

# OLD GATE SUBDIVISION, REPLAT OF LOT 1, BEING A REPLAT OF LOT 1, DRAINAGE TRACT "C" AND PRESERVATION TRACT "D", ACCORDING TO THE PLAT OF OLD GATE SUBDIVISION, AS RECORDED IN PLAT BOOK 104, PAGES 170 AND 171, AND LYING IN SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA . FEBRUARY 2008



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 9:30 AM  
This 13 day of March 2008  
and duly registered by the Clerk of the  
County of Palm Beach at  
on page 27-38  
RECORDED IN PLAT BOOK 104  
by [Signature]

0854.001

## DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS THAT WILSON HOMES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND CHRISTOPHER E. ZECCA AND CHRISTINA C. ZECCA, HIS WIFE, OWNERS OF THE LANDS SHOWN HEREON AS OLD GATE SUBDIVISION REPLAT OF LOT 1, BEING A REPLAT OF LOT 1, DRAINAGE TRACT "C" AND PRESERVATION TRACT "D", ACCORDING TO THE PLAT OF OLD GATE SUBDIVISION, AS RECORDED IN PLAT BOOK 104, PAGES 170 AND 171, AND LYING IN SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 2.097 ACRES, MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) TRACT "C" AS SHOWN HEREON IS HEREBY RESERVED FOR THE OLD GATE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2) TRACT "D" AS SHOWN HEREON IS HEREBY RESERVED FOR THE OLD GATE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT, DRAINAGE, UTILITIES, MANGROVE PRESERVATION AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3) PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, DAVID WILSON, THIS 25th DAY OF February, 2008.

WILSON HOMES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *Eleanor M. Dailey* BY: *David Wilson*  
DAVID WILSON, MANAGER  
PRINT NAME: ELEANOR M. DAILEY

WITNESS: *Barbara E. France*  
PRINT NAME: BARBARA E. FRANCE

IN WITNESS WHEREOF, THE ABOVE NAMED INDIVIDUALS HAVE CAUSED THESE PRESENTS TO BE SIGNED, THIS 27th DAY OF February, 2008.

WITNESS: *Eleanor M. Dailey* BY: *Christina C. Zecca*  
CHRISTOPHER E. ZECCA  
PRINT NAME: ELEANOR M. DAILEY

WITNESS: *Barbara E. France*  
PRINT NAME: BARBARA E. FRANCE

WITNESS: *Eleanor M. Dailey* BY: *Christina C. Zecca*  
CHRISTINA C. ZECCA  
PRINT NAME: ELEANOR M. DAILEY

WITNESS: *Barbara E. France*  
PRINT NAME: BARBARA E. FRANCE

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED DAVID WILSON WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF WILSON HOMES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF February, 2008.

MY COMMISSION EXPIRES: 4/12/2010 *Patricia Nawrocki*  
NOTARY PUBLIC  
PRINT NAME: PATRICIA NAWROCKI

FLORIDA COMMISSION No. DD539836



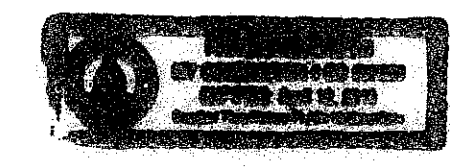
## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED CHRISTOPHER E. ZECCA AND CHRISTINA C. ZECCA WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF February, 2008.

MY COMMISSION EXPIRES: 4/12/2010 *Patricia Nawrocki*  
NOTARY PUBLIC  
PRINT NAME: PATRICIA NAWROCKI

FLORIDA COMMISSION No. DD539836



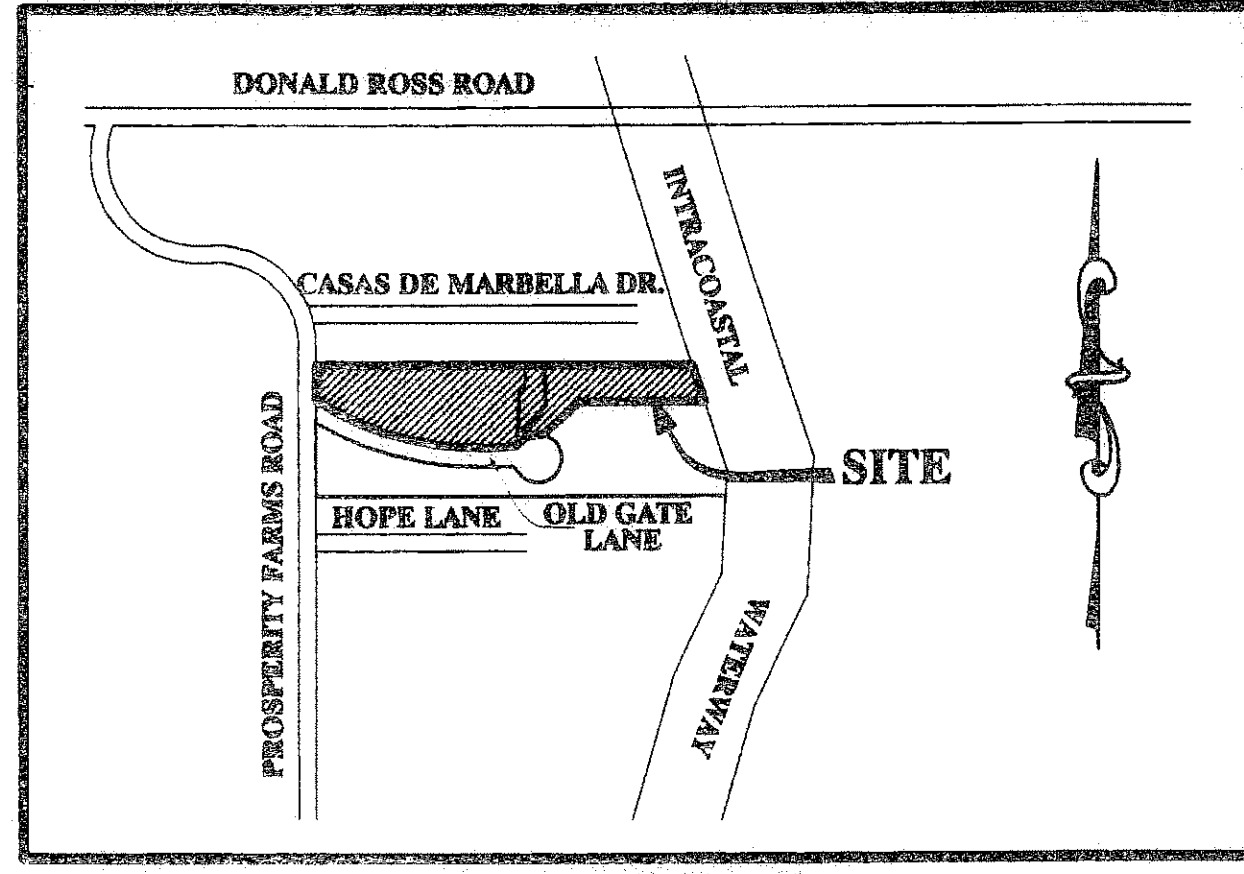
## ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE OLD GATE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (HEREINAFTER "ASSOCIATION"), HEREBY RELEASES THAT PORTION OF TRACT "C" OF THE PLAT OF OLD GATE SUBDIVISION, RECORDED IN PLAT BOOK 104, PAGES 170 AND 171, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TO BE INCORPORATED INTO LOT 1 OF THIS PLAT, AND HEREBY RELEASES THAT PORTION OF TRACT "D" OF SAID PLAT OF OLD GATE SUBDIVISION TO BE INCORPORATED INTO TRACT "C" OF THIS PLAT, AND 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 25th DAY OF February, 2008.

OLD GATE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION  
BY: *David Wilson*  
DAVID WILSON, VICE PRESIDENT

WITNESS: *Eleanor M. Dailey*  
PRINT NAME: ELEANOR M. DAILEY

WITNESS: *Barbara E. France*  
PRINT NAME: BARBARA E. FRANCE



(NOT TO SCALE)  
VICINITY SKETCH

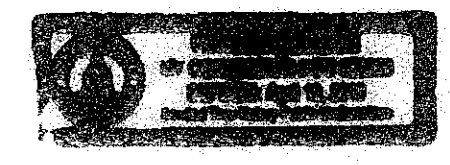
## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED DAVID WILSON WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF OLD GATE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF February, 2008.

MY COMMISSION EXPIRES: 4/12/2010 *Patricia Nawrocki*  
NOTARY PUBLIC  
PRINT NAME: PATRICIA NAWROCKI

FLORIDA COMMISSION No. DD539836



## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, STEVEN L. ROBBINS, 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 TRACTS "C" AND "D" IS VESTED IN WILSON HOMES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND THAT LOT 1 IS VESTED IN CHRISTOPHER E. ZECCA AND CHRISTINA C. ZECCA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT 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: 2/27/08 *Steven L. Robbins*  
STEVEN L. ROBBINS, ESQUIRE  
FLORIDA BAR NO. 710288

## SURVEYOR'S CERTIFICATION

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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.

*Dan W. Dailey*  
DAN W. DAILEY, P.S.M.  
LICENSE NO. 2439  
STATE OF FLORIDA



## SURVEYOR'S NOTES

- 1) ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF THE PLAT OF HOPE ACRES, AS RECORDED IN PLAT BOOK 26, PAGE 208, PALM BEACH COUNTY, FLORIDA, BEING 88°02'59"E AND ARE RELATIVE TO GRID NORTH, STATE PLANE COORDINATE SYSTEM NAD 83, 1990, ADJUSTMENT.
- 2) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CURRENT BUILDING AND ZONING REGULATIONS OF PALM BEACH COUNTY AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THE PROPERTY REFLECTED BY THIS PLAT.
- 3) NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE PALM BEACH COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 4) IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
- 5) ALL LINES ARE NOT RADIAL TO CURVE UNLESS OTHERWISE NOTED.
- 6) STATE PLANE COORDINATE INFORMATION:
  - A. COORDINATES SHOWN ARE GRID
  - B. DATUM = NAD 83, 1990 ADJUSTMENT
  - C. ZONE = FLORIDA EAST
  - D. LINEAR UNIT = U.S. SURVEY FOOT
  - E. COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT
  - F. ALL DISTANCES ARE GROUND
  - G. SCALE FACTOR = 1.000046263
  - H. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- 7) 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.

## PALM BEACH COUNTY APPROVAL

COUNTY ENGINEER:  
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 10 DAY OF March, 2008, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND 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

## SHEET 1 OF 2

DAILEY AND ASSOCIATES, INC.  
Surveying and Mapping  
112 N. U.S. Highway No. 1  
Tequesta, FL. 33469  
Phone: (561) 746-8424  
BUSINESS LICENSE: LB# 2799