

LANDING AT PGA WATERWAY - REPLAT

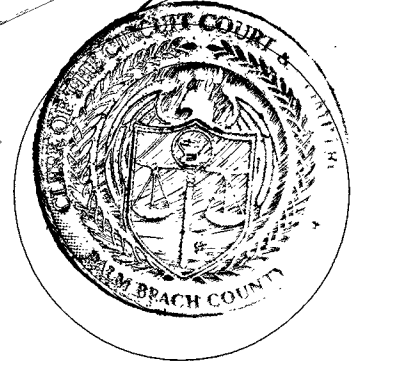
BEING A REPLAT OF THE LANDING AT PGA WATERWAY, AS RECORDED IN PLAT BOOK 136, PAGES 39 THROUGH 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AN UNPLATTED PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 8:36 A.M. THIS 17 DAY OF December, 2024 AND DULY RECORDED IN PLAT BOOK 138 ON PAGES 150 THRU 154.

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 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.

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT DMH RESIDENTIAL INVESTMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY AND PGA LANDING MARINA LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS LANDING AT PGA WATERWAY - REPLAT, BEING A REPLAT OF THE LANDING AT PGA WATERWAY, AS RECORDED IN PLAT BOOK 136, PAGES 39 THROUGH 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AN UNPLATTED PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH ALL OF THE PLAT OF LANDING AT PGA WATERWAY, AS RECORDED IN PLAT BOOK 136, PAGES 39 THROUGH 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND UNPLATTED PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 5, THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 5, SOUTH 01°22'27" EAST, (THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 BEARS SOUTH 01°22'27" EAST AND ALL OTHER BEARINGS RECITED HEREON ARE RELATIVE THERETO), A DISTANCE OF 911.42 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTH 200 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 5 AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THENCE CONTINUE ALONG SAID EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 5, SOUTH 01°22'27" EAST, A DISTANCE OF 241.32 FEET TO THE NORTHEAST CORNER OF DEED BOOK 778, PAGE 521, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID NORTHEAST CORNER ALSO LYING 195.97 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, AS MEASURED ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5, THENCE DEPARTING SAID EAST LINE ALONG THE NORTH LINE OF SAID DEED BOOK 778, PAGE 521, NORTH 88°46'18" WEST, A DISTANCE OF 478.42 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY (A 300 FOOT WIDE PLATTED RIGHT OF WAY), AS SHOWN ON PLAT BOOK 17, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, NORTH 02°40'19" WEST, A DISTANCE OF 241.82 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTH 200 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 5, NORTH 88°44'55" WEST, A DISTANCE OF 1372.69 FEET TO A POINT ON THE CENTERLINE OF SAID INTRACOASTAL WATERWAY; THENCE ALONG SAID CENTERLINE, NORTH 02°40'19" WEST, A DISTANCE OF 828.91 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF PGA BOULEVARD (STATE ROAD 786), AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 93001-2504; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 89°17'57" EAST, A DISTANCE OF 150.26 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE OF PGA BOULEVARD, NORTH 84°00'14" EAST, A DISTANCE OF 167.93 FEET TO A NON-TANGENCY POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1372.69 FEET AND A RADIAL BEARING OF SOUTH 00°49'53" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 07°59'34", WITH A CHORD BEARING OF SOUTH 85°10'20" EAST, A DISTANCE OF 191.49 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 81°10'33" EAST, A DISTANCE OF 72.84 FEET; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 41°16'30" EAST, A DISTANCE OF 51.32 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF ELLISON WILSON ROAD, AS SHOWN ON OFFICIAL RECORD BOOK 4663, PAGE 1854, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A POINT ON A LINE PARALLEL WITH AND MEASURED AT RIGHT ANGLES TO SAID SOUTH RIGHT OF WAY LINE OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE ALONG SAID EXISTING WEST RIGHT OF WAY LINE, SOUTH 01°22'27" EAST, A DISTANCE OF 316.94 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 5; THENCE ALONG SAID SOUTH LINE AND CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 88°50'40" EAST, A DISTANCE OF 7.01 FEET TO A POINT ON A LINE PARALLEL WITH AND 33.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 01°22'27" EAST, A DISTANCE OF 474.15 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTH 200 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE ALONG SAID SOUTH LINE, SOUTH 88°44'55" EAST, A DISTANCE OF 33.03 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 624,092 SQUARE FEET OR 14.327 ACRES, MORE OR LESS.

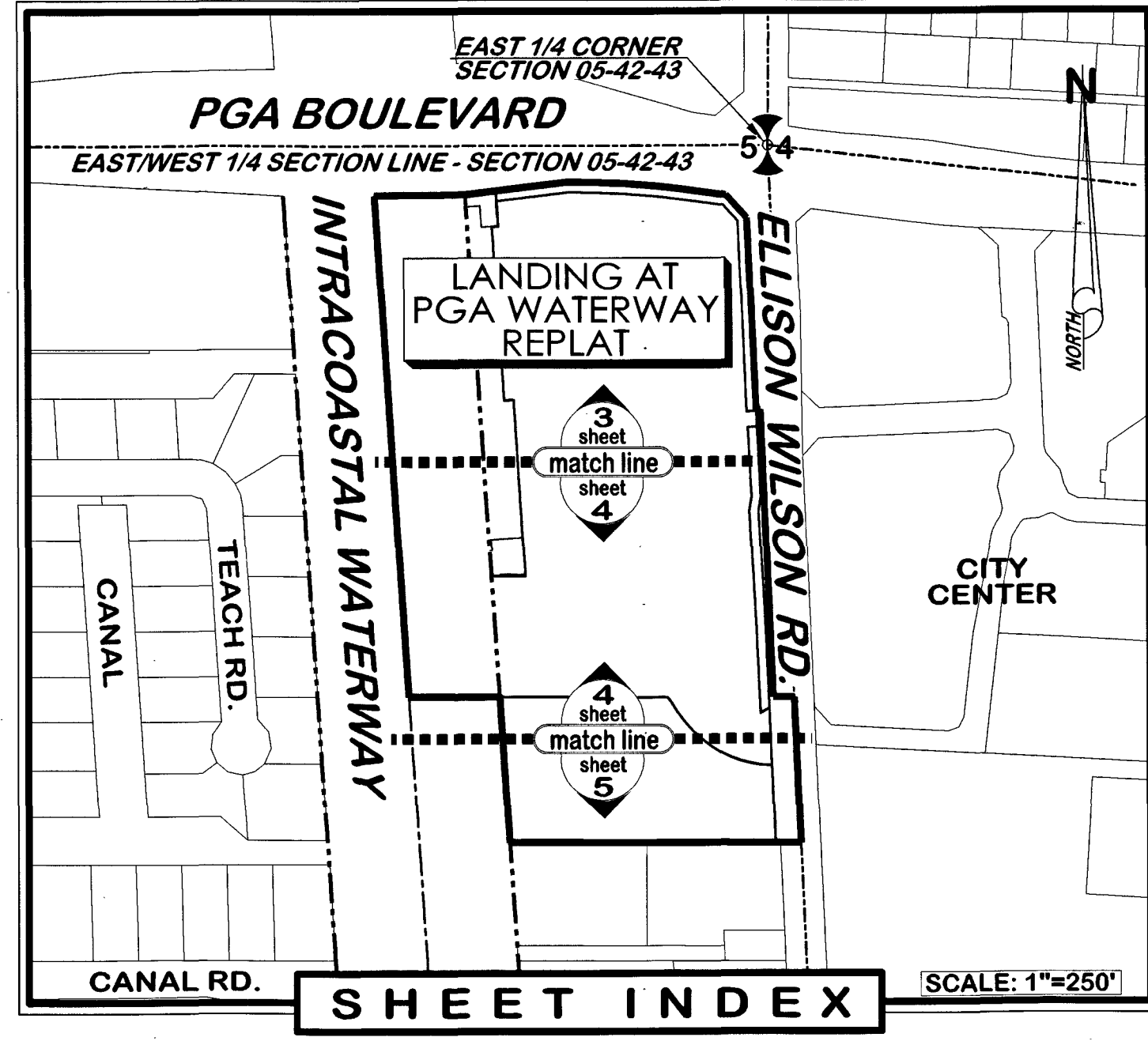
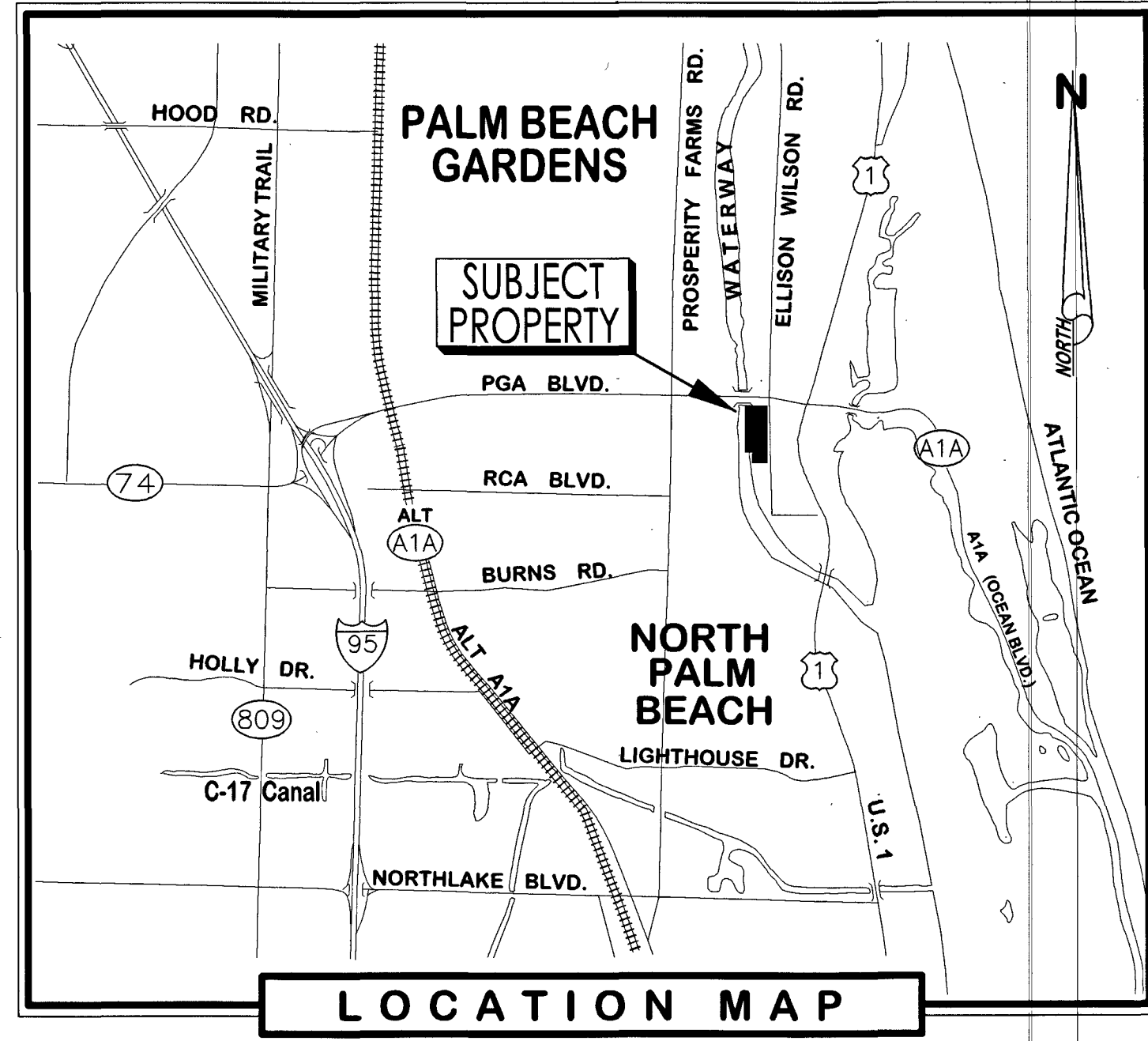
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT RECREATION POD, AS SHOWN HEREON, IS HEREBY RESERVED FOR PGA LANDING MARINA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR DEVELOPMENT PURPOSES AND THE PERPETUAL MAINTENANCE OBLIGATION OF PGA LANDING MARINA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY PALM BEACH GARDENS.
- TRACT RESIDENTIAL POD 1 AND TRACT RESIDENTIAL POD 2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR DMH RESIDENTIAL INVESTMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF DMH RESIDENTIAL INVESTMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY PALM BEACH GARDENS.
- TRACT LANDSCAPE BUFFER 1 AND TRACT LANDSCAPE BUFFER 2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR DMH RESIDENTIAL INVESTMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LANDING AT PGA WATERWAY CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT RIGHT-OF-WAY, AS SHOWN HEREON, IS HEREBY RESERVED FOR DMH RESIDENTIAL INVESTMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR PROPOSED ADDITIONAL PUBLIC RIGHT OF WAY TO BE DEEDED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DMH RESIDENTIAL INVESTMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OBLIGATION UNTIL SUCH TRANSFER IS COMPLETED, WITHOUT RECOURSE TO THE CITY PALM BEACH GARDENS.
- THE FIRE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF PALM BEACH GARDENS, ITS SUCCESSORS AND ASSIGNS FOR EMERGENCY VEHICLES AND SERVICE. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE SEACOAST UTILITY AUTHORITY (S.U.A.) SEWER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWER FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR SEACOAST UTILITY AUTHORITY.

STATE PLANE NOTES:

- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED.
- SCALE FACTOR: 1.000047877 (SCALE FACTOR FOR EAST 1/4 CORNER OF SECTION 05-42-43)
- PROJECTION: TRANSVERSE MERCATOR
- ZONE: FLORIDA EAST
- DATUM: NORTH AMERICAN DATUM OF 1983 / 1990 ADJUSTMENT
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- UNITS: US SURVEY FEET

SEPTEMBER 2024



AREA TABULATION		
DESCRIPTION	SQUARE FEET	ACREAGE
TRACT LANDSCAPE BUFFER 1	11,851	0.272
TRACT LANDSCAPE BUFFER 2	7,021	0.161
TRACT RECREATION POD	154,769	3.553
TRACT RESIDENTIAL POD 1	343,815	7.893
TRACT RESIDENTIAL POD 2	92,885	2.132
TRACT RIGHT-OF-WAY	13,751	0.316
TOTAL	624,092	14.327

IN WITNESS WHEREOF, DMH RESIDENTIAL INVESTMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 5TH DAY OF NOVEMBER, 2024.

IN WITNESS WHEREOF, PGA LANDING MARINA LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 5TH DAY OF NOVEMBER, 2024.

BY: DMH RESIDENTIAL INVESTMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: PGA LANDING MARINA LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS: [Signature] DANIEL S. CATALFUMO, MANAGER

WITNESS: [Signature] C. DOUGLAS PARRY

WITNESS: [Signature] DANIEL S. CATALFUMO, MANAGER

WITNESS: [Signature] C. DOUGLAS PARRY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF 2024, BY DANIEL S. CATALFUMO AS MANAGER FOR DMH RESIDENTIAL INVESTMENT LLC, A DELAWARE 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: JAN 14, 2027

[Signature] NOTARY PUBLIC
PRINT NAME: HEATHER HINKLE
COMMISSION NUMBER: HH313217

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF 2024, BY DANIEL S. CATALFUMO AS MANAGER FOR PGA LANDING MARINA LLC, A DELAWARE 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: JAN 14, 2027

[Signature] NOTARY PUBLIC
PRINT NAME: HEATHER HINKLE
COMMISSION NUMBER: HH313217

DMH RESIDENTIAL INVESTMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY

PGA LANDING MARINA LLC, A DELAWARE LIMITED LIABILITY COMPANY

CITY OF PALM BEACH GARDENS ENGINEER

CITY OF PALM BEACH GARDENS REVIEWING SURVEYOR AND MAPPER

CITY OF PALM BEACH GARDENS CLERK

[Seals and Stamps]

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

CAD. KAUST \ 054243 \ 21-076 \ 21-076E-306B \ 21-076E-306B.DGN	REF.	FB.	PG.	JOB	21-076E-306B
F.L.D.	OFF.	CASASUS	DATE	SEPTEMBER 2024	
CKD. K.J.B.	SHEET	1	OF	5	DWG. D21-076PP

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