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GARDENS STATION

A PARCEL OF LAND IN SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
AND SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2
MARCH 2005

CITY OF PALM BEACH
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 3:18 P.M.
THIS 12 DAY OF MARCH 2005
AND WAS RECEIVED IN PLAT BOOK NO. 105
ON PAGE 63
BY MICHAEL K. HORAN SR., P.S.M.
D.S.

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT PGA DEVELOPMENT ASSOCIATES, L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "GARDENS STATION", LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST AND THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

EAST TRACT

BEING A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PLAT OF RCA PARK, AS RECORDED IN PLAT BOOK 83, PAGES 63 THROUGH 64 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE NORTH 88°08'18" WEST, ALONG THE NORTH LINE OF SAID PLAT OF RCA PARK, A DISTANCE OF 506.30 FEET;

THENCE NORTH 01°50'34" EAST, A DISTANCE OF 356.19 FEET;

THENCE SOUTH 88°08'18" EAST, A DISTANCE OF 407.81 FEET TO A POINT IN THE WEST LINE OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY;

THENCE SOUTH 13°36'46" EAST, ALONG SAID WEST LINE A DISTANCE OF 369.59 FEET TO THE POINT OF BEGINNING.

WEST TRACT

BEING A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST AND SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PLAT OF RCA PARK, AS RECORDED IN PLAT BOOK 83, PAGES 63 THROUGH 64 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE NORTH 88°08'18" WEST, ALONG THE NORTH LINE OF SAID PLAT OF RCA PARK, A DISTANCE OF 586.30 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE SAID NORTH LINE OF THE PLAT OF RCA PARK THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 88°08'18" WEST A DISTANCE OF 308.47 FEET;

2. NORTH 88°10'56" WEST A DISTANCE OF 217.18 FEET TO A POINT IN THE EAST LINE OF RCA BOULEVARD;

THENCE NORTH 10°13'44" WEST, ALONG SAID EAST LINE A DISTANCE OF 194.31 FEET;

THENCE SOUTH 88°08'18" EAST, A DISTANCE OF 178.00 FEET;

THENCE NORTH 01°50'34" EAST, A DISTANCE OF 166.36 FEET;

THENCE SOUTH 88°08'18" EAST, A DISTANCE OF 388.29 FEET;

THENCE SOUTH 01°50'34" WEST, A DISTANCE OF 356.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 331,059 SQUARE FEET (7.60007 ACRES) MORE OR LESS, AND SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE EAST TRACT AND THE WEST TRACT AS SHOWN HEREON, ARE HEREBY RESERVED BY PGA DEVELOPMENT ASSOCIATES, L.C., A FLORIDA LIMITED LIABILITY COMPANY, FOR FUTURE DEVELOPMENT AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

2. THE WATER AND SEWER EASEMENTS (W.S.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF APPURTENANT FACILITIES IN, ON, OVER, UNDER AND ACROSS THE EASEMENT PREMISES, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

3. THE LANDSCAPE BUFFERS AS SHOWN HEREON, ARE HEREBY RESERVED BY PGA DEVELOPMENT ASSOCIATES, L.C., A FLORIDA LIMITED LIABILITY COMPANY, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF PGA DEVELOPMENT ASSOCIATES, L.C., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

4. THE 5-FOOT-WIDE LIMITED ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, PGA DEVELOPMENT ASSOCIATES, L.C., A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 15th DAY OF March, 2005.

WITNESS: Allison E. Giles

PRINT NAME: Allison E. Giles

WITNESS: Frances Sue Khadon

PRINT NAME: Frances Sue Khadon

PGA DEVELOPMENT ASSOCIATES, L.C.
A FLORIDA LIMITED LIABILITY COMPANY

J. E. Griffin, V.P.
JAMES E. GRIFFIN, VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES E. GRIFFIN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF PGA DEVELOPMENT ASSOCIATES, L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID LIMITED LIABILITY COMPANY 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 LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF March, 2005.

MY COMMISSION EXPIRES: 8/26/07

NOTARY PUBLIC Frances Sue Khadon
PRINT NAME: Frances Sue Khadon

NOTARY SEAL: _____

COMMISSION NUMBER: DD 2006640



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 AND CONSENT TO THE DEDICATION OF LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 10792 AT PAGE 782 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 VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF March, 2005.

COLONIAL BANK, N.A.
A NATIONAL BANKING ASSOCIATION

WITNESS: Allison E. Giles

BY: Terry Farina, V.P.
TERRY FARINA - VICE PRESIDENT

PRINT NAME: Allison E. Giles

WITNESS: Frances Sue Khadon

PRINT NAME: Frances Sue Khadon

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED TERRY FARINA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF COLONIAL BANK, N.A., A NATIONAL BANKING ASSOCIATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ENTITY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ENTITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ENTITY.

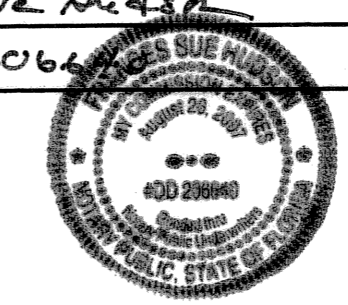
WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF March, 2005.

MY COMMISSION EXPIRES: 8/26/07

NOTARY PUBLIC Frances Sue Khadon
PRINT NAME: Frances Sue Khadon

NOTARY SEAL: _____

COMMISSION NUMBER: DD 2006640



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Alys N. Daniels, 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 DEVELOPMENT ASSOCIATES, L.C., A FLORIDA 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.

DATED: 3/15/05

BY: Alys N. Daniels
ALYS N. DANIELS
ATTORNEY-AT-LAW, BAR NUMBER 354600

REVIEWING SURVEYOR:

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 MONUMENTS AT LOT CORNERS.

O. Howard Dukes DATED THIS 22nd DAY OF March, 2005.

O. HOWARD DUKES
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE No. 4533

APPROVALS:

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF April, 2005.

ATTEST: Patricia Snider, C.M.C. BY: Joseph R. Russo
CITY CLERK MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 7 DAY OF April, 2005.

BY: Daniel P. Clark, P.E.
DANIEL P. CLARK, P.E. - CITY ENGINEER

SURVEYOR'S NOTES:

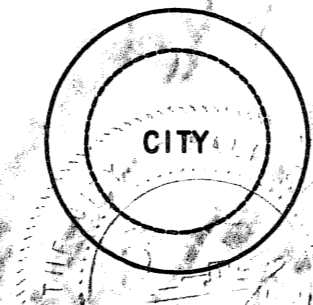
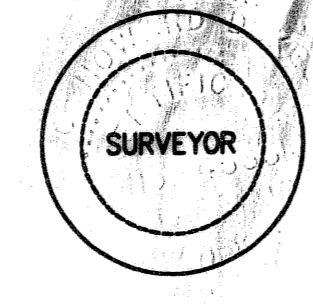
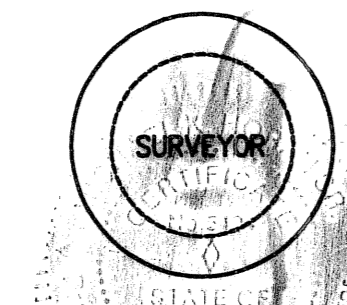
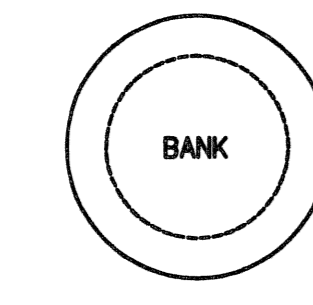
- BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE SOUTH LINE OF THE PLAT OF RCA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH BEARS NORTH 88°10'56" WEST.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS 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.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.

SURVEYOR'S CERTIFICATION:

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 THAT MONUMENTS ACCORDING TO SECTION 177.081 (8), 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 AND 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.

Michael K. Horan
MICHAEL K. HORAN SR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 5494

3.16.05
DATE



PGA DEVELOPMENT ASSOCIATES, L.C. SEAL

COLONIAL BANK, N.A. SEAL

MICHAEL K. HORAN SR. SEAL

REVIEWING SURVEYOR SEAL

CITY OF PALM BEACH GARDENS SEAL



Keshavarz & Associates, Inc.
CONSULTING ENGINEERS - SURVEYORS
711 N. Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600 Fax: (561) 689-7476 LB 4897
THIS INSTRUMENT WAS PREPARED BY MICHAEL K. HORAN SR., PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 5494
IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.
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