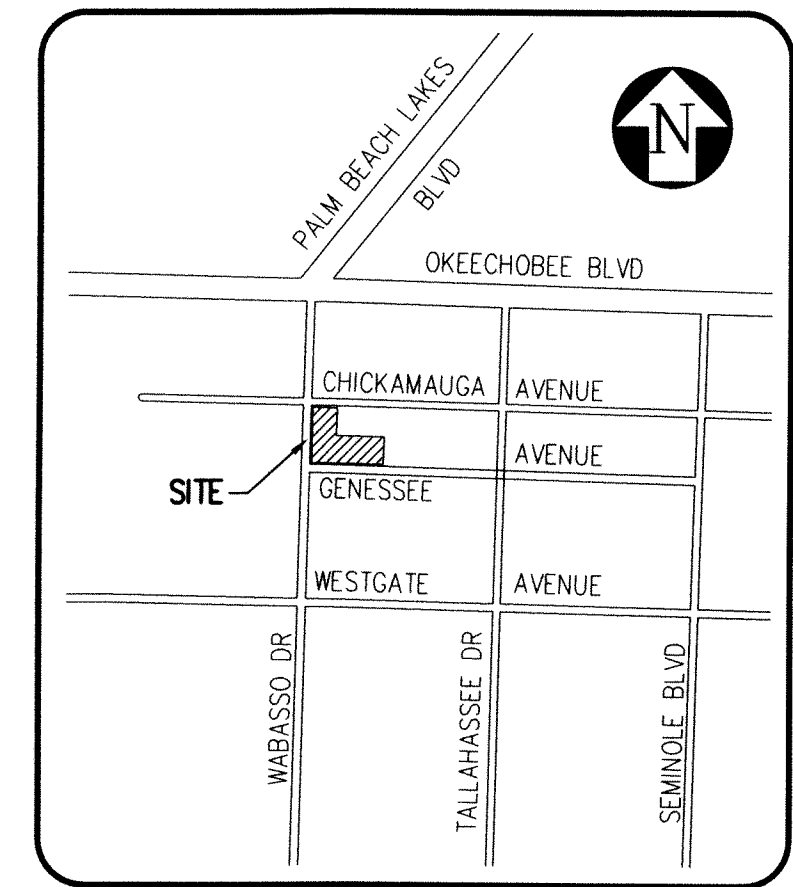


20220065155

# WESTGATE GREEN MARKET

**A SUBDIVISION IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF LOTS 1, 2, 3, 4 AND 31 THROUGH 42 INCLUSIVE, BLOCK 14, WEST GATE ESTATES (NORTHERN SECTION), PLAT BOOK 8, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.**



31  
STATE OF FLORIDA  
COUNTY OF PALM BEACH } S.S.  
THIS INSTRUMENT WAS FILED FOR  
RECORD AT 12:40 pm  
THIS 10<sup>th</sup> DAY OF February  
2022 AND DULY RECORDED  
IN PLAT BOOK NO. 133  
ON PAGE 31 - 32  
JOSEPH ABRUZZO  
CLERK AND COMPTROLLER  
BY: *[Signature]* D.C.

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC AGENCY CREATED BY PALM BEACH COUNTY PURSUANT TO CHAPTER 163, FLORIDA STATUTES, OWNER OF THE LAND SHOWN HEREON AS WESTGATE GREEN MARKET, A SUBDIVISION IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF LOTS 1, 2, 3, 4 AND 31 THROUGH 42 INCLUSIVE, BLOCK 14, WEST GATE ESTATES (NORTHERN SECTION), PLAT BOOK 8, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING ALL OF LOTS 1, 2, 3, 4 AND 31 THROUGH 42 INCLUSIVE, BLOCK 14, AS SHOWN ON THE PLAT OF WEST GATE ESTATES (NORTHERN SECTION), PLAT BOOK 8, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID BLOCK 14, SAID CORNER BEING THE POINT OF INTERSECTION OF THE NORTH LINE OF THE 40 FOOT WIDE RIGHT-OF-WAY FOR GENESSEE AVENUE AS SHOWN ON SAID PLAT WITH THE EAST LINE OF THE 60 FOOT WIDE RIGHT-OF-WAY FOR WABASSO DRIVE AS SHOWN ON SAID PLAT; THENCE N01°05'56"E, ALONG SAID EAST LINE, A DISTANCE 230.00 FEET, TO THE NORTHWEST CORNER OF SAID BLOCK 14, SAID CORNER BEING ON THE SOUTH LINE OF THE 40 FOOT WIDE RIGHT-OF-WAY FOR CHICKAMAUGA AVENUE AS SHOWN ON SAID PLAT; THENCE S88°54'04"E, ALONG SAID SOUTH LINE, A DISTANCE OF 103.84 FEET, TO THE NORTHWEST CORNER OF LOT 5, BLOCK 14, AS SHOWN ON SAID PLAT; THENCE S01°05'56"W, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 115.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE S88°54'04"E, ALONG THE SOUTH LINE OF LOTS 5 THROUGH 12, INCLUSIVE, A DISTANCE OF 200.12 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 12, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 43 OF SAID BLOCK 14; THENCE S01°05'56"W, ALONG THE WEST LINE OF SAID LOT 43, A DISTANCE OF 115.00 FEET, TO THE AFORESAID NORTH LINE OF THE RIGHT-OF-WAY FOR GENESSEE AVENUE; THENCE N88°54'04"W, ALONG SAID NORTH LINE, A DISTANCE OF 303.97 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.077 ACRES, MORE OR LESS.

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

- RIGHT-OF-WAY DEDICATION  
TRACTS R-1 AND R-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- TRACT A  
TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THIS TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED PUBLIC AGENCY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIR, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF COMMISSIONERS THIS 10<sup>th</sup> DAY OF January, 2022.

WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY  
A PUBLIC AGENCY CREATED BY PALM BEACH COUNTY PURSUANT TO CHAPTER 163, FLORIDA STATUTES

BY: *[Signature]*  
RONALD L. DANIELS, CHAIR,  
BOARD OF COMMISSIONERS

WITNESS: *[Signature]* PRINTED NAME: Denise Pennell

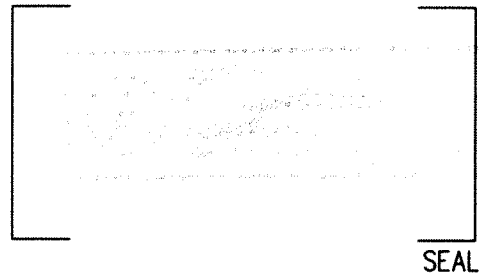
WITNESS: *[Signature]* PRINTED NAME: ELIZÉE Michel

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

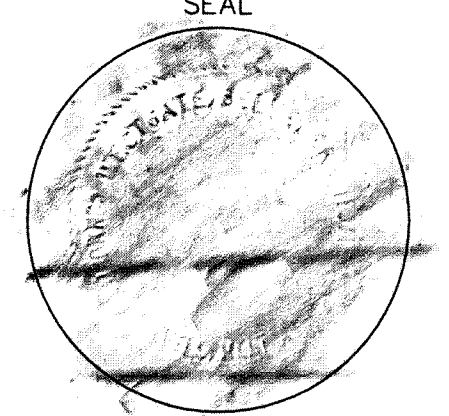
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 10<sup>th</sup> DAY OF January, 2022, BY RONALD L. DANIELS AS CHAIR OF THE BOARD OF COMMISSIONERS FOR WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC AGENCY, ON BEHALF OF THE AGENCY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES:  
May 14, 2025



*[Signature]*  
M.D. BUI  
(PRINTED NAME) - NOTARY PUBLIC

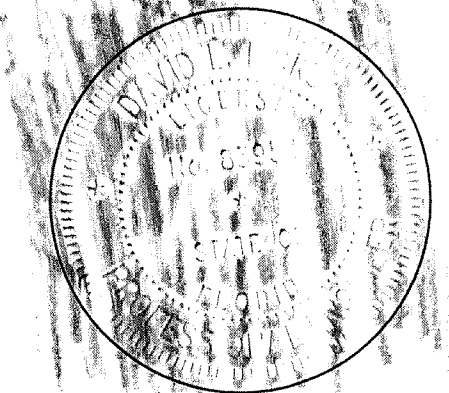
WESTGATE/BELVEDERE HOMES  
COMMUNITY REDEVELOPMENT AGENCY  
SEAL



SURVEYOR'S SEAL



COUNTY ENGINEER'S  
SEAL



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, THOMAS J. BAIRD, ESQ., 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 WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC AGENCY CREATED BY PALM BEACH COUNTY PURSUANT TO CHAPTER 163, FLORIDA STATUTES; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: 1/10/2022 BY *[Signature]*  
THOMAS J. BAIRD, ESQ.  
JONES, FOSTER, JOHNSTON & STUBBS, PA

### COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 9<sup>th</sup> DAY OF FEBRUARY, 2022, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

*[Signature]*  
DAVID L. RICKS  
COUNTY ENGINEER

### SURVEYORS CERTIFICATION

THIS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR & MAPPER; THAT SAID SURVEYOR & MAPPER AND MYSELF ARE EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S"), PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

*[Signature]* 1-25-2022  
C. ANDRE RAYMAN, PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. LS4938  
ENGUNITY GROUP, INC.  
1280 NORTH CONGRESS AVENUE, SUITE 101  
STATE OF FLORIDA LICENSED BUSINESS NO. LB6603

### SURVEYORS NOTES

- THE BASIS OF BEARINGS IS THE NORTH LINE OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, HAVING A BEARING OF S88°53'06"E. ALL OTHER BEARINGS ARE RELATIVE THERETO.
- ALL COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83/90. FOR CONVERSION TO RELATIVE GROUND COORDINATES SCALE ALL COORDINATES ABOUT THE SOUTHWEST CORNER OF THE PLAT BOUNDARY BY THE RECIPROCAL OF THE SCALE FACTOR OF 1.0000402.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS LABELED "(GRID)" FOR GRID DISTANCES.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 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 PALM BEACH COUNTY.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

### SITE DATA

ZONING CONTROL NUMBER: 2017-00175

### STATE PLANE COORDINATE DATA

SCALE FACTOR: 1.0000402  
PROJECTION: TRANSVERSE MERCATOR  
ZONE: FLORIDA EAST ZONE  
DATUM: NAD83 1990 ADJUSTMENT

ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
LINEAR UNITS = US SURVEY FEET

THIS INSTRUMENT PREPARED BY JOHN J. RICE, P.S.M. LS4506 STATE OF FLORIDA.  
ENGUNITY GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS  
1280 N. CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409.  
CERTIFICATE OF AUTHORIZATION NO. LB0006603

**WESTGATE GREEN MARKET**

DATE	05/02/18
SCALE	1" = 30'
CAD FILE	14162.01.11
SDSK PROJECT	14162.01
DRAWN	J. RICE
CHECKED	J. MALIN

S H E E T	<b>1/2</b>
JOB NO. <b>14162.01.11</b>	

1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405  
PH (561)655-1151 • FAX (561)832-9390 • WWW.ENGUNITYGROUP.COM

Y:\Land Projects R2\14162.01.11 COMMUNITY GARDEN AND GREEN MARKET\dwg\14162.01.11-Plat Bndy Rev.dwg 1/5/2022 1:06:34 PM EST