

# WESTGATE VILLAGE MUPD

BEING PARCEL 1 OF AFFIDAVIT OF WAIVER AS RECORDED IN OFFICIAL RECORDS BOOK 35339, PAGE 495, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

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**PREPARING SURVEYOR & MAPPER'S STATEMENT**

THIS INSTRUMENT WAS PREPARED BY:

ROBERT J. CAJAL IN THE OFFICE OF  
WALLACE LAND SURVEYING, LLC, LB #8598  
5553 VILLAGE BOULEVARD,  
WEST PALM BEACH, FLORIDA 33407  
561-840-4551

SHEET 2 OF 4

**MORTGAGEE'S JOINDER AND CONSENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 35838 AT PAGE 1968 AND ASSIGNED IN OFFICIAL RECORDS BOOK 35839 AT PAGE 1, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SVP AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2 DAY OF July, 2026.

WITNESS: Keith Maertt  
PRINTED NAME

WITNESS: Cott H. Allen  
PRINTED NAME

CITY NATIONAL BANK OF FLORIDA

BY: David Albright, SVP  
PRINTED NAME, TITLE

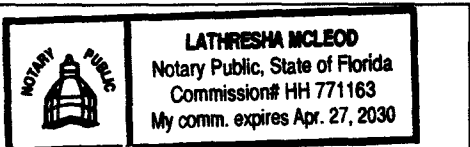
**ACKNOWLEDGEMENT**

STATE OF Florida  
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 2 DAY OF July, 2026, BY David Albright AS SVP FOR CITY NATIONAL BANK OF FLORIDA, ON BEHALF OF THE CORPORATION, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

April 27, 2030  
MY COMMISSION EXPIRES

HH 771163  
MY COMMISSION NUMBER



NOTARY STAMP

SIGNATURE OF NOTARY PUBLIC

Lathiesha McLeod  
PRINTED NAME OF NOTARY PUBLIC

**TITLE CERTIFICATION**

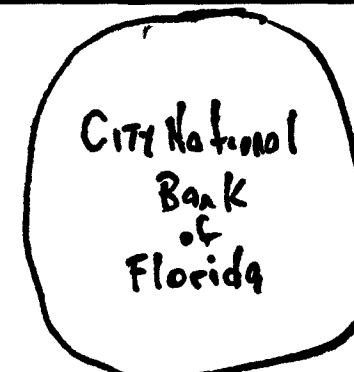
STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, PAUL A. KRASKER, 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 INVESTMENT CORPORATION OF PALM BEACH, A FLORIDA PROFIT CORPORATION AND WESTGATE GARDENS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA; 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 ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS 13<sup>th</sup> DAY OF July, 2026.

R  
PAUL A. KRASKER, ESQUIRE  
FLORIDA BAR NUMBER: 893196

MORTGAGE HOLDER SEAL



**WESTGATE VILLAGE MUPD**

**WALLACE LAND SURVEYING, LLC**  
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 840-4551 LB #8598

|              |                     |                      |
|--------------|---------------------|----------------------|
| FIELD:       | JOB No.: 23-1108.17 | F.B. PG.             |
| OFFICE: R.C. | DATE: OCT. 2025     | DWG. No.: 23-1108-14 |
| REF.: 195070 |                     | SHEET 2 OF 4         |