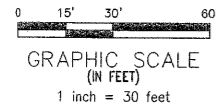


0713-001



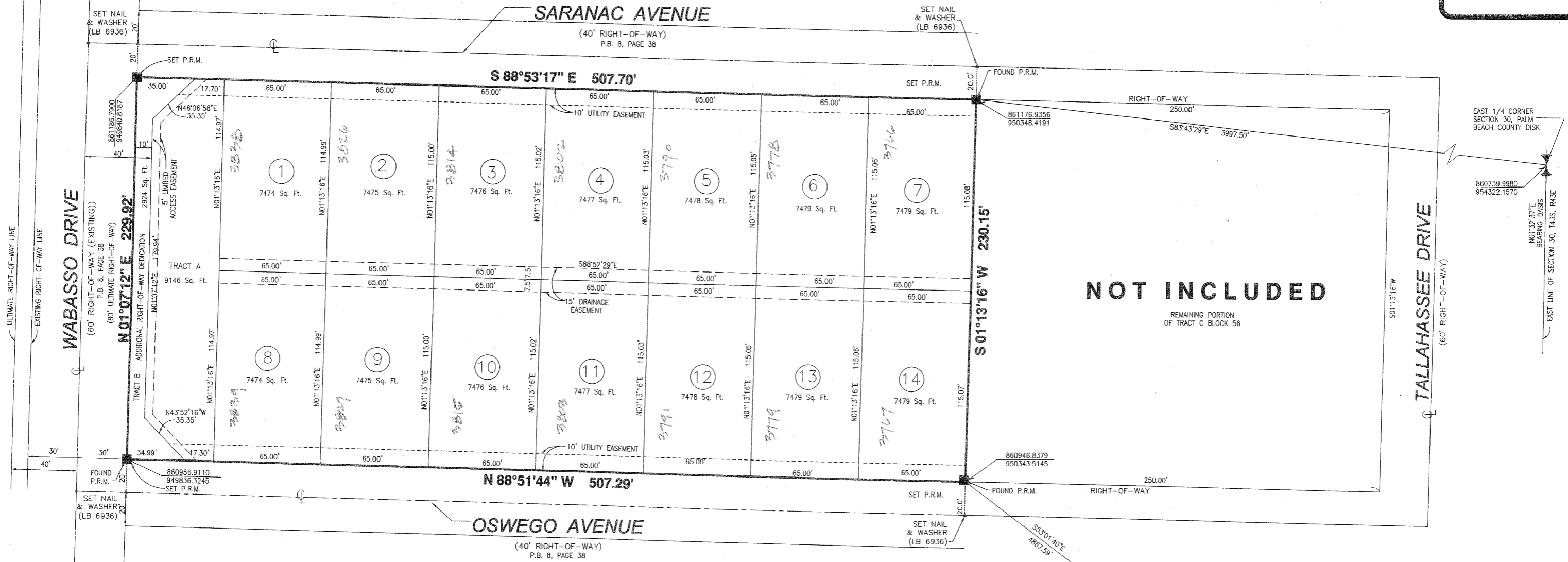
WESTGATE VILLAGE

A PORTION OF LAND LYING IN,
SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA
BEING A REPLAT OF A PORTION OF TRACT C, BLOCK 56 OF HAMILTON'S REPLAT OF
PART OF BLOCK 7 AND 55 AND 56, WESTGATE ESTATES. PLAT BOOK 16, PAGE 14

APRIL 2006
SHEET 2 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
AT _____ THIS
DAY OF _____
A.D. 2006 AND DULY RECORDED IN
PLAT BOOK _____ ON PAGES
AND _____
SHARON R. BOCK, CLERK AND
COMPTROLLER
BY: _____ DC

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SURVEYOR'S 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 being determined by use rights granted.
- No structure or building or any kind of construction or trees or shrubs, shall be placed on or within any easement without the prior written consent of all easement beneficiaries and all applicable County Approvals or permits as required for such encroachments.
- All building setbacks are to conform to the requirements of Palm Beach County, Florida.
- Bearings as shown herein are based upon the State Plane Coordinate System, Transverse Mercator - Florida East Zone, 1983 North American Datum (1990 adjustment), along the East line of Section 30, Township 43 South, Range 43 East, having a bearing of N01 32'37" E.
- Coordinates shown herein are based upon the State Plane Coordinate system, Transverse Mercator - Florida East Zone, 1983 North American Datum (1990 adjustment).
- Distances as shown herein are ground distances. Scale factor = 1.0000449
Grid distance = ground distance x scale factor.
No rotation of bearings.

NOTICE:

This plat, as recorded in its graphical 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.

LEGEND:	
U.E.	= UTILITY EASEMENT
LB	= LICENSED BUSINESS
(M)	= MEASURE
ORB.	= OFFICIAL RECORDS BOOK
(P)	= PLAT
P.B.	= PLAT BOOK
PG(s)	= PAGE OR PAGES
PLS	= PROFESSIONAL LAND SURVEYOR
P.O.B.	= POINT OF BEGINNING
PK	= PARKER KALON NAIL
PRM	= PERMANENT REFERENCE MONUMENT
Sq. Ft.	= SQUARE FOOTAGE
■	= SET P.M. LB 6936
●	= SET PK AND DISK # 6936
○	= CENTERLINE

TABULAR DATA	
PETITION #	94-11
PROJECT #	713-000
ZONING DISTRICT	RM
CONCURRENCY APPROVAL *	
SINGLE FAMILY HOMES	14
TOTAL AREA	2,679 ACRES
TRACT A	9146 Sq. Ft.
TRACT B	2924 Sq. Ft.

THIS INSTRUMENT PREPARED BY RICHARD N. DEAN IN THE OFFICE OF:
Dean Surveying and Mapping, Inc.
 "The Measuring Line Shall Go Forth" Jeremiah 31:39
 5114 Okeechobee Blvd., Suite 102
 West Palm Beach, Florida Facsimile (561)626-4568
 Tel:(561)625-8748

RECORD PLAT
WESTGATE VILLAGE

C.A.D.D.	D.J.M.	Checked	Date	06/01/2004
Field			Job No.	
Scale 1" = 30'	Sheet 2 of 2			02-215

STRATEGIC Westgate Village
PAGE 180
BLDG/PAV/UTL/ST/PAV
ZONING RM
ZEP/COL/ST/PAV
3.20.07
RUD/NABE Westgate Estates