

# PGA COMMONS PLAT NO. 3

A PARCEL OF LAND BEING A REPLAT OF LOTS 3 THROUGH 21, INCLUSIVE, PGA COMMONS PLAT NO. 2, AS RECORDED IN PLAT BOOK 95, PAGES 103 THROUGH 105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA  
JANUARY, 2004 SHEET 2 OF 3

### 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 15456, AT PAGE 319 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 THERE PRESENTS TO BE SIGNED BY ITS DULY LICENSED ATTORNEY IN FACT THIS 28 DAY OF JANUARY, 2004.

BY: FIRST HORIZON HOME LOAN CORPORATION

WITNESS: [Signature]  
PRINT NAME: [Name]

BY: [Signature]  
STEPHEN S. MATHISON, P.A.  
FLORIDA BAR NO. 362786  
BY POWER OF ATTORNEY RECORDED  
IN OFFICIAL RECORD BOOK 15981,  
PAGE 1942, PUBLIC RECORDS OF  
PALM BEACH COUNTY, FLORIDA

WITNESS: Sandra Haines  
PRINT NAME: Sandra Haines

### ACKNOWLEDGEMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED STEPHEN S. MATHISON, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN AS ATTORNEY IN FACT FOR FIRST HORIZON HOME LOAN CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF JANUARY, 2004.

MY COMMISSION EXPIRES: MAY 21, 2007

NOTARY SEAL: [Signature]  
NOTARY PUBLIC

COMMISSION NUMBER: DD-214448

### 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 15982, AT PAGE 86 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 THERE PRESENTS TO BE SIGNED BY ITS DULY LICENSED ATTORNEY IN FACT THIS 28 DAY OF JANUARY, 2004.

BY: THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND A FEDERAL SAVINGS ASSOCIATION

WITNESS: [Signature]  
PRINT NAME: [Name]

BY: [Signature]  
STEPHEN S. MATHISON, P.A.  
FLORIDA BAR NO. 362786  
BY POWER OF ATTORNEY RECORDED  
IN OFFICIAL RECORD BOOK 15981,  
PAGE 1942, PUBLIC RECORDS OF  
PALM BEACH COUNTY, FLORIDA

WITNESS: Sandra Haines  
PRINT NAME: Sandra Haines

### ACKNOWLEDGEMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED STEPHEN S. MATHISON, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN AS ATTORNEY IN FACT FOR THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, A FEDERAL SAVINGS ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF JANUARY, 2004.

MY COMMISSION EXPIRES: MAY 21, 2007

NOTARY SEAL: [Signature]  
NOTARY PUBLIC

COMMISSION NUMBER: DD-214448

### 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 15855, AT PAGE 526 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 THERE PRESENTS TO BE SIGNED BY ITS DULY LICENSED ATTORNEY IN FACT THIS 28 DAY OF JANUARY, 2004.

BY: WASHINGTON MUTUAL-BANK A FEDERAL SAVINGS ASSOCIATION

WITNESS: [Signature]  
PRINT NAME: [Name]

BY: [Signature]  
STEPHEN S. MATHISON, P.A.  
FLORIDA BAR NO. 362786  
BY POWER OF ATTORNEY RECORDED  
IN OFFICIAL RECORD BOOK 15981,  
PAGE 1942, PUBLIC RECORDS OF  
PALM BEACH COUNTY, FLORIDA

WITNESS: Sandra Haines  
PRINT NAME: Sandra Haines

### ACKNOWLEDGEMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED STEPHEN S. MATHISON, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN AS ATTORNEY IN FACT FOR WASHINGTON MUTUAL BANK, A FEDERAL SAVINGS ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF JANUARY, 2004.

MY COMMISSION EXPIRES: MAY 21, 2007

NOTARY SEAL: [Signature]  
NOTARY PUBLIC

COMMISSION NUMBER: DD-214448

### 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 15981, AT PAGE 86 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 THERE PRESENTS TO BE SIGNED BY ITS DULY LICENSED ATTORNEY IN FACT THIS 28 DAY OF JANUARY, 2004.

BY: WASHINGTON MUTUAL-BANK A FEDERAL SAVINGS ASSOCIATION

WITNESS: [Signature]  
PRINT NAME: [Name]

BY: [Signature]  
STEPHEN S. MATHISON, P.A.  
FLORIDA BAR NO. 362786  
BY POWER OF ATTORNEY RECORDED  
IN OFFICIAL RECORD BOOK 15981,  
PAGE 1942, PUBLIC RECORDS OF  
PALM BEACH COUNTY, FLORIDA

WITNESS: Sandra Haines  
PRINT NAME: Sandra Haines

### TITLE CERTIFICATION:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

I, STEPHEN S. MATHISON, 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 IN STEPHEN S. MATHISON AS TRUSTEE OF PGA COMMONS LAND TRUST AGREEMENT DATED FEBRUARY 12, 1999; MICHAEL P. ROMAIN AND CATHERINE T. ROMAIN, HUSBAND AND WIFE; AND TIMOTHY WISNER, JR.; ALLISON BEESON; AND PATRICK GAMBALE; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: JANUARY 28, 2004 BY: [Signature]  
STEPHEN S. MATHISON  
STEPHEN S. MATHISON, P.A.  
FLORIDA BAR NO. 362786

### SURVEYOR'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO A BEARING OF SOUTH 67°37'39" WEST ALONG THE SOUTH BOUNDARY OF PGA COMMONS PLAT NO. 2 AS RECORDED IN PLAT BOOK 95, PAGES 103 THROUGH 105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND IS NOTED ON SHEET 3 OF 3.
- 2.)  DENOTES A SET 4"x4" CONCRETE MONUMENT & DISK "PRM LB 4431" UNLESS NOTED OTHERWISE.
- 3.)  DENOTES A SET MAG NAIL & DISK "PRM LB 4431" UNLESS NOTED OTHERWISE.
- 4.) LINES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS NOTED OTHERWISE.

### SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

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 MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE PLAT WAS PREPARED UNDER MY SUPERVISION AND DIRECTION AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF PALM BEACH GARDENS, FLORIDA.

DATE: 1/28/04 BY: [Signature]  
DAVID R. LIDBERG  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 3613

### GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 1.) BUILDING SETBACKS SHALL CONFORM TO THE CITY OF PALM BEACH GARDENS ZONING CODE.
- 2.) 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 APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 3.) WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
- 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.

### CITY OF PALM BEACH GARDENS

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18<sup>th</sup> DAY OF MARCH, 2004.

BY: [Signature]  
ERIC JABLON - MAYOR

ATTEST: [Signature]  
PATRICIA SNIDER, CLERK

### CITY ENGINEER

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 18<sup>th</sup> DAY OF MARCH, 2004.

BY: [Signature]  
DANIEL P. CLARK, P.E. - CITY ENGINEER

### REVIEWING SURVEYOR

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

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 MONUMENTS AT LOT CORNERS.

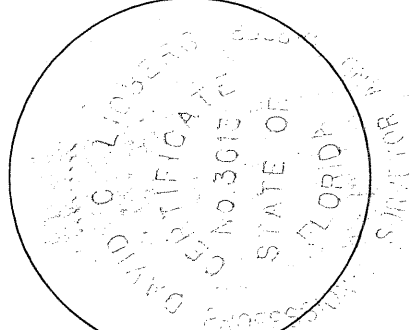
DATE: 24 February 2004 BY: [Signature]  
D. HOWARD DUKES  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 4533

### ABBREVIATIONS:

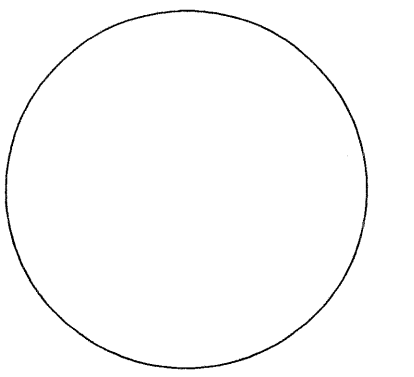
- C/L = CENTERLINE
- CB = CHORD BEARING
- FPL = FLORIDA POWER & LIGHT
- R = RADIUS
- Δ = DELTA ANGLE
- L = ARC LENGTH
- LAE = LIMITED ACCESS EASEMENT
- LB = LICENSE BUSINESS
- NPBCID = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE(S)
- PRM = PERMANENT REFERENCE MONUMENT
- SF = SQUARE FEET
- UE = UTILITY EASEMENT

### LOT & TRACT AREAS

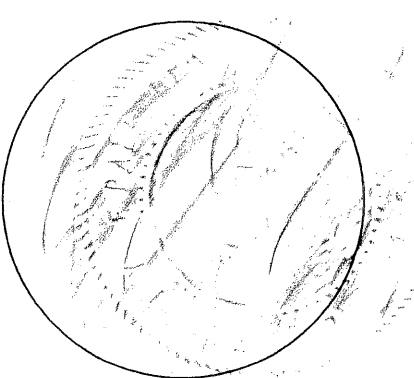
LOT 3	= 3,782.5 S.F.	0.087 ACRES
LOT 4	= 1,823.7 S.F.	0.042 ACRES
LOT 5	= 3,446.4 S.F.	0.079 ACRES
LOT 6	= 3,215.7 S.F.	0.074 ACRES
LOT 7	= 1,823.7 S.F.	0.042 ACRES
LOT 8	= 3,609.8 S.F.	0.083 ACRES
LOT 9	= 3,230.1 S.F.	0.074 ACRES
LOT 10	= 1,825.1 S.F.	0.042 ACRES
LOT 11	= 4,308.5 S.F.	0.099 ACRES
LOT 12	= 3,973.9 S.F.	0.091 ACRES
LOT 13	= 1,823.7 S.F.	0.042 ACRES
LOT 14	= 3,446.3 S.F.	0.079 ACRES
TRACT "A1"	= 12,655.1 S.F.	0.290 ACRES
TRACT "B1"	= 8,500.0 S.F.	0.195 ACRES
TOTAL	= 57,464.5 S.F.	1.319 ACRES



SURVEYOR



REVIEWING SURVEYOR



CITY OF PALM BEACH GARDENS

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

CAD- K:\UST \ 124242 \ 03-208 \ 2083306 \ SHEET2.DGN			
REF.			
FLD.	K.C.	FB.	PG.
OFF.	R.J.W.	426	29
CKD.	D.C.L.	SHEET 2 OF 3	DWG. D03-208P
JOB 03-208-306		DATE 12/23/03	