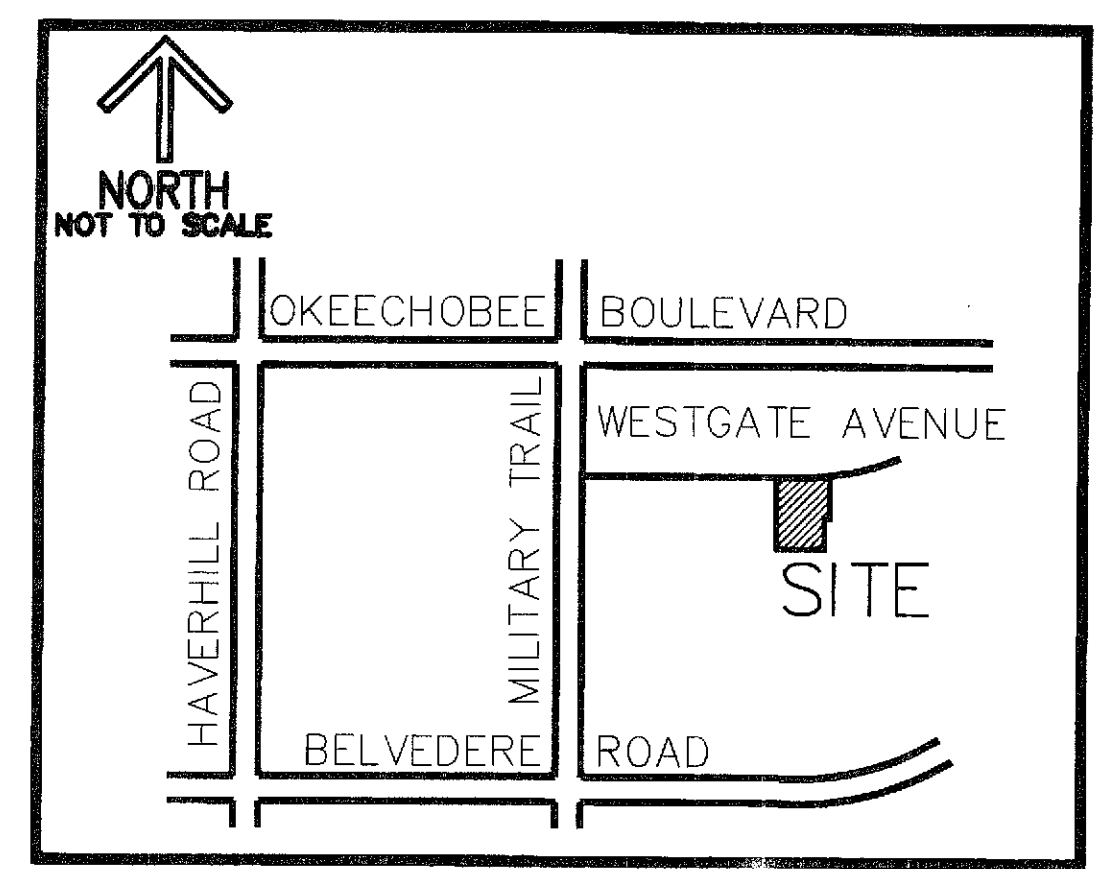


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# WESTGATE PLAZA APARTMENTS

A PORTION OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



# 116

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 12:09 P.M.  
THIS 22 DAY OF September  
A.D. 2011 AND DULY RECORDED  
IN PLAT BOOK 116 ON  
PAGES 116 AND 117.  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *[Signature]*  
DEPUTY CLERK

SHEET 1 OF 2



### DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT FAITH CATHEDRAL WORSHIP CENTER, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS WESTGATE PLAZA APARTMENTS, BEING A PORTION OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF "QUAIL WOODS" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75 AT PAGES 49 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°31'58" EAST ALONG THE WEST LINE OF EAST ONE HALF (E 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 25, A DISTANCE OF 376.60 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WESTGATE AVENUE AS RECORDED IN ROAD PLAT BOOK 2 AT PAGE 205 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°07'02" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 127.17 FEET TO A TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1186.28 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°22'43" AN ARC DISTANCE OF 152.77 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTH HAVING A RADIAL BEARING OF NORTH 04°34'04" WEST AND A RADIUS OF 2140.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°07'57" AN ARC DISTANCE OF 4.95 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF PARCEL NO.1, RESOLUTION R98-982 AS RECORDED IN OFFICIAL RECORD BOOK 10801, PAGE 1054 OF SAID PUBLIC RECORDS AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 96°14'44" AN ARC DISTANCE OF 42.00 FEET TO A POINT OF INTERSECTION WITH A LINE LYING 25.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 25; THENCE SOUTH 01°32'43" WEST, A DISTANCE OF 228.70 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 283.3 OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 25; THENCE SOUTH 01°32'43" WEST, A DISTANCE OF 228.70 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 283.3 OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 25; THENCE NORTH 89°07'02" WEST ALONG SAID NORTH LINE A DISTANCE OF 15.00 FEET; THENCE SOUTH 01°32'43" WEST ALONG A LINE LYING 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 25, A DISTANCE OF 133.70 TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID QUAIL WOODS; THENCE NORTH 88°59'28" WEST ALONG SAID NORTH LINE, A DISTANCE OF 296.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 116,294 SQUARE FEET (2.67 ACRES), MORE OR LESS.

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

#### 1. PARCEL A

PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED BY FAITH CATHEDRAL WORSHIP CENTER, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FAITH CATHEDRAL WORSHIP CENTER, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 2. UTILITY EASEMENT

THE UTILITY EASEMENTS 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 UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC RIGHT-OF-WAYS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY 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, TELECOMMUNICATION 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. 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.

#### 3. LIMITED ACCESS EASEMENT

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.

#### 4. MASS TRANSIT EASEMENT

THE MASS TRANSIT EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREAS, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THIS EASEMENT AREA SHALL BE WITH FAITH CATHEDRAL WORSHIP CENTER, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY, ITS SUCCESSORS AND OR ASSIGNS, COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THIS EASEMENT FOR THE INTENDED PURPOSES, AT WHICH TIME MAINTENANCE OF THIS EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO FAITH CATHEDRAL WORSHIP CENTER, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THIS EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF September, 2011.

WITNESS: *[Signature]* JUSTIN GILBERT  
PRINT NAME Justin Gilbert  
FAITH CATHEDRAL WORSHIP CENTER, INC.,  
A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: *[Signature]* JOSEPH CUNICCIANO  
PRINT NAME JOSEPH CUNICCIANO  
DONALD JOHNSON  
PRESIDENT

#### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF Palm Beach  
BEFORE ME PERSONALLY APPEARED DONALD JOHNSON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FAITH CATHEDRAL WORSHIP CENTER, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT 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 9th DAY OF September, 2011.

MY COMMISSION EXPIRES: 6/8/2012  
COMMISSION NUMBER: DD 795398  
NOTARY PUBLIC  
MICHAEL BARTLEY  
PRINT NAME

NOTARY PUBLIC STATE OF FLORIDA  
Michael Bartley  
Commission # DD795398  
Expires: JUNE 08, 2012  
WITNESS THE ATLANTIC BORDERS CO., INC.

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
CAULFIELD and WHEELER, INC.  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
MARCH - 2011

#### MORTGAGEES CONSENT:

STATE OF FLORIDA  
COUNTY OF Palm Beach  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE DEED DATED OCTOBER 13, 2005 MADE BY FAITH CATHEDRAL WORSHIP CENTER, INC., A FLORIDA CORPORATION, AS MORTGAGOR, IN FAVOR OF BEHNAME SHIRAZ AND SANDRA SHIRAZ, AS TRUSTEES OF THE BEHNAME SHIRAZ REVOCABLE TRUST DATED MARCH 4, 2005, AS MORTGAGEE, RECORDED ON NOVEMBER 22, 2005, IN OFFICIAL RECORDS BOOK 19567, PAGE 448, AS ASSIGNED BY ASSIGNMENTS OF MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 20977, PAGE 1078, OFFICIAL RECORDS BOOK 22417, PAGE 832, AND OFFICIAL RECORDS BOOK 24695, PAGE 1659, AS CORRECTED AND AMENDED BY CORRECTIVE ASSIGNMENT OF MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 24725, PAGE 86, ALL BEING RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I SERGE COTE, TRUSTEE OF THE SERGE COTE FAMILY TRUST DATED MAY 23, 2000, DO HERETO SET MY HAND AND SEAL THIS 9th DAY OF September, 2011.

WITNESS: *[Signature]* JUSTIN GILBERT  
PRINT NAME Justin Gilbert  
BY: *[Signature]* SERGE COTE  
SERGE COTE, TRUSTEE OF THE  
SERGE COTE FAMILY TRUST DATED MAY 23, 2000

WITNESS: *[Signature]* JOSEPH CUNICCIANO  
PRINT NAME JOSEPH CUNICCIANO

#### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF Palm Beach  
BEFORE ME PERSONALLY APPEARED SERGE COTE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SERGE COTE, TRUSTEE OF THE SERGE COTE FAMILY TRUST DATED MAY 23, 2000, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF September, 2011.

MY COMMISSION EXPIRES: 6/8/2012  
COMMISSION NUMBER: DD 795398  
NOTARY PUBLIC  
MICHAEL BARTLEY  
PRINT NAME

#### MORTGAGEES CONSENT:

STATE OF FLORIDA  
COUNTY OF Palm Beach  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 24151, AT PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I MICHAEL SHOCHAT, DO HERETO SET MY HAND AND SEAL THIS 9th DAY OF September, 2011.

WITNESS: *[Signature]* JUSTIN GILBERT  
PRINT NAME Justin Gilbert  
BY: *[Signature]* MICHAEL SHOCHAT  
MICHAEL SHOCHAT

WITNESS: *[Signature]* JOSEPH CUNICCIANO  
PRINT NAME JOSEPH CUNICCIANO

#### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF Palm Beach  
BEFORE ME PERSONALLY APPEARED MICHAEL SHOCHAT, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF September, 2011.

MY COMMISSION EXPIRES: 6/8/2012  
COMMISSION NUMBER: DD 795398  
NOTARY PUBLIC  
MICHAEL BARTLEY  
PRINT NAME

NOTARY PUBLIC STATE OF FLORIDA  
Michael Bartley  
Commission # DD795398  
Expires: JUNE 08, 2012  
WITNESS THE ATLANTIC BORDERS CO., INC.

FAITH CATHEDRAL WORSHIP CENTER, INC. FAITH CATHEDRAL WORSHIP CENTER, INC. MORTGAGEE NOTARY MORTGAGEE MORTGAGEE MORTGAGEE MORTGAGEE MORTGAGEE COUNTY ENGINEER SURVEYOR

Seal impressions for each entity listed above.

#### TABULAR DATA

TOTAL AREA THIS PLAT	2.67 ACRES
PARCEL A	2.67 ACRES
CONTROL NUMBER - 2007-233	
USE - MULTI FAMILY	

"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.

#### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF DADE  
I, PATRICIA K. GREEN, 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 FAITH CATHEDRAL WORSHIP CENTER, INC., A FLORIDA NOT FOR PROFIT CORPORATION; 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; 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.  
DATED: 9/12/2011  
*[Signature]*  
PATRICIA K. GREEN, ESQ.,  
ATTORNEY AT LAW  
FLORIDA BAR NO. 813930  
STEARNS WEAVER MILLER WEISSER ALHADEFF & SITTERSON, P.A.  
150 WEST FLAGLER STREET, SUITE 2200  
MIAMI, FL 33130

#### 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 22th DAY OF September, 2011, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.  
BY: *[Signature]* GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

#### SURVEYOR'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), 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.  
DATED: 9/12/11  
DAVID P. LINDLEY  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591