

# PGA STATION, A P.U.D. - LOT 5

BEING A REPLAT OF PARCEL "B-1", AS SHOWN ON MACARTHUR PARCEL 5B REPLAT, A METES AND BOUNDS SUBDIVISION, RECORDED IN OFFICIAL RECORD BOOK 24218, PAGE 850 AND A REPLAT OF THE WEST TRACT, AS SHOWN ON THE PLAT OF GARDENS STATION, RECORDED IN PLAT BOOK 105, PAGES 21 AND 22 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

FEBRUARY 2024

114  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 9:15 A.M. THIS 11 DAY OF April, 2024 AND DULY RECORDED IN PLAT BOOK 137 ON PAGES THRU 114-118.  
JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY  
BY: *[Signature]* D.C.

CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY  
**SHEET 1 OF 5**  
THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

### DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS THAT PGA BUILDING 9 AND 10, LLC, A FLORIDA LIMITED LIABILITY COMPANY OWNER OF THE LAND SHOWN HEREON AS PGA STATION, A P.U.D. - LOT 5, BEING A REPLAT OF PARCEL "B-1", AS SHOWN ON MACARTHUR PARCEL 5B REPLAT, A METES AND BOUNDS SUBDIVISION, RECORDED IN OFFICIAL RECORD BOOK 24218, PAGE 850 AND A REPLAT OF THE WEST TRACT, AS SHOWN ON THE PLAT OF GARDENS STATION, RECORDED IN PLAT BOOK 105, PAGES 21 AND 22, 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 DESCRIBED AS:

PARCEL "B-1", AS SHOWN ON MACARTHUR PARCEL 5B REPLAT, A METES AND BOUNDS SUBDIVISION, RECORDED IN OFFICIAL RECORD BOOK 24218, PAGE 850 AND THE WEST TRACT, AS SHOWN ON THE PLAT OF GARDENS STATION, RECORDED IN PLAT BOOK 105, PAGES 21 AND 22, 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.

CONTAINING A TOTAL OF 202,553 SQUARE FEET OR 4.650 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1.) LOT 5 (DEVELOPMENT LOT), AS SHOWN HEREON, IS HEREBY RESERVED BY PGA BUILDING 9 AND 10, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR DEVELOPMENT PURPOSES.

IN WITNESS WHEREOF, PGA BUILDING 9 AND 10, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL (IF AVAILABLE) TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 15 DAY OF MARCH, 2024.

BY: PGA BUILDING 9 AND 10, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

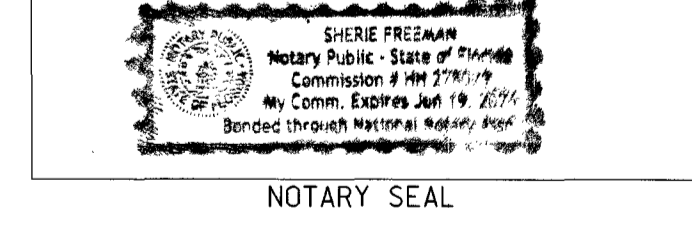
WITNESS: *[Signature]*  
PRINT NAME: HEATHER HINKLE  
WITNESS: *[Signature]*  
PRINT NAME: TIFFANY LEDESMA

BY: *[Signature]*  
DANTEL S. CATALFUMO  
MANAGER

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 15 DAY OF MARCH, 2024, BY DANTEL S. CATALFUMO AS MANAGER FOR PGA BUILDING 9 AND 10, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES:

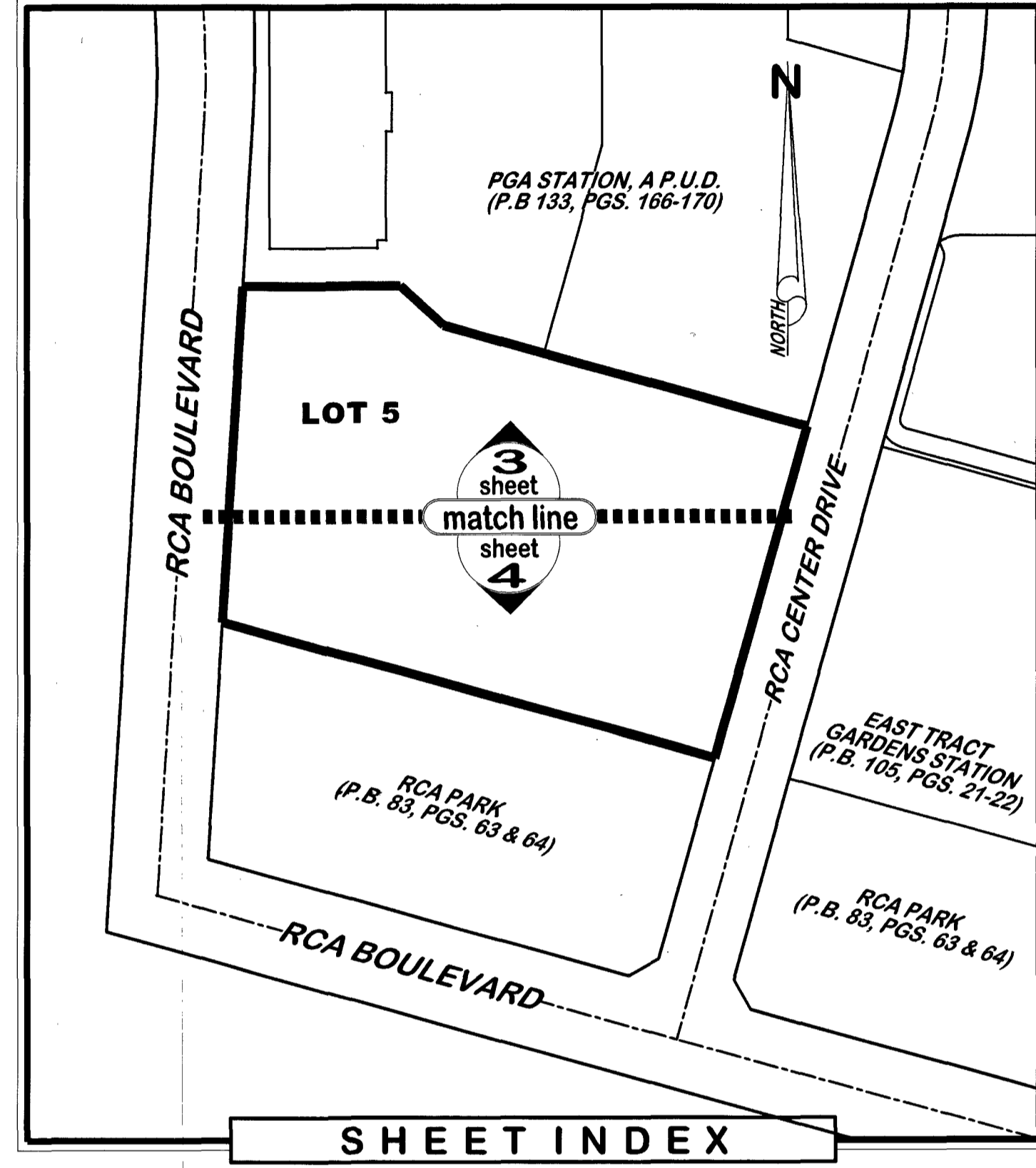
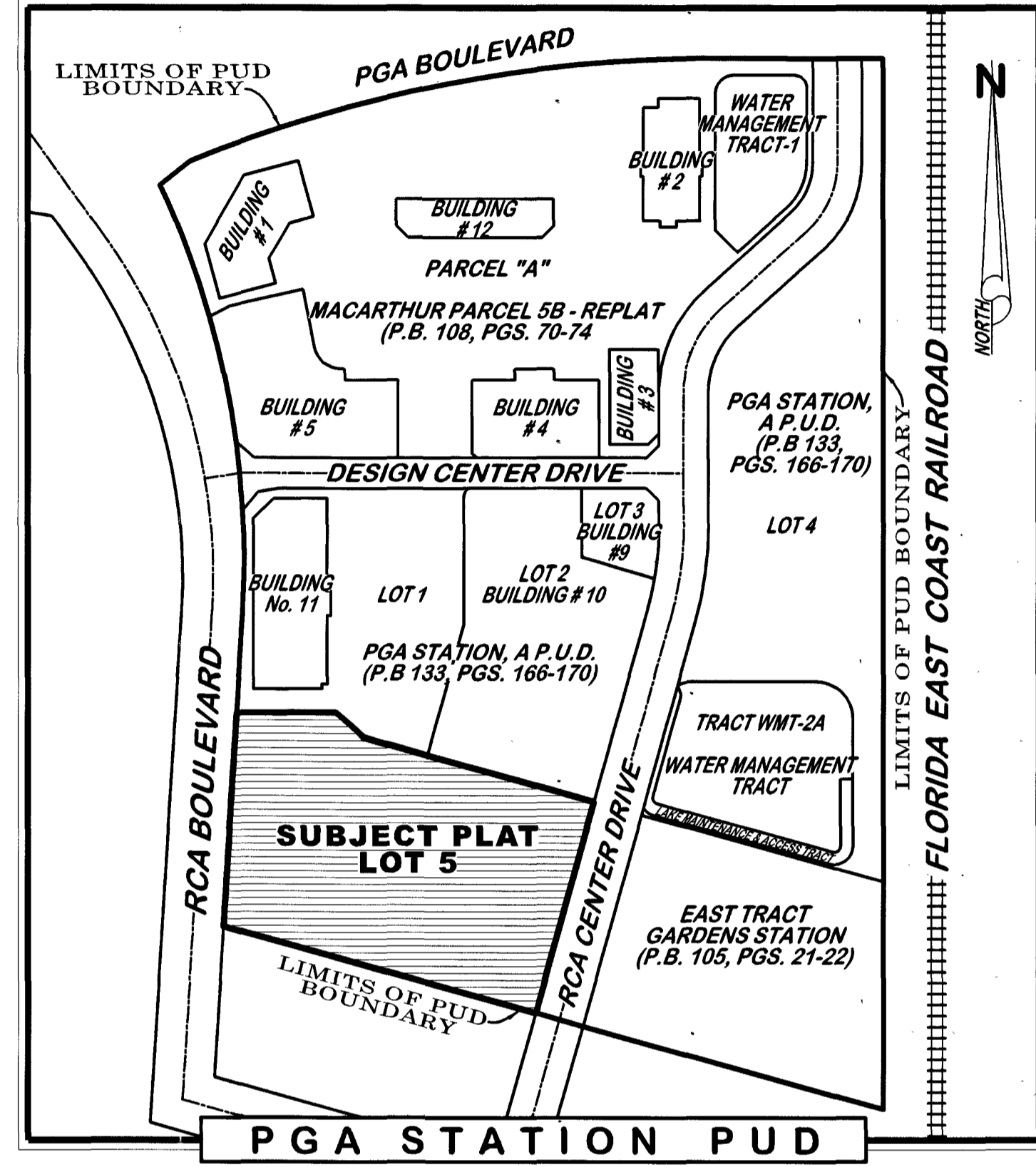


*[Signature]*  
NOTARY PUBLIC  
PRINT NAME: SHERIE FREEMAN  
COMMISSION NUMBER: HH 218 029

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
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 IN PGA BUILDING 9 AND 10, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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: March 20, 2024  
BY: *[Signature]*  
PETER S. HOLTON  
FLORIDA BAR NO.: 309818



### PARCEL 5B PROPERTY OWNERS ASSOCIATION

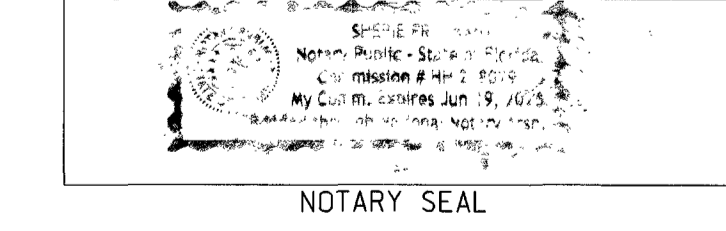
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
PARCEL 5B PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACKNOWLEDGES THEIR MAINTENANCE RESPONSIBILITY IN ACCORDANCE WITH THE DECLARATION OF COVENANTS FOR PARCEL 5B AS RECORDED IN OFFICIAL RECORD BOOK 21560, PAGE 1358, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DATED THIS 15th DAY OF MARCH, 2024.

WITNESS: *[Signature]*  
PRINT NAME: HEATHER HINKLE  
WITNESS: *[Signature]*  
BY: *[Signature]*  
JOEY A. EICHNER  
SECRETARY  
PRINT NAME: TIFFANY LEDESMA

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 15 DAY OF MARCH, 2024, BY JOEY A. EICHNER AS SECRETARY FOR PARCEL 5B PROPERTY OWNERS ASSOCIATION INC., A NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES:



*[Signature]*  
NOTARY PUBLIC  
PRINT NAME: SHERIE FREEMAN  
COMMISSION NUMBER: HH 218 029

### CITY OF PALM BEACH GARDENS - REVIEWING SURVEYOR AND MAPPER

CITY OF PALM BEACH GARDENS  
COUNTY OF PALM BEACH, FLORIDA  
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 LOT MONUMENTATION.

DATE: MARCH 27, 2024  
*[Signature]*  
JAN SULLIVAN  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO.: LS 6889

### CITY OF PALM BEACH GARDENS APPROVALS

CITY OF PALM BEACH GARDENS  
COUNTY OF PALM BEACH, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF April, 2024.

BY: *[Signature]*  
CHELSEA REED, MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 4th DAY OF April, 2024.

BY: *[Signature]*  
TODD ENGLE, P.E.  
CITY ENGINEER  
ATTEST: *[Signature]*  
PATRICIA SNIDER, CMC  
CITY CLERK

PGA BUILDING 9 AND 10, LLC  
PARCEL 5B PROPERTY OWNERS ASSOCIATION, INC.  
CITY OF PALM BEACH GARDENS ENGINEER  
CITY OF PALM BEACH GARDENS CLERK  
REVIEWING SURVEYOR AND MAPPER  
NO STAMP  
NO STAMP  
[Seal: City of Palm Beach Gardens Engineer]

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

CAD:	K:\AUST \ 064243 \ 133-166 \ 23-099-306 \ 23-099-306.DGN		
REF:			
FLD:		FB:	PG.
OFF:	CASASUS		JOB 23-099-306
CKD:	D.C.L.	SHEET 1 OF 5	DATE FEBRUARY 2024
			DWG. D23-099P

CFN 20240122328 PL BK 137 PG 114