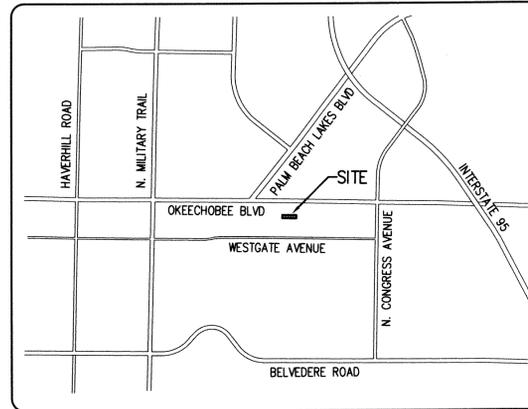


# BABBLING BROOK

BEING A REPLAT OF A PORTION OF BLOCK 15, "WEST GATE ESTATES (NORTHERN SECTION)", PLAT BOOK 8, PAGE 38, AND ALL OF TRACT C, "REPLAT OF PART OF BLOCKS 11, 14, 15, 29, 41, 51, 52 & 54 WEST GATE ESTATES", PLAT BOOK 15, PAGE 66, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA,

# 38

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS INSTRUMENT WAS FILED FOR  
RECORD AT 11:04  
THIS 15<sup>th</sup> DAY OF February  
2022 AND DULY RECORDED  
IN PLAT BOOK NO. 133  
ON PAGE 38-39  
JOSEPH ABRUZZO,  
CLERK AND COMPTROLLER  
BY: [Signature] D.C.



LOCATION MAP  
1" = 3000'



### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC AGENCY, OWNER OF THE LAND SHOWN HEREON AS BABBLING BROOK, BEING A REPLAT OF A PORTION OF BLOCK 15, "WEST GATE ESTATES (NORTHERN SECTION)", PLAT BOOK 8, PAGE 38, AND ALL OF TRACT C, "REPLAT OF PART OF BLOCKS 11, 14, 15, 29, 41, 51, 52 & 54 WEST GATE ESTATES", PLAT BOOK 15, PAGE 66, 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 LOTS 11 THROUGH 15, BLOCK 15, AS SHOWN ON THE PLAT OF "WEST GATE ESTATES (NORTHERN SECTION)", PLAT BOOK 8, PAGE 38, AND ALL OF TRACT C, "REPLAT OF PART OF BLOCKS 11, 14, 15, 29, 41, 51, 52 & 54 WEST GATE ESTATES", PLAT BOOK 15, PAGE 66, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID BLOCK 15, SAID NORTHEAST CORNER ALSO BEING THE NORTHEAST CORNER OF SAID TRACT C AND BEING ON THE WEST LINE OF THE RIGHT-OF-WAY FOR SEMINOLE BOULEVARD, AS SHOWN ON SAID PLAT; THENCE S01°05'56"W, ALONG SAID WEST LINE, A DISTANCE OF 115.00 FEET, TO THE NORTHEAST CORNER OF LOT 60 OF SAID BLOCK 15; THENCE N88°54'04"W, ALONG THE NORTH LINE OF LOTS 41 THROUGH 60, INCLUSIVE, A DISTANCE OF 503.78 FEET, TO THE SOUTHEAST CORNER OF LOT 10 OF SAID BLOCK 15; THENCE N01°05'56"E, ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 115.00 FEET, TO THE SOUTH LINE OF THE 40 FOOT WIDE RIGHT-OF-WAY FOR CHICKAMAUGA AVENUE, AS SHOWN ON SAID PLAT; THENCE S88°54'04"E, ALONG SAID SOUTH LINE, A DISTANCE OF 503.78 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.3300 ACRES, MORE OR LESS.

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

- 1) RIGHT-OF-WAY DEDICATION  
TRACT R-1, 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.
- 2) 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.
- 3) 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.

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 10 DAY OF January, 2022.

WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY  
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 Pennell  
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 10 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]  
SIGNATURE  
Mai 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; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

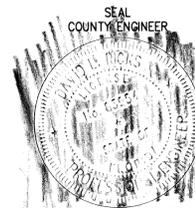
DATED: 1/10/2022

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 9 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

1. 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 ARE REQUIRED FOR SUCH ENCROACHMENTS. THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS COINCIDE.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
3. 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.
4. 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.
5. 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	09/29/2021
SCALE	AS NOTED
CAD FILE	14162.01.22 Koehler Plat
PROJECT	14162.01.22
DRAWN	J. RICE
CHECKED	J. MALIN

SH E E T	1/2
JOB NO.	14162.01.22