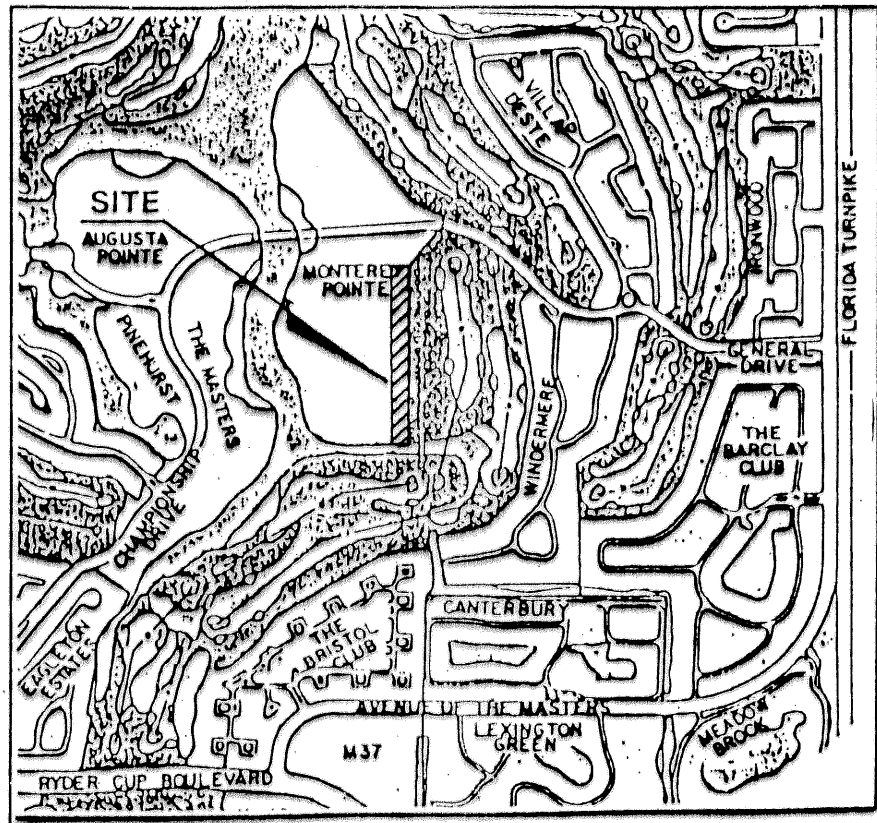
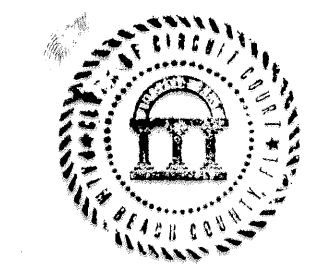


COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) SS  
This Plat was filed for record at 9:41 A.M.  
this 24 day of AUGUST 1994  
and duly recorded in Plat Book No. 73  
on page 87-88  
DO NOTY H. WILKIN, Clerk of Circuit Court  
by *John D. [Signature]* D.C.



LOCATION MAP

A PLANNED UNIT DEVELOPMENT IN PGA NATIONAL PLANNED COMMUNITY DISTRICT  
PGA RESORT COMMUNITY PLAT OF  
**MONTEREY POINTE NO. 3**

LYING IN SECTION 15, TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA  
BEING A REPLAT OF LOTS 1 THROUGH 10 OF PGA RESORT COMMUNITY  
PLAT OF MONTEREY POINTE, RECORDED IN PLAT BOOK 69, PAGES 91 THROUGH 94,  
AND OF LOTS 109 THROUGH 121 OF PGA RESORT COMMUNITY PLAT OF MONTEREY  
POINTE NO. 2, RECORDED IN PLAT BOOK 70, PAGES 29 AND 30, PALM BEACH  
COUNTY PUBLIC RECORDS

JUNE, 1994

SHEET 1 OF 2

DEDICATIONS AND RESERVATIONS

CITY OF PALM BEACH GARDENS  
COUNTY OF PALM BEACH  
STATE OF FLORIDA  
KNOW ALL MEN BY THESE PRESENTS THAT:  
PGA NATIONAL VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP  
OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 15, TOWNSHIP 42 SOUTH,  
RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA,  
BEING A REPLAT OF:  
LOTS 1 THROUGH 10, AND TRACT D-1 OF PGA RESORT COMMUNITY PLAT OF  
MONTEREY POINTE, RECORDED IN PLAT BOOK 69, PAGES 91 THROUGH 94;  
AND  
LOTS 109 THROUGH 121, OF PGA RESORT COMMUNITY PLAT OF MONTEREY  
POINTE NO. 2, RECORDED IN PLAT BOOK 70, PAGES 29 AND 30,  
PALM BEACH COUNTY PUBLIC RECORDS;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:  
COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 10;  
THENCE ALONG THE EAST BOUNDARY OF SAID PLATS OF MONTEREY POINTE  
AND MONTEREY POINTE NO. 2 FOR THE FOLLOWING COURSES:  
THENCE S38°00'00"W FOR 7.60 FEET;  
THENCE S03°07'44"E FOR 461.20 FEET;  
THENCE S02°29'10"W FOR 594.14 FEET TO THE SOUTH BOUNDARY OF  
SAID PLAT OF MONTEREY POINTE NO. 2;  
THENCE ALONG SAID SOUTH BOUNDARY, S78°41'24"E FOR 5.06 FEET  
TO A LINE LYING 5.00 FEET EAST OF, AND PARALLEL WITH, THE SAID  
EAST BOUNDARY OF THE PLATS OF MONTEREY POINTE AND MONTEREY  
POINTE NO. 2; THENCE ALONG SAID PARALLEL LINE FOR THE FOLLOWING  
COURSES:  
THENCE N02°29'10"E FOR 595.16 FEET;  
THENCE N03°07'44"W FOR 467.17 FEET TO THE POINT OF BEGINNING.  
SHOWN HEREON AS:

PGA RESORT COMMUNITY PLAT OF  
MONTEREY POINTE NO. 3  
DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:  
1. UTILITY EASEMENTS:  
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED  
TO THE MONTEREY POINTE HOMEOWNERS ASSOCIATION, INC. FOR THE  
CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF  
UTILITIES AND CABLE TELEVISION SERVICES; PROVIDED HOWEVER  
THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, OR  
OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH  
THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS,  
OR OTHER PUBLIC UTILITY.  
NO BUILDINGS SHALL BE LOCATED WITHIN SAID EASEMENTS.  
2. FPL EASEMENTS:  
THE FPL EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO  
FLORIDA POWER & LIGHT COMPANY FOR THE CONSTRUCTION, OPERATION,  
AND MAINTENANCE OF ELECTRIC FACILITIES.  
3. TRACT D-1 AS SHOWN HEREON IS HEREBY DEDICATED TO  
THE MONTEREY POINTE HOMEOWNERS ASSOCIATION, INC. FOR OPEN SPACE,  
AND FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES  
AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION  
WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR TO THE  
NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

IN WITNESS WHEREOF, NATIONAL INVESTMENT COMPANY, A FLORIDA  
CORPORATION, AS MANAGING GENERAL PARTNER OF PGA NATIONAL  
VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE  
PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS  
SECRETARY AND CAUSED ITS CORPORATE SEAL TO BE AFFIXED HERETO  
BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, FOR AND ON  
BEHALF OF PGA NATIONAL VENTURE,  
THIS 14 DAY OF JUNE, 1994.  
PGA NATIONAL VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP  
BY: NATIONAL INVESTMENT COMPANY, A FLORIDA CORPORATION,  
ITS MANAGING GENERAL PARTNER  
BY: *E. LLOYD ECCLESTONE, III*  
E. LLOYD ECCLESTONE, III,  
PRESIDENT  
ATTEST: *Helena Levendecker*  
HELENA LEVENDECKER, SECRETARY

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED E. LLOYD ECCLESTONE, III, AND  
HELENA LEVENDECKER, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE  
INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT  
AS PRESIDENT AND SECRETARY, RESPECTIVELY OF THE ABOVE-NAMED NATIONAL  
INVESTMENT COMPANY, A FLORIDA CORPORATION. THEY DID NOT TAKE AN OATH,  
AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED  
SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE  
SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF  
SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE  
AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE  
ACT AND DEED OF SAID CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF JUNE, 1994.  
FRANK S. PALEN  
Notary Public, State of Florida  
My Comm. Exp. Nov. 29, 1997  
COMMISSION NUMBER: CC 326734  
*Frank Palen*  
NOTARY PUBLIC

MORTGAGEE'S CONSENT  
STATE OF ILLINOIS  
COUNTY OF COOK  
THE UNDERSIGNED CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE  
UPON THE PROPERTY DESCRIBED HEREON; THAT IT DOES HEREBY JOIN IN  
AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, BY  
THE OWNER THEREOF; AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED  
IN OFFICIAL RECORD BOOK 7276, PAGE 791 OF THE PUBLIC RECORDS OF PALM  
BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN  
HEREON.  
LUMBERMENS MUTUAL CASUALTY COMPANY,  
AN ILLINOIS INSURANCE CORPORATION  
BY: *F. Collins*  
*HE [Signature]*

ACKNOWLEDGEMENT  
STATE OF ILLINOIS  
COUNTY OF COOK  
BEFORE ME PERSONALLY APPEARED *Frank E. Colaschia* AND  
*James J. [Signature]* TO ME WELL KNOWN AND KNOWN TO ME  
TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING  
INSTRUMENT AS AUTHORIZED SIGNATORIES OF THE ABOVE-NAMED LUMBERMENS  
MUTUAL CASUALTY COMPANY, AN ILLINOIS INSURANCE CORPORATION, AND THEY  
SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH  
INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL  
AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID  
CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND  
REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE  
ACT AND DEED OF SAID CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF JUNE, 1994  
*James J. [Signature]*  
NOTARY PUBLIC  
COMMISSION NUMBER:

TITLE CERTIFICATION  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
ME, STEWART TITLE OF PALM BEACH COUNTY, A TITLE INSURANCE COMPANY,  
DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE  
HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY;  
THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN  
PGA NATIONAL VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP;  
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: *July 7, 1994* BY: *James W. Gustafson*  
JAMES W. GUSTAFSON  
VICE-PRESIDENT  
STEWART TITLE OF PALM BEACH COUNTY  
1555 PALM BEACH LAKES BLVD., SUITE 100  
WEST PALM BEACH, FLORIDA

SURVEYOR'S CERTIFICATE  
I HEREBY 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 ORDINANCES OF THE CITY OF PALM BEACH  
GARDENS, FLORIDA.  
*Mark D. Brooks*  
MARK D. BROOKS  
REGISTERED SURVEYOR NO. 3426  
STATE OF FLORIDA

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACKNOWLEDGEMENT  
THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY  
ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR MAINTENANCE  
RESPONSIBILITIES BEING INCURRED, BY SAID DISTRICT ON THIS PLAT.  
NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT  
DATE: *7-06-94* BY: *William L. Kerslake*  
WILLIAM L. KERSLAKE, PRESIDENT  
BOARD OF SUPERVISORS  
ATTEST: *Peter L. Pimentel*  
PETER L. PIMENTEL, SECRETARY  
BOARD OF SUPERVISORS

APPROVALS  
CITY OF PALM BEACH GARDENS  
COUNTY OF PALM BEACH  
STATE OF FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF August 1994.  
BY: *David W. [Signature]*  
MAYOR  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF August 1994.  
BY: *Lennart E. Lindahl*  
LENNART E. LINDAHL, P. E.  
CITY ENGINEER  
ATTEST: LINDA KOSIER, CITY CLERK  
BY: *Candy Hawley*  
CLERK

- NOTES
1.  $\square$  DENOTES PERMANENT REFERENCE MONUMENT (P. R. M.) No. 3426 SET.
  2.  $\square$  DENOTES PERMANENT REFERENCE MONUMENT (P. R. M.) No. 3426 FOUND.
  3. BEARINGS BASED ON: S02°29'10"W ALONG THE EAST BOUNDARY OF  
PGA RESORT COMMUNITY PLAT OF MONTEREY POINTE, PLAT BOOK 69,  
PAGES 91-94 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  4. ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
  5. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY  
KIND, TREES OR SHRUBS PLACED ON THE WATER MANAGEMENT EASEMENT  
1-24 SHOWN HEREON, RECORDED IN OFFICIAL RECORD BOOK 4491,  
PAGES 195 THROUGH 263, AT PAGES 170 THROUGH 191, AND AMENDED  
IN OFFICIAL RECORD BOOK 7178, PAGES 1349 THROUGH 1353, UNLESS  
APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY  
WATER CONTROL DISTRICT.
  6. AREA: 2.346 ACRES, MORE OR LESS.
  7. "I.E.E." DENOTES AN INGRESS-EGRESS EASEMENT IN FAVOR OF  
THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

NATIONAL INVESTMENT COMPANY  
FRANK S. PALEN  
NOTARY PUBLIC, State of Florida  
COMMISSION NUMBER: CC 326734  
LUMBERMENS  
MESSLER, INC.  
NPBCWCD  
CITY OF PALM BEACH GARDENS  
STEWART TITLE

SUBDIVISION # Monterey Pointe 3  
BOOK 73 PAGE 87  
FLOOR PLAN - PLAT MAP # -  
CHANGES -  
SE -  
ZIP CODE -  
PUD NAME C/PB Gardens  
15474

**TIMOTHY J. MESSLER, INC.**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
3950 RCA BOULEVARD SUITE 5005 PALM BEACH GARDENS, FLORIDA 33410  
TELEPHONE (407) 627-2226 TELEFAX 624-1569

PLAT OF MONTEREY POINTE No. 3

PROJECT NO. 94003P  
DATE: MARCH 1994

NOTICE:  
THERE MAY BE ADDITIONAL RESTRICTIONS  
THAT ARE NOT RECORDED ON THIS PLAT THAT  
MAY BE FOUND IN THE PUBLIC RECORDS OF  
PALM BEACH COUNTY.

THIS INSTRUMENT PREPARED BY:  
MARK D. BROOKS  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA NO. 3426  
FOR: TIMOTHY J. MESSLER, INC.  
3950 RCA BOULEVARD  
SUITE 5005  
PALM BEACH GARDENS, FL.