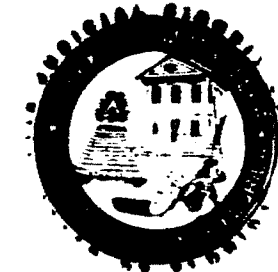


# PGA PLAZA

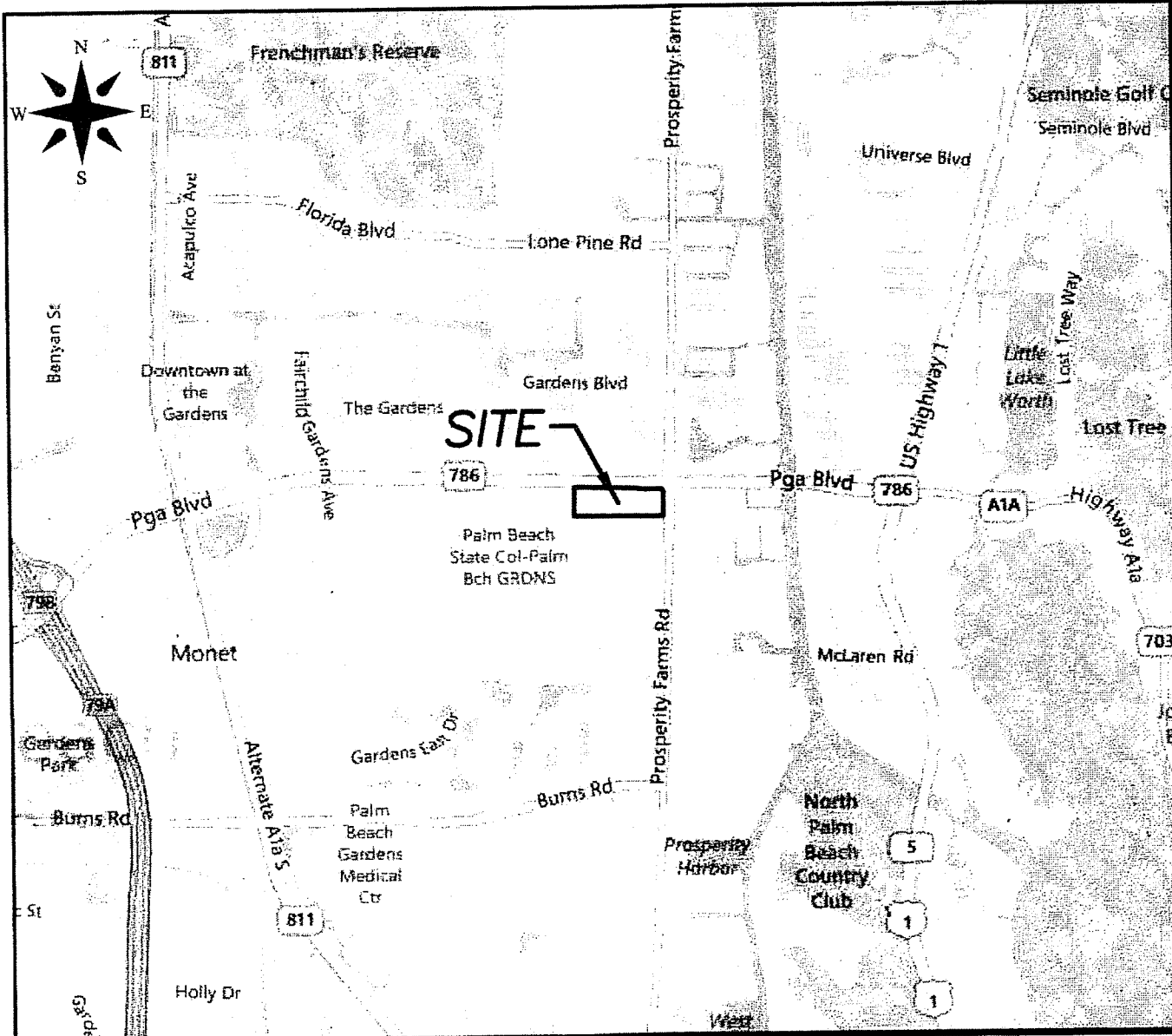
LYING IN SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST  
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for a record of 11:30 AM,  
this 19 day of March, 2014,  
and duly recorded in Plat Book 172-192  
Page(s) 192-193  
Sharon R. Book, Clerk & Comptroller  
by \_\_\_\_\_ D.C.



00052-209

SHEET 1 OF 2



VICINITY SKETCH N.T.S.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that PGA PLAZA LLC, a Delaware limited liability company, licensed to do business in Florida, owner of the land shown hereon as PGA PLAZA, being a portion of the Southwest quarter of Section 5, Township 42 South, Range 43 East, City of Palm Beach Gardens, Palm Beach County, Florida, and being more particularly described as follows:

### LEGAL DESCRIPTION:

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

BEGIN at the Northeast corner of Tract "B", according to the plat of Prosperity Oaks, as recorded in Plat Book 54, Page 27, Public Records of Palm Beach County, Florida; thence North 00°47'03" East, along the East line of the Southwest quarter of said Section 5 (said East line being the West right-of-way line of Prosperity Farms Road and is assumed to bear North 00°47'03" East and all other bearings are relative thereto) a distance of 349.22 feet to a point on the South right-of-way line of P.G.A. Boulevard, being the southerly limits of a strip of land referred to as "Parcel 101" described in that deed recorded in Official Records Book 15426, Page 1442, Public Records of Palm Beach County, Florida; thence along the South right-of-way line of P.G.A. Boulevard and Southerly limits of said Parcel 101 through the following five (5) courses; North 44°01'18" West a distance of 32.34 feet; thence North 88°49'22" West a distance of 296.88 feet; thence North 76°24'59" West a distance of 51.20 feet; thence North 88°49'22" West a distance of 219.53 feet; thence North 86°40'20" West a distance of 239.80 feet to a point on the South right-of-way line of said P.G.A. Boulevard as recorded in Road Plat Book 5, Page 186, said Public Records of Palm Beach County; thence North 88°49'22" West, along said South right-of-way line, a distance of 401.84 feet; thence departing said South right-of-way line, South 01°05'54" West, along a line 100 feet Easterly of and parallel with, as measured at right angles to, the West line of the Northeast quarter of the Southwest quarter of said Section 5, a distance of 392.00 feet to the Northwest corner of Tract "G", according to said plat of Prosperity Oaks; thence South 88°49'22" East, along the North line of said plat, a distance of 1232.69 feet to the Northeast corner of said Tract "B" and the POINT OF BEGINNING.

Containing in all, 10.844 acres, more or less.

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

### PARCEL A

Parcel A, as shown hereon is hereby reserved by PGA PLAZA LLC, a Delaware limited liability company, licensed to do business in Florida, its successors and assigns, for purposes consistent with the zoning regulations of the City of Palm Beach Gardens, Florida, and is the perpetual maintenance obligation of said PGA PLAZA LLC, a Delaware limited liability company, licensed to do business in Florida, its successors and assigns, without recourse to City of Palm Beach Gardens.

### SEWER EASEMENT ("S.E.")

The sewer easement with landscape encroachments as set forth in Resolution 20, 2013 of the City of Palm Beach Gardens, Florida, as amended, and as depicted hereon, designated as S. E., is hereby dedicated to the Seacoast Utility Authority, its successors and assigns, for the installation, operation, and maintenance of sewer facilities. Any revision or relocation of the subject landscape encroachments shall require the mutual written approval of both the City of Palm Beach Gardens and the Seacoast Utility Authority. Said lands encumbered by said easement being the perpetual maintenance obligation of the owner or owners in fee simple interest in said lands, their successor and assigns, without recourse to the City of Palm Beach Gardens.

### WATER AND SEWER EASEMENTS ("W.S.E.")

The water and sewer easements, as shown hereon, designated as W.S.E., are hereby dedicated to Seacoast Utility Authority, its successors and assigns, for installation, operation and maintenance of water and sewer facilities. Said lands encumbered by said easement being the perpetual maintenance obligation of the owner or owners of the fee simple interest in said lands, their successors and assigns.

### FPL EASEMENTS

The FPL easements, as shown hereon, are hereby dedicated to Florida Power and Light Company, its successors and assigns, for the construction, installation, maintenance, and operation of electrical facilities. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission. Said lands encumbered by said easement 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 President this 7 day of February, 2014.

PGA PLAZA LLC, a Delaware limited liability company

WITNESS: Gina Pfeifer  
Gina Pfeifer  
Printed Name

BY: Craig I. Menin  
Craig I. Menin, President

WITNESS: Abby Reich  
Abby Reich  
Printed Name

### DEDICATIONS AND RESERVATIONS ACKNOWLEDGEMENT

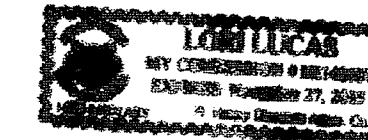
State of Florida  
County of Palm Beach

BEFORE me personally appeared Craig I. Menin, who is personally known to me, or has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument as President of PGA PLAZA LLC, a Delaware limited liability company, and acknowledged to and before me that he executed such instrument as such officer of said limited liability company, and that said instrument is the free act and deed of said limited liability company.

WITNESS my hand and official seal this 7<sup>th</sup> day of February, 2014.

My Commission Expires: 11/27/15  
My Commission No.: EE148607

Lori Lucas  
Signature of Notary Public  
Lori Lucas  
Printed Name of Notary Public



### MORTGAGEE'S CONSENT

State of New York  
County of New York

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 Records Book 26475 at Page 1293, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said company has caused these presents to be signed by its Director with the authorization of said company this 10<sup>th</sup> day of February, 2014.

CIT FINANCE LLC,  
a Delaware limited liability company and a subsidiary of CIT Bank

WITNESS: Daniel Finelli  
Daniel Finelli  
Printed Name

BY: John Monaghan  
JOHN MONAGHAN, DIRECTOR  
Printed Name, Title

WITNESS: Christopher Alexander  
Christopher Alexander  
Printed Name

### ACKNOWLEDGEMENT

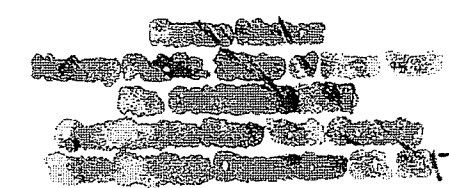
State of New York  
County of New York

Before me personally appeared John Monaghan who is personally known to me or has produced employee ID as identification and who executed the foregoing instrument as Director of CIT FINANCE LLC, a Delaware limited liability company and a subsidiary of CIT Bank, and severally acknowledged before me that he/she executed such instrument as such officer of said company, and that said instrument is the free act and deed of said company.

WITNESS my hand and official seal this 10<sup>th</sup> day of February, 2014.

My Commission Expires: 12/31/2017  
My Commission No.: 01M06295265

Renee Minor  
Signature of Notary Public  
Renee Minor  
Printed Name of Notary Public



### 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 permanent control points (P.C.P.'s) and monuments at lot corners.

This 20<sup>th</sup> day of February, 2014.

Ronnie L. Furniss, PSM  
Florida License Number 6272

### SURVEYOR AND MAPPER'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) according to Sec. 177.091 (9) F.S., have been placed as required by law and, further that the plat and survey data complies with all requirements of Chapter 177, Florida Statutes, as amended, and ordinances of the City of Palm Beach Gardens, Florida.

This 12<sup>th</sup> day of February, 2014.

Robert J. Cajal  
Professional Surveyor and Mapper  
Florida Certificate No. 6266  
Wallace Surveying Corporation  
5553 Village Boulevard  
West Palm Beach, FL 33407  
Licensed Business No. 4569

### TITLE CERTIFICATION

I, Peter S. Holton, 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 PLAZA LLC, a Delaware limited liability company; that the current taxes have been paid; and that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon.

This 12<sup>th</sup> day of January, 2014.

Peter S. Holton  
Peter S. Holton, Esquire  
Florida Bar No. 0309818

### APPROVALS

City of Palm Beach Gardens  
County of Palm Beach, Florida

This plat is hereby approved for record this 6<sup>th</sup> day of March, 2014.

BY: Robert G. Premuroso  
Robert G. Premuroso, Mayor

ATTEST: Patricia Snider  
Patricia Snider, CMC City Clerk

This plat is hereby accepted for record this 6<sup>th</sup> day of March, 2014.

BY: Todd Engle  
Todd Engle, P.E.  
City Engineer

### NOTES

- All distances are ground and based on the U.S. survey foot.
- Bearings shown hereon are based on the East line of the Southwest quarter of Section 5/42/43 (also being the West right-of-way line of Prosperity Farms Road) which is assumed to bear North 00°47'03" East and all other bearings are relative thereto.
- No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable city approvals or permits required for such encroachments.
- 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, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- All recorded information shown hereon refers to the Public Records of Palm Beach County unless noted otherwise.
- This instrument prepared by:

Robert J. Cajal  
Wallace Surveying Corporation  
5553 Village Boulevard  
West Palm Beach, FL 33407  
561/640-4551

BOUNDARY PLAT FOR:

PGA PLAZA LLC



FIELD: \_\_\_\_\_ JOB No.: 83-600-24 F.B. PG.  
OFFICE: R.C. DATE: SEPT. 17, 2013 DWG. No.: 83-600-2  
C'KD: REF.: 83-600-2.DWG SHEET 1 OF 2

NOTARY SEAL/STAMP:	CORPORATE SEAL:	NOTARY SEAL/STAMP:	CITY CLERK'S SEAL:	REVIEWING SURVEYOR'S SEAL:	SURVEYOR'S SEAL:	ENGINEER'S SEAL:
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