

LEGACY PLACE

SITUATE IN SECTION 6, TOWNSHIP 42 SOUTH,
RANGE 43 EAST, CITY OF PALM BEACH GARDENS,
PALM BEACH COUNTY, FLORIDA
APRIL, 2001 SHEET 1 OF 3



119
DRAWN

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT PGA GATEWAY, LTD., A FLORIDA LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS LEGACY PLACE, SITUATE IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, WITHIN THE MUNICIPAL LIMITS OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 88°34'17" EAST ALONG THE SOUTH LINE OF SAID SECTION 6, A DISTANCE OF 1175.87 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 01°25'43" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ALTERNATE A-1-A AND THE NORTH RIGHT OF WAY LINE OF R.C.A. BOULEVARD, AND THE POINT OF BEGINNING; THENCE NORTH 14°05'27" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 550.34 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, THENCE NORTH 00°22'15" WEST, A DISTANCE OF 158.35 FEET; THENCE NORTH 12°55'22" WEST, A DISTANCE OF 394.50 FEET; THENCE NORTH 32°39'36" EAST, A DISTANCE OF 68.19 FEET; THENCE NORTH 15°34'02" EAST, A DISTANCE OF 246.87 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 746.06 FEET AND A CENTRAL ANGLE OF 89°45'15" THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1168.71 FEET TO A TANGENT LINE; THENCE NORTH 14°11'13" WEST, A DISTANCE OF 105.87 FEET; THENCE NORTH 22°37'06" EAST, A DISTANCE OF 61.38 FEET; THENCE NORTH 14°56'45" EAST, A DISTANCE OF 378.53 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 3099.94 FEET AND A CENTRAL ANGLE OF 10°09'02" THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 549.01 FEET; THENCE SOUTH 61°33'58" EAST, A DISTANCE OF 48.66 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FAIRCHILD AVENUE AS DESCRIBED IN OFFICIAL RECORD BOOK 5478, PAGE 146, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 340.00 FEET, A RADIAL BEARING OF NORTH 82°53'26" EAST, AND A CENTRAL ANGLE OF 18°24'51" THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 109.28 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 26°58'23" THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 122.40 FEET TO A TANGENT LINE; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 01°26'52" WEST, A DISTANCE OF 881.80 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°53'08" THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.22 FEET TO A TANGENT LINE AND THE NORTH RIGHT OF WAY LINE OF SAID FAIRCHILD AVENUE; THENCE NORTH 88°39'41" WEST, A DISTANCE OF 24.24 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE SOUTH 01°28'54" WEST ALONG SAID EAST QUARTER SECTION LINE, A DISTANCE OF 1348.91 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF R.C.A. BOULEVARD; THENCE NORTH 88°34'17" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1482.77 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF ALTERNATE A-1-A AND THE POINT OF BEGINNING.

TOGETHER WITH PARCEL 2:

BEGINNING AT THE CENTER OF SAID SECTION 6; THENCE SOUTH 88°45'08" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 108.37 FEET; THENCE DEPARTING SAID QUARTER SECTION LINE SOUTH 01°14'52" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCELS; THENCE SOUTH 88°45'08" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 19.89 FEET; THENCE DEPARTING SAID SOUTH LINE SOUTH 01°26'52" WEST, A DISTANCE OF 230.91 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID FAIRCHILD AVENUE AND A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 300.00 FEET, A RADIAL BEARING OF NORTH 88°33'07" WEST AND A CENTRAL ANGLE OF 23°11'43" THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 121.45 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 19°36'30" THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EAST LINE, A DISTANCE OF 88.88 FEET; THENCE NORTH 44°35'15" EAST, A DISTANCE OF 36.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 74.09 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, DIVER MANAGEMENT INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THIS 30th DAY OF APRIL, 2001

PGA GATEWAY, LTD.
A FLORIDA LIMITED PARTNERSHIP

BY: DIVER MANAGEMENT, INC.,
A FLORIDA CORPORATION,
AS GENERAL PARTNER
WITNESS: *[Signature]*
BY: *[Signature]*
DANIEL S. CATALFIMO, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

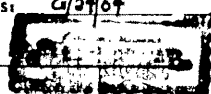
BEFORE ME PERSONALLY APPEARED DANIEL S. CATALFIMO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DIVER MANAGEMENT, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 30th DAY OF APRIL, 2001.

MY COMMISSION EXPIRES: 6/27/04

Commission No. CC 911715

NOTARY SEAL:



[Signature]
David C. Lidberg

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF BROWARD)

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 11006, PAGE 935, 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 THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF APRIL, 2001.

WITNESS: *[Signature]* BANK ATLANTIC
A FEDERAL SAVINGS BANK

WITNESS: *[Signature]* BY: *[Signature]*
KAREN H. HITTSON, SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED KAREN H. HITTSON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF BANK ATLANTIC, A FEDERAL SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 30th DAY OF APRIL, 2001.

MY COMMISSION EXPIRES:

[Signature]
NOTARY PUBLIC

NOTARY SEAL:
7971E CERT7971EATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, JAMES E. JACOBY, 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 PGA GATEWAY, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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: 4/27/01

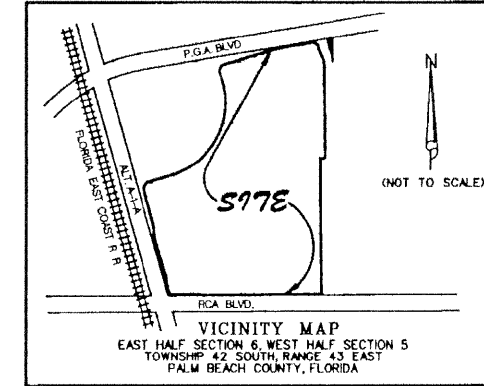
[Signature]
JAMES E. JACOBY
ATTORNEY AT LAW, BAR NO. 369578

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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, 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.

DAVID C. LIDBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT, IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY TESULA N. STEWART, ITS PRESIDENT, AND PETER L. PIMENTEL, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 23rd DAY OF APRIL, 2001.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: *[Signature]* PETER L. PIMENTEL, SECRETARY
BOARD OF SUPERVISORS
BY: *[Signature]* TESULA N. STEWART, PRESIDENT
BOARD OF SUPERVISORS

APPROVALS:

CITY OF PALM BEACH GARDENS)
COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF MAY, 2001.

ATTEST: *[Signature]*
CAROL GOEN
CITY CLERK

BY: *[Signature]*
JOSEPH R. RUSSO
MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 2nd DAY OF MAY, 2001.

BY: *[Signature]*
LENNART E. LINDAHL, P.E. - CITY ENGINEER

REVIEWING SURVEYOR:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 PERMANENT REFERENCE MONUMENTS (P.R.M.), PERMANENT CONTROL POINTS (P.C.P.) AND MONUMENTS AT LOT CORNERS.

[Signature] DATE: 5-02-01
D. HOWARD DUKES
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4533

SURVEYOR'S NOTES:

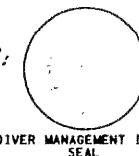
- BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING OF SOUTH 88°45'08" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43, PALM BEACH COUNTY, FLORIDA.
- LINES, WHICH INTERSECT CURVES, ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- NOTICE: THIS PLAT, AS 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.
- THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.
- BUILDING SETBACKS SHALL CONFORM TO THE CITY OF PALM BEACH GARDENS.



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

CAD: K:\USTATION\06-42-43\2310306\2310306.DGN

REF.	FB.	PG.	JOB
F.L.D.			00-2310306
OFF.	L.J.C.		DATE 12/08/00
CKD.	D.C.L.	SHEET 1 OF 3	DWG. D00-231P



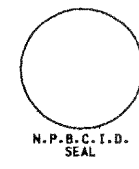
DIVER MANAGEMENT INC.
SEAL



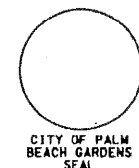
BANK ATLANTIC
SEAL



SURVEYOR'S
SEAL



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



CITY OF PALM BEACH GARDENS
SEAL



REVIEWING SURVEYOR
SEAL