

DENNIS P. KOEHLER PRESERVE

BEING A REPLAT OF ALL OF BLOCK 16 AND A PORTION OF BLOCK 22, AND ALL OF THE RIGHT-OF-WAY FOR GENESSEE AVENUE LYING BETWEEN BLOCKS 16 AND 22 ABANDONED BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 23287, PAGE 1729, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WEST GATE ESTATES (NORTHERN SECTION), PLAT BOOK 8, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA,

36

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS INSTRUMENT WAS FILED FOR
RECORD AT 11:01
THIS 15th DAY OF February
2022 AND DULY RECORDED
IN PLAT BOOK NO. 133
ON PAGE 36 - 37
JOSEPH ABRUZZO
CLERK AND COMPTROLLER
BY: *[Signature]* D.C.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC AGENCY, ITS SUCCESSORS AND ASSIGNS, OWNER OF THE LAND SHOWN HEREON AS DENNIS P. KOEHLER PRESERVE, BEING A REPLAT OF ALL OF BLOCK 16 AND A PORTION OF BLOCK 22, AND ALL OF THE RIGHT-OF-WAY FOR GENESSEE AVENUE LYING BETWEEN BLOCKS 16 AND 22 ABANDONED BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 23287, PAGE 1729, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WEST GATE ESTATES (NORTHERN SECTION), PLAT BOOK 8, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING ALL OF BLOCK 16 AND A PORTION OF BLOCK 22, AS SHOWN ON THE PLAT OF WESTGATE ESTATES (NORTHERN SECTION), PLAT BOOK 8, PAGE 38, TOGETHER WITH THE PORTION OF THE RIGHT-OF-WAY FOR GENESSEE AVENUE ABANDONED BY RESOLUTION IN OFFICIAL RECORDS BOOK 23287, PAGE 1729, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID BLOCK 16; THENCE S88°54'04"E, ALONG THE NORTH LINE OF SAID BLOCK 16, SAID NORTH LINE BEING THE SOUTH LINE OF THE 40 FOOT WIDE RIGHT-OF-WAY FOR CHICKAMAUGA AVENUE, AS SHOWN ON SAID PLAT, A DISTANCE OF 758.19 FEET, TO THE NORTHEAST CORNER OF SAID BLOCK 16, SAID NORTHEAST CORNER BEING ON THE WEST LINE OF THE 60 FOOT WIDE RIGHT-OF-WAY FOR OSCEOLA DRIVE, AS SHOWN ON SAID PLAT; THENCE S01°05'56"W, ALONG THE EAST LINE OF SAID BLOCK 16, AND ITS SOUTHERLY PROLONGATION, AND ALONG THE EAST LINE OF SAID BLOCK 22, A DISTANCE OF 422.50 FEET, TO A LINE LYING 77.50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 55 THROUGH LOT 60, INCLUSIVE, OF SAID BLOCK 22; THENCE N88°54'04"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 153.91 FEET, TO THE WEST LINE OF LOT 55 OF SAID BLOCK 22; THENCE S01°05'56"W, ALONG SAID WEST LINE, A DISTANCE OF 77.50 FEET, TO THE NORTH LINE OF THE 40 FOOT WIDE RIGHT-OF-WAY FOR CHEROKEE AVENUE, AS SHOWN ON SAID PLAT; THENCE N88°54'04"W, ALONG SAID NORTH LINE, A DISTANCE OF 50.04 FEET, TO THE SOUTHEAST CORNER OF LOT 52 OF SAID BLOCK 22; THENCE N01°05'56"E, ALONG THE EAST LINE OF SAID LOT 52, A DISTANCE OF 115.00 FEET, TO THE NORTHEAST CORNER OF SAID LOT 52; THENCE N88°54'04"W, ALONG THE NORTH LINE OF LOTS 37 THROUGH 52, INCLUSIVE, OF SAID BLOCK 22, A DISTANCE OF 400.33 FEET, TO THE NORTHWEST CORNER OF SAID LOT 37; THENCE S01°05'56"W, ALONG THE WEST LINE OF SAID LOT 37, A DISTANCE OF 115.00 FEET, TO THE NORTH LINE OF THE 40 FOOT WIDE RIGHT-OF-WAY FOR CHEROKEE AVENUE, AS SHOWN ON SAID PLAT; THENCE N88°54'04"W, ALONG SAID NORTH LINE, A DISTANCE OF 50.04 FEET, TO THE SOUTHEAST CORNER OF LOT 34 OF SAID BLOCK 22; THENCE N01°05'56"E, ALONG THE EAST LINE OF SAID LOT 34, A DISTANCE OF 115.00 FEET, TO THE NORTHEAST CORNER OF SAID LOT 34; THENCE N88°54'04"W, ALONG THE NORTH LINE OF LOTS 31 THROUGH 34, INCLUSIVE, OF SAID BLOCK 22, A DISTANCE OF 103.87 FEET, TO THE EAST LINE OF THE 100 FOOT WIDE RIGHT-OF-WAY FOR SEMINOLE BOULEVARD, AS SHOWN ON SAID PLAT, SAID EAST LINE BEING THE WEST LINE SAID BLOCK 22; THENCE N01°05'56"E, ALONG SAID WEST LINE, AND ITS NORTHERLY PROLONGATION, AND ALONG THE WEST LINE OF AFORESAID BLOCK 16, A DISTANCE OF 385.00 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 7.0979 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AND RESERVE AS FOLLOWS:

- RIGHT-OF-WAY DEDICATION
TRACTS R-1 AND R-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- TRACT A
TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, 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 THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- UTILITY EASEMENTS
THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NONEXCLUSIVE 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. 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.
- 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- WATER MANAGEMENT TRACT
TRACT W-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC AGENCY, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AGENCY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS
THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC AGENCY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID AGENCY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND 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 PUBLIC AGENCY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIR, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF COMMISSIONERS THIS 10th DAY OF January, 2022.

WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC AGENCY, ITS SUCCESSORS AND ASSIGNS
A PUBLIC AGENCY CREATED BY PALM BEACH COUNTY PURSUANT TO CHAPTER 163, FLORIDA STATUTES

BY: *[Signature]*
RONALD L. DANIELS, CHAIR
BOARD OF COMMISSIONERS

[Signature]
WITNESS
ELIZÉE Michel
PRINT NAME

[Signature]
WITNESS
Denise Pennel
PRINT NAME

SEAL
WESTGATE/BELVEDERE HOMES
COMMUNITY REDEVELOPMENT AGENCY,
A PUBLIC AGENCY



ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 10th DAY OF January, 2022, BY RONALD L. DANIELS AS CHAIR OF THE BOARD OF COMMISSIONERS FOR WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC AGENCY, ON BEHALF OF THE AGENCY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES:
May 14, 2023

[Signature]
SEAL
Moi D. Bui
(PRINTED NAME) - NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, THOMAS J. BAIRD, 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 WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC AGENCY CREATED BY PALM BEACH COUNTY PURSUANT TO CHAPTER 163, FLORIDA STATUTES; 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; THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

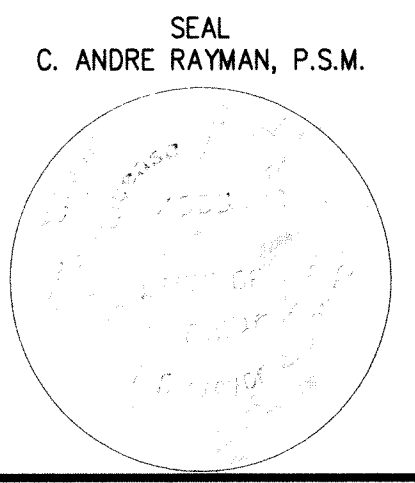
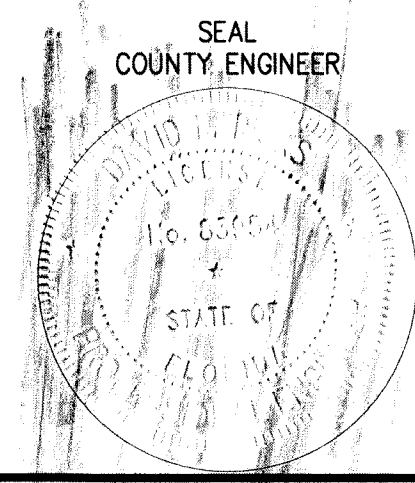
DATED: 1/10/2022

BY: *[Signature]*
THOMAS J. BAIRD, ESQ
JONES, FOSTER, JOHNSTON & STUBBS, PA

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 10th DAY OF FEBRUARY, 2022, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

[Signature]
DAVID L. RICKS, P.E.
COUNTY ENGINEER



SURVEYOR'S NOTES

- NO BUILDING OR ANY KIND OF CONSTRUCTION OF 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 ENCROACHMENTS. THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS COINCIDE.
- 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.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83/90 AND THE NORTH LINE OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, HAVING A BEARING OF S88°53'06"E. ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 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.

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."), 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.

BY: *[Signature]*
C. ANDRE RAYMAN, PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. LS4938
GENUINITY GROUP, INC.
1280 NORTH CONGRESS AVENUE, SUITE 101
STATE OF FLORIDA LICENSED BUSINESS NO. LB6603

DATE: 1-25-2022

ZONING CONTROL NUMBER

2016-00109

STATE PLANE COORDINATE DATA

SCALE FACTOR: 1.0000415
PROJECTION: TRANSVERSE MERCATOR
ZONE: FLORIDA EAST ZONE (0901)
DATUM: NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT)

ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE SHOWN.

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
LINEAR UNITS = US SURVEY FEET

THIS INSTRUMENT WAS PREPARED BY: JOHN J. RICE, P.S.M. IN THE OFFICE OF
GENUINITY GROUP, INC. CERTIFICATE OF AUTHORIZATION NO. LB6603
1280 N. CONGRESS AVE., SUITE 101 WEST PALM BEACH, FLORIDA 33409



DATE	07/16/2019
SCALE	1" = 50'
CAD FILE	14162.01.22 Koehler Plat
PROJECT	14162.01.22
DRAWN	J. RICE
CHECKED	J. MALIN

1/2
JOB NO.
14162.01.22