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PGA COMMONS PLAT NO. 5

BEING A REPLAT OF LOTS 1 AND 2, PGA COMMONS PLAT NO. 2, AS RECORDED IN PLAT BOOK 95, PAGES 103 THROUGH 105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

00052-098

MAY 2006 SHEET 1 OF 2

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 11:10 AM on the 19 day of May 2006 and duly recorded in Plat Book No. 102 on page 277.
Clyde L. Quivros, D.C.
CLERK

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
KNOW ALL MEN BY THESE PRESENTS THAT JOEL B. CHANNING AS TRUSTEE OF PGA COMMONS LAND TRUST AGREEMENT DATED FEBRUARY 12, 1999, OWNER OF THE LAND SHOWN HEREON AS "PGA COMMONS PLAT NO. 5", LYING IN SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, BEING A REPLAT OF LOTS 1 AND 2, PGA COMMONS PLAT NO. 2, AS RECORDED IN PLAT BOOK 95, PAGES 103 THROUGH 105, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, AS SHOWN ON PGA COMMONS PLAT NO. 2, PLAT BOOK 95, PAGES 103 THROUGH 105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, WITHIN THE MUNICIPAL LIMITS OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

CONTAINING 6,205 SQUARE FEET, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

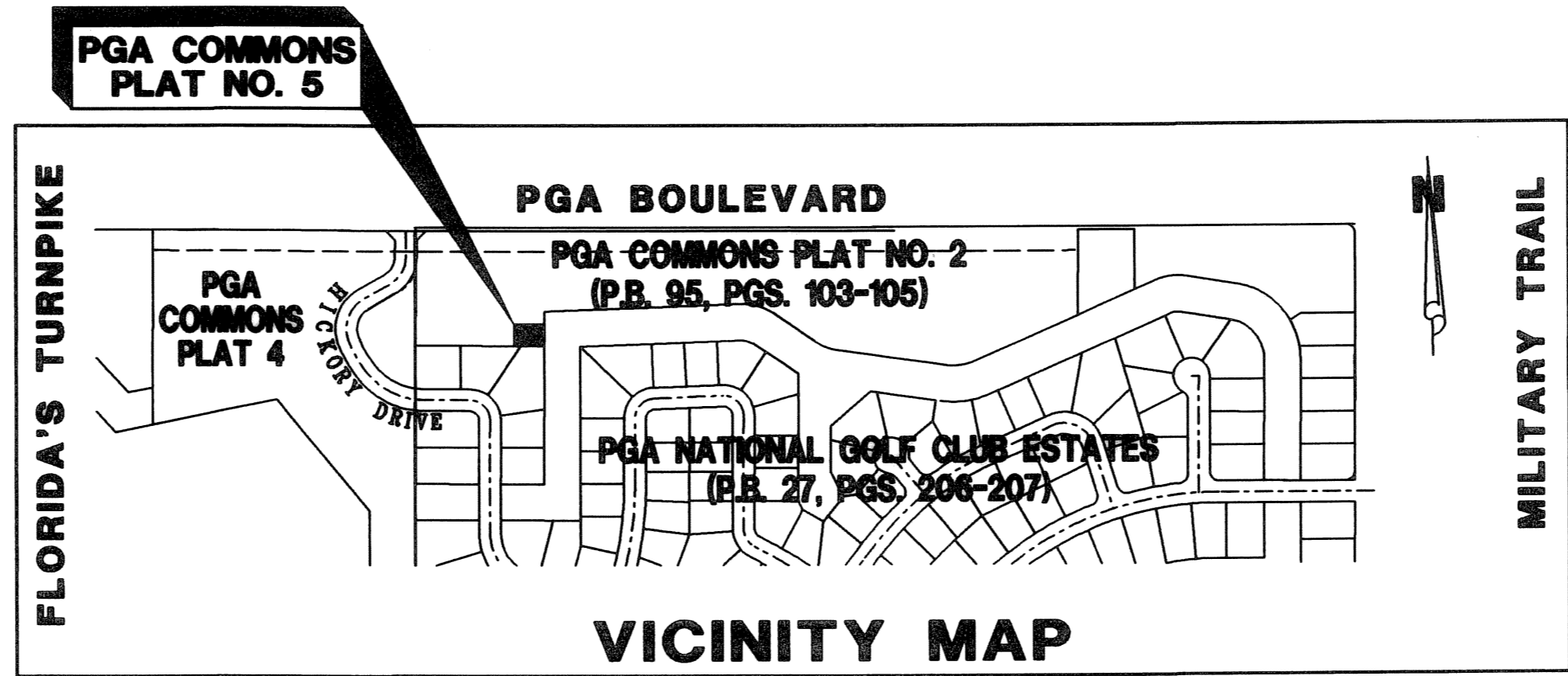
NONE

IN WITNESS WHEREOF, JOEL B. CHANNING AS TRUSTEE OF PGA COMMONS LAND TRUST AGREEMENT DATED FEBRUARY 12, 1999, THIS 19 DAY OF MAY, 2006.

BY: JOEL B. CHANNING AS TRUSTEE OF PGA COMMONS LAND TRUST AGREEMENT DATED FEBRUARY 12, 1999

WITNESS
PRINT NAME: LARA SWIDER

WITNESS
PRINT NAME: DARON WALKER



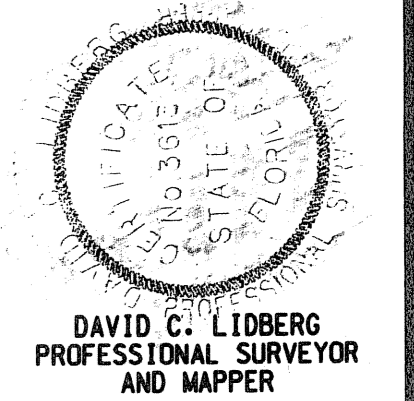
GENERAL NOTES:

- BUILDING SETBACKS SHALL CONFORM TO THE CITY OF PALM BEACH GARDENS ZONING CODE.
- 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 APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
- 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.

CITY OF PALM BEACH GARDENS APPROVAL

CITY OF PALM BEACH GARDENS)
COUNTY OF PALM BEACH, FLORIDA)
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF JULY, 2006.
BY: JOSEPH RUSSO - MAYOR
ATTEST: PATRICIA SWIDER, CLERK

CITY ENGINEER
THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 6th DAY OF JULY, 2006.
BY: DANIEL P. CLARK P.E. - CITY ENGINEER



TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, STEPHEN S. MATHISON, 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 JOEL B. CHANNING, AS TRUSTEE OF PGA COMMONS LAND TRUST AGREEMENT DATED FEBRUARY 12, 1999; 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: 5-16-06 BY: STEPHEN S. MATHISON, P.A. FLORIDA BAR NO. 362186

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE ASSUMED BEARING OF NORTH 88°28'25" WEST, ALONG THE SOUTH LINE OF TRACT "A", PGA COMMONS PLAT NO. 2, AS RECORDED IN PLAT BOOK 95, PAGES 103 THROUGH 105 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- DENOTES A SET LBM4431 PERMANENT REFERENCE MONUMENT (P.R.M.) UNLESS OTHERWISE NOTED.
- 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.

REVIEWING SURVEYOR

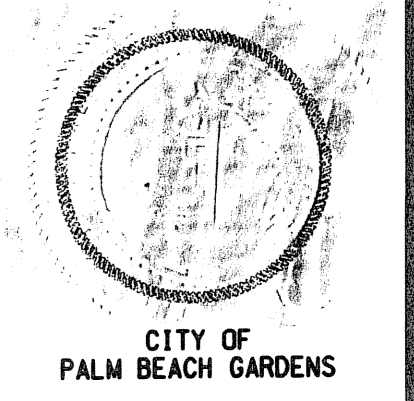
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 (1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE MONUMENTS AT LOT CORNERS.

BY: D. HOWARD DUKES PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4533 DATE:

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A PLAT AND 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 MONUMENTS ACCORDING TO SEC. 177.091(1), 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 WAS PREPARED UNDER MY SUPERVISION AND DIRECTION AND THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF PALM BEACH GARDENS, FLORIDA.

BY: DAVID C. LIDBERG, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 3613 STATE OF FLORIDA DATE: MAY 16, 2006



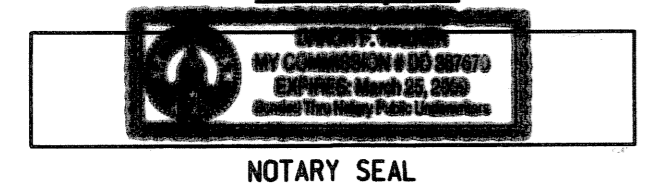
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED JOEL B. CHANNING, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS JOEL B. CHANNING AS TRUSTEE OF PGA COMMONS LAND TRUST AGREEMENT DATED FEBRUARY 12, 1999, ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH TRUSTEE OF SAID LAND TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF MAY, 2006.

MY COMMISSION EXPIRES: 3-25-09
COMMISSION NO. DD387670

NOTARY PUBLIC



ABBREVIATIONS:

- FPL = FLORIDA POWER & LIGHT
- R = RADIUS
- Δ = DELTA ANGLE
- L = ARC LENGTH
- LB = LICENSE BUSINESS
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE(S)
- PRM = PERMANENT REFERENCE MONUMENT
- NTS = NOT TO SCALE

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

CAD.	K:\UST \ 124242 \ 95-103 \ 1724306 \ 1724306.DGN				
REF.					
FLD.		FB.	PG.	JOB	04-172-306
OFF.	CASASUS			DATE	FEBRUARY 2006
CKD.	D.C.L.	SHEET	1 OF 2	DWG.	D04-172P

CITY OF PALM BEACH GARDENS
PLAT 17-4-2006
PLANNING & ZONING DIV