

# PGA STATION, A P.U.D. - LOT 5 REPLAT

BEING A REPLAT OF LOT 5, AS SHOWN ON THE PLAT OF PGA STATION, A P.U.D. - LOT 5,  
RECORDED IN PLAT BOOK 137, PAGES 114 THROUGH 118, 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

AUGUST 2025

## DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT AMFP VI PGA LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "PGA STATION, A P.U.D. - LOT 5 REPLAT", BEING A REPLAT OF LOT 5, AS SHOWN ON THE PLAT OF PGA STATION, A P.U.D. - LOT 5, RECORDED IN PLAT BOOK 137, PAGES 114 THROUGH 118, 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 5, AS SHOWN ON THE PLAT OF PGA STATION, A P.U.D. - LOT 5, RECORDED IN PLAT BOOK 137, PAGES 114 THROUGH 118, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING A TOTAL OF 202,553 SQUARE FEET OR 4.650 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1.) LOTS 5A AND 5B (DEVELOPMENT LOTS), AS SHOWN HEREON, ARE HEREBY RESERVED BY AMFP VI PGA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR DEVELOPMENT PURPOSES.

2.) THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY AMFP VI PGA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSES OF LANDSCAPING, BUFFERS, RETAINING WALL AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION. THE MAINTENANCE RESPONSIBILITY OF LANDSCAPE BUFFER EASEMENTS SHALL BE THAT OF PARCEL 5B PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

3.) THE 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, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF PARCEL 5B PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

4.) THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF PARCEL 5B PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

IN WITNESS WHEREOF, AMFP VI PGA LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL (IF AVAILABLE) TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 13th DAY OF August, 2025.

BY: AMFP VI PGA LLC  
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: Evan Austin

PRINT NAME: Evan Austin

WITNESS: Russell Flinnay

PRINT NAME: Russell Flinnay

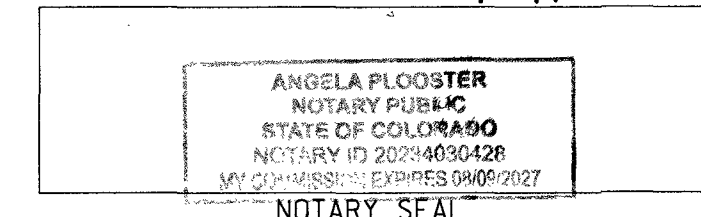
BY: Michael Sarno  
VICE PRESIDENT

## ACKNOWLEDGEMENT

STATE OF COLORADO  
COUNTY OF DENVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 13th DAY OF August, 2025, BY MICHAEL SARNO AS VICE PRESIDENT FOR AMFP VI PGA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver License (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 8/29/2027



## TITLE CERTIFICATION

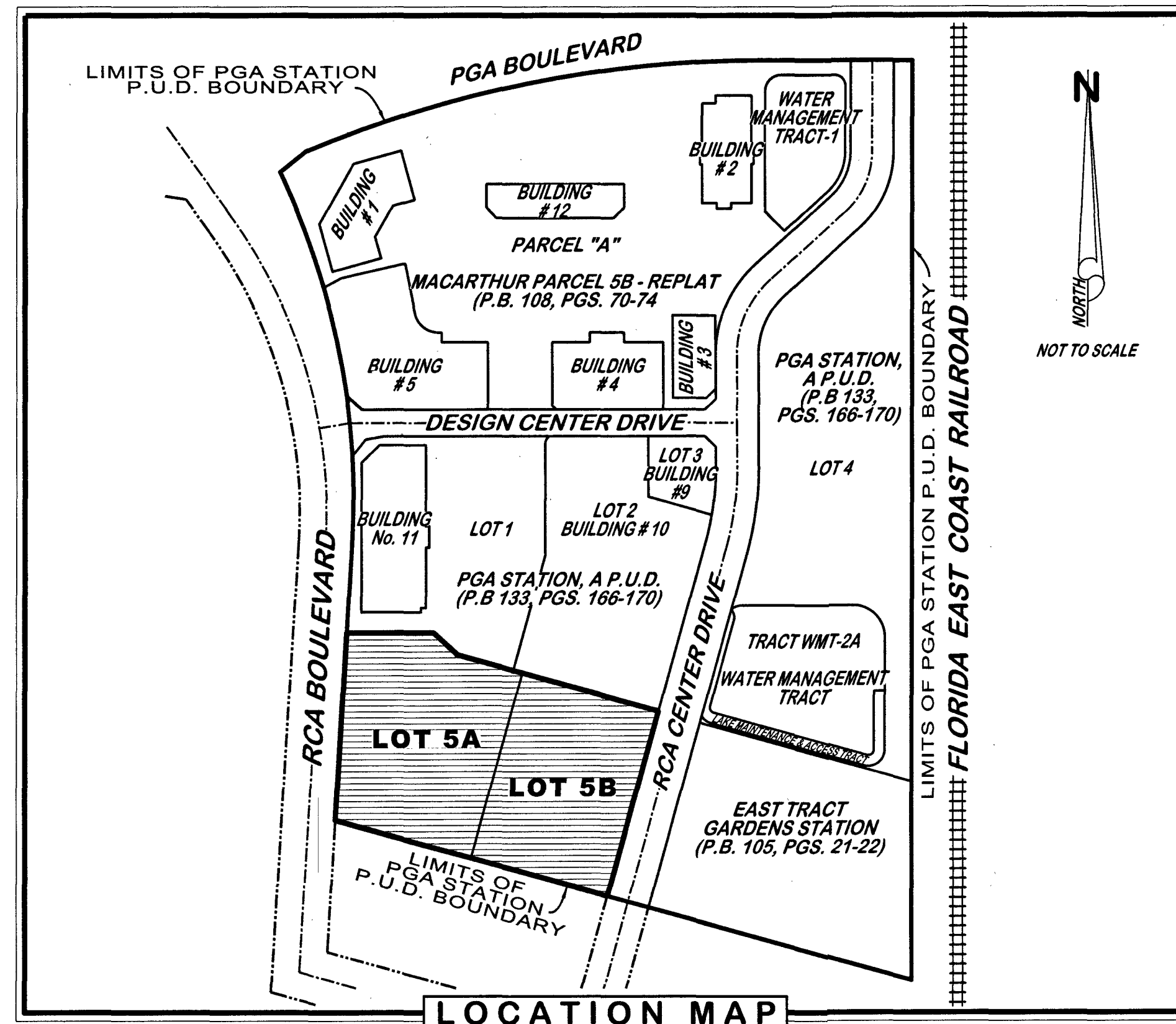
STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, FRANK, WEINBERG & BLACK, P.L., A LAW FIRM, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN AMFP VI PGA LLC, A DELAWARE LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

FRANK, WEINBERG & BLACK, P.L.

DATE: August 15, 2025

BY: Maria Spiliopoulos  
PRINT NAME: MARIA SPILIOPOULOS  
FLORIDA BAR NO.: 969036



## PARCEL 5B PROPERTY OWNERS ASSOCIATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

PARCEL 5B PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACKNOWLEDGES THEIR MAINTENANCE RESPONSIBILITY IN ACCORDANCE WITH THE DECLARATION OF COVENANTS FOR PARCEL 5B AS RECORDED IN OFFICIAL RECORD BOOK 21560, PAGE 1358, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DATED THIS 18th DAY OF August, 2025.

PARCEL 5B PROPERTY OWNERS ASSOCIATION, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: Richard S. Wilkie

PRINT NAME: Richard S. Wilkie

WITNESS: Alexandra Riech

PRINT NAME: Alexandra Riech

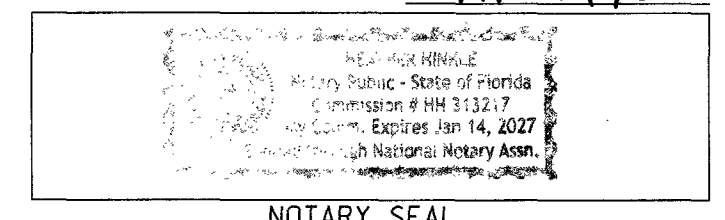
BY: Joey A. Eichner  
VICE PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 18th DAY OF August, 2025, BY JOEY A. EICHNER AS VICE PRESIDENT FOR PARCEL 5B PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: Jan 14, 2027



NOTARY SEAL

WITNESS: Heather Hinkle  
NOTARY PUBLIC

PRINT NAME: HEATHER HINKLE  
COMMISSION NUMBER: HH 313217

## 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 REFERENCE MONUMENTS (PRM'S) AND LOT MONUMENTATION.

DATE: AUGUST 20, 2025

BY: Jim Sullivan  
JIM SULLIVAN  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO.: LS 6889

## CITY OF PALM BEACH GARDENS APPROVALS

CITY OF PALM BEACH GARDENS  
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF September, 2025.

BY: MARCIE TINSLEY  
MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 4th DAY OF September, 2025.

BY: Todd Engle  
TODD ENGLE, P.E.  
CITY ENGINEER

ATTEST: Patricia Snider  
PATRICIA SNIDER, CMC  
CITY CLERK

## ABBREVIATIONS:

CONC. = CONCRETE  
MON. = MONUMENT  
O.R.B. = OFFICIAL RECORD BOOK  
P.B. = PLAT BOOK  
P.B.C. = PALM BEACH COUNTY  
P.B.G. = PALM BEACH GARDENS  
PG. = PAGE  
PGS. = PAGES  
PRM. = PERMANENT REFERENCE MONUMENT  
P.U.D. = PLANNED UNIT DEVELOPMENT  
R/W. = RIGHT OF WAY  
S.U.A. = SEACOAST UTILITY AUTHORITY  
W/ = WITH

## LEGEND:

☐ = DENOTES FOUND "PRM"  
FOUND 4"x4" CONC. MON. W/ DISK  
STAMPED "PRM LB 4431"  
UNLESS OTHERWISE NOTED  
☐ = DENOTES FOUND "PRM"  
FOUND MAG NAIL W/ DISK  
STAMPED "PRM LB 4431"  
REMAINING PORTION S.U.A. EASEMENT  
O.R.B. 21216, PG. 1192  
AS AFFECTED BY THAT PARTIAL RELEASE  
O.R.B. 35673, PG. 345

## 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 WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST. SAID WEST LINE BEARS NORTH 01°33'03" EAST.

2.) ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

3.) NO STRUCTURE OR BUILDING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY ENGINEER.

4.) 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.

5.) 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.

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

## 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: August 12, 2025

BY: Kenneth J. Buchanan  
KENNETH J. BUCHANAN, P.S.M.  
LICENSE NO.: 7202  
STATE OF FLORIDA

AMFP VI PGA LLC CITY OF PALM BEACH GARDENS ENGINEER CITY OF PALM BEACH GARDENS CLERK REVIEWING SURVEYOR AND MAPPER KENNETH J. BUCHANAN PROFESSIONAL SURVEYOR AND MAPPER



**LIDBERG LAND SURVEYING, INC.**  
LB4431 3780 BURNS ROAD - SUITE 6  
PALM BEACH GARDENS, FLORIDA 33410 TEL. 561-746-8454

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