

PALM BEACH COUNTY  
CLERK AND COMPTROLLER

# PGA OFFICE CENTER - A P.U.D.

BEING A PARTIAL REPLAT OF RCA CENTER DRIVE, AS SHOWN ON MACARTHUR PARCEL 5A, RECORDED IN PLAT BOOK 111, PAGES 171 THROUGH 175, AND A REPLAT OF TRACTS "A", "B", "C" AND "WMT-2A", AS SHOWN ON MACARTHUR PARCEL 5A-REPLAT, RECORDED IN PLAT BOOK 122, PAGES 156 THROUGH 160, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING 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

MARCH 2020 SHEET 1 OF 7

## DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION AND THE CITY OF PALM BEACH GARDENS, FLORIDA OWNERS OF THE LAND SHOWN HEREON AS PARTIAL REPLAT OF RCA CENTER DRIVE, AS SHOWN ON MACARTHUR PARCEL 5A, RECORDED IN PLAT BOOK 111, PAGES 171 THROUGH 175, AND A REPLAT OF TRACTS "A", "B", "C" AND "WMT-2A", AS SHOWN ON MACARTHUR PARCEL 5A-REPLAT, RECORDED IN PLAT BOOK 122, PAGES 156 THROUGH 160, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING 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 AND BEING DESCRIBED AS:

ALL OF RCA CENTER DRIVE, AS SHOWN ON MACARTHUR PARCEL 5A, RECORDED IN PLAT BOOK 111, PAGES 171 THROUGH 175, AND ALL OF TRACTS "A", "B", "C" AND "WMT-2A", AS SHOWN ON MACARTHUR PARCEL 5A-REPLAT, RECORDED IN PLAT BOOK 122, PAGES 156 THROUGH 160, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
CONTAINING A TOTAL OF 57.95 ACRES, MORE OR LESS.

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

- TRACTS "A1", "B1" AND "C1" (DEVELOPMENT TRACTS), AS SHOWN HEREON, ARE HEREBY RESERVED BY FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT "LMT", (LAKE MAINTENANCE TRACT), AS SHOWN HEREON, IS HEREBY RESERVED BY FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- TRACT "WMT" (WATER MANAGEMENT TRACT), AS SHOWN HEREON, IS HEREBY RESERVED BY FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR STORM WATER MANAGEMENT, DRAINAGE AND UTILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- TRACTS "D1" AND "D3" (RCA CENTER DRIVE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- TRACT "D2" (RCA CENTER DRIVE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- TRACT "D4" (RCA CENTER DRIVE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES. UPON THE ABANDONMENT OF THIS PORTION OF RCA CENTER DRIVE BY RESOLUTION PASSED BY THE CITY PALM BEACH GARDENS' CITY COUNCIL, TRACT "D4" WILL ESCHEAT TO THE ADJACENT AND ABUTTING PROPERTY OWNER(S).
- THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF LANDSCAPING, BUFFERS, AND OTHER PURPOSES, INCLUDING INGRESS-EGRESS POINTS CONSISTENT WITH AN APPROVED SITE PLAN AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE SEACOAST UTILITY AUTHORITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SANITARY SEWER FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE PUBLIC PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FOR PUBLIC PEDESTRIAN ACCESS, SIDEWALKS, AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, AND PEDESTRIAN CIRCULATION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE CITY OF PALM BEACH GARDENS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, FLORIDA POWER AND LIGHT COMPANY, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF MARCH, 2020.

WITNESS: Tom M. Rosenthal  
PRINT NAME: Tom M. Rosenthal  
WITNESS: Daniel Matevich  
PRINT NAME: Daniel Matevich  
FLORIDA POWER & LIGHT COMPANY  
A FLORIDA CORPORATION  
Timothy A. Oliver  
VICE PRESIDENT  
CORPORATE REAL ESTATE

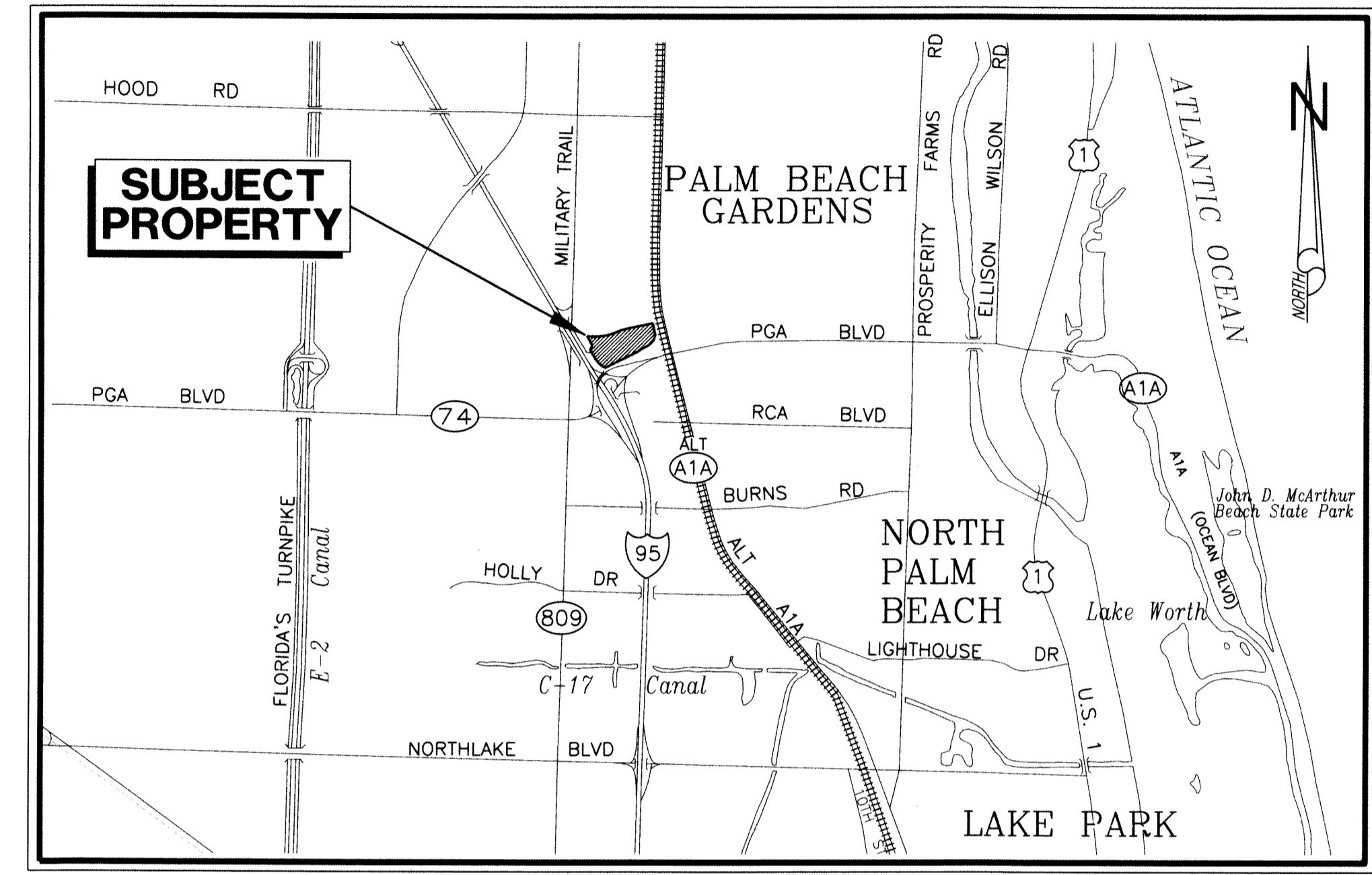
## ACKNOWLEDGEMENT

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

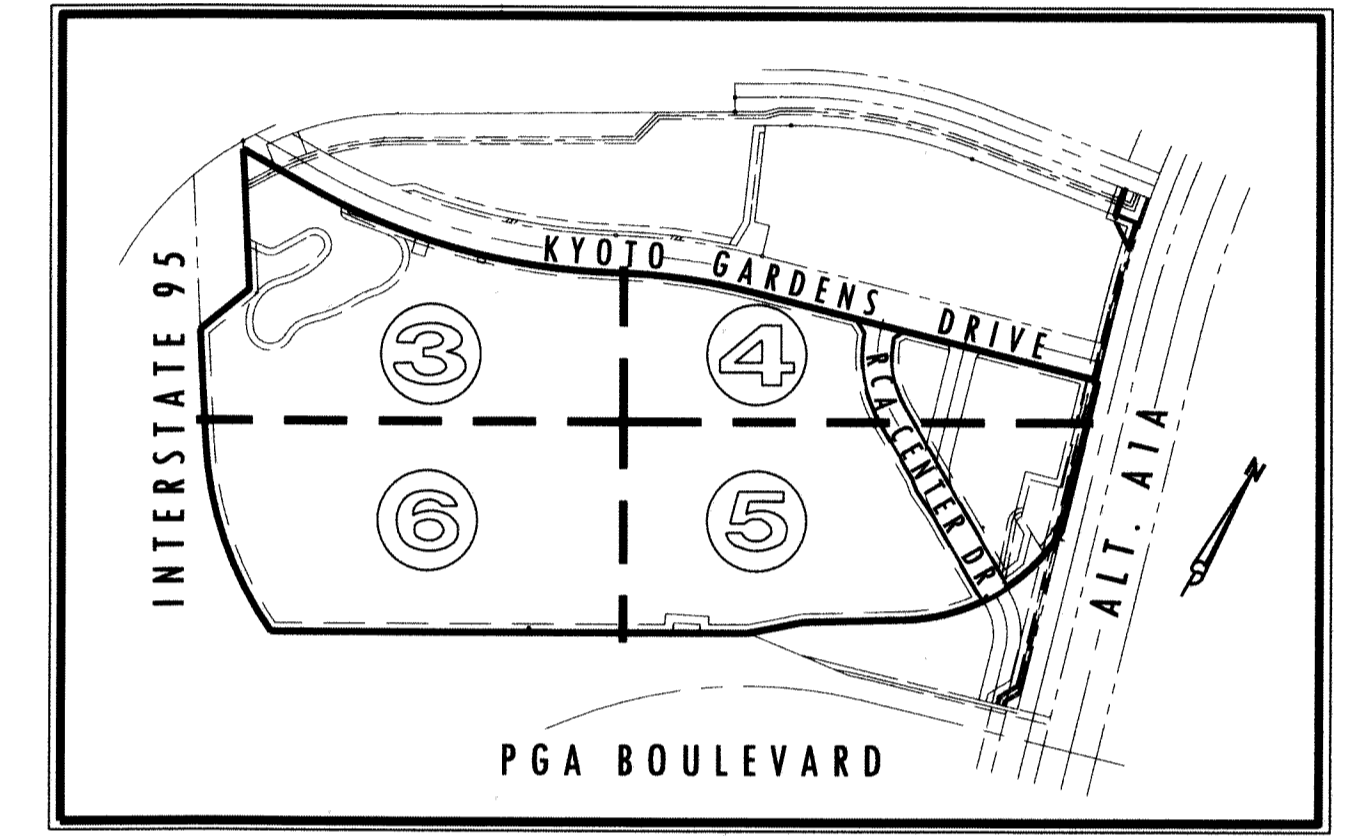
BEFORE ME PERSONALLY APPEARED TIMOTHY A. OLIVER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT CORPORATE REAL ESTATE OF FLORIDA POWER & LIGHT, A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) 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 6th DAY OF March, 2020.  
MY COMMISSION EXPIRES: 5/4/2023

Carleen Semantelli  
NOTARY PUBLIC  
PRINT NAME: Carleen Semantelli  
COMMISSION NUMBER: CG 323596



PLAT LOCATION SKETCH



SHEET INDEX

## TITLE CERTIFICATION

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

IN WITNESS WHEREOF, THE CITY OF PALM BEACH GARDENS, FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS CITY COUNCIL, THIS 21st DAY OF April, 2020.  
CITY OF PALM BEACH GARDENS, FLORIDA  
WITNESS: Michael Moran  
PRINT NAME: Michael Moran  
WITNESS: Kathy Gilbert  
PRINT NAME: KATHY GILBERT  
CHICAGO TITLE INSURANCE AGENCY, INC., A FLORIDA CORPORATION  
DATE: March 9, 2020  
WITNESS: Martha L. Magel  
PRINT NAME: Martha L. Magel  
TITLE: Vice President

CHICAGO TITLE INSURANCE AGENCY, INC., A FLORIDA CORPORATION  
DATE: MARCH 26, 2020  
WITNESS: John J. Rice  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO.: LS4506

## ACKNOWLEDGEMENT

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Carl Woods, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE CITY OF PALM BEACH GARDENS, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT \_\_\_\_\_ EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CITY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID CITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY OF THE CITY COUNCIL, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CITY COUNCIL.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF April, 2020.  
MY COMMISSION EXPIRES: 1/28/2021

Nicole Spencer  
NOTARY PUBLIC  
PRINT NAME: Nicole Spencer  
COMMISSION NUMBER: CG 052137

## NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED, OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT; AND FURTHER ACKNOWLEDGES THAT NORTHERN'S EXISTING 20 FOOT EASEMENT, AS RECORDED IN PLAT BOOK 122, PAGES 156 THROUGH 160 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IS SHOWN HEREON.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, PRESIDENT OF THE BOARD OF SUPERVISORS, AND ATTESTED BY O'NEAL BARDIN, JR., ITS EXECUTIVE DIRECTOR, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 20th DAY OF MARCH, 2020.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT NO. 2  
ATTESTED BY: O'Neal Bardin, Jr.  
O'NEAL BARDIN, JR.  
EXECUTIVE DIRECTOR  
BY: Matthew J. Boykin  
MATTHEW J. BOYKIN  
PRESIDENT

## CITY OF PALM BEACH GARDENS REVIEWING SURVEYOR AND MAPPER

CITY OF PALM BEACH GARDENS  
COUNTY OF PALM BEACH, FLORIDA

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 LOT MONUMENTATION.

DATE: MARCH 26, 2020  
WITNESS: John J. Rice  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO.: LS4506

## CITY OF PALM BEACH GARDENS APPROVALS:

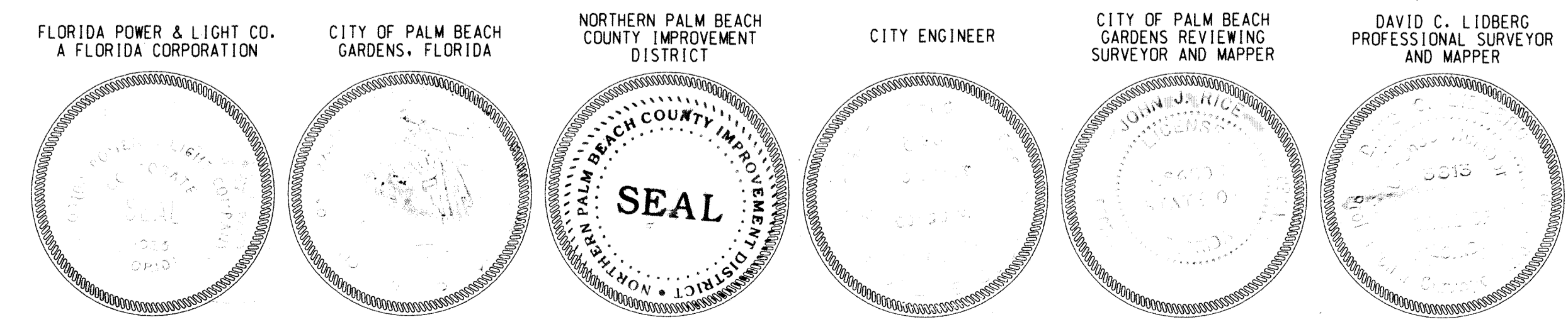
CITY OF PALM BEACH GARDENS  
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2nd DAY OF April, 2020.

BY: Carl Woods  
PRINT NAME: CARL WOODS  
MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 2nd DAY OF April, 2020.

BY: Todd Engle, P.E.  
TODD ENGLE, P.E.  
CITY ENGINEER  
ATTEST: Patricia Snider, CMC  
PATRICIA SNIDER, CMC  
CITY CLERK



**LIDBERG LAND SURVEYING, INC.**  
LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

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REF:	
FLD:	
FB:	PG.
JOB:	11-025B-306
OFF:	CASASUS
DATE:	DECEMBER 2019
CKD:	D.C.L.
SHEET:	1 OF 7
DWG:	011-025PP