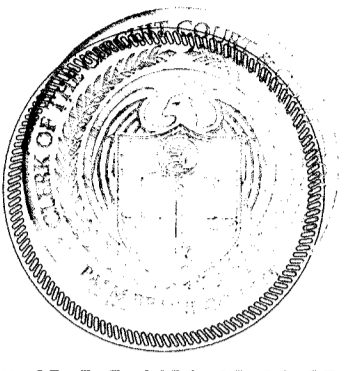
IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY SUSAN P. SCHEFF, ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS THIS 14th DAY OF April, 2022.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT 11

ATTESTED BY: *Susan P. Scheff* SUSAN P. SCHEFF, ASSISTANT SECRETARY, BOARD OF SUPERVISORS
BY: *Matthew J. Boykin* MATTHEW J. BOYKIN, PRESIDENT, BOARD OF SUPERVISORS

BSREP III PBG RESORT LLC
BSREP III PBG GOLF LLC
CITY OF PALM BEACH GARDENS ENGINEER
CITY OF PALM BEACH GARDENS CLERK
REVIEWING SURVEYOR AND MAPPER

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



CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 11:08 A.M. THIS 9 DAY OF May 2022 AND DULY RECORDED IN PLAT BOOK 133 ON PAGES 162 THRU 165.

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY

BY: *Joseph Abruzzo* D.C.

SHEET 1 OF 4

ABBREVIATIONS:
CB = CURVE'S CHORD BEARING
CL = CENTERLINE
CONC. = CONCRETE
D = CURVE'S DELTA ANGLE
FND. = FOUND
FPL = FLORIDA POWER & LIGHT CO.
LB = CURVE'S ARC LENGTH
LB = BUSINESS LICENSE
MON. = MONUMENT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PG. = PAGE
PGS. = PAGES
PRM = PERMANENT REFERENCE MONUMENT
R/W = CURVE'S RADIUS
S/A = RIGHT OF WAY
SUA = SEACOAST UTILITY AUTHORITY
W.M.A.E. = WATER MANAGEMENT ACCESS EASEMENT
W/ = WITH

LEGEND:
□ = DENOTES FOUND "PRM"
FOUND 4"x4" CONCRETE MONUMENT W/ DISK STAMPED "PRM LB 5610"
■ = DENOTES SET "PRM"
SET 4"x4" CONCRETE MONUMENT W/ DISK STAMPED "PRM LB 4431"
○ = DENOTES SET "PRM"
SET MAG NAIL & DISK STAMPED "PRM LB 4431"

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREDIN DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN BSREP III PBG RESORT LLC, A DELAWARE LIMITED LIABILITY COMPANY AND BSREP III PBG GOLF LLC, A DELAWARE LIMITED LIABILITY COMPANY; 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: 4.12.22 BY: *Jacob Healy*
PRINT NAME: JACOB HEALY
PRINT TITLE: ATTORNEY AT LAW

CITY OF PALM BEACH GARDENS REVIEWING SURVEYOR AND MAPPER
CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) 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 CONTROL POINTS (P.C.P.'S) AND LOT MONUMENTATION.

DATE: 04-25-2022
PRINT NAME: *DJM SULLIVAN*
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO.: 6889

CITY OF PALM BEACH GARDENS APPROVAL OF PLAT
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF May, 2022.

BY: *Chelsea Reed* CHELSEA REED, MAYOR
ATTEST: *Patricia Snider* PATRICIA SNIDER, CMC, CITY CLERK

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 5th DAY OF May, 2022.

BY: *Todd Engle* TODD ENGLE, P.E., CITY ENGINEER

CAD.	K:\UST \104242 \41-121 \17-070-306A \17-070-306A.DGN
REF.	
FLD.	FB. PG. JOB 17-070-306A
OFF.	CASASUS DATE FEBRUARY 2022
CKD.	D.C.L. SHEET 1 OF 4 DWG. 017-070P