

SECOND ADDITION TO P.G.A. RESORT COMMUNITY PLAT OF RESORT CORE

PLANNED UNIT DEVELOPMENT IN P.G.A NATIONAL PLANNED COMMUNITY DISTRICT

BEING A REPLAT OF P.G.A. RESORT COMMUNITY PLAT OF RESORT CORE, AS SHOWN ON PLAT BOOK 41, PAGES 121 THROUGH 123 AND A REPLAT OF FIRST ADDITION TO P.G.A. RESORT COMMUNITY PLAT OF RESORT CORE, AS SHOWN ON PLAT BOOK 59, PAGES 56 THROUGH 57 AND TOGETHER WITH PORTIONS OF TRACT G-1, AS SHOWN ON THE PLAT OF P.G.A. RESORT COMMUNITY GOLF COURSE PLAT, RECORDED IN PLAT BOOK 94, PAGES 116 THROUGH 129, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 10, TOWNSHIP 42 SOUTH, RANGE 42 EAST CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

APRIL 2022

EXECUTION OF DEDICATIONS AND RESERVATIONS

IN WITNESS WHEREOF, BSREP III PBG RESORT LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING DIRECTOR, BSREP III PBG RESORT LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ITS CORPORATE SEAL (IF AVAILABLE) TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF April, 2022.

BY: BSREP III PBG RESORT LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*
PRINT NAME: Stephane Deutsch
WITNESS: *[Signature]*
PRINT NAME: Michael Mueller

BY: *[Signature]*
SHAI ZELERING
MANAGING DIRECTOR

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 7th DAY OF April, 2022, BY SHAI ZELERING AS MANAGING DIRECTOR FOR BSREP III PBG RESORT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION AS IDENTIFICATION. (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: Jan. 17, 2025

LOUIS GROSSI
Notary Public, State of New York
No. 01GR653044
Qualified in New York County
Commission Expires Jan. 17, 2025
NOTARY SEAL

NOTARY PUBLIC
PRINT NAME: Louis Grossi
COMMISSION NUMBER: 01GR653044

IN WITNESS WHEREOF, BSREP III PBG GOLF LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING DIRECTOR, BSREP III PBG GOLF LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ITS CORPORATE SEAL (IF AVAILABLE) TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF April, 2022.

BY: BSREP III PBG GOLF LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*
PRINT NAME: Stephane Deutsch
WITNESS: *[Signature]*
PRINT NAME: Michael Mueller

BY: *[Signature]*
SHAI ZELERING
MANAGING DIRECTOR

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 7th DAY OF April, 2022, BY SHAI ZELERING AS MANAGING DIRECTOR FOR BSREP III PBG GOLF LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION AS IDENTIFICATION.

MY COMMISSION EXPIRES: Jan. 17, 2025

LOUIS GROSSI
Notary Public, State of New York
No. 01GR653044
Qualified in New York County
Commission Expires Jan. 17, 2025
NOTARY SEAL

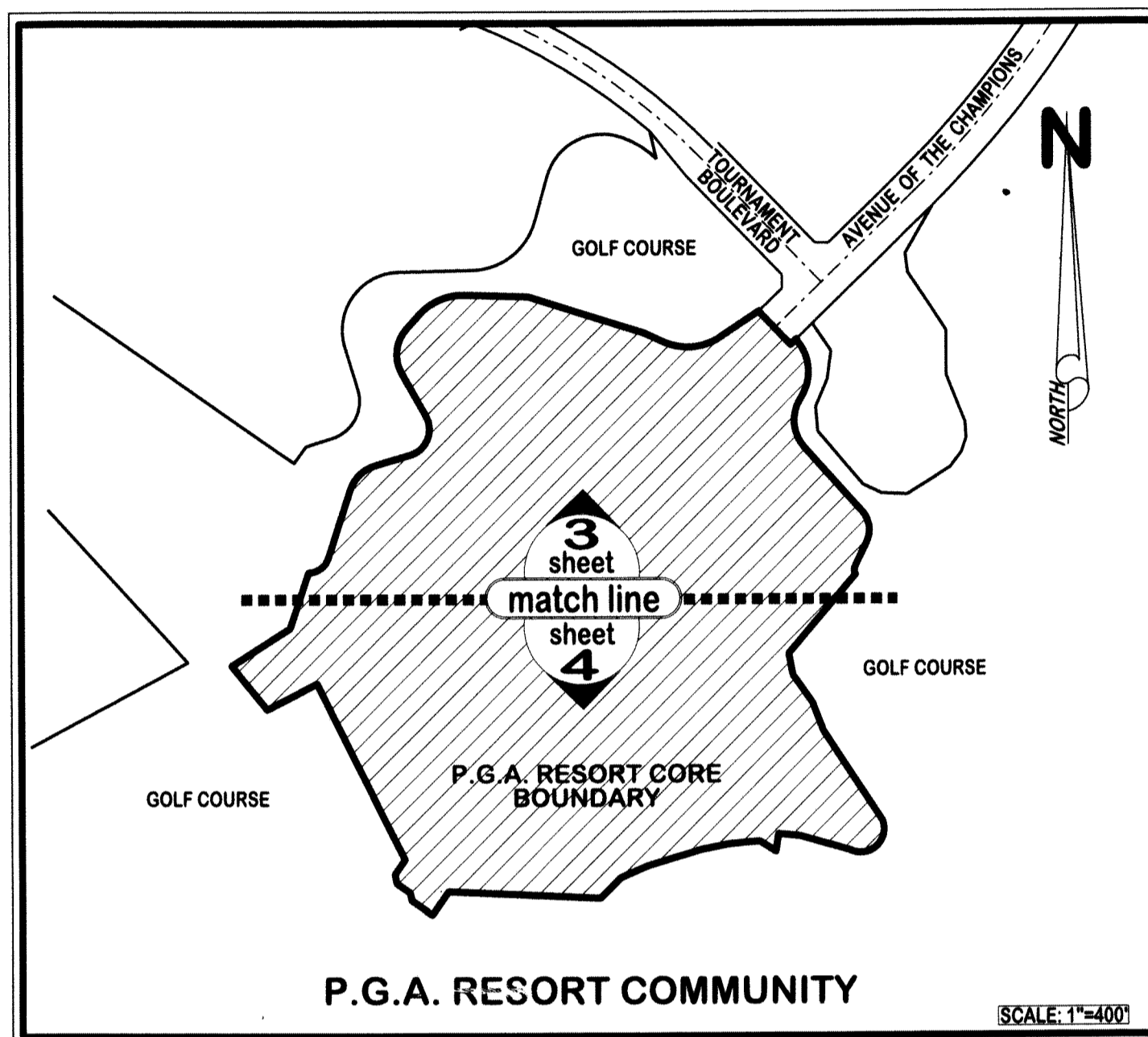
NOTARY PUBLIC
PRINT NAME: Louis Grossi
COMMISSION NUMBER: 01GR653044

ABBREVIATIONS:

- CB = CURVE'S CHORD BEARING
- CL = CENTERLINE
- CONC. = CONCRETE
- D = CURVE'S DELTA ANGLE
- FND. = FOUND
- FPL = FLORIDA POWER & LIGHT CO.
- L = CURVE'S ARC LENGTH
- LB = BUSINESS LICENSE
- MON. = MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.C. = PAGE
- PGS. = PAGES
- PRM = PERMANENT REFERENCE MONUMENT
- R = CURVE'S RADIUS
- R/W = RIGHT OF WAY
- SUA = SEACOAST UTILITY AUTHORITY
- W.M.A.E. = WATER MANAGEMENT ACCESS EASEMENT WITH

LEGEND:

- = DENOTES FOUND "PRM" FOUND 4"x4" CONCRETE MONUMENT W/ DISK STAMPED "PRM LB 5610"
- = DENOTES SET "PRM" SET 4"x4" CONCRETE MONUMENT W/ DISK STAMPED "PRM LB 4431"
- = DENOTES SET "PRM" SET MAG NAIL & DISK STAMPED "PRM LB 4431"



SHEET INDEX

MORTGAGEE'S JOINDER AND CONSENT

STATE OF NEW YORK
COUNTY OF NEW YORK

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A 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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 30337, PAGE 179, 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 Authorized Signatory AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7th DAY OF April, 2022.

BY: ROYAL BANK OF CANADA

WITNESS: *[Signature]*
PRINT NAME: Kate Farley

WITNESS: *[Signature]*
PRINT NAME: Ethan D'Arcangelo

BY: Martina Wellik
PRINT NAME: MARTINA WELLIK
TITLE: AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT

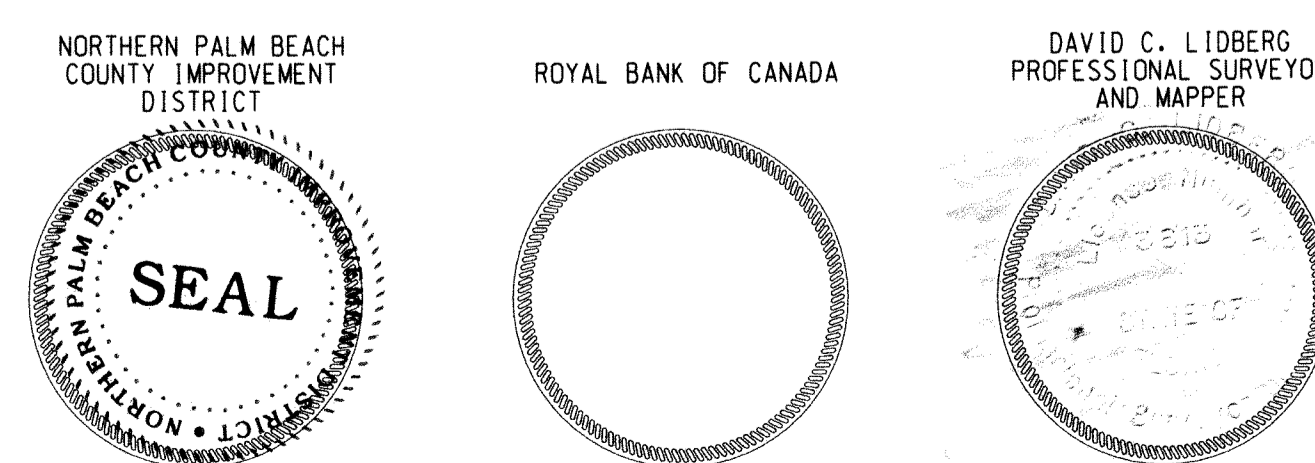
STATE OF NEW YORK
COUNTY OF NEW YORK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 9th DAY OF April, 2022, BY Martina Wellik AS Authorized Signatory FOR ROYAL BANK OF CANADA, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Drivers license TYPE OF IDENTIFICATION AS IDENTIFICATION.

MY COMMISSION EXPIRES: March 9, 2027

TERESA A. GARCIA-PENA
Notary Public, State of New York
No. 01GA620098
Qualified in New York County
Commission Expires March 9, 2027
NOTARY SEAL

NOTARY PUBLIC
PRINT NAME: Teresa A Garcia-Pena
COMMISSION NUMBER: 01GA 620098



SURVEYOR AND MAPPER'S NOTES:

1.) 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 AND ARE RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 42 EAST, SAID NORTH LINE BEARS SOUTH 88 33/54 27'05" EAST.

2.) 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.

3.) 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.

4.) 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.

5.) PORTIONS OF THE FOLLOWING SEACOAST UTILITY AUTHORITY EASEMENTS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA MAY BE RELEASED AFTER THE RECORDING OF THIS PLAT:

- OFFICIAL RECORD BOOK 6786, PAGE 1087
- OFFICIAL RECORD BOOK 6816, PAGE 78
- OFFICIAL RECORD BOOK 10616, PAGE 1818
- OFFICIAL RECORD BOOK 11282, PAGE 483
- OFFICIAL RECORD BOOK 22464, PAGE 884

6.) TRACTS A, B, C & D, AS SHOWN HEREON, ARE SUBJECT TO A NON-EXCLUSIVE ACCESS EASEMENT IN FAVOR OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT IN ORDER TO REACH AND TO MANAGE THOSE WATER BODIES AND DRAINAGE FACILITIES AS DESCRIBED IN OFFICIAL RECORD BOOK 4491, PAGE 155, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

7.) PORTION OF TRACT A, AS SHOWN HEREON IS ENCUMBERED BY A EASEMENT TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT IN ORDER TO GAIN ACCESS FOR MAINTENANCE PURPOSES TO THOSE WATERWAYS AND THEIR APPURTENANT BANKS UNDER IT'S JURISDICTION AND CONTROL WHICH ARE ADJACENT TO THIS PLAT, AS DESCRIBED IN OFFICIAL RECORD BOOK 3453, PAGE 1532, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

8.) INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

9.) 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, 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: APRIL 6, 2022

BY: *[Signature]*
DAVID C. LIDBERG, P.S.M.
LICENSE NO.: 3613
STATE OF FLORIDA

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

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