

# PGA COMMONS PLAT NO. 4

LYING IN SECTION 11, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

JANUARY 2005 SHEET 1 OF 3

### DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS THAT JOEL B. CHANNING AS TRUSTEE OF PGA COMMONS LAND TRUST AGREEMENT DATED FEBRUARY 12, 1999, OWNER OF THE LAND SHOWN HEREON AS "PGA COMMONS PLAT NO. 4", LYING IN SECTION 11, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 11, TOWNSHIP 42 SOUTH, RANGE 42 EAST, WITHIN THE MUNICIPAL LIMITS OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE FOLLOWING DESCRIBED PORTION OF SAID SECTION 11 LYING WESTERLY OF THAT CERTAIN RIGHT OF WAY FOR HICKORY DRIVE AS SHOWN ON THE PLAT OF HICKORY DRIVE, RECORDED IN PLAT BOOK 77, PAGES 122 THROUGH 123, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11, THENCE SOUTH 01°31'22" WEST, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF P.G.A. BOULEVARD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 01°31'22" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 1,065.29 FEET; THENCE NORTH 84°28'03" WEST, A DISTANCE OF 125.30 FEET TO THE EAST LINE OF WOODLAND LAKES AS DESCRIBED IN OFFICIAL RECORDS BOOK 2608, PAGES 653 THROUGH 665, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA; THENCE NORTH 01°31'22" EAST, ALONG SAID EAST LINE, A DISTANCE OF 287.46 FEET; THENCE NORTH 38°42'28" WEST, A DISTANCE OF 399.50 FEET; THENCE SOUTH 80°03'51" WEST, A DISTANCE OF 347.50 FEET; THENCE NORTH 01°31'32" EAST, A DISTANCE OF 534.40 FEET TO SAID SOUTH RIGHT OF WAY LINE OF P.G.A. BOULEVARD; THENCE SOUTH 88°22'33" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 722.74 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNER FOR COMMERCIAL DEVELOPMENT PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE PGA COMMONS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- WATER MANAGEMENT TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO CITY OF PALM BEACH GARDENS FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PGA COMMONS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT "C" AND THE 20 FOOT LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO PGA COMMONS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT "B" FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF PGA COMMONS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE 5 FOOT LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE 6 FOOT PEDESTRIAN EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR USE BY THE PUBLIC FOR PEDESTRIAN ACCESS.
- THE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PGA COMMONS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR INGRESS-EGRESS, UTILITIES AND DRAINAGE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PROPERTY OWNERS' ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE ACCESS EASEMENTS SHOWN HEREON IS HEREBY DEDICATED TO SEACOST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS FOR ACCESS PURPOSES ONLY, SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF PGA COMMONS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR ACCESS TO WATER MANAGEMENT TRACT "B".
- THE SEACOST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO SEACOST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF DOMESTIC WATER AND SANITARY SEWER FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.
- THE UTILITY EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE 12 FOOT DRAINAGE EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PGA COMMONS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

THE CITY OF PALM BEACH GARDENS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY DRAINAGE EASEMENT, WATER MANAGEMENT TRACT, AND PRIVATE STREET.

IN WITNESS WHEREOF, JOEL B. CHANNING AS TRUSTEE OF PGA COMMONS LAND TRUST AGREEMENT DATED FEBRUARY 12, 1999, THIS 12th DAY OF JANUARY 2005.

BY: JOEL B. CHANNING AS TRUSTEE OF PGA COMMONS LAND TRUST AGREEMENT DATED FEBRUARY 12, 1999

WITNESS: Stacy Bereda  
PRINT NAME: Stacy Bereda  
WITNESS: Alan Higgins  
PRINT NAME: Alan Higgins

### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JOEL B. CHANNING, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS JOEL B. CHANNING AS TRUSTEE OF PGA COMMONS LAND TRUST AGREEMENT DATED FEBRUARY 12, 1999, ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH TRUSTEE OF SAID LAND TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF JANUARY 2005.

MY COMMISSION EXPIRES: August 11, 2008  
COMMISSION NO. DD335293

NOTARY PUBLIC

### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE PGA COMMONS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 12th DAY OF JANUARY 2005.

THE PGA COMMONS PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: Stacy Bereda BY: Joel B. Channing  
PRINT NAME: Stacy Bereda JOEL B. CHANNING, PRESIDENT  
WITNESS: Alan Higgins  
PRINT NAME: Alan Higgins

### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JOEL B. CHANNING, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE PGA COMMONS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 12th DAY OF JANUARY 2005.

MY COMMISSION EXPIRES: August 11, 2008  
COMMISSION NO. DD335293

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 THIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 13097, AT PAGE 618 AND AS PARTIALLY RELEASED IN OFFICIAL RECORD BOOK 17086, PAGE 414 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 SAID VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF JANUARY 2005.

OCEAN BANK, A FLORIDA BANKING CORPORATION

BY: Elizabeth Armas Fuergo S. Font  
SR VICE PRESIDENT  
WITNESS: David F. Labris  
ASSISTANT SECRETARY

### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED Maribel Mandoccy AND Harbel Mandoccy, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PROVIDED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING AS VICE PRESIDENT AND ASSISTANT SECRETARY OF OCEAN BANK, A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 11th DAY OF JANUARY 2005.

MY COMMISSION EXPIRES: June 28, 2007  
COMMISSION NO. DD199825

NOTARY PUBLIC

### 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 JOEL B. CHANNING, AS TRUSTEE OF PGA COMMONS LAND TRUST AGREEMENT DATED FEBRUARY 12, 1999; 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: JAN. 12, 2005 BY: Stephen S. Mathison  
STEPHEN S. MATHISON, P.A.  
FLORIDA BAR NO. 362786

### SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE ASSUMED BEARING OF SOUTH 88°22'33" EAST, ALONG THE NORTH LINE OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- DENOTES A SET LBM#431 PERMANENT REFERENCE MONUMENT (P.R.M.) UNLESS OTHERWISE NOTED.
- LINE WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POSITIONS.
- THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

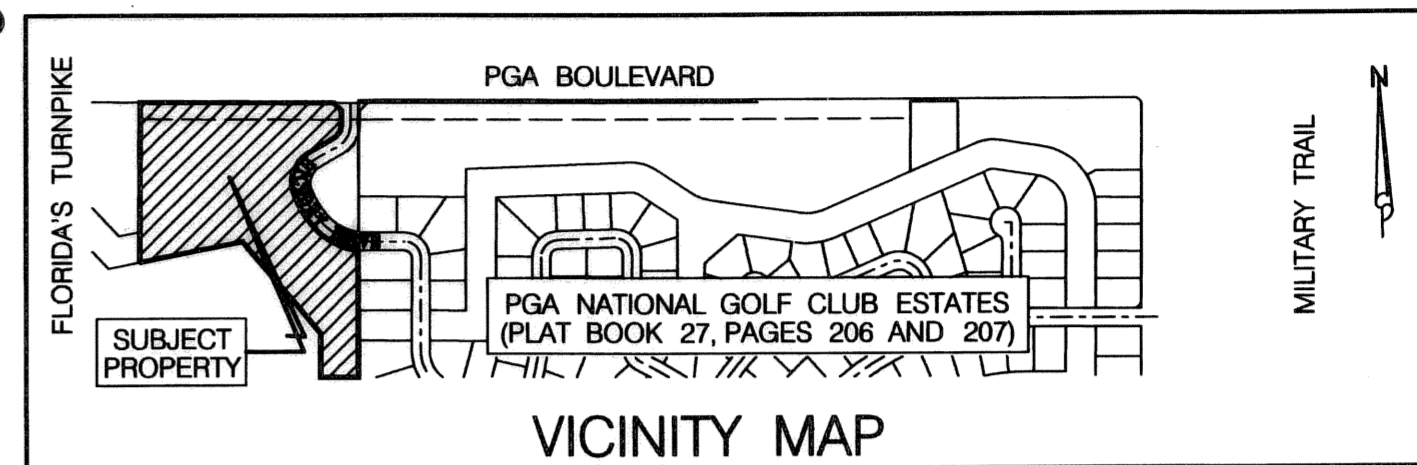
### SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A PLAT AND 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(1), 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 PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF PALM BEACH GARDENS, FLORIDA.

BY: David C. Lidberg DATE: 1/12/05  
DAVID C. LIDBERG, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 3613  
STATE OF FLORIDA

DESCRIPTION	ACREAGE
TRACT "A"	5.220
WATER MANAGEMENT TRACT "B"	2.495
TRACT "C"	0.173
LOTS	1.109
TOTAL	8.997



### GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- BUILDING SETBACKS SHALL CONFORM TO THE CITY OF PALM BEACH GARDENS ZONING CODE.
- 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.
- 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.
- 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 APPROVAL

CITY OF PALM BEACH GARDENS )  
COUNTY OF PALM BEACH, FLORIDA )

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF JANUARY 2005.

BY: Eric Jablun  
ERIC JABLUN - MMOR

ATTEST: Patricia Snider  
PATRICIA SNIDER, CLERK

CITY ENGINEER  
THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 6th DAY OF JANUARY 2005.

BY: Daniel P. Clark  
DANIEL P. CLARK P.E. - CITY ENGINEER

### REVIEWING SURVEYOR

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.

BY: D. Howard Dukes DATE: 13 January 2005  
D. HOWARD DUKES  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4533

### ABBREVIATIONS:

- C/L = CENTERLINE
- CB = CHORD BEARING
- COR = CORNER
- FND = FLORIDA POWER & LIGHT
- FPL = RADIUS
- Δ = DELTA ANGLE
- L = ARC LENGTH
- LAE = LIMITED ACCESS EASEMENT
- LB = LICENSE BUSINESS
- MON = MONUMENT
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE(S)
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- RANGE = RANGE
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- TWP = TOWNSHIP
- UE = UTILITY EASEMENT
- S.U.A. = SEACOST UTILITY AUTHORITY

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

CAD: K:\UST \14242 \ 00-193 \ 1930306-1.DGN			
REF.	FB.	PG.	JOB 00-193 (306)
FLD.	CASASUS		DATE JULY 2004
OFF.	DCL	SHEET 1 OF 3	DWG. D00-193P

COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record on 11/31/05.  
This day of JANUARY 2005.  
and duly recorded in Plat Book No. 103 on page 193-195  
DOROTHY H. NELSEN, Clerk of Court  
by: [Signature] P.C.

THE PGA COMMONS PROPERTY OWNERS' ASSOCIATION, INC.

PROFESSIONAL SURVEYOR AND MAPPER

REVIEWING SURVEYOR

CITY OF PALM BEACH GARDENS

OCEAN BANK