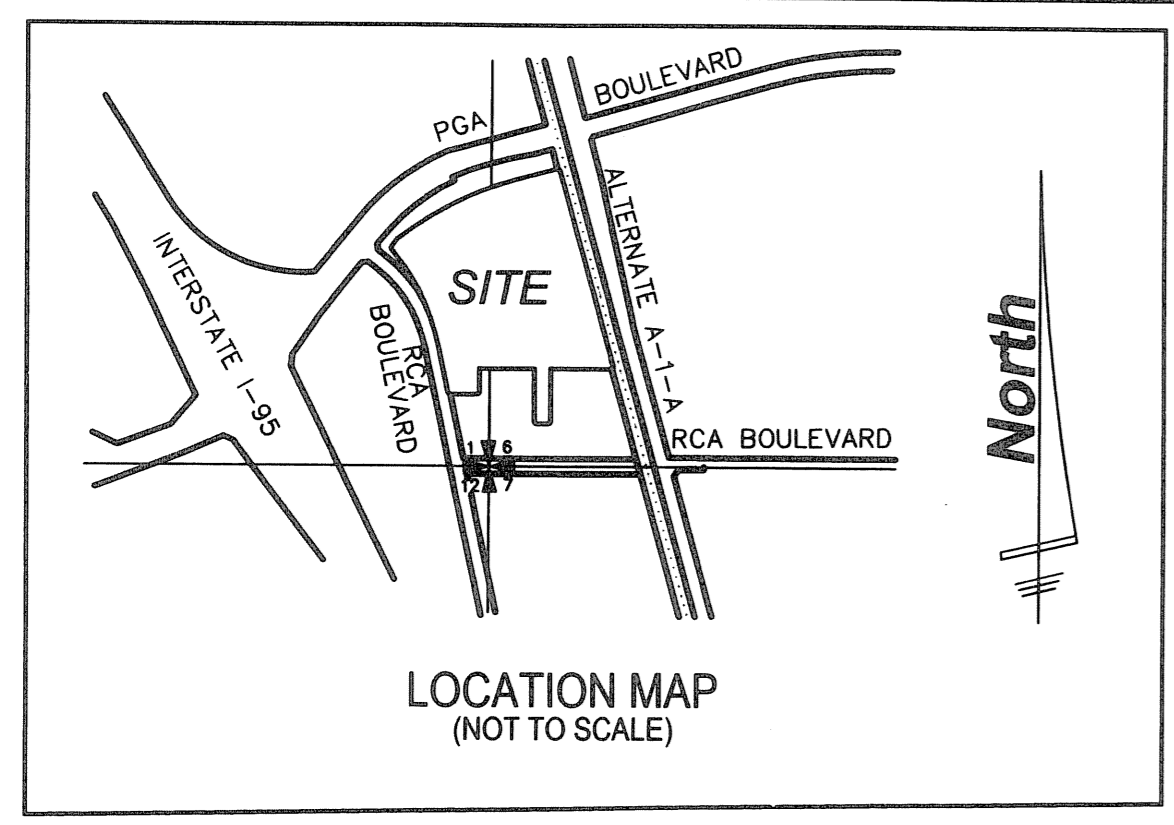


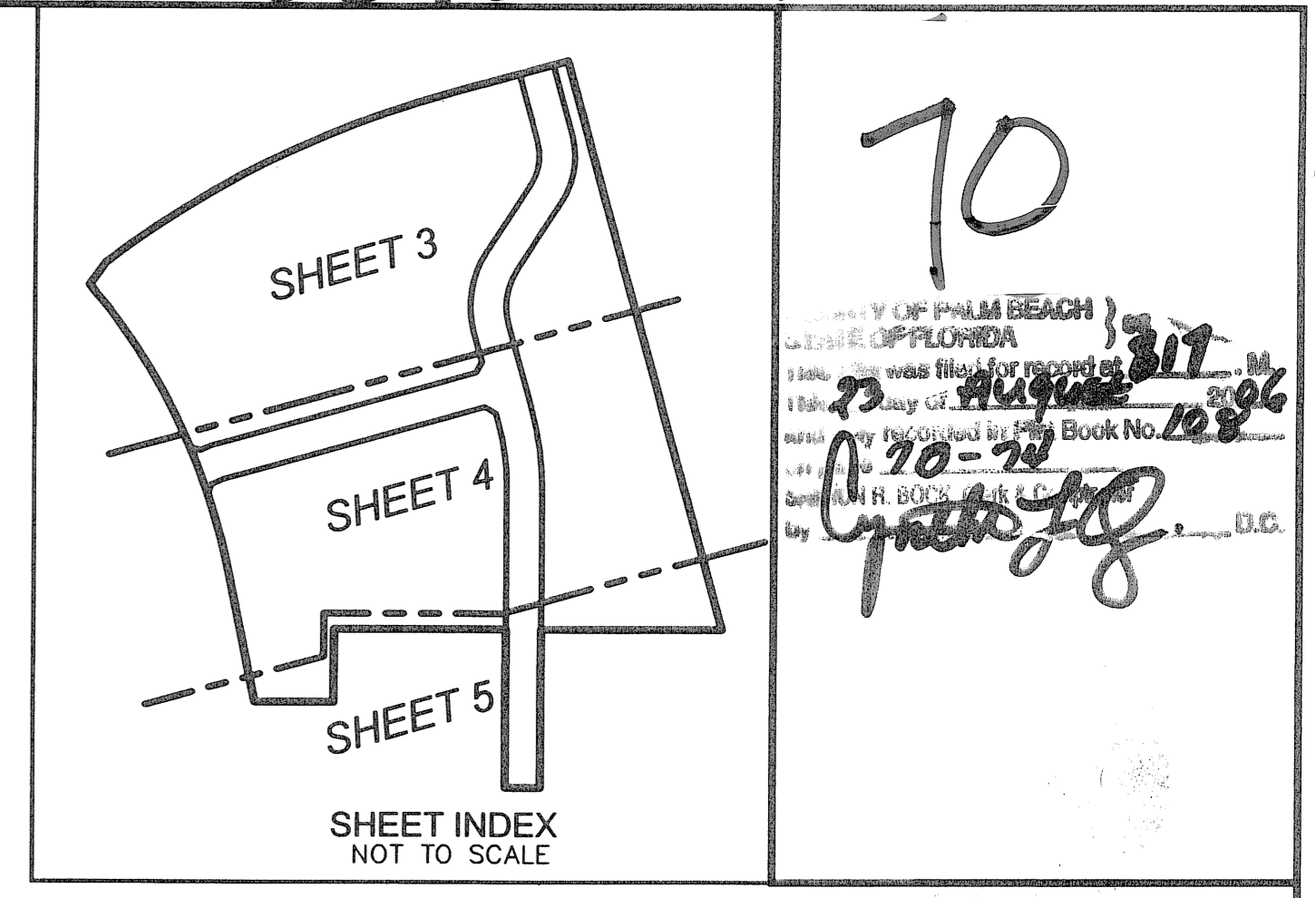
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# MACARTHUR PARCEL 5B- REPLAT

BEING A REPLAT OF MACARTHUR PARCEL 5B AS RECORDED IN PLAT BOOK 96, PAGES 79 - 80, 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  
JULY, 2006 SHEET 1 OF 5

00052.104



## DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT RCA CENTER II OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY; PGA TRANSPORTATION ORIENTED DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY; PGA FLYOVER CORPORATE PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THE CITY OF PALM BEACH GARDENS, FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS MACARTHUR PARCEL 5B - REPLAT, BEING MACARTHUR PARCEL 5B, AS RECORDED IN PLAT BOOK 96, PAGES 79 AND 80, 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2A AS SHOWN ON THE PLAT OF RCA PARK, AS RECORDED IN PLAT BOOK 83, PAGE 63, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°34'17" WEST ALONG THE NORTH LINE OF SAID LOT 2A, A DISTANCE OF 507.17 FEET TO A POINT AT THE NORTHEAST CORNER OF TRACT S AS SHOWN ON SAID PLAT OF RCA PARK, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREM DESCRIBED PARCEL; THENCE CONTINUE NORTH 88°34'17" WEST ALONG SAID NORTH LINE OF SAID TRACT S A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT S; THENCE NORTH 01°24'35" EAST ALONG THE WEST LINE OF AN ACCESS AGREEMENT EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 10792, PAGE 745, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 356.19 FEET; THENCE NORTH 88°34'17" WEST A DISTANCE OF 388.29 FEET; THENCE SOUTH 01°24'35" WEST A DISTANCE OF 166.36 FEET; THENCE NORTH 88°34'17" WEST A DISTANCE OF 178.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF RCA ACCESS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 1530, PAGE 447, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 10°39'39" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF RCA ACCESS ROAD A DISTANCE OF 317.23 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1433.28 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 79°22'28" WEST; THENCE NORTH ALONG THE ARC OF SAID CURVE AND THE EAST RIGHT-OF-WAY LINE OF RCA ACCESS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 11810, PAGE 1127, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, THROUGH A CENTRAL ANGLE OF 28°42'37" A DISTANCE OF 718.20 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PGA BOULEVARD AS DESCRIBED IN SAID OFFICIAL RECORD BOOK 11810, PAGE 1127, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, THROUGH A CENTRAL ANGLE OF 22°34'54" A DISTANCE OF 870.89 FEET; THENCE NORTH 75°56'42" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 61.52 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2207.67, FROM WHICH A RADIAL LINE BEARS SOUTH 36°38'13" EAST; THENCE EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°34'54" A DISTANCE OF 870.89 FEET; THENCE NORTH 75°56'42" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 280.08 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF THE F.E.C. RAILROAD; THENCE SOUTH 14°05'24" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF THE F.E.C. RAILROAD A DISTANCE OF 1,343.13 FEET; THENCE NORTH 88°34'17" WEST A DISTANCE OF 408.38 FEET TO A POINT ON THE EAST LINE OF THE FOREMENTIONED ACCESS EASEMENT AGREEMENT; THENCE SOUTH 01°24'35" WEST ALONG SAID EAST LINE A DISTANCE OF 356.19 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,308,146 SQUARE FEET, OR 30.03 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1) AN EASEMENT FOR INGRESS AND EGRESS, DRAINAGE, AND UTILITIES IS HEREBY RESERVED OVER AND ACROSS RCA CENTER DRIVE AND DESIGN CENTER DRIVE, TO SAID LIABILITY COMPANIES, THEIR SUCCESSORS AND OR ASSIGNS.
- 2) THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING WITHOUT LIMITATION FLORIDA POWER AND LIGHT COMPANY, BELL SOUTH, AND CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 3) THE LANDSCAPE BUFFER EASEMENTS (L.B.E.), SHOWN HEREON, ARE HEREBY RESERVED BY SAID LIABILITY COMPANIES, THEIR SUCCESSORS AND OR ASSIGNS, FOR THE PURPOSES OF LANDSCAPING, BUFFERS, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION. THE MAINTENANCE RESPONSIBILITY OF LANDSCAPE BUFFER EASEMENTS SHALL BE THAT OF SAID LIABILITY COMPANIES THEIR SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 4) THE WATER MANAGEMENT TRACTS (W.M.T.), AS SHOWN HEREON, ARE HEREBY RESERVED BY SAID LIABILITY COMPANIES, ITS SUCCESSORS AND OR ASSIGNS, FOR THE PURPOSES OF DRAINAGE AND UTILITIES. THE MAINTENANCE RESPONSIBILITY OF SAID TRACTS SHALL BE THAT OF SAID LIABILITY COMPANIES, THEIR SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 5) THE LAKE MAINTENANCE EASEMENTS (L.M.E.), AS SHOWN HEREON, ARE HEREBY RESERVED BY RCA CENTER II OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND OR ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE OBLIGATIONS OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 6) THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY SAID LIABILITY COMPANIES, ITS SUCCESSORS AND OR ASSIGNS, FOR DRAINAGE PURPOSES. THE MAINTENANCE OF THE DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 7) THE WATER AND SEWER EASEMENTS (W.S.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SANITARY SEWER FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,  
THIS 28<sup>th</sup> DAY OF July, 2006.

WITNESS: Jeff Marshall  
PRINT NAME: Jeff Marshall

WITNESS: Ariel Ramos  
PRINT NAME: Ariel Ramos

RCA CENTER II OF FLORIDA, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

BY: PGA GATEWAY, LTD.  
A FLORIDA LIMITED PARTNERSHIP  
SOLE MEMBER

BY: DIVER MANAGEMENT, INC.  
A FLORIDA CORPORATION  
GENERAL PARTNER

BY: Daniel S. Catalfumo  
DANIEL S. CATALFUMO, PRESIDENT

## ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DANIEL S. CATALFUMO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DIVER MANAGEMENT, INC., A FLORIDA CORPORATION, AND 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 28<sup>th</sup> DAY OF July, 2006.

MY COMMISSION EXPIRES: 9/21/07 NOTARY PUBLIC: J.A. Sandt  
PRINT NAME: Jennifer A. Sandt

NOTARY SEAL: [Seal] COMMISSION No: DD244387

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,  
THIS 28<sup>th</sup> DAY OF July, 2006.

WITNESS: Jeff Marshall  
PRINT NAME: Jeff Marshall

WITNESS: Ariel Ramos  
PRINT NAME: Ariel Ramos

PGA TRANSPORTATION ORIENTED DEVELOPMENT, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

BY: Daniel S. Catalfumo  
DANIEL S. CATALFUMO, MANAGER

## ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DANIEL S. CATALFUMO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF PGA TRANSPORTATION ORIENTED DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND 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 28<sup>th</sup> DAY OF July, 2006.

MY COMMISSION EXPIRES: 9/21/07 NOTARY PUBLIC: J.A. Sandt  
PRINT NAME: Jenni Ann Sandt

NOTARY SEAL: [Seal] COMMISSION No: DD244387

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,  
THIS 28<sup>th</sup> DAY OF July, 2006.

WITNESS: Jeff Marshall  
PRINT NAME: Jeff Marshall

WITNESS: Ariel Ramos  
PRINT NAME: Ariel Ramos

PGA FLYOVER CORPORATE PARK, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

BY: Daniel S. Catalfumo  
DANIEL S. CATALFUMO, MANAGER

## ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DANIEL S. CATALFUMO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF PGA FLYOVER CORPORATE PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND 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.

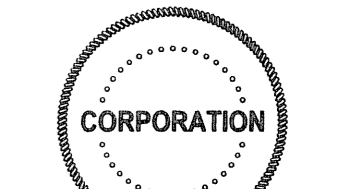
WITNESS MY HAND AND OFFICIAL SEAL THIS 28<sup>th</sup> DAY OF July, 2006.

MY COMMISSION EXPIRES: 9/21/07 NOTARY PUBLIC: J.A. Sandt  
PRINT NAME: Jenni Ann Sandt

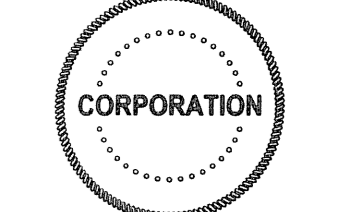
NOTARY SEAL: [Seal] COMMISSION No: DD244387

## ABBREVIATIONS

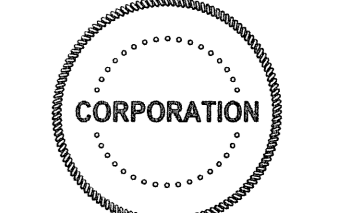
- POC = POINT OF COMMENCEMENT  
POB = POINT OF BEGINNING  
PRC = POINT OF REVERSE CURVE  
PC = POINT OF CURVE  
PT = POINT OF TANGENT  
NR = NON RADIAL  
CL = CENTER LINE  
R = RADIUS  
L = ARC LENGTH  
Δ = DELTA
- F.E.C. = FLORIDA EAST COAST RAILROAD  
PRM = PERMANENT REFERENCE MONUMENT  
LB = LICENSED BUSINESS  
DOT = DEPARTMENT OF TRANSPORTATION  
LBE = LANDSCAPE BUFFER EASEMENT  
LAE = LIMITED ACCESS EASEMENT  
DE = DRAINAGE EASEMENT  
UE = UTILITY EASEMENT  
ORB = OFFICIAL RECORD BOOK  
PB = PLAT BOOK  
WSE = SEACOAST WATER & SEWER EASEMENT



DIVER MANAGEMENT, INC. SEAL



PGA TRANSPORTATION ORIENTED DEVELOPMENT SEAL



PGA FLYOVER CORPORATE PARK SEAL



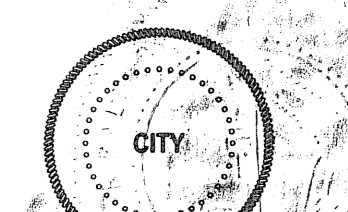
BANK ATLANTIC SEAL



WRAY D. JORDAN SEAL



REVIEWING SURVEYOR SEAL



CITY OF PALM BEACH GARDENS

**LIDBERG LAND SURVEYING, Inc.**  
LB 4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL 561-746-8454

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REF K:\AUTOCAD2000\014242\98-158\DWG\1588306.DWG					
FLD	AM./B.D.	PB. 000	FC. 00	JOB	98-158-306B
OFF	W.D.J.	000	00	DATE	01/31/06
CKD	W.D.J.	SHEET	1 OF 5	DWG	D98-158PP