

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

SEPTEMBER 2024

ABBREVIATIONS:

- N = NORTHING GRID COORDINATE
- E = EASTING GRID COORDINATE
- D = CURVE'S DELTA ANGLE
- R = CURVE'S RADIUS
- L = CURVE'S ARC LENGTH
- C.B. = CURVE'S CHORD BEARING
- CONC. = CONCRETE
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FND. = FOUND
- GRID = STATE PLANE BEARING & DISTANCE
- L.A.E. = LIMITED ACCESS EASEMENT
- MON. = MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- PGS. = PAGES
- PBCO. = PALM BEACH COUNTY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.B. = PLAT BOOK
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.C. = POINT OF CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE
- P.T. = POINT OF TANGENCY
- R/W = RIGHT OF WAY
- S.U.A. = SEACOAST UTILITY AUTHORITY
- W/ = WITH

LEGEND:

- = DENOTES SET "PRM" SET 4"x4" CONC. MON. W/ DISK STAMPED "PRM LB 4431"
- = DENOTES SET "PRM" SET MAG NAIL & DISK STAMPED "PRM LB 4431"

ACCEPTANCE OF RESERVATIONS LANDING AT PGA WATERWAY CONDOMINIUM ASSOCIATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

LANDING AT PGA WATERWAY CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACKNOWLEDGES THEIR MAINTENANCE RESPONSIBILITY FOR TRACT LANDSCAPE BUFFER 1, AND TRACT LANDSCAPE BUFFER 2, AS SHOWN HEREON IN ACCORDANCE WITH THE DECLARATION OF COVENANTS FOR THE LANDING AT PGA WATERWAY CONDOMINIUM ASSOCIATION, INC., TO BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LANDING AT PGA WATERWAY CONDOMINIUM ASSOCIATION, INC.
A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: AL
PRINT NAME: Alexandra Pineda

WITNESS: Tiffany Ledesma
PRINT NAME: Tiffany Ledesma

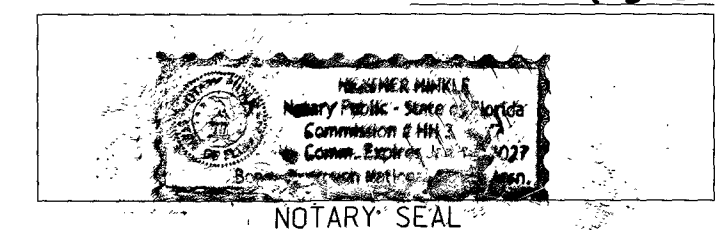
BY: Daniel S. Catalfumo
DANIEL S. CATALFUMO
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 18th DAY OF October, 2024, BY DANIEL S. CATALFUMO AS PRESIDENT FOR THE LANDING AT PGA WATERWAY CONDOMINIUM ASSOCIATION, INC., A FLORIDA 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: JAN 14 2027



Heather Hinkle
NOTARY PUBLIC
PRINT NAME: HEATHER HINKLE
COMMISSION NUMBER: MN 03217

LANDING AT PGA WATERWAY CONDOMINIUM ASSOCIATION, INC.



MORTGAGEE'S JOINDER AND CONSENT

STATE OF NEW YORK
COUNTY OF NEW YORK

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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE FROM DMH RESIDENTIAL INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO RMCW PGA WATERWAY PBG LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORD BOOK 33012, PAGE 61, AS MODIFIED BY NOTICE OF FUTURE ADVANCE AND MORTGAGE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 33086, PAGE 860, NOTICE OF SECOND FUTURE ADVANCE AND MORTGAGE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 33896, PAGE 74, AND AS ASSIGNED TO RC PBG LENDER 1 LLC BY ASSIGNMENT OF MORTGAGE AND NOTE RECORDED IN OFFICIAL RECORD BOOK 34287, PAGE 1646, AS AMENDED AND RESTATED BY THIRD AMENDED AND RESTATED MORTGAGE AND SECURITY AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 34287, PAGE 1653, AND AS AMENDED BY FIRST AMENDMENT TO THIRD AMENDED AND RESTATED MORTGAGE AND SECURITY AGREEMENT AND SPREADER AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 34598, PAGE 1362, ALL RECORDINGS IN 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 Authorized Signatory AND ITS COMPANY SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18th DAY OF October, 2024.

WITNESS: Samantha Fowler
PRINT NAME: Samantha Fowler
WITNESS: Ana-Maria Beckler
PRINT NAME: Ana-Maria Beckler
BY: Joshua Zegen
PRINT NAME: Joshua Zegen
TITLE: Authorized Signatory

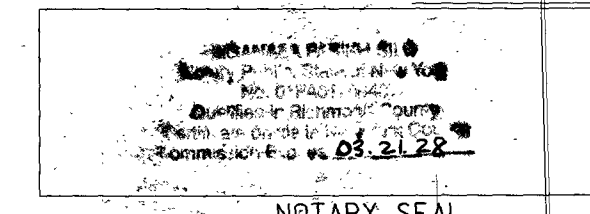
BY: RC PBG LENDER 1 LLC
A DELAWARE LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK

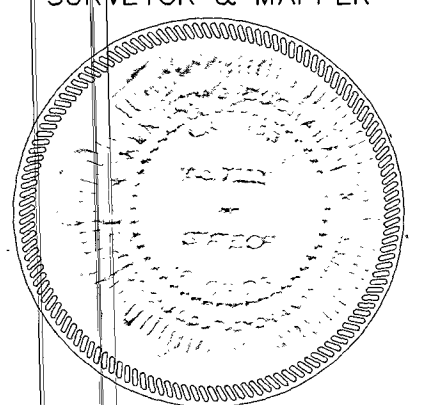
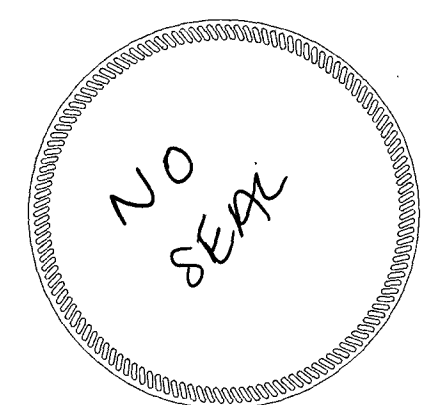
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 18th DAY OF October, 2024, BY Joshua Zegen AS Authorized Signatory FOR RC PBG LENDER 1 LLC, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 03.21.28

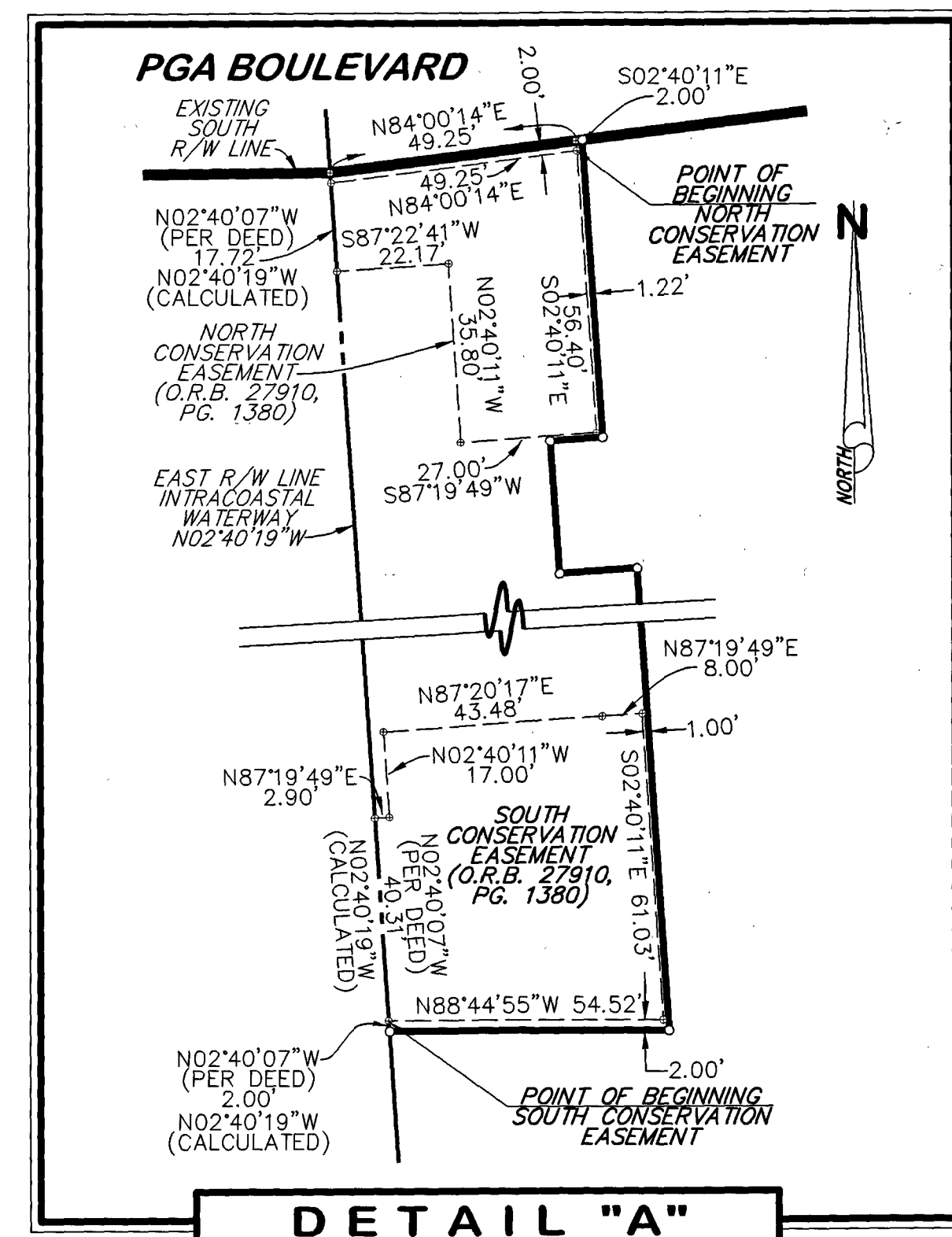
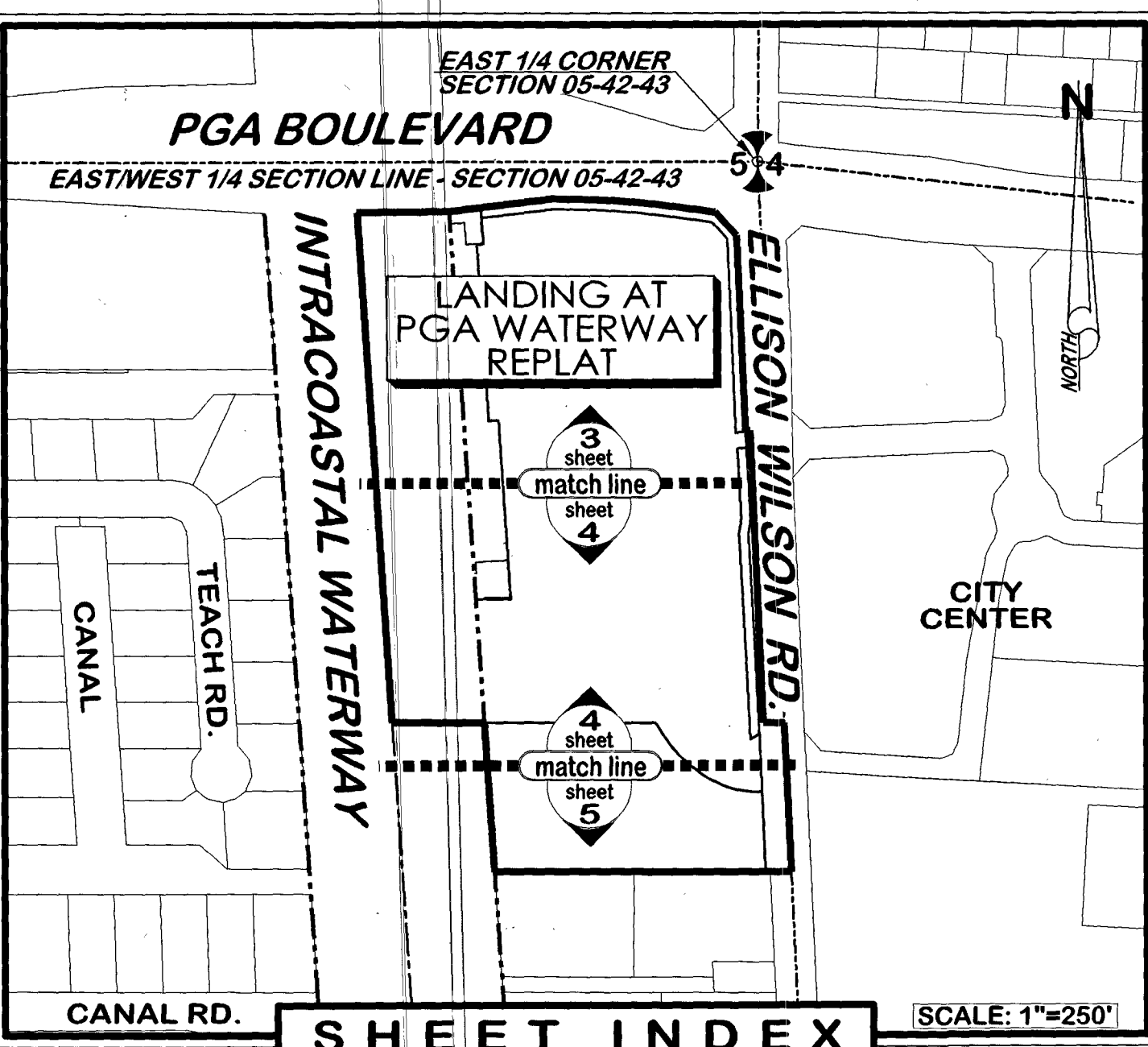


Jiganasa Patrick Sib
NOTARY PUBLIC
PRINT NAME: Jiganasa Patrick Sib
COMMISSION NUMBER: 017A617943

KENNETH J. BUCHANAN
PROFESSIONAL SURVEYOR & MAPPER



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.



SURVEYOR AND MAPPER'S NOTES:

- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE STATE PLANE GRID BEARINGS AND COORDINATES AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90); THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 05, TOWNSHIP 42 SOUTH, RANGE 43 EAST, AS PUBLISHED BY PALM BEACH COUNTY SURVEY DEPARTMENT BEARS SOUTH 01°22'27" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 2.) NO STRUCTURE OR BUILDING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY ENGINEER.
- 3.) 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.
- 4.) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 5.) 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.
- 6.) THIS PROPERTY IS SUBJECT TO THE AMENDED AND RESTATED COMPREHENSIVE OPERATING AND EASEMENT AGREEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 33992, PAGE 581, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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") ACCORDING TO SEC. 177.091 (9), F.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: 10/16/2024 BY: Kenneth J. Buchanan
KENNETH J. BUCHANAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. T202

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

CAD:	K:\JUST \ 054243 \ 21-076 \ 21-076E-306B \ 21-076E-306B.DGN		
REF:			
F.L.D.:	FB.	PG.	JOB 21-076E-306B
OFF. CASASUS			DATE SEPTEMBER 2024
CKD. K.J.B.	SHEET 2	OF 5	DWG. 021-076PP