

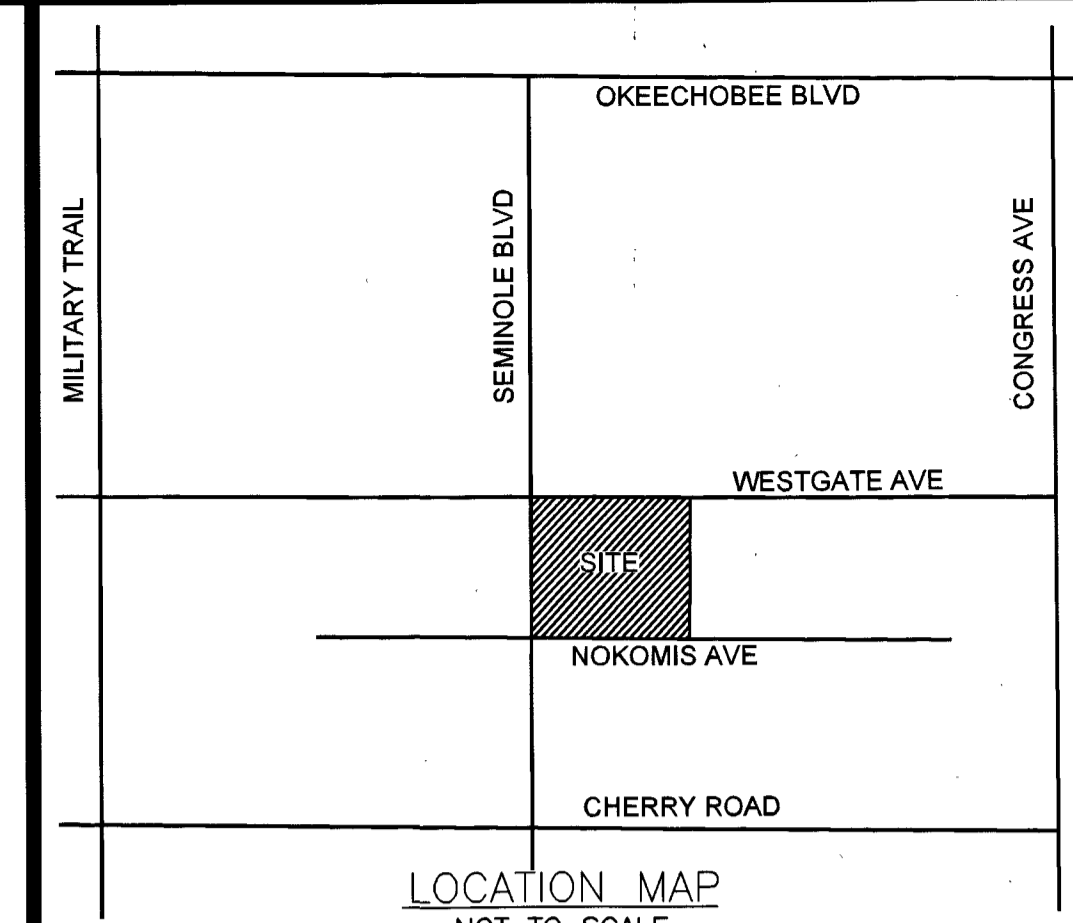
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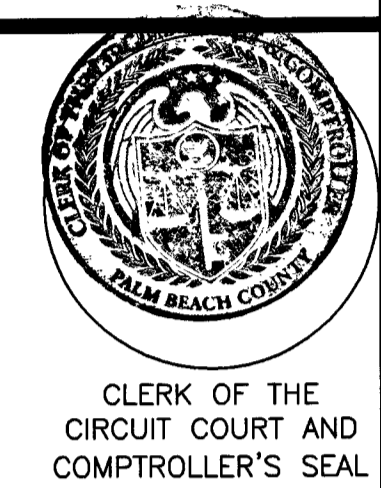
WESTGATE TERRACE

A REPLAT OF LOTS 1 THROUGH 15 AND LOTS 31 THROUGH 45, BLOCK 34, WEST GATE ESTATES (NORTHERN SECTION), RECORDED IN PLAT BOOK 8, PAGE 38, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN THE NORTH ONE-HALF (N.1/2) OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 3:43 P.M. THIS 5 DAY OF February, A.D. 2025, AND DULY RECORDED IN PLAT BOOK 132 ON PAGES 191 AND 192
JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT & COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC AGENCY, AND DANZA OF WESTGATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS WESTGATE TERRACE, A REPLAT OF LOTS 1 THROUGH 15 AND LOTS 31 THROUGH 45, BLOCK 34, WEST GATE ESTATES (NORTHERN SECTION), RECORDED IN PLAT BOOK 8, PAGE 38, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NORTH ONE-HALF (N.1/2) OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 15, AND LOTS 31 THROUGH 45, BLOCK 34, OF WEST GATE ESTATES (NORTHERN SECTION), RECORDED IN PLAT BOOK 8, PAGE 38, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 2.000 ACRES, MORE OR LESS.

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

1. TRACT A:

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC AGENCY, ITS SUCCESSORS AND ASSIGNS AND DANZA OF WESTGATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 TRACT A SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC AGENCY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACTS RW-1 AND RW-2:

TRACTS RW-1 AND RW-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.

3. UTILITY EASEMENT:

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMMUNITY REDEVELOPMENT 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 DIRECTORS, THIS 3rd DAY OF December, 2024.

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

WITNESS: *[Signature]*
Alicia M. Taylor
(PRINT NAME)
WITNESS: *[Signature]*
Elizée Michel
Elizée Michel
(PRINT NAME)

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED MEMBER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26th DAY OF December, 2024.

DANZA OF WESTGATE, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
By: *[Signature]*
CHARLES LESNICK, AUTHORIZED MEMBER

WITNESS: *[Signature]*
Blanca Sanchez
(PRINT NAME)
WITNESS: *[Signature]*
JOSEPH ABRUZZO
(PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 3rd DAY OF December, 2024, BY RONALD L. DANIELS, CHAIR 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, 2027 (SEAL)

COMMISSION NUMBER: HH 350269

[Signature]
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA New York
COUNTY OF PALM BEACH Westchester

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 28th DAY OF December, 2024, BY CHARLES LESNICK, AS AUTHORIZED MEMBER FOR DANZA OF WESTGATE, LLC, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 7/10/2025 (SEAL)

COMMISSION NUMBER: 01TF6361509

[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Dania A. Roberts, 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; AND DANZA OF WESTGATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: December 4, 2024 BY: *[Signature]*
ATTORNEY-AT-LAW LICENSED IN FLORIDA
DANIA A. ROBERTS (PRINT NAME)

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 PALM BEACH COUNTY, FLORIDA.

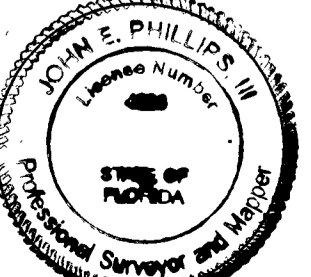
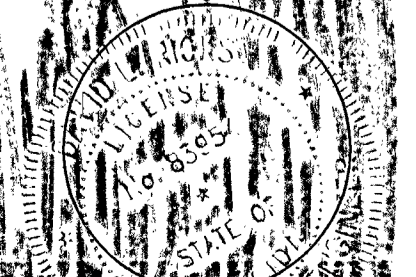
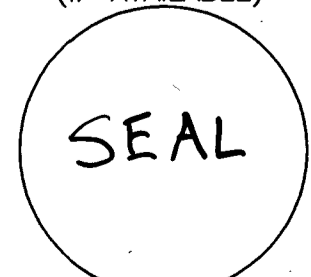
[Signature]
JOHN E. PHILLIPS, III, P.S.M.
LICENSE NO. 4826
STATE OF FLORIDA
DATE: 1/2/25

WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY SEAL (IF AVAILABLE)

DANZA OF WESTGATE, LLC SEAL (IF AVAILABLE)

COUNTY ENGINEER'S SEAL

SURVEYOR'S SEAL



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 5 DAY OF FEBRUARY, 2025, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

[Signature]
DAVID L. RICKS, P.E.
COUNTY ENGINEER

SURVEYOR & MAPPER'S NOTES:

- BEARINGS ARE BASED ON S77°44'16"E (GRID, NAD 83/1990 ADJUSTMENT) BETWEEN FOUND PALM BEACH COUNTY CONTROL POINTS "GOLD COAST" AND "HARVEY S-1" AND ALL OTHER BEARINGS ARE RELATIVE.
- 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.
- STATE PLANE COORDINATES:
A. COORDINATES SHOWN ARE GRID
B. DATUM - NAD 83, 1990 ADJUSTMENT
C. ZONE - FLORIDA EAST
D. LINEAR UNIT - US SURVEY FOOT
E. COORDINATE SYSTEM 1983 STATE PLANE
F. TRANSVERSE MERCATOR PROJECTION
G. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
H. SCALE FACTOR - 1.0000413
I. GROUND DISTANCE x SCALE FACTOR= GRID DISTANCE
J. ROTATION EQUATION: NONE
- 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 DETERMINED BY USE OF RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- SITE DATA: ZONING CONTROL NUMBER: 2022-119.
- 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.

LEGEND:

- ABBREVIATIONS:
ORB - OFFICIAL RECORD BOOK
P.B. - PLAT BOOK
NO. - NUMBER
PG. - PAGE
R/W - RIGHT-OF-WAY
SEC. - SECTION
PBC - PALM BEACH COUNTY
CL - CENTERLINE
NAD - NORTH AMERICAN DATUM
LB - LICENSED BUSINESS
30/43/43 - SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
LLC - LIMITED LIABILITY COMPANY
(G) - GROUND DISTANCE
CRA - COMMUNITY REDEVELOPMENT AGENCY

SYMBOLS:

- PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB6473"
- PERMANENT REFERENCE MONUMENT (P.R.M.), SET NAIL & DISK STAMPED "LB6473 PRM"
- MONUMENT, SET 1/2" IRON ROD WITH "BROWN & PHILLIPS, INC." CAP

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY JOHN E. PHILLIPS III, P.S.M. 4826

BROWN & PHILLIPS, INC.
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE RD., SUITE 509
WEST PALM BEACH, FLORIDA 33409
561-615-3988, 615-3986 FAX

CFN 20250042426 PL BK 138 PG 191

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