


TURTLE BEACH BANK

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER (N.W. 1/4) OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST AND LYING WITHIN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2 AUGUST, 2007

00052-159

COUNTY OF PALM BEACH } as
STATE OF FLORIDA }
This Plat was filed for record on 12/22/07
This 22 day of DECEMBER, 2007
and duly recorded in Plat Book No. 110
on page 2175-2176
SHARON R. BOCK, Clerk & Comptroller
by *Michelle [Signature]* D.C.



DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT TURTLE BEACH LTD, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS TURTLE BEACH BANK, AS A PARCEL OF LAND SITUATED IN SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, WITHIN THE CITY OF PALM BEACH GARDENS, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER (1/4) OF SECTION 12; THENCE, WESTERLY ALONG THE NORTH LINE OF SAID SECTION 12, A BEARING OF NORTH 88°37'35" WEST, A DISTANCE OF 572.33 FEET; THENCE, SOUTH 01°22'25" WEST, A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PGA BOULEVARD AND ALSO THE POINT OF BEGINNING;

THENCE, SOUTH 01°33'11" WEST, A DISTANCE OF 128.88 FEET TO A POINT ON THE NORTHERLY LINE OF "PLAT NO. 1 PGA NATIONAL GOLF CLUB ESTATES", AS RECORDED IN PLAT BOOK 27 AT PAGE 208 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 150.00 FEET AND A RADIAL BEARING OF SOUTH 09°59'20" EAST; THENCE WESTERLY, ALONG SAID CURVE, AND ALONG SAID NORTH LINE, THROUGH A CENTRAL ANGLE OF 12°22'28", AND AN ARC DISTANCE OF 32.40 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE WESTERLY ALONG THE NORTHERLY LINE OF SAID PLAT, SOUTH 67°38'11" WEST, A DISTANCE OF 234.32 FEET; THENCE, NORTH 01°33'11" EAST, A DISTANCE OF 232.83 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PGA BOULEVARD; THENCE, SOUTH 88°37'35" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 245.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.008 ACRES, MORE OR LESS.

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

1. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
2. THE 55 FOOT BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED BY TURTLE BEACH, LTD., A FLORIDA LIMITED PARTNERSHIP, IT'S SUCCESSORS AND ASSIGNS FOR LANDSCAPE BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, IT'S SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
3. THE 8 FOOT PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA FOR USE BY THE PUBLIC FOR PEDESTRIAN ACCESS.

IN WITNESS WHEREOF, TURTLE BEACH, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S AUTHORIZED AGENT, THIS 2nd DAY OF August, 2007.
BY: TURTLE BEACH, LTD.

Phillip Brandt, Jr. DATE: 8/2/07
PHILLIP BRANDT, AUTHORIZED AGENT

WITNESS: *Lisa M. Johansen*
PRINT NAME: Lisa M. Johansen

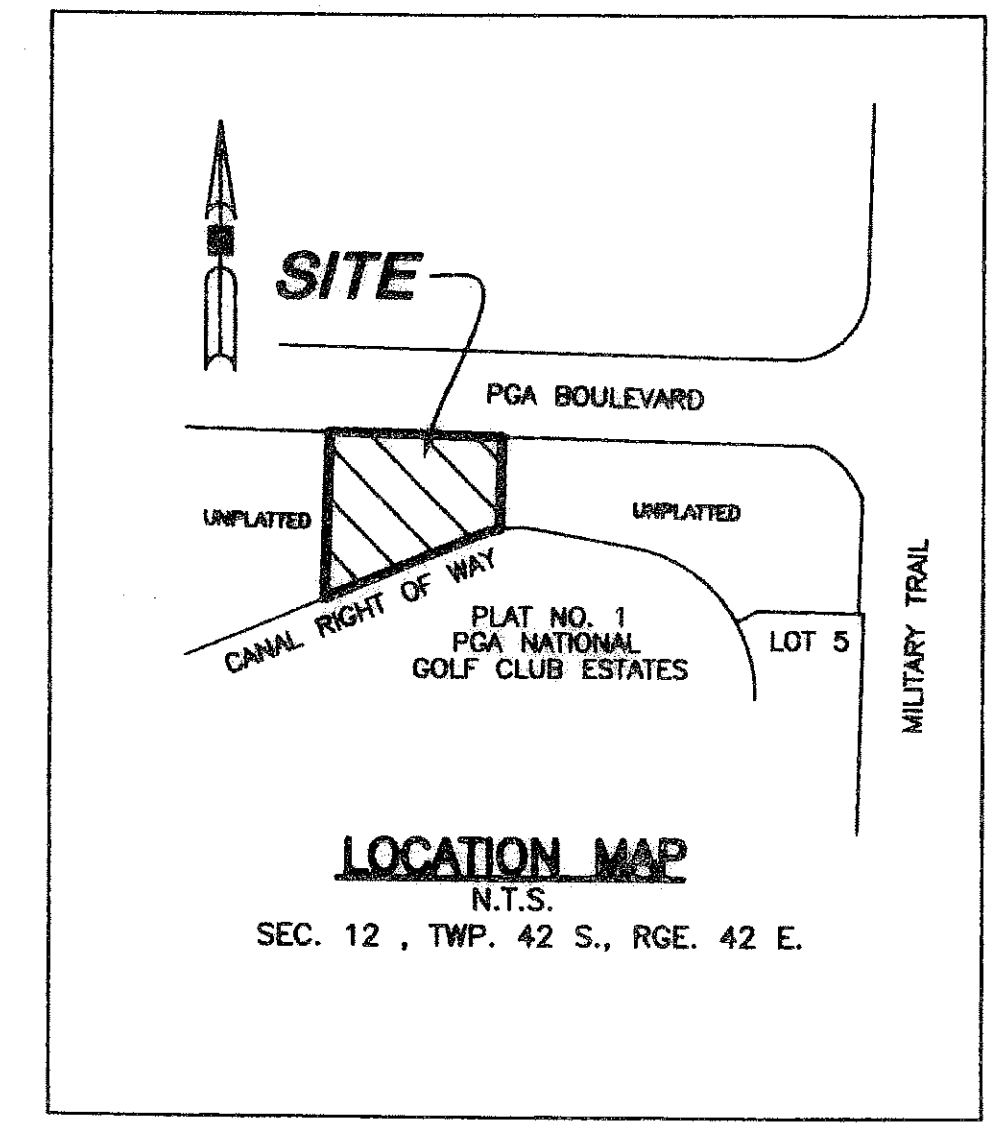
WITNESS: *Rebecca L. Hinkson*
PRINT NAME: Rebecca L. Hinkson

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PHILLIP BRANDT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED AGENT OF TURTLE BEACH, LTD, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH AGENT OF SAID PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF August, 2007.
NOTARY PUBLIC: *Debbie Powell*
PRINT NAME: Debbie Powell DD250768
MY COMMISSION EXPIRES: 12-13-07



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 BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS LOT CORNERS.

BY: *Howard Dukes* DATE: 13 August, 2007
O. HOWARD DUKES, PSM
PROFESSIONAL SURVEYOR AND
MAPPER LICENSE NO. 4533

SURVEYOR'S NOTES:

1. "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.
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF OF THE NORTHWEST ONE QUARTER (1/4) OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, WHICH IS ASSUMED TO BEAR NORTH 88°37'35" WEST. ALL BEARINGS ARE RELATIVE THERETO.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED 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 PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS.

BY: *Wilbur F. Divine* DATE: 8/3/07
WILBUR F. DIVINE, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4190, STATE OF FLORIDA

CITY APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD
DATED THIS 19th DAY OF September, 2007.

ATTEST: *Patricia Snider* CITY CLERK
Joseph R. Russo MAYOR

CITY ENGINEER

THIS PLAT IS HEREBY ACCEPTED FOR RECORD
THIS 19 DAY OF September 2007.

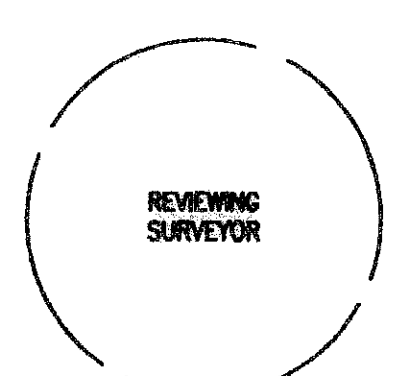
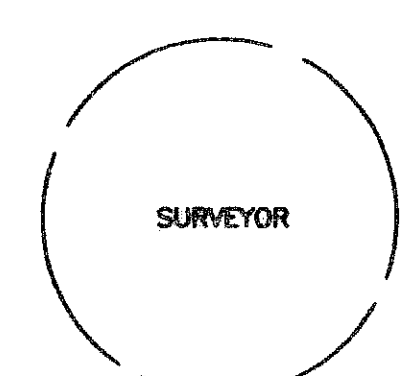
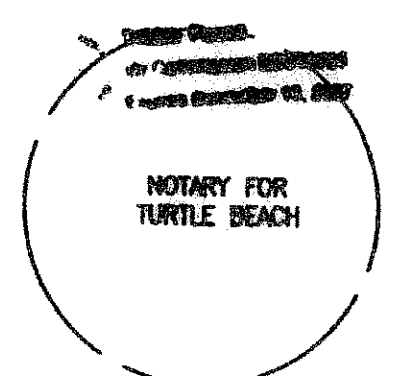
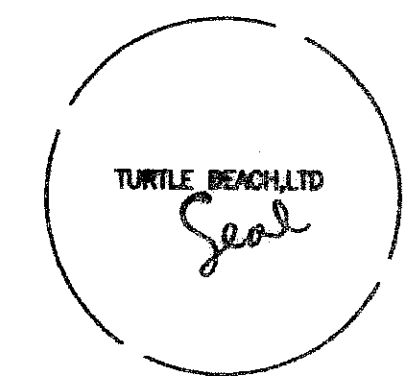
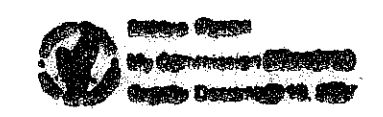
BY: *Daniel P. Clark*
DANIEL P. CLARK, P.E. - CITY ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JACK B. OWEN, JR., ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN TURTLE BEACH, LTD., A FLORIDA LIMITED PARTNERSHIP, 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 THIS PLAT.

JACK B. OWEN, JR., P.A.
BY: *Jack B. Owen, Jr.* DATE: 8-2-07
JACK B. OWEN, JR., FLORIDA BAR NO. 0472920



THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
ANCHAS U.S., INC.
ENGINEERS PLANNERS SURVEYORS
2081 VISTA PARKWAY
WEST PALM BEACH, FLORIDA 33411
187062