

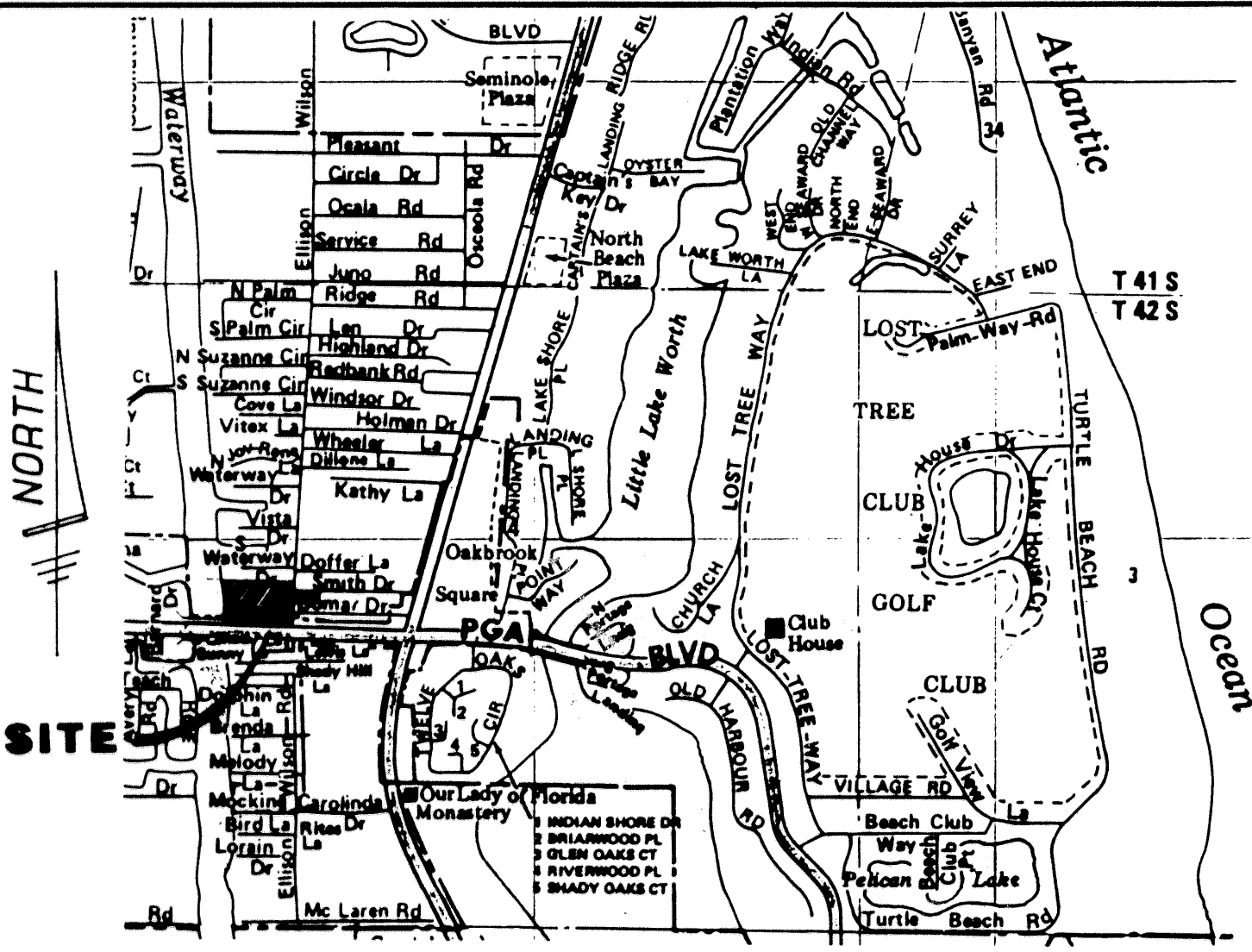
BRIDGE CENTER PLAT

BEING A REPLAT OF LOT 11, ARTHUR M. AND EMMA D. SMITH SUBDIVISION, AS RECORDED IN PLAT BOOK 22, PAGE 57, AND A PORTION OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

OCTOBER 1998

SHEET 1 OF 2

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 1:08 P.M.
this 25 day of November 1998
and duly recorded in Plat Book No. 83
on page 183-184
DOROTHY H. WILKEN, Clerk of Circuit Court
by *Ray G. Stanley* D.C.



VICINITY SKETCH
NOT TO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that PGA-Summers Associates, a Florida general partnership f/k/a American Financial-Downs Partnership, a Florida general partnership, owner of the land shown hereon, being in Sections 4 and 5, Township 42 South, Range 43 East, Palm Beach County, Florida, shown hereon as Bridge Center Plat, being more particularly described as follows:

DESCRIPTION:

A Parcel of land lying within the Northeast quarter of Section 5, Township 42 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

Commence at the Southeast corner of the Northeast quarter of said Section 5; Thence North 02° 02' 06" East along the East line of the Northeast quarter of Section 5 (the East line of the Northeast quarter of said Section 5 is assumed to bear North 02° 02' 06" East and all other bearings are relative thereto), said line also being the centerline of Ellison-Wilson Road as shown in Road Plat Book 5, Page 12, Public Records of Palm Beach County, Florida, a distance of 87.88 feet to a point; thence departing said East line and centerline, North 87° 57' 54" West a distance of 40.00 feet to a point on the Westerly right-of-way line of Ellison-Wilson Road as shown in Official Record Book 7100, Page 795 Public Records of Palm Beach County, Florida and the POINT OF BEGINNING of the following described parcel of land; thence continue along said Westerly right-of-way line South 52° 44' 21" West a distance of 62.02 feet to a point on the Northerly right-of-way line of P.G.A. Boulevard (A.K.A. State Road 786 and State Road 74) as shown in Road Plat Book 5, Page 186, Public Records of Palm Beach County, Florida; thence continue along said Northerly right-of-way line through the following courses: North 80° 43' 18" West a distance of 37.18 feet; thence North 71° 57' 42" West a distance of 198.00 feet; thence North 80° 50' 38" West a distance of 203.48 feet to a point on the Easterly right-of-way line of the Intracoastal Waterway as recorded in Plat Book 17, Page 29, Public Records of Palm Beach County, Florida; thence North 02° 13' 07" West along said Easterly right-of-way line a distance of 197.81 feet to a point on the South line of the Plat of WATERWAY VISTA, as recorded in Plat Book 25, Page 158, Public Records of Palm Beach County, Florida; thence South 88° 26' 19" East along said South line a distance of 489.88 feet to the Southeast corner of said Plat of WATERWAY VISTA being 40.00 feet West of the said centerline of Ellison-Wilson Road; thence South 02° 02' 06" West a distance of 245.98 feet to the POINT OF BEGINNING.

TOGETHER WITH:

Lot 11, less the West 7 feet thereof, Arthur M. and Emma D. Smith Subdivision, according to the plat thereon on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 22, Page 57.

Containing in all 2.93 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

Sewer Force Main Easement and Water Main Easement:

The Sewer Force Main and Water Main Easements as shown hereon are hereby dedicated to Seacoast Utility Authority, its successors and/or assigns, for installation, operation and maintenance of water and sewer facilities, without recourse to the City of Palm Beach Gardens.

In Witness Whereof, the above-named general partnership has caused these presents to be signed by its general partners, Summers Florida Corporation, a Virginia corporation and Summers PGA Limited Partnership, a Virginia limited partnership.

PGA-SUMMERS ASSOCIATES, a Florida general partnership
Witness: *Michael E. Wood* By: SUMMERS FLORIDA CORPORATION, a Virginia corporation, a general partner
Lawrence W. Smith By: *Denice T. Summers*, Denice T. Summers, President

Witness: *Michael E. Wood* By: SUMMERS PGA LIMITED PARTNERSHIP, a Virginia limited partnership, a general partner
Lawrence W. Smith By: SUMMERS FLORIDA CORPORATION, a Virginia corporation, its general partner
Denice T. Summers, Denice T. Summers, President

ACKNOWLEDGEMENT

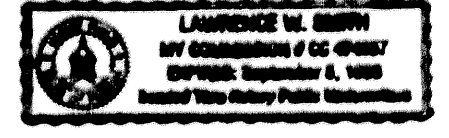
State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me this 2nd day of OCTOBER 1998 by DENICE T. SUMMERS as President of SUMMERS FLORIDA CORPORATION, a Virginia corporation, as general partner of PGA-SUMMERS ASSOCIATES, a Florida general partnership, and as general partner of SUMMERS PGA LIMITED PARTNERSHIP, a Virginia limited partnership, as general partner of PGA-SUMMERS ASSOCIATES, a Florida general partnership, on behalf of the general partnership.

WITNESS my hand and official seal this 2nd day of OCTOBER, 1998.

My Commission Expires: 9/5/99 *Lawrence W. Smith*
Notary Public



MORTGAGEE'S CONSENT

State of Florida

County of Palm Beach

The undersigned hereby certifies that it is the 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 9984, Page 955 of the 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 Senior Vice-President and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 2nd day of October, 1998.

Witness: *Carol J. Jennings* By: *William H. Helmly*
Paul H. Hensel William H. Helmly
Senior Vice-President
NATIONSBANK, N.A.

ACKNOWLEDGEMENT

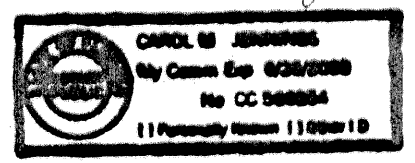
State of Florida

County of Palm Beach

Before me personally appeared William H. Helmly, who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as Senior Vice-President of NATIONSBANK, N.A., a national banking association, and severally 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 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 2nd day of October, 1998.

My Commission Expires: 6/24/00 *Carol M. Jennings*
Notary Public



SURVEYOR'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 ordinances of the City of Palm Beach Gardens, Florida.

Craig L. Wallace
Craig L. Wallace
Professional Land Surveyor
Florida Certificate No. 3357

TITLE CERTIFICATION

State of Florida

County of Palm Beach

I, Lawrence W. Smith, Esquire, 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 to PGA-Summers Associates, a Florida general partnership f/k/a American Financial-Downs Partnership, a Florida general partnership; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon.

Dated: OCTOBER 2, 1998
Lawrence W. Smith
Lawrence W. Smith, Esquire
with the Law Offices of
Gary, Dytrych & Ryan, P.A.
701 U. S. Highway One, Suite 402
North Palm Beach, Florida 33408
Attorney-at-law licensed in Florida
Florida Bar No. 310182

APPROVALS

City of Palm Beach Gardens

State of Florida

County of Palm Beach

This plat is hereby approved for record this 5th day of November, 1998.

By: *Joseph R. Russo*
Joseph R. Russo, Mayor

This plat is hereby approved for record this 5th day of November, 1998.

By: *Lenhart E. Lindahl*
Lenhart E. Lindahl, P.E., City Engineer

Attest: *Linda V. Kostler*
Linda V. Kostler, City Clerk

ABBREVIATIONS & SYMBOLS

- 1. ——— = Denotes Set Permanent Reference Monuments (P.R.M.'s) Stamped P.R.M. P.L.S. # 3357.
- 2. P.B. = Denotes Plat Book.
- 3. PG. = Denotes Page.
- 4. O/S = Denotes Off Set.
- 5. R.P.B. = Denotes Road Plat Book.
- 6. O.R.B. = Denotes Official Record Book.
- 7. U.E. = Denotes Utility Easement.
- 8. C = Denotes Centerline.
- 9. R/W = Denotes Right-Of-Way.
- 10. A.K.A. = Denotes "Also Known As".
- 11. P.O.B. = Denotes Point of Beginning.
- 12. P.O.C. = Denotes Point of Commencement.
- 13. BLVD. = Denotes Boulevard.
- 14. N'LY = Denotes Northerly.
- 15. E'LY = Denotes Easterly.

NOTES

- 1. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
- 2. Bearings shown hereon are based on the East Line of the Northeast quarter of Section 5, Township 42 South, Range 43 East, Palm Beach County, Florida and is assumed to bear North 02° 02' 06" East and all other bearings are relative thereto.
- 3. 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 or county approvals or permits as required for such encroachments.
- 4. This instrument prepared by:
Craig L. Wallace
Wallace Surveying Corporation
901 Northpoint Parkway, Suite 117
West Palm Beach, Florida 33407
561/640-4551

SUBDIVISION: Bridge Center Plat
BOOK: 83
PAGE: 183
FLOOD MAP #:
ZONING:
QUAD #:
SE:
TAZ: 80
PUB NAME: City of Palm Beach Gardens

NOTARY	NATIONSBANK	NOTARY	SURVEYOR	CITY OF PALM BEACH GARDENS

BRIDGE CENTER PLAT

WALLACE SURVEYING
CORPORATION

901 NORTHPOINT PARKWAY, SUITE 117, WEST PALM BEACH, FLORIDA 33407 (561) 640-4551

FIELD	JOB NO. 89-1561"E"	FB	PG
OFFICE R.C.	DATE OCT., 1998	DWG NO. 89-1561-1	
CK'D.	REF	SHEET	1 OF 2