

135

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 5:01 P.M. THIS
19 DAY OF September
2017, AND DUPLICATED IN
PLAT BOOK 121, PAGE 135-
136.
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *Maria R. Haland* C.

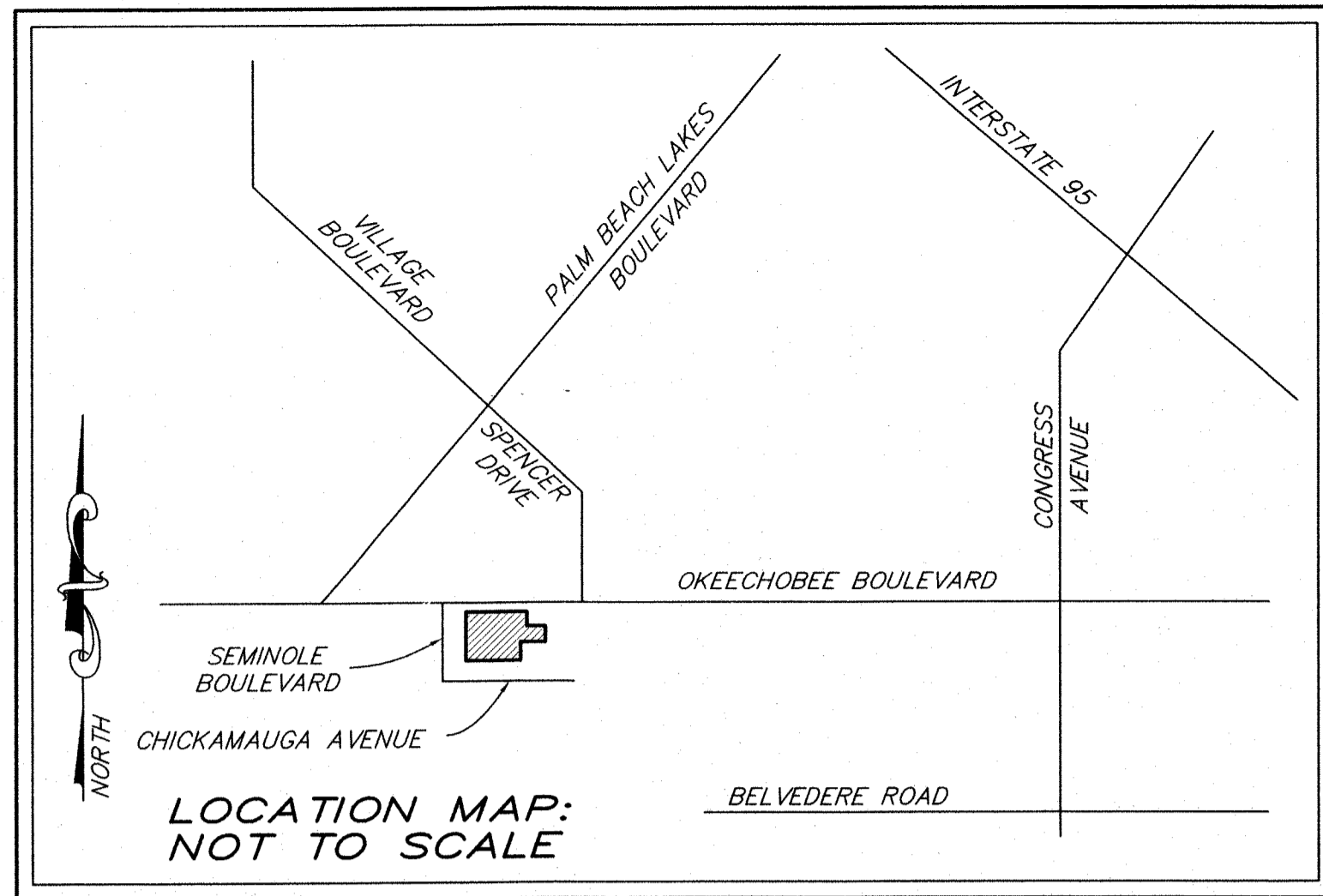
SHEET 1 OF 2



CLERK

CUMBERLAND FARMS WESTGATE

A REPLAT OF ALL OF LOTS 1 THROUGH 12, BLOCK 4, LESS THE NORTH 12 FEET THEREOF, OF THE AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6 AND THE NORTHERN PART OF BLOCK 'A', WEST GATE ESTATES, NORTHERN SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LOTS 1 THROUGH 15 AND 31 THROUGH 40, BLOCK 10, OF WEST GATE ESTATES, NORTHERN SECTION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF RIGHT OF WAY ABANDONED IN OFFICIAL RECORD BOOK 2444, PAGE 920, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING SOUTH OF SAID LOTS 5 THROUGH 12, BLOCK 4 AND NORTH OF LOTS 5 THROUGH 12, BLOCK 10, LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT SIL-FIR CORP., A FLORIDA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS CUMBERLAND FARMS WESTGATE, A REPLAT OF ALL OF LOTS 1 THROUGH 12, BLOCK 4, LESS THE NORTH 12 FEET THEREOF, OF THE AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6 AND THE NORTHERN PART OF BLOCK 'A', WEST GATE ESTATES, NORTHERN SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LOTS 1 THROUGH 15 AND 31 THROUGH 40, BLOCK 10, OF WEST GATE ESTATES, NORTHERN SECTION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF RIGHT OF WAY ABANDONED IN OFFICIAL RECORD BOOK 2444, PAGE 920, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING SOUTH OF SAID LOTS 5 THROUGH 12, BLOCK 4 AND NORTH OF LOTS 5 THROUGH 12, BLOCK 10, LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 31, BLOCK 10, SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SEMINOLE BOULEVARD (A PLATTED 100 FOOT RIGHT OF WAY) AND NORTH RIGHT OF WAY LINE OF CHICKAMAUGA AVENUE (A PLATTED 40 FOOT RIGHT OF WAY); THENCE NORTH 01°07'19" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 376.34 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 8, PAGE 57, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°52'36" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 303.68 FEET TO THE NORTHEAST CORNER OF SAID LOT 12, BLOCK 4; THENCE SOUTH 01°07'19" WEST, ALONG THE EAST LINE OF SAID LOT 12, BLOCK 4 AND THE EAST LINE OF SAID RIGHT OF WAY VACATION PER OFFICIAL RECORDS BOOK 2444, PAGE 920, A DISTANCE OF 146.05 FEET TO THE NORTHWEST CORNER OF LOT 13, BLOCK 10; THENCE SOUTH 88°59'51" EAST, ALONG THE NORTH LINE OF SAID LOTS 13, 14 AND 15, BLOCK 10 TO THE NORTHEAST CORNER OF SAID LOT 15, BLOCK 10, A DISTANCE OF 79.05 FEET; THENCE SOUTH 01°04'44" WEST, ALONG THE EAST LINE OF SAID LOT 15, BLOCK 10, A DISTANCE OF 115.36 FEET TO THE SOUTHEAST CORNER OF LOT 15, BLOCK 10; THENCE NORTH 88°57'31" WEST, ALONG THE SOUTH LINE OF SAID LOTS 11, 12, 13, 14 AND 15, BLOCK 10, A DISTANCE OF 124.76 FEET TO THE NORTHEAST CORNER OF LOT 40, BLOCK 10; THENCE SOUTH 01°13'06" WEST, ALONG THE EAST LINE OF SAID LOT 40, BLOCK 10, A DISTANCE OF 114.82 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CHICKAMAUGA AVENUE AND SOUTHEAST CORNER OF SAID LOT 40, BLOCK 10; THENCE NORTH 88°53'41" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 253.87 FEET TO THE POINT OF BEGINNING, CONTAINING: 116909.63 SQUARE FEET OR 2.68 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', AS SHOWN HEREON, IS HEREBY RESERVED FOR SIL-FIR CORP., A FLORIDA CORPORATION, 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 THIS TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SIL-FIR CORP., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2.) THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY BY OWNER, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER COUNTY), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE OWNER, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER OWNER), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

3.) THE PALM BEACH COUNTY UTILITY EASEMENT IDENTIFIED ON THE PLAT THEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

4.) THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NON-EXCLUSIVE 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. 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.

5.) TRACT 'B' AS SHOWN HEREON IS HEREBY DEDICATED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

6.) TRACT 'C' 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 PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF JULY, 2017.
WITNESS: *Mark G. Harkin* SIGNATURE: *Mark G. Harkin* PRINT NAME: **Mark G. Harkin**
WITNESS: *Natalia V. Vargas* SIGNATURE: *Natalia V. Vargas* PRINT NAME: **Natalia Vargas**
WITNESS: *Rudolph Silc* SIGNATURE: *Rudolph Silc* PRINT NAME: **RUDOLPH SILC, PRESIDENT**

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF Palm Beach
BEFORE ME PERSONALLY APPEARED RUDOLPH SILC, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SIL-FIR CORP., A FLORIDA 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF July, 2017.
BY: *Mary Peterson* NOTARY PUBLIC
BY: *MARY PETERSON* PRINT NAME:
COMMISSION EXPIRES: 12-1-2019

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF Palm Beach
I, DONALD J. CURETTO, 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 SIL-FIR CORP., A FLORIDA 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 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.
BY: *Donald J. Curitto* DONALD J. CURETTO
ATTORNEY AT LAW LICENSED IN FLORIDA
DATED: July 18, 2017

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), FLORIDA STATUTES THIS 18th DAY OF September, 2017, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: *George F. Wehr* SIGNATURE: *George F. Wehr*
GEORGE F. WEHR P.E.
COUNTY ENGINEER
DATED: 9/18/17

SURVEYOR AND 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), PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, 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: *Robert Bloomster Jr.* SIGNATURE: *Robert Bloomster Jr.*
ROBERT BLOOMSTER JR.
PROFESSIONAL LAND SURVEYOR
LICENSE NO. LS 4134, STATE OF FLORIDA
DATED: July 13, 2017

ACKNOWLEDGEMENT SIL-FIR CORP. COUNTY ENGINEER SURVEYOR'S SEAL

SURVEYOR'S NOTES:

- 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 ENCROACHMENT.
- 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 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, FLORIDA.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE NATIONAL INSTITUTE AND TECHNOLOGY AND REFER TO THE HORIZONTAL PLANE.
- BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING ALONG THE EAST RIGHT OF WAY LINE OF SEMINOLE BOULEVARD WHICH BEARS N 01°07'19"E. AS SHOWN IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 93280-2510 (SHEET 2 CF 10), RECORDED IN ROAD PLAT BOOK 8, PAGE 57, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT, BASED ON THE GEODETIC CONTROL ESTABLISHED AND ACCEPTED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICES COMMISSION.
- THAT PORTION OF 12 FOOT RIGHT OF WAY DEDICATION AS SHOWN NORTH OF AND ADJACENT TO TRACT 'B' CONSISTS OF FOUR PARCELS AS RECORDED IN ROAD PLAT BOOK 8, PAGE 57, PALM BEACH COUNTY, FLORIDA. THE PARCELS AND RECORDING INFORMATION ARE AS FOLLOWS: FDOT PARCEL 141 (ORB 7764, PG 1160); FDOT PARCEL 142 (ORB 7825, PG 1158); FDOT PARCEL 168 (ORB 7750, PG 659); FDOT PARCEL 143 (ORB 7750, PG 663)

STATE PLANE DATA:

COORDINATES SHOWN ARE GRID DATUM
DATUM - NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST, TRANSVERSE MERCATOR PROJECTION
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE / 1990 ADJUSTMENT
SCALE FACTOR = 1.00004133
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

THIS INSTRUMENT WAS PREPARED BY
ROBERT BLOOMSTER JR.
PROFESSIONAL SURVEYOR AND MAPPER NO. LS 4134
STATE OF FLORIDA
IN THE OFFICE OF
BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.
641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
OFFICE PHONE NO. (772) 334-0868 - FAX NO. (772) 334-5283
LICENSED BUSINESS NO. 6018