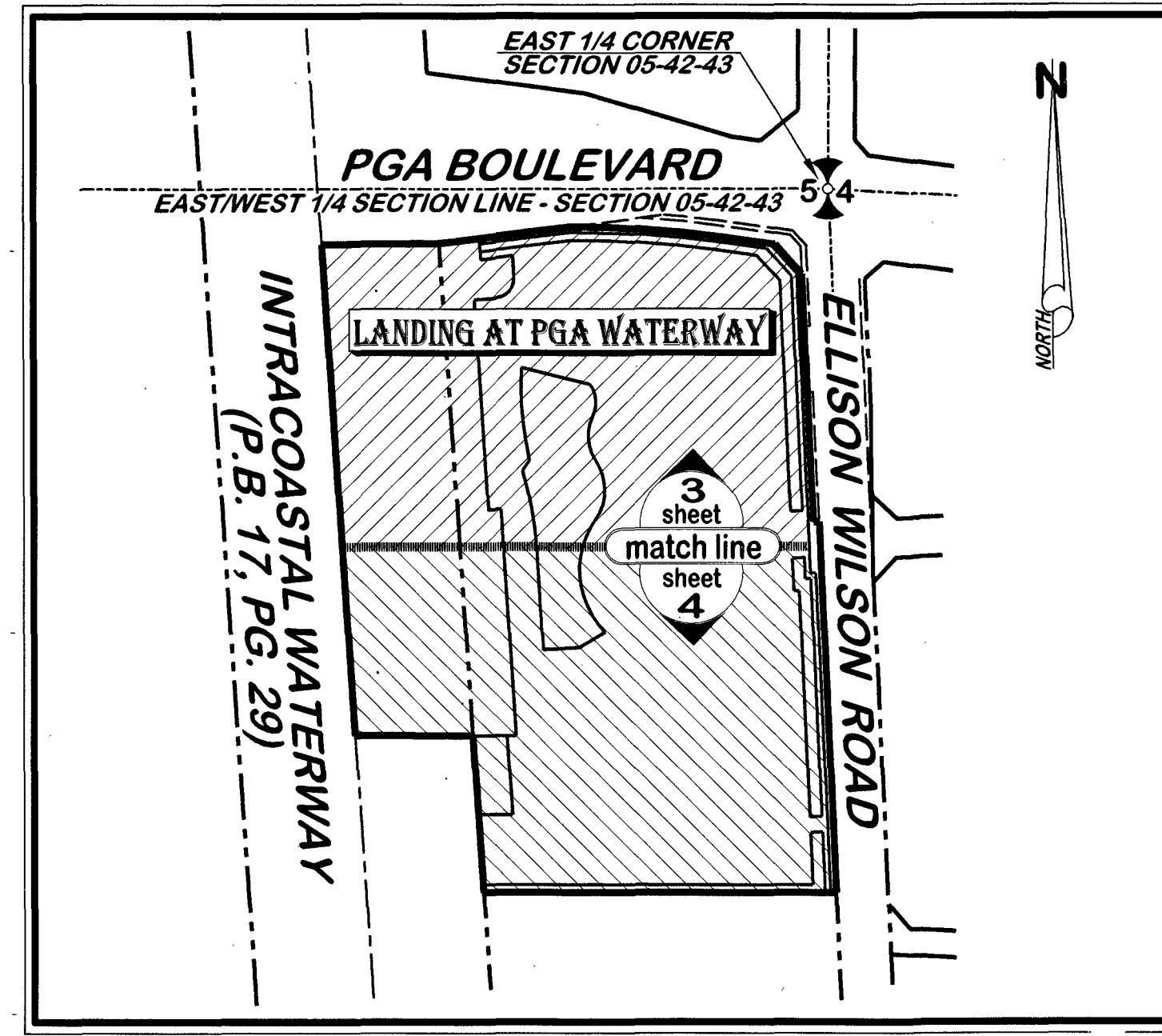


LANDING AT PGA WATERWAY

BEING A REPLAT OF HATTIES LANDING M.U.P.D., AS RECORDED IN PLAT BOOK 114, PAGES 195 & 196, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AN UNPLATTED PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

APRIL 2023



SHEET INDEX

ABBREVIATIONS:

- D = CURVE'S DELTA ANGLE
- R = CURVE'S RADIUS
- L = CURVE'S ARC LENGTH
- C.B. = CURVE'S CHORD BEARING
- (GRID) = STATE PLANE BEARING & DISTANCE
- CONC. = CONCRETE
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- FND. = FOUND
- L.A.E. = LIMITED ACCESS EASEMENT
- MON. = MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.B.Co. = PALM BEACH COUNTY
- PG. = PAGE
- PGS. = PAGES
- PRM = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT OF WAY
- W/ = WITH

LEGEND:

- = DENOTES SET "PRM" SET 4"x4" CONC. MON. W/ DISK STAMPED "PRM LB 4431"
- = DENOTES SET "PRM" SET MAG NAIL & DISK STAMPED "PRM LB 4431"

ACCEPTANCE OF RESERVATIONS LANDING AT PGA WATERWAY CONDOMINIUM ASSOCIATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

LANDING AT PGA WATERWAY CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACKNOWLEDGES THEIR MAINTENANCE RESPONSIBILITY FOR TRACT LANDSCAPE BUFFER 1, TRACT LANDSCAPE BUFFER 2, TRACT LANDSCAPE BUFFER 3, TRACT LANDSCAPE BUFFER 4, TRACT NEIGHBORHOOD PARK, AND TRACT RECREATION POD 1, AS SHOWN HEREON IN ACCORDANCE WITH THE DECLARATION OF COVENANTS FOR THE LANDING AT PGA WATERWAY CONDOMINIUM ASSOCIATION, INC., TO BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LANDING AT PGA WATERWAY CONDOMINIUM ASSOCIATION, INC.
A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: Tiffany Ledesma
PRINT NAME: Tiffany Ledesma

WITNESS: Joey Cichner
PRINT NAME: Joey Cichner

BY: Daniel S. Catalfano
DANIEL S. CATALFANO
PRESIDENT

MORTGAGEE'S JOINDER AND CONSENT

STATE OF NEW YORK
COUNTY OF NEW YORK

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A 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 34287, PAGE 1653, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior Managing Director AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF May, 2023.

BY: RC PBG LENDER 1 LLC
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: Samyiah Fowler
PRINT NAME: Samyiah Fowler

WITNESS: Ana Maria Berlew
PRINT NAME: Ana Maria Berlew

BY: David Spenser
PRINT NAME: David Spenser
TITLE: Senior managing director

SURVEYOR AND MAPPER'S NOTES:

- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE STATE PLANE GRID BEARINGS AND COORDINATES AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90); THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 05, TOWNSHIP 42 SOUTH, RANGE 43 EAST, AS PUBLISHED BY PALM BEACH COUNTY SURVEY DEPARTMENT BEARS SOUTH 01°22'27" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 2.) NO BUILDINGS OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 3.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 4.) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 5.) 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.
- 6.) THIS PROPERTY IS SUBJECT TO THE AMENDED AND RESTATED COMPREHENSIVE OPERATING AND EASEMENT AGREEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 33992, PAGE 581, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 7.) UPON RECORDATION OF THIS PLAT IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THE PRIVATE RIGHTS OF WAY AND/OR EASEMENTS FOR SHADY LANE, SANDY HILL LANE, AND DOLPHIN LANE TERMINATED BY OPERATIONS OF LAW AND IN ALL EVENTS, UPON RECORDATION OF THIS PLAT, SUCH PRIVATE RIGHTS OF WAY AND/OR EASEMENTS ARE REVOKED AND TERMINATED.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 22nd DAY OF May, 2023, BY DANIEL S. CATALFANO AS PRESIDENT FOR THE LANDING AT PGA WATERWAY CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 1-14-2027

Heather Hinkle
NOTARY PUBLIC
PRINT NAME: HEATHER HINKLE
COMMISSION NUMBER: 11313217

NOTARY SEAL

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 22nd DAY OF May, 2023, BY David Spenser AS Senior managing director FOR RC PBG LENDER 1 LLC, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 03-21-24

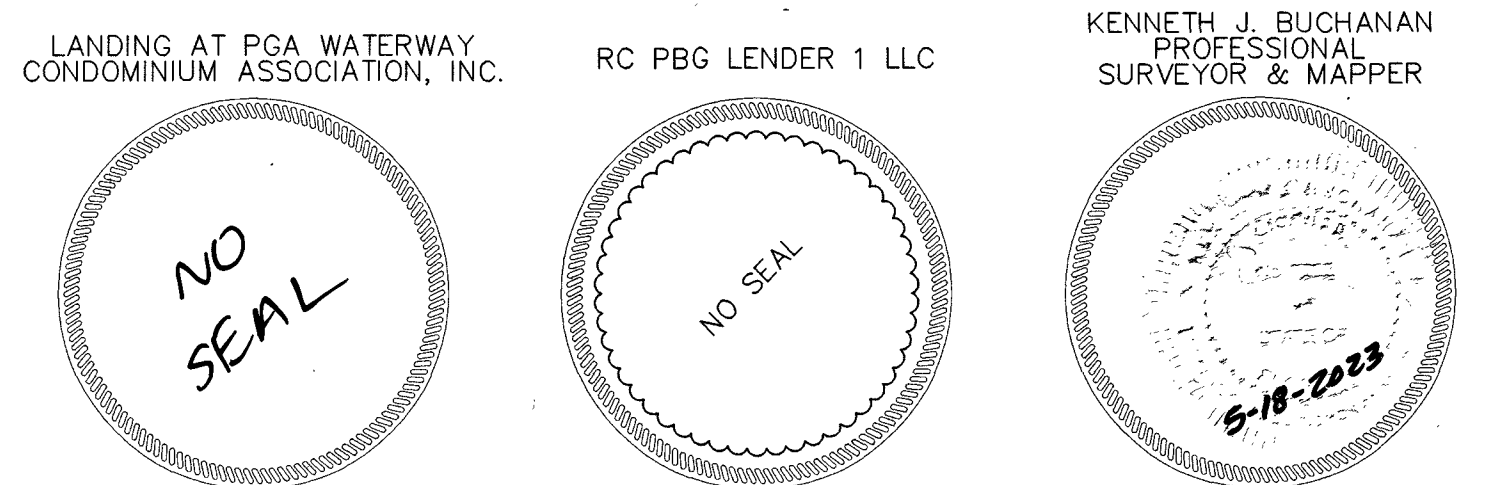
Jignasa Parikh-Silo
NOTARY PUBLIC
PRINT NAME: Jignasa Parikh-Silo
COMMISSION NUMBER: 01PA1617943

NOTARY SEAL

SURVEYOR & MAPPER'S CERTIFICATE

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") ACCORDING TO SEC. 177.091 (9), F.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 THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

DATE: 5-18-2023 BY: Kenneth J. Buchanan
KENNETH J. BUCHANAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7202



THIS INSTRUMENT WAS PREPARED BY KENNETH J. BUCHANAN P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

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

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REF.
FLD. - FB. PG. JOB 21-076E-306
OFF. CASASUS DATE APRIL 2023
CKD. K.J.B. SHEET 2 OF 4 DWG. D21-076P