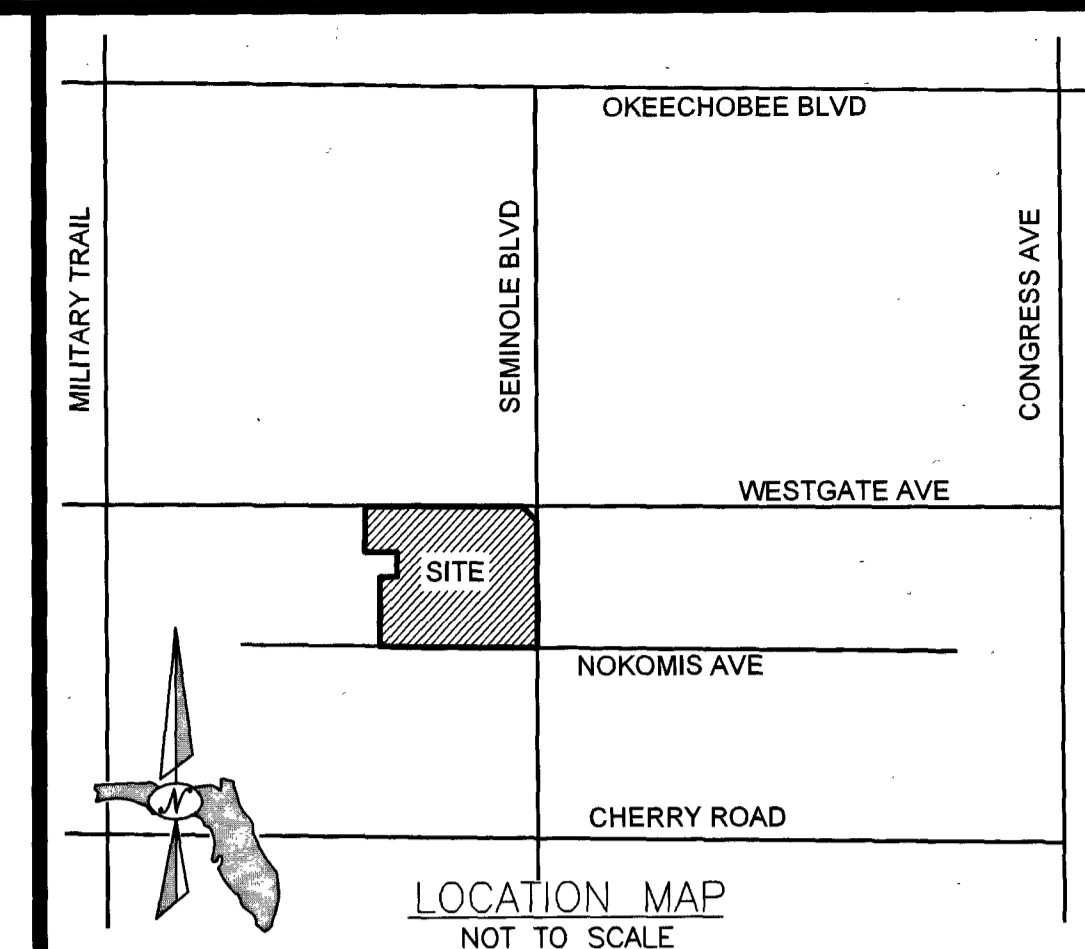


FIRE STATION NO.24

BEING A REPLAT LOTS 20 AND 21, LESS THE SOUTH 40 FEET THEREOF, LOTS 22 - 30, AND LOTS 51 - 60, BLOCK 33, WEST GATE ESTATES, (NORTHERN SECTION) PLAT BOOK 8, AT PAGE 38, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2



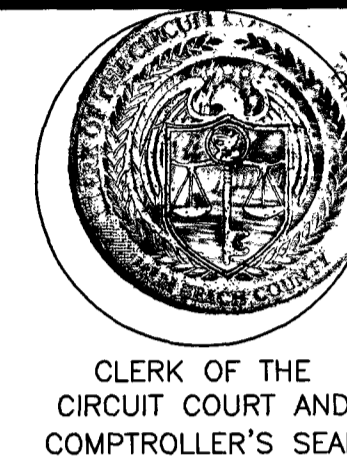
12

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 11:52 A.M. THIS 12 DAY OF February A.D. 2026, AND DULY RECORDED IN PLAT BOOK 141 ON PAGES 12 AND 13.

MICHAEL A. CARUSO,
CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS FIRE STATION NO.24, BEING A REPLAT OF LOTS 20 AND 21, LESS THE SOUTH 40 FEET THEREOF, LOTS 22 - 30, AND LOTS 51 - 60, BLOCK 33, WEST GATE ESTATES, (NORTHERN SECTION) RECORDED IN PLAT BOOK 8, AT PAGE 38, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 19 OF SAID BLOCK 33;
THENCE ALONG THE SOUTH RIGHT-OF-WAY OF WESTGATE AVENUE AS SHOWN ON SAID PLAT, S88°52'48"E FOR 253.78 FEET TO A RIGHT-OF-WAY PARCEL RECORDED IN OFFICIAL RECORD BOOK 7578, PAGE 198, OF SAID PUBLIC RECORDS;
THENCE ALONG SAID RIGHT-OF-WAY, S43°52'48"E FOR 35.36 FEET TO THE WEST RIGHT-OF-WAY OF SEMINOLE BOULEVARD AS SHOWN ON SAID PLAT;
THENCE ALONG SAID WEST RIGHT-OF-WAY, S01°07'12"W FOR 205.00 FEET TO THE NORTH RIGHT-OF-WAY OF NOKOMIS AVENUE AS SHOWN ON SAID PLAT;
THENCE ALONG SAID NORTH RIGHT-OF-WAY, N88°52'48"W FOR 253.78 FEET TO THE SOUTHEAST CORNER OF LOT 50 OF SAID PLAT;
THENCE ALONG THE EAST LINE OF SAID LOT 50, N01°07'12"E FOR 115.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 50, AND THE SOUTHWEST CORNER OF SAID LOT 21;
THENCE ALONG THE SOUTH LINE OF SAID LOT 21, S88°52'48"E FOR 25.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21;
THENCE ALONG THE EAST LINE OF SAID LOT 21, N01°07'12"E FOR 40.00 FEET;
THENCE N88°52'48"W FOR 50.00 FEET TO THE EAST LINE OF SAID LOT 19;
THENCE ALONG SAID EAST LINE OF LOT 19, N01°07'12"E FOR 75.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 58,833 SQUARE FEET OR 1.353 ACRES MORE OR LESS.

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

1. TRACTS A AND B:

TRACTS A AND B, AS SHOWN HEREON, ARE 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 TRACTS A AND B SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, IN THE EVENT THAT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.

2. TRACT R:

TRACT R, AS SHOWN HEREON, IS HEREBY RESERVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

3. UTILITY EASEMENT:

THE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, IS A NONEXCLUSIVE EASEMENT AND IS 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.

IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR, AND ITS SEAL AFFIXED, HEREIN, THIS 2 DAY OF February 2026

ATTEST: *[Signature]*
MICHAEL A. CARUSO,
CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY: *[Signature]*
SARA BAXTER, MAYOR

PALM BEACH COUNTY,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BOARD OF COUNTY COMMISSIONERS

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, GUARANTEED FLORIDA TITLE, ESCROW & ABSTRACT, INC., A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS 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 PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; THAT THE PROPERTY IS EXEMPT FROM PROPERTY TAXES; 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.

GUARANTEED FLORIDA TITLE, ESCROW & ABSTRACT, INC.

AS OF DATE: 12/26/25 BY: *[Signature]*
BENJAMIN BOYHAN
VICE PRESIDENT

SURVEYOR & 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), 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.

[Signature] 12/8/25
JOHN E. PHILLIPS, III, P.S.M.
LICENSE NO. 4826
STATE OF FLORIDA

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 11 DAY OF FEB 2026 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

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

SURVEYOR & MAPPER'S NOTES:

- BEARINGS ARE BASED ON N01°33'35"E (GRID, NAD 83, 1990 ADJUSTMENT) ALONG THE WEST LINE OF SECTION 30/43/43.
- 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 ENCROACHMENTS.
- STATE PLANE COORDINATES:
A. COORDINATES SHOWN ARE GRID
B. DATUM - NAD 83, 1990 ADJUSTMENT
C. ZONE - FLORIDA EAST
D. LINEAR UNIT - US SURVEY FOOT
E. COORDINATE SYSTEM 1983 STATE PLANE
F. TRANSVERSE MERCATOR PROJECTION
G. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
H. SCALE FACTOR - 1.0000413
I. GROUND DISTANCE x SCALE FACTOR= GRID DISTANCE
J. ROTATION EQUATION: NONE
- 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 OF RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- SITE DATA: ZONING CONTROL NUMBER: NONE
- 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.

LEGEND:

ABBREVIATIONS:
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
ORB - OFFICIAL RECORD BOOK
P.B. - PLAT BOOK
NO. - NUMBER
PS. - PAGE
R/W - RIGHT-OF-WAY
SEC. - SECTION
PBC - PALM BEACH COUNTY

☉ - CENTERLINE
NAD - NORTH AMERICAN DATUM
LB - LICENSED BUSINESS
30/43/43 - SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
(G) - GROUND DISTANCE

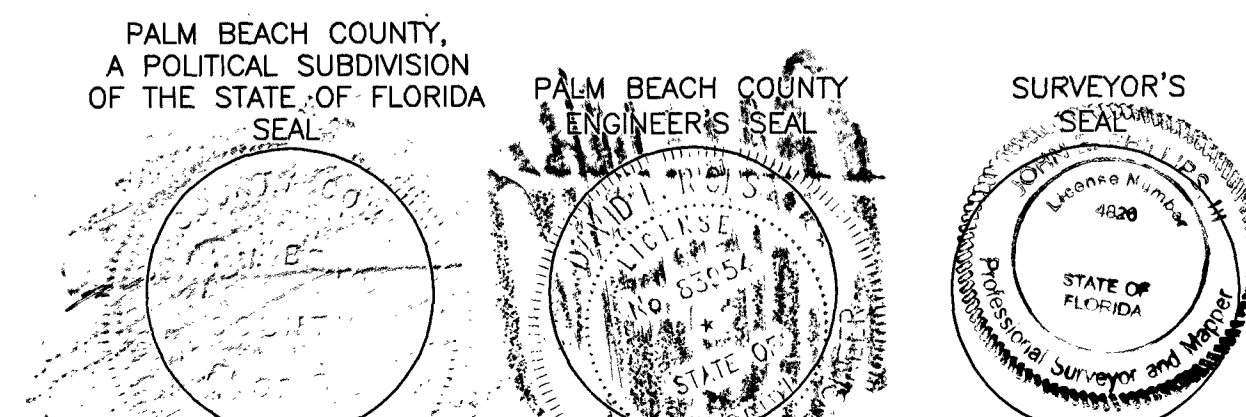
SYMBOLS:

- PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB6473"

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY
JOHN E. PHILLIPS III, P.S.M. 4826

BROWN & PHILLIPS, INC.
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE RD., SUITE 509
WEST PALM BEACH, FLORIDA 33409
561-615-3988, 615-3986 FAX



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022 drawing files\25-19022-19022-190 PBC Fire Station #24 Survey and Platting, 12/02/2025 12:04:47 PM, DWG to PDF.plt