



LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF AVENUE OF THE CHAMPIONS AS SHOWN ON P.G.A. RESORT COMMUNITY PLAT NO. 1, RECORDED IN PLAT BOOK 36, PAGES 198-200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH THE NORTHEASTERLY BOUNDARY OF P.G.A. RESORT COMMUNITY PLAT OF RESORT CORE, RECORDED IN PLAT BOOK 41, PAGES 121-123 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N45°59'30"E ALONG SAID RIGHT-OF-WAY FOR 57.24 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF THE HAIG GOLF COURSE (AN UNRECORDED TRACT) FOR THE FOLLOWING 14 COURSES: THENCE S34°10'37"E FOR 86.11 FEET; THENCE S07°48'01"W FOR 73.68 FEET; THENCE S23°11'55"W FOR 76.16 FEET; THENCE S04°28'02"E FOR 64.20 FEET; THENCE S40°17'32"E FOR 180.92 FEET; THENCE S64°23'52"E FOR 53.23 FEET; THENCE S87°28'26"E FOR 68.07 FEET; THENCE N57°59'41"E FOR 132.08 FEET; THENCE N37°34'07"E FOR 49.20 FEET; THENCE N18°26'06"E FOR 37.95 FEET; THENCE N02°51'45"W FOR 40.05 FEET; THENCE N22°07'19"W FOR 132.77 FEET; THENCE N00°00'00"W FOR 115.00 FEET; THENCE N33°25'29"W FOR 179.72 FEET; THENCE N06°46'30"W FOR 50.00 FEET; THENCE N29°39'18"E FOR 140.14 FEET TO THE INTERSECTION WITH THE SAID SOUTHEASTERLY RIGHT-OF-WAY OF AVENUE OF THE CHAMPIONS; THENCE S45°59'30"W ALONG SAID RIGHT-OF-WAY FOR 434.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.00 ACRES, MORE OR LESS.

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA SS: COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT CHANNING CORPORATION XXVI, A FLORIDA CORPORATION, OWNER OF ALL THE LANDS SHOWN HEREON, AS PLAT OF TRACT M3, AND AS DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AND/OR RESERVE AS FOLLOWS:

1. EASEMENTS:

- a. 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...
b. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER STREET TRACT A IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY...
c. AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACT A, RESORT PLACE, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT...
d. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE RESORT VILLAS AT PGA NATIONAL HOMEOWNERS ASSOCIATION, INC...
e. THE SIDEWALK EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE RESORT VILLAS AT PGA NATIONAL HOMEOWNERS ASSOCIATION, INC...
f. THE WATER MANAGEMENT EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES...

- 2. TRACT A, RESORT PLACE, AS SHOWN HEREON IS A PRIVATE ROADWAY AND IS HEREBY DEDICATED TO THE RESORT VILLAS AT PGA NATIONAL HOMEOWNERS ASSOCIATION, INC. FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES...
3. TRACT B, TRACT C AND TRACT D AS SHOWN HEREON ARE HEREBY DEDICATED TO THE RESORT VILLAS AT PGA NATIONAL HOMEOWNERS ASSOCIATION, INC. FOR COMMON AREA AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION...
4. TRACT E AS SHOWN HEREON IS HEREBY DEDICATED TO THE RESORT VILLAS AT PGA NATIONAL HOMEOWNERS ASSOCIATION, INC. FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION...

IN WITNESS WHEREOF, CHANNING CORPORATION XXVI, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND CAUSED ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, FOR AND ON BEHALF OF CHANNING CORPORATION XXVI, A FLORIDA CORPORATION, THIS 17th DAY OF DECEMBER, 1996.

CHANNING CORPORATION XXVI, A FLORIDA CORPORATION,

BY: [Signature] PRESIDENT
ATTEST: [Signature] ASST. SECY.

ACKNOWLEDGEMENT

STATE OF FLORIDA SS: COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Joel Channing AND [Signature] TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY OF THE ABOVE-NAMED CHANNING CORPORATION XXVI, A FLORIDA CORPORATION, THEY DID NOT TAKE AN OATH, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL 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 17th DAY OF DECEMBER, 1996.

MORTGAGEE'S CONSENT

STATE OF FLORIDA SS: COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON; THAT IT DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, BY THE OWNER THEREOF; AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9541, PAGE 1059 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

FIRST BANK OF FLORIDA, FKA, FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF THE PALM BEACHES BY: [Signature] ATTEST: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA SS: COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED John M. Anzures, Sr. AND [Signature] TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED SIGNATORIES OF THE ABOVE-NAMED, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL 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 18th DAY OF DECEMBER, 1996.

MORTGAGEE'S CONSENT

STATE OF FLORIDA SS: COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON; THAT IT DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, BY THE OWNER THEREOF; AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9541, PAGE 1025 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

COMMUNITY SAVINGS, F.A. BY: [Signature] ATTEST: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA SS: COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Cecil P. Howard, Jr. AND [Signature] TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED SIGNATORIES OF THE ABOVE-NAMED, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL 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 18th DAY OF DECEMBER, 1996.

MORTGAGEE'S CONSENT

STATE OF FLORIDA SS: COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON; THAT IT DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, BY THE OWNER THEREOF; AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9541, PAGE 1120 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

CHANNING LENDING CORPORATION XXVI, A FLORIDA CORPORATION BY: [Signature] ATTEST: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA SS: COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Joel Channing AND [Signature] TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED SIGNATORIES OF THE ABOVE-NAMED, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL 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 17th DAY OF DECEMBER, 1996.

[Signature] NOTARY PUBLIC COMMISSION NUMBER: [Number]

PREPARED BY ROBERT P. BLASZYK, PSM, IN THE OFFICES OF

Messler & Associates CONSULTING ENGINEERS

3950 RCA Boulevard, Suite 5005, Palm Beach Gardens, Florida 33410 Phone (561) 627-2226 Fax (561) 624-1569

PLAT OF TRACT M3 71

LYING IN SECTION 10, TOWNSHIP 42 SOUTH, RANGE 42 EAST CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA DECEMBER 1996

MORTGAGEE'S CONSENT

STATE OF CONNECTICUT SS: COUNTY OF FAIRFIELD

THE UNDERSIGNED CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON; THAT IT DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, BY THE OWNER THEREOF; AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9541, PAGE 1084 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

BOCA LENDING CORPORATION, A DELAWARE CORPORATION BY: [Signature] ATTEST: [Signature]

ACKNOWLEDGEMENT

STATE OF CONNECTICUT SS: COUNTY OF FAIRFIELD

BEFORE ME PERSONALLY APPEARED [Signature] AND [Signature] TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED SIGNATORIES OF THE ABOVE-NAMED, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL 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 7th DAY OF JANUARY, 1997.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

STATE OF FLORIDA SS: COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER ALL OF TRACT A, RESORT PLACE, AND THE ADDITIONAL WATER MANAGEMENT EASEMENT AS SHOWN HEREON AND HEREBY ACKNOWLEDGES THE EXISTING WATER MANAGEMENT EASEMENT L-55 RECORDED IN OFFICIAL RECORDS BOOK 4491, AT PAGES 155 THROUGH 263, INCLUSIVE, A PORTION RELEASED BY OFFICIAL RECORDS BOOK 9583, AT PAGE 878-882 IS SHOWN HEREON.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: [Signature] DATE: 12-18-96
WILLIAM L. KERSLAKE, PRESIDENT BOARD OF SUPERVISORS
ATTEST: [Signature] DATE: 12-18-96
PETER L. PIMENTEL, SECRETARY BOARD OF SUPERVISORS

TITLE CERTIFICATION

STATE OF FLORIDA SS: COUNTY OF PALM BEACH

WE, UNIVERSAL LAND TITLE, INC., A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN CHANNING CORPORATION XXVI, A FLORIDA CORPORATION; 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: Dec. 10, 1996 BY: [Signature] VINCENT RANDAZZI Plant Manager, UNIVERSAL LAND TITLE, INC.

APPROVALS

STATE OF FLORIDA SS: COUNTY OF PALM BEACH CITY OF PALM BEACH GARDENS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF March, A.D. 1997. CITY ENGINEER: [Signature] LENNART E. LINDAHL, P.E.

THIS PLAT IS HEREBY APPROVED FOR RECORDATION THIS 12th DAY OF March, A.D. 1997.

BY: [Signature] JOSEPH R. RUSSO, MAYOR ATTEST: [Signature] LINDA V. KOSIER, CITY CLERK

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY, MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT SAID SURVEY IS ACCURATE AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

BY: [Signature] DATE: 12-18-96

ROBERT P. BLASZYK, PSM FLORIDA CERTIFICATE NO. 4133

COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at this 25 day of March, 1997 and duly recorded in Plat Book No. 79 on page 71-72. DOROTHY H. WILKEN, Clerk of Circuit Court by [Signature] D.C.



N.P.B.C.I.D. SEAL

CITY ENGINEER'S SEAL

CITY SEAL

COUNTY CLERK'S SEAL

TITLE SEAL

MORTGAGEE'S SEAL

MORTGAGEE'S SEAL

MORTGAGEE'S SEAL

SURVEYOR'S SEAL

MORTGAGEE'S NOTARY SEAL

SUBDIVISION # PLAT OF TRACT M3 PAGE 71 FLOOD MAP # BOOK 79 FLOOD ZONE ZONING QUAD # SE ZIP CODE PUD NAME CITY OF PALM BEACH GARDENS

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES: 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 OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.