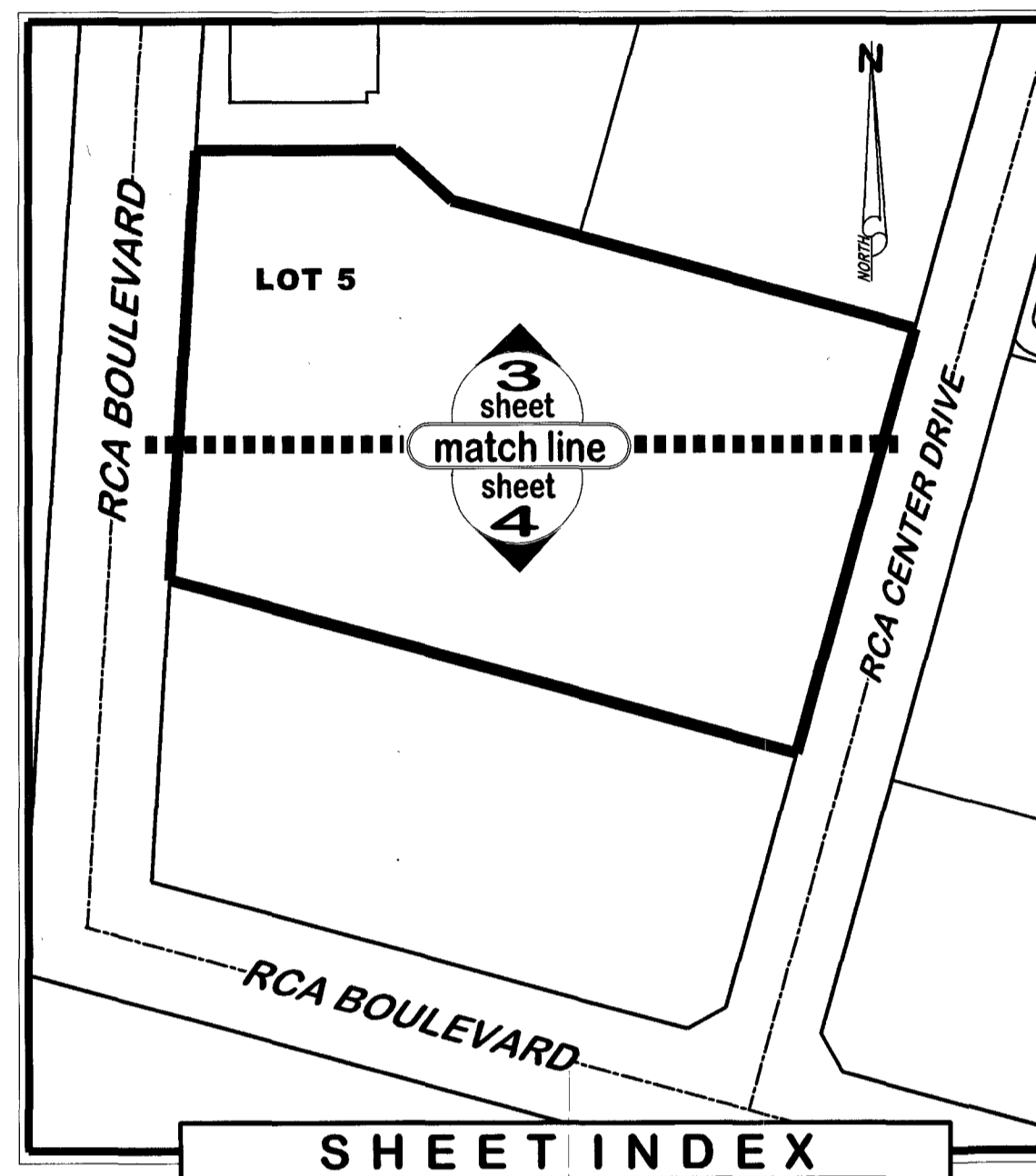


PGA STATION, A P.U.D. - LOT 5

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



SHEET 2 OF 5

THIS INSTRUMENT WAS PREPARED BY KENNETH J. BUCHANAN 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.

MORTGAGEE'S JOINDER AND CONSENT

STATE OF GEORGIA
COUNTY OF FULTON

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A 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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 31672, PAGE 580, AS AMENDED BY OFFICIAL RECORD BOOK 32971, PAGE 1466, AS FURTHER AMENDED BY OFFICIAL RECORD BOOK 33216, PAGE 136, COLLECTIVELY THE EXISTING MORTGAGE, AS FURTHER AMENDED BY OFFICIAL RECORD BOOK 33414, PAGE 1206, AS FURTHER AMENDED BY OFFICIAL RECORD BOOK 33812, PAGE 175, 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 Exec Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF March, 2024.

WITNESS: [Signature] BY: AMERIS BANK
PRINT NAME: Kim Smith A GEORGIA BANKING CORPORATION

WITNESS: [Signature] BY: [Signature]
PRINT NAME: Lee Tarpley PRINT NAME: Jason Glas
TITLE: Exec Vice President

SURVEYOR AND MAPPER'S NOTES:

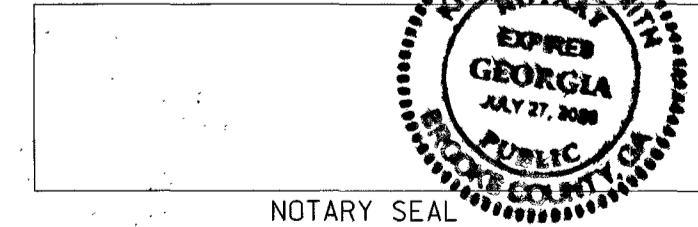
- 1.) BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90), FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION AND ARE RELATIVE TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST. SAID WEST LINE BEARS NORTH 01°33'03" EAST.
- 2.) ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
- 3.) NO STRUCTURE OR BUILDING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY ENGINEER.
- 4.) 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.
- 5.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 6.) INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ACKNOWLEDGEMENT

STATE OF GEORGIA
COUNTY OF FULTON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 22 DAY OF March, 2024, BY Jason Glas AS Exec Vice President FOR AMERIS BANK, A GEORGIA BANKING CORPORATION, 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: Kimberly Smith
COMMISSION NUMBER:

SURVEYOR & 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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

DATE: 3-18-2024

[Signature]
BY: Kenneth J. Buchanan
KENNETH J. BUCHANAN, P.S.M.
LICENSE NO.: 7202
STATE OF FLORIDA

ABBREVIATIONS:

- D = CURVE'S DELTA ANGLE
- R = CURVE'S RADIUS
- L = CURVE'S ARC LENGTH
- CB = CURVE'S CHORD BEARING
- CL = CURVE'S CHORD LENGTH
- CONC. = CONCRETE
- FPL = FLORIDA POWER & LIGHT CO.
- L.A.E. = LIMITED ACCESS EASEMENT
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- MON. = MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- (P) = PLAT BOOK 108, PAGES 70-74
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- PCP = PERMANENT CONTROL POINT
- PG. = PAGE
- PGS. = PAGES
- PRM = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT OF WAY
- S.U.A. = SEACOAST UTILITY AUTHORITY
- W/ = WITH

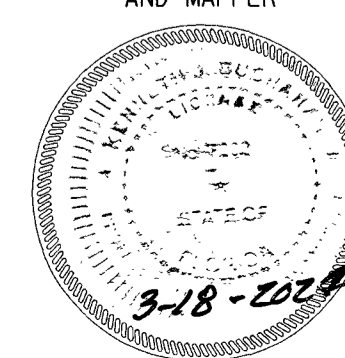
LEGEND:

- = DENOTES FOUND "PRM" FOUND 4"x4" CONC. MON. W/ DISK STAMPED "PRM LB 4431" UNLESS OTHERWISE NOTED
- = DENOTES SET "PRM" SET 4"x4" CONC. MON. W/ DISK STAMPED "PRM LB 4431"
- ⊙ = DENOTES FOUND "PRM" FOUND MAG NAIL W/ DISK STAMPED "PRM LB 4431"
- = DENOTES SET "PRM" SET MAG NAIL W/ DISK STAMPED "PRM LB 4431"

AMERIS BANK
A GEORGIA BANKING CORP.



KENNETH J. BUCHANAN
PROFESSIONAL SURVEYOR
AND MAPPER



LIDBERG LAND SURVEYING, INC.

675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

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REF.			
F.L.D.	FB.	PG.	JOB 23-099-306
OFF. CASASUS			DATE MARCH 2024
CKD. K.J.B.	SHEET	2 OF 5	DWG. D23-099P