

20060395133

1000-648

Westgate Education Development Center

17

A REPLAT OF PORTIONS LOTS 1, 2, AND 31 THRU 41, AND ALL OF LOTS 3 THRU 23 AND 51 THRU 56 OF BLOCK 36 OF THE PLAT "WEST GATE ESTATES (NORTHERN SECTION)", AS RECORDED IN PLAT BOOK 8, PAGE 38 LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA
APRIL 2006 SHEET 1 OF 2

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 9:26 A.M.
The 6 day of July 20 06
and duly recorded in Plat Book No. 158
on page 14-18
SHARON R. BLASZYK, F.S.M.
Notary Public, State of Florida

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT EDUCATION DEVELOPMENT CENTER, INC. A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS "WESTGATE EDUCATION DEVELOPMENT CENTER", LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 15, INCLUSIVE, LOTS 16 THROUGH 23, INCLUSIVE, LOTS 31 THROUGH 41, INCLUSIVE, LESS THE SOUTH 10 FEET OF LOTS 31 THROUGH 41, INCLUSIVE, AND LOTS 51 THROUGH 56, INCLUSIVE, BLOCK 36, "WEST GATE ESTATES (NORTHERN SECTION), ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

LESS AND EXCEPT A PORTION OF SAID LOTS 1, 2, 31 AND 32 AS CONTAINED IN A WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 13626, PAGE 818 OF SAID PUBLIC RECORDS AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 (P.O.B. #1); THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY OF WESTGATE AVENUE, 30.0 FEET; THENCE SOUTHWESTERLY WITH AN INTERIOR ANGLE OF 45 DEGREES, 42.43 FEET TO THE EASTERLY RIGHT-OF-WAY OF LOXAHATCHEE DRIVE; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY, 30.0 FEET TO THE POINT OF BEGINNING;

AND:

BEGINNING AT A POINT 10 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 31 (P.O.B. #2); THENCE EASTERLY ALONG THE NORTH RIGHT-OF-WAY OF NOKOMIS AVENUE, 30.0 FEET; THENCE NORTHWESTERLY WITH AN INCLUDED ANGLE OF 45 DEGREES, 42.43 FEET TO THE EASTERLY RIGHT-OF-WAY OF LOXAHATCHEE DRIVE; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY, 30.0 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA. SUBJECT TO ALL PERTINENT MATTERS OF RECORD. (CONTAINING 2.576 ACRES, MORE OR LESS)

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

- BUFFER EASEMENTS:**
THE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED TO EDUCATION DEVELOPMENT CENTER, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LIMITED ACCESS EASEMENTS:**
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- PARCEL "A" AS SHOWN HEREON IS HEREBY RESERVED BY THE EDUCATIONAL DEVELOPMENT CENTER, INC., FOR DAY CARE AND VETERINARY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.**

IN WITNESS WHEREOF, EDUCATION DEVELOPMENT CENTER, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO THIS 2 DAY OF May, A.D., 2006.

EDUCATIONAL DEVELOPMENT CENTER, INC.
A FLORIDA CORPORATION

BY: [Signature]
PEDRO M. RIVERA-PIEROLA, VICE PRESIDENT
WITNESS: Margaret P. Ponardi (PRINT NAME) BY: [Signature] (SIGNATURE)
WITNESS: W.K. Sawicki (PRINT NAME) BY: W. Polich (SIGNATURE)

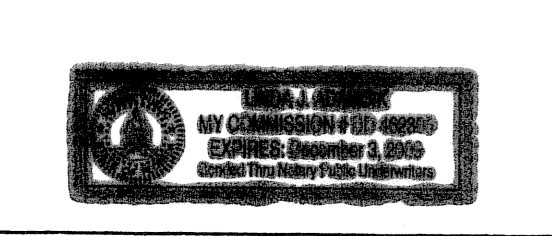
ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PEDRO M. RIVERA-PIEROLA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED P.D. License AS IDENTIFICATION, AS VICE PRESIDENT OF EDUCATION DEVELOPMENT CENTER, INC., AND EXECUTED SUCH INSTRUMENT AS VICE PRESIDENT OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 2 DAY OF May, A.D., 2006.

NOTARY STAMP:



[Signature]
(SIGNATURE)
NOTARY PUBLIC, STATE OF FLORIDA
DD462300
COMMISSION NUMBER

ACCEPTANCE OF RESERVATIONS

EDUCATION DEVELOPMENT CENTER, INC. HEREBY ACCEPTS THE RESERVATION TO SAID CORPORATION AS STATED AND SHOWN HEREON, DATED THIS 2 DAY OF May, A.D., 2006.

EDUCATIONAL DEVELOPMENT CENTER, INC.
A FLORIDA CORPORATION

BY: [Signature]
PEDRO M. RIVERA-PIEROLA
VICE PRESIDENT
WITNESS: Margaret P. Ponardi (PRINT NAME) BY: [Signature] (SIGNATURE)
WITNESS: W.K. Sawicki (PRINT NAME) BY: W. Polich (SIGNATURE)

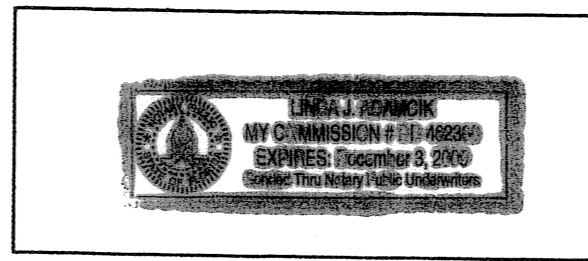
ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PEDRO M. RIVERA-PIEROLA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED P.D. License AS IDENTIFICATION, AS VICE PRESIDENT OF EDUCATION DEVELOPMENT CENTER, INC., AND EXECUTED SUCH INSTRUMENT AS VICE PRESIDENT OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 2 DAY OF May, A.D., 2006.

NOTARY STAMP:



[Signature]
(SIGNATURE)
NOTARY PUBLIC, STATE OF FLORIDA
DD462300
COMMISSION NUMBER

MORTGAGEES CONSENT

STATE OF CALIFORNIA
COUNTY OF Santa Barbara

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED IN SAID DEDICATION AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 15435, PAGE 1952 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, COMMUNITY WEST BANK, N.A., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR V.P. AND ATTESTED TO BY ITS V.P. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22 DAY OF April, 2006.

COMMUNITY WEST BANK, N.A.

BY: [Signature] ATTEST: [Signature]
CYNTHIA HOOPER, SENIOR V.P. EDWARD PRINZ, V.P.
(PRINT NAME AND TITLE)

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 DETERMINED BY USE RIGHTS GRANTED.
- 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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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 THIS COUNTY.

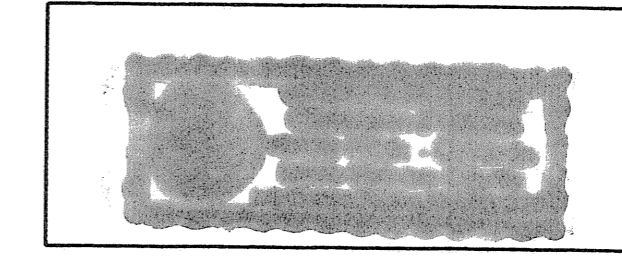
MORTGAGEE ACKNOWLEDGEMENT:

STATE OF CALIFORNIA
COUNTY OF Santa Barbara

BEFORE ME PERSONALLY APPEARED CYNTHIA HOOPER and Edward Prinz, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED personally known to Notary AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR V.P. AND VICE PRESIDENT, RESPECTIVELY, OF COMMUNITY WEST BANK, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 13th DAY OF April, 2006.

NOTARY STAMP:



[Signature]
(SIGNATURE)
NOTARY PUBLIC, STATE OF CALIFORNIA
1420335
COMMISSION NUMBER

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, PALM BEACH TITLE SERVICES, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN EDUCATION DEVELOPMENT CENTER, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

PALM BEACH TITLE SERVICES

BY: [Signature] DATE: 4/21/06
KIMBERLY VON HOFFMAN
PRESIDENT

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 5th DAY OF July, 2006, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

[Signature] DATE: 7/5/06
GEORGE T. WEBB, P.E., COUNTY ENGINEER

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY, MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND 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.

BY: [Signature] DATE: 5-02-06
ROBERT P. BLASZYK, F.S.M.
FLORIDA CERTIFICATE NO. 4133

THIS INSTRUMENT WAS PREPARED BY ROBERT P. BLASZYK, PSM, IN THE OFFICES OF

RPB Consulting, Inc.

Land Surveying and Mapping

7741 North Military Trail, Woodbine Commons, Suite 1, Palm Beach Gardens, Florida 33410
Phone (561) 841-7466 Fax (561) 841-3919 Email: rpbconsultinginc@earthlink.net

TABULAR DATA (per approved site plan):

Petition No.	CB 2001-011
Project Name	Westgate Education Development Center Aka: Day Care and Veterinary Clinic
Total Gross Acreage	2.6 acres

SUBDIVISION Westgate Education Development Center
BLOCK 108 PAGE 17
FLOOD ZONE B
ZONING R-4
QUAD 16
SS
TAX 912
FED NAME West Gate

