

# WESTGATE VILLAGE

A PORTION OF LAND LYING IN,  
SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST  
PALM BEACH COUNTY, FLORIDA

BEING A REPLAT OF A PORTION OF TRACT C, BLOCK 56 OF HAMILTON'S REPLAT OF  
PART OF BLOCK 7 AND 55 AND 56, WESTGATE ESTATES. PLAT BOOK 16, PAGE 14

APRIL 2006  
SHEET 1 OF 2

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD  
AT \_\_\_\_\_ THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_  
A.D. 2006 AND DULY RECORDED IN  
PLAT BOOK \_\_\_\_\_ ON PAGES \_\_\_\_\_  
AND \_\_\_\_\_  
SHARON R. BOCK, CLERK AND  
COMPTROLLER  
BY: \_\_\_\_\_ DC

179

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS that HABITAT FOR HUMANITY OF PALM BEACH COUNTY, Inc., a Florida non-profit corporation, owner of the lands as shown hereon as WESTGATE VILLAGE, being more particularly described as follows:

Tract "C", Less East 250 feet, HAMILTON'S REPLAT OF BLOCKS 7 AND 55 AND BLOCK 56, WESTGATE ESTATES, according to the plat as recorded in Plat Book 16, Page 14, of Palm Beach County, Florida.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

Tract A, as shown hereon, is reserved for the Westgate Village Homeowners Association, Inc., its successors and or assigns for stormwater management, drainage and open space purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

The utility easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

The drainage easement as shown hereon is hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the Westgate Village Homeowners Association, Inc., its successors and assigns, without recourse to Palm Beach County.

The limited access easement as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

Tract B, as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for public street purposes.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its Executive Director and its corporate seal affixed hereto by and with the authority of its Board of Directors, this 19 day of April, 2006

Habitat for Humanity of Palm Beach County, Inc.  
a Florida non-profit corporation

*Carolyn Vickey*  
Carolyn Vickey  
Executive Director

Witness: *Derek J. Cooper*

Printed name: Derek J. Cooper

Witness: *Robert Conklin*

Printed name: ROBERT CONKLIN

### ACKNOWLEDGEMENT:

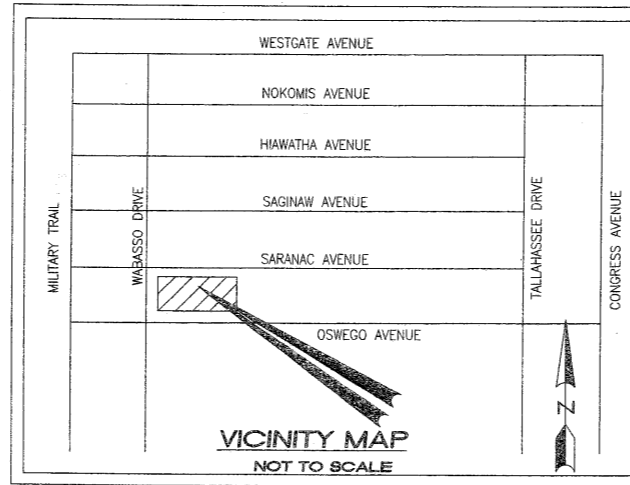
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Carolyn Vickey, who is personally known to me, or has produced a Florida Drivers License as identification, and who executed the foregoing instrument as Executive Director of Habitat for Humanity of Palm Beach County, Inc., a Florida Non-profit Corporation, and severally acknowledged to and before me that she executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it is affixed to said instrument by due and regular corporate authority, and that said instrument is the free act of said corporation.

WITNESS my hand and official seal this 19 day of April, 2006

My commission expires:  
May 23, 2007  
No. DD184842

*Jean H. Cannon*  
Notary Public  
JEAN H. CANNON



### SURVEYOR'S NOTES:

- 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.
- No structure or building or any kind of construction or trees or shrubs, shall be placed on or within any easement without the prior written consent of all easement beneficiaries and all applicable County Approvals or permits as required for such encroachments.
- All building setbacks are to conform to the requirements of Palm Beach County, Florida.
- Bearings as shown herein are based upon the State Plane Coordinate System, Transverse Mercator - Florida East Zone, 1983 North American Datum (1990 adjustment), along the East line of Section 30, Township 43 South, Range 43 East, having a bearing of N01 32'37"E.
- Coordinates shown herein are based upon the State Plane Coordinate system, Transverse Mercator - Florida East Zone, 1983 North American Datum (1990 adjustment).
- Distances as shown herein are ground distances. Scale factor = 1.0000449  
Grid distance = ground distance x scale factor.  
No rotation of bearings.

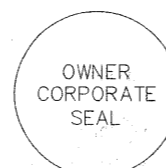
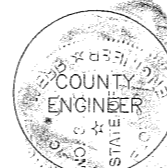
### NOTICE:

This plat, as recorded in its graphical form, is the official depiction of the subdivided lands described hereon 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.

### SURVEYOR & MAPPER'S CERTIFICATION:

This is to certify that the plat shown herein 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 the 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 survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.

*Richard N. Dean*  
Richard N. Dean, P.S.M.  
License No. 4406  
State of Florida



### TITLE CERTIFICATION:

I, Michael Sabatello, 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 the name of Habitat for Humanity of Palm Beach County, Inc.; that the current taxes have been paid; that there are no mortgages of record; that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated: 4-18-06

*Michael Sabatello*  
Attorney-at-law licensed in Florida

### 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 23 day of May, 2006, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081 (1), F.S.

*George T. Webb*  
George T. Webb, P.E., County Engineer

### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The Westgate Village Homeowners Association, Inc. hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 18 day of April, 2006

Westgate Village Homeowners Association, Inc., a Florida not for profit

Witness: *Keneth A. Weda*  
Keneth A. WEDA  
printed name

By: *James W. Watson*  
Signature of Pres. or V. Pres.

Witness: *B.R. Little John*  
B.R. Little John  
printed name

By: *JAMES W. WATSON, PRESIDENT*  
printed name - title

### ACKNOWLEDGEMENT:

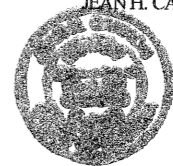
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared *James W. Watson* who is personally known to me, or has produced a Florida Drivers License as identification, and who executed the foregoing instrument as President of Westgate Village Homeowners Association, Inc., and severally acknowledged to and before me that (he) (she) executed such instrument as such officer 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 18 day of April, 2006.

My commission expires:  
May 23, 2007  
No. DD184842

*Jean H. Cannon*  
Notary Public  
JEAN H. CANNON



THIS INSTRUMENT PREPARED BY RICHARD N. DEAN IN THE OFFICE OF:  
Dean Surveying and Mapping, Inc.  
"The Measuring Line Shall Go Forth" Jeremiah 31:39  
5114 Okeechobee Blvd.  
Suite 102  
Tel: (561) 625-8748 West Palm Beach, Florida Facsimile (561) 626-4558

RECORD PLAT			
WESTGATE VILLAGE			
C.A.D.D.	D.J.M.	Checked	Date 06/01/2004
Field			Job No.
Scale N.T.S.	Sheet 1 of 2		02-215

Westgate Village  
BLOCK 56  
PLAT BOOK 16  
PAGE 14  
APRIL 19, 2006  
DEAN SURVEYING AND MAPPING, INC.  
5114 OKEECHOBEE BLVD., SUITE 102  
WEST PALM BEACH, FLORIDA 33411  
TEL: (561) 625-8748 FAX: (561) 626-4558