

# 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 2 OF 7

83

SHEET 2 OF 7

## MORTGAGEE'S CONSENT:

STATE OF NEW YORK  
COUNTY OF NEW YORK

KNOW ALL MEN BY THESE PRESENTS: THAT DEUTSCHE BANK TRUST COMPANY AMERICAS, (FORMERLY KNOWN AS BANKERS TRUST COMPANY), AS CORPORATE TRUSTEE, WHO IS THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE AND DEED OF TRUST FROM FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, TO BANKERS TRUST COMPANY AND THE FLORIDA NATIONAL BANK OF JACKSONVILLE, AS TRUSTEES, DATED JANUARY 1, 1944, RECORDED JANUARY 14, 1944, IN MORTGAGE BOOK 346, PAGE 167, AS SUPPLEMENTED BY NOTICE UNDER MARKETABLE RECORDS TITLE TO REAL PROPERTY, FLORIDA STATUTES 712, DATED NOVEMBER 18, 2003, AND RECORDED DECEMBER 10, 2003 IN OFFICIAL RECORDS BOOK 16296, PAGE 726, DOES HEREBY CONSENT TO THIS PLAT AND JOINS THE ABOVE DEDICATIONS. NOTE: PURSUANT TO AND IN COMPLIANCE WITH THE MORTGAGE AND DEED OF TRUST, THE CO-TRUSTEE, FLORIDA NATIONAL BANK OF JACKSONVILLE, RESIGNED EFFECTIVE SEPTEMBER 2, 1992, AND ALL THE RIGHTS, TITLE AND POWERS OF THE TRUSTEES UNDER THE MORTGAGE ARE NOW HELD BY DEUTSCHE BANK TRUST COMPANY AMERICAS (FORMALLY KNOWN AS BANKERS TRUST COMPANY).

IN WITNESS WHEREOF, DEUTSCHE BANK TRUST COMPANY AMERICAS, AS CORPORATE TRUSTEE, HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO AFFIXED AND THIS INSTRUMENT TO BE SIGNED BY TWO OF ITS VICE PRESIDENTS AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED IN THE CITY OF NEW YORK, NEW YORK, AS OF THIS 11 DAY OF March, 2020.

WITNESS  
AS TO EXECUTION BY CORPORATE  
TRUSTEE DEUTSCHE BANK TRUST  
COMPANY AMERICAS:

DEUTSCHE BANK TRUST COMPANY AMERICAS,  
AS CORPORATE TRUSTEE

BY: Chris Niesz  
PRINT NAME: Chris Niesz

BY: Bridgette Casasnovas  
PRINT NAME: Bridgette Casasnovas  
VICE PRESIDENT

BY: Ron Geschler  
PRINT NAME: Ron Geschler

BY: Kathryn Fischer  
PRINT NAME: Kathryn Fischer  
VICE PRESIDENT

## ACKNOWLEDGEMENT

STATE OF NEW YORK  
COUNTY OF NEW YORK

ON THE 11 DAY OF March, 2020, BEFORE ME PERSONALLY APPEARED BY Kathryn Fischer AND Bridgette Casasnovas, EACH AS A VICE PRESIDENT OF DEUTSCHE BANK TRUST COMPANY AMERICAS, A NEW YORK CORPORATION, AS CORPORATE TRUSTEE, TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID DEPOSE AND SAY THAT THEY RESIDE AT 60 Wall St. 27th Floor, New York, NY 10005 AND 60 Wall St. 27th Floor, New York, NY 10005, RESPECTIVELY; THAT THEY ARE VICE PRESIDENTS OF DEUTSCHE BANK TRUST COMPANY AMERICAS, THE CORPORATION DESCRIBED IN AND WHICH EXECUTED THE ABOVE INSTRUMENT; THAT THEY KNOW THE SEAL OF SAID CORPORATION; THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS SUCH CORPORATE SEAL; THAT IT WAS SO AFFIXED BY AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION, AND THAT THEY SIGNED THEIR NAMES THERETO BY LIKE AUTHORITY; AND THAT SAID INSTRUMENT IS THE ACT AND DEED OF SAID CORPORATION.

IN WITNESS MY SIGNATURE AND OFFICIAL SEAL AT NEW YORK, IN THE COUNTY OF NEW YORK AND STATE OF NEW YORK, THE DAY AND YEAR LAST AFORESAID.

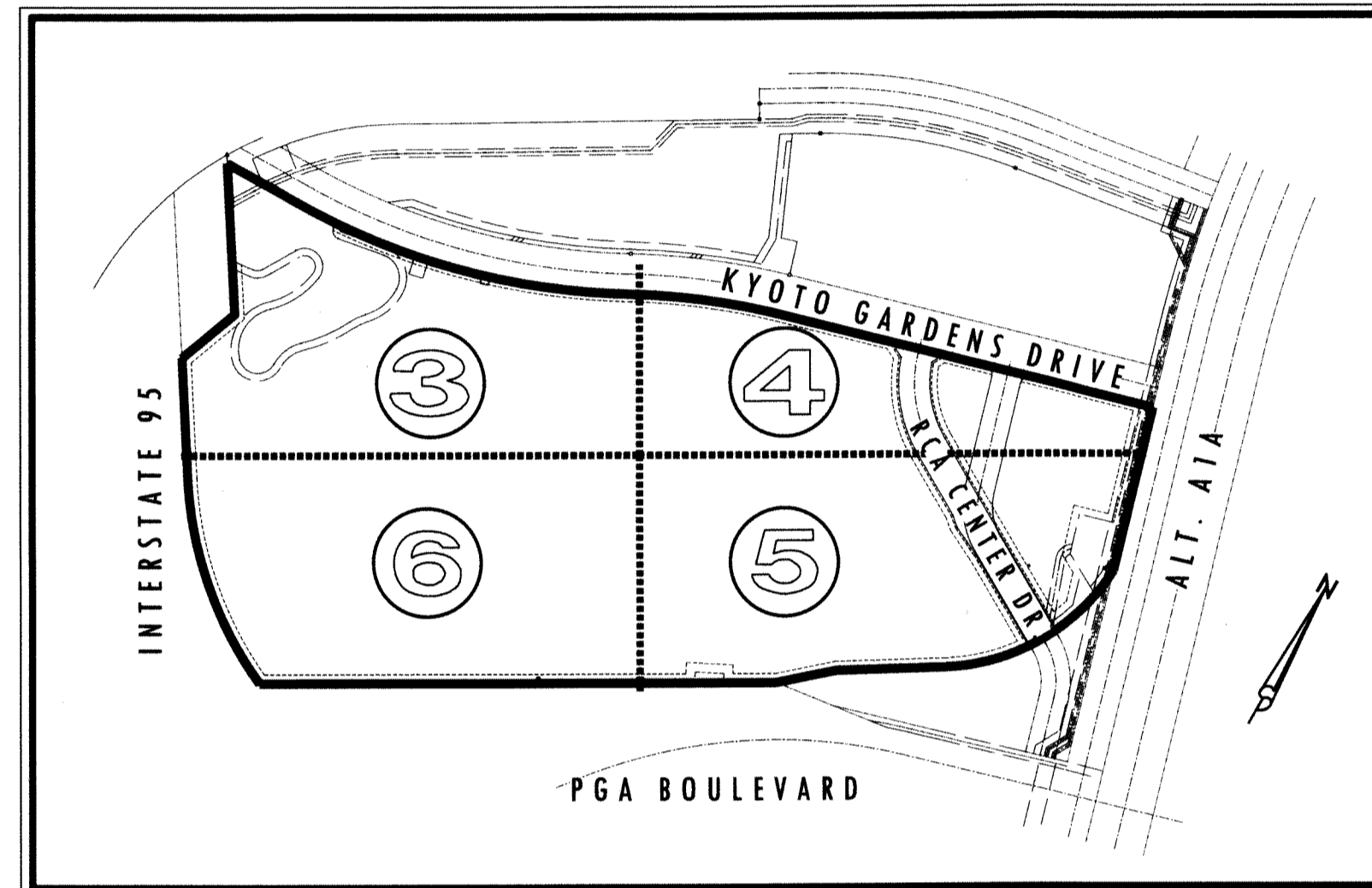
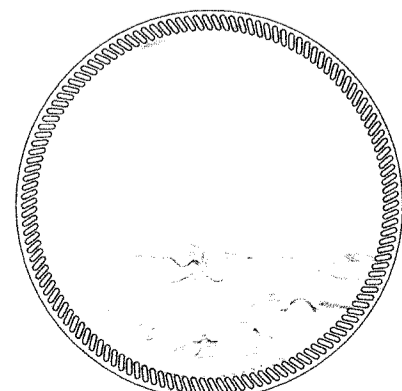
MY COMMISSION EXPIRES: September 3, 2023 NOTARY PUBLIC STATE OF NEW YORK

ANNIE ANGHATSAPANYAN  
Notary Public, State of New York  
No. 01A0357323  
Qualified in New York County  
Commission Expires September 3, 2023

BY: Annie Anghatsapanyan  
PRINT NAME: Annie Anghatsapanyan  
COMMISSION NUMBER: 01A0357323

(NOTARY SEAL)

DEUTSCHE BANK TRUST  
COMPANY AMERICAS



SHEET INDEX

AREA TABULATION			FOR THE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	
DESCRIPTION	SQUARE FEET	ACREAGE	LAND USE CLASSIFICATION	GROSS ACREAGE
TRACT "A1"	2,042,983	46.901	COZ	48.351
TRACT "B1"	34,793	0.799	COZ	0.824
TRACT "C1"	194,425	4.463	COZ	4.601
TRACT "D1"	41,093	0.943	EXZ	
TRACT "D2"	34,009	0.781	EXZ	
TRACT "D3"	626	0.014	EXZ	
TRACT "D4"	28,524	0.655	COZ	0.675
TRACT "LMT"	29,838	0.685	COZ	0.706
TRACT "WMT"	118,006	2.709	COZ	2.793
<b>TOTAL</b>	<b>2,524,297</b>	<b>57.950</b>		<b>57.950</b>

COZ - COMMERCIAL EXZ - EXEMPT ACREAGE

## PLAT POSITION AND ORIENTATION:

- BEARINGS AND COORDINATES SHOWN HEREON ARE GRID
- LINEAR UNITS: US SURVEY FOOT
- DATUM: NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT
- ZONE: FLORIDA EAST
- COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
- PROJECT SCALE FACTOR: 1.000040619
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED.
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

## ABBREVIATIONS:

- D = CURVE'S DELTA ANGLE
- R = CURVE'S RADIUS
- L = CURVE'S ARC LENGTH
- CB = CURVE'S CHORD BEARING
- CL = CURVE'S CHORD LENGTH
- CONC. = CONCRETE
- D = DELTA ANGLE
- D.E. = DRAINAGE EASEMENT
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FND. = FOUND
- L = LENGTH
- MON. = MONUMENT
- NPBCID = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.B. Co. = PALM BEACH COUNTY
- PCP = PERMANENT CONTROL POINT
- PG(S). = PAGE(S)
- PRM = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- R/W = RIGHT OF WAY
- S.F. = SQUARE FEET
- U.E. = UTILITY EASEMENT
- W/ = WITH

## LEGEND:

- = DENOTES SET "PRM" SET 4"x4" CONC. MON. W/ DISK STAMPED "PRM LB 4431"
- = DENOTES FOUND "PRM" FOUND 4"x4" CONC. MON. W/ DISK STAMPED "PRM LB 4431"
- = DENOTES SET "PRM" SET 5/8" IRON ROD W/ METAL CAP STAMPED "PRM LB 4431"
- ⊙ = DENOTES SET "PCP" SET MAG NAIL W/ DISK STAMPED "PCP LB 4431"
- ⊗ = DENOTES SET "PCP" SET 5/8" IRON ROD W/ CAP STAMPED "PCP LB 4431"

## SURVEYOR AND MAPPER'S NOTES:

- BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90), FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION. THE SOUTHERLY RIGHT-OF-WAY LINE KYOTO GARDENS DRIVE BEARS NORTH 76°22'12" EAST. (SEE MAP SHEET 4 OF 7)
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY ENGINEER.
- 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.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS, WATER MANAGEMENT EASEMENTS, WATER MANAGEMENT MAINTENANCE EASEMENTS AND FLOWAGE 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.
- INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE SEACOAST UTILITY AUTHORITY EASEMENTS RECORDED IN OFFICIAL RECORD BOOK 28235, PAGE 1599 AND IN OFFICIAL RECORD BOOK 28461, PAGE 1719 WERE TERMINATED BY OFFICIAL RECORD BOOK 31103, PAGE 1772, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE SEACOAST UTILITY AUTHORITY EASEMENT RECORDED IN OFFICIAL RECORD BOOK 10997, PAGE 1545 WAS PARTIALLY RELEASED BY OFFICIAL RECORD BOOK 31103, PAGE 1768, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458, TELEPHONE (561) 746-8454.

## SURVEYOR & MAPPER'S CERTIFICATE:

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 PERMANENT CONTROL POINTS ("P.C.P.s"), AND MONUMENTS ACCORDING TO SEC. 177.091(9) F.S., WILL BE SET 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.

DATE: MARCH 9, 2020

BY: David C. Lidberg  
DAVID C. LIDBERG, P.S.M.  
LICENSE NO.: 3613  
STATE OF FLORIDA

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

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CKD.	D.C.L.	SHEET 2 OF 7	DATE MARCH 2020
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