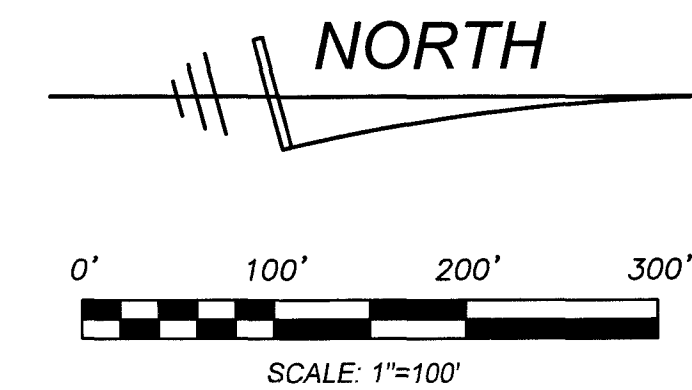


# WESTGATE VILLAGE MUPD

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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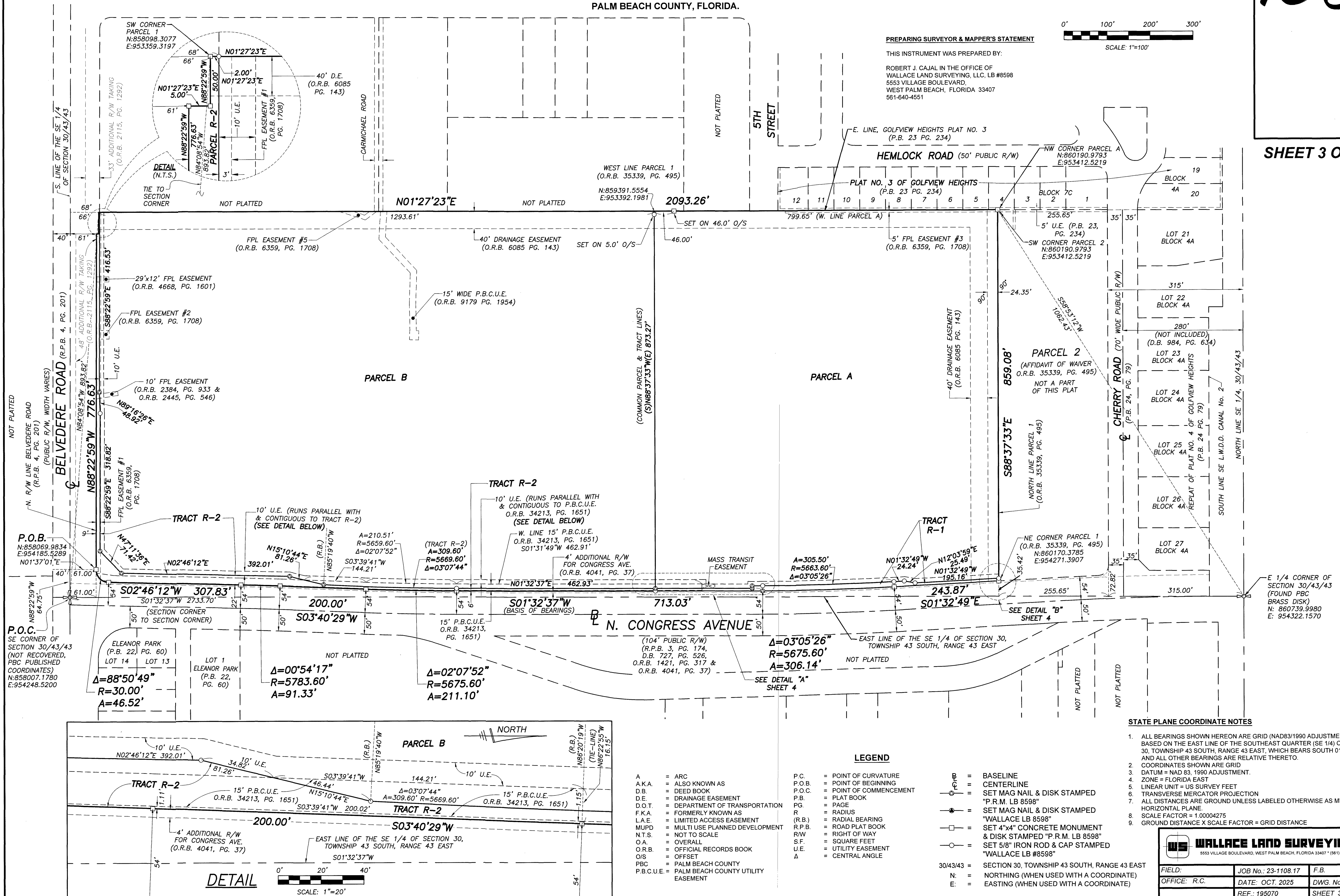


## PREPARING SURVEYOR & MAPPER'S STATEMENT

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  
561-640-4551

SHEET 3 OF 4



## STATE PLANE COORDINATE NOTES

- ALL BEARINGS SHOWN HEREON ARE GRID (NAD83/1990 ADJUSTMENT) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, WHICH BEARS SOUTH 01°32'37" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- COORDINATES SHOWN ARE GRID.
- DATUM = NAD 83, 1990 ADJUSTMENT.
- ZONE = FLORIDA EAST
- LINEAR UNIT = US SURVEY FEET
- TRANSVERSE MERCATOR PROJECTION
- ALL DISTANCES ARE GROUND UNLESS LABELED OTHERWISE AS MEASURED ON HORIZONTAL PLANE.
- SCALE FACTOR = 1.00004275
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

## LEGEND

|            |                                      |        |                         |                                 |                               |
|------------|--------------------------------------|--------|-------------------------|---------------------------------|-------------------------------|
| A          | = ARC                                | P.C.   | = POINT OF CURVATURE    | BL                              | = BASELINE                    |
| A.K.A.     | = ALSO KNOWN AS                      | P.O.B. | = POINT OF BEGINNING    | CL                              | = CENTERLINE                  |
| D.B.       | = DEED BOOK                          | P.O.C. | = POINT OF COMMENCEMENT | SM                              | = SET MAG NAIL & DISK STAMPED |
| D.E.       | = DRAINAGE EASEMENT                  | P.B.   | = PLAT BOOK             | "P.R.M. LB 8598"                |                               |
| D.O.T.     | = DEPARTMENT OF TRANSPORTATION       | PG     | = PAGE                  | MD                              | = SET MAG NAIL & DISK STAMPED |
| F.K.A.     | = FORMERLY KNOWN AS                  | R      | = RADIUS                | "WALLACE LB 8598"               |                               |
| L.A.E.     | = LIMITED ACCESS EASEMENT            | (R.B.) | = RADIAL BEARING        | CM                              | = SET 4"x4" CONCRETE MONUMENT |
| MUPD       | = MULTI USE PLANNED DEVELOPMENT      | R.P.B. | = ROAD PLAT BOOK        | & DISK STAMPED "P.R.M. LB 8598" |                               |
| N.T.S.     | = NOT TO SCALE                       | R/W    | = RIGHT OF WAY          | SET 5/8" IRON ROD & CAP STAMPED |                               |
| O.A.       | = OVERALL                            | S.F.   | = SQUARE FEET           | "WALLACE LB #8598"              |                               |
| O.R.B.     | = OFFICIAL RECORDS BOOK              | U.E.   | = UTILITY EASEMENT      |                                 |                               |
| O/S        | = OFFSET                             | A      | = CENTRAL ANGLE         |                                 |                               |
| PBC        | = PALM BEACH COUNTY                  |        |                         |                                 |                               |
| P.B.C.U.E. | = PALM BEACH COUNTY UTILITY EASEMENT |        |                         |                                 |                               |

|                                                                                                                        |                     |                      |     |
|------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------|-----|
| <b>WALLACE LAND SURVEYING, LLC</b><br>5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551 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 3 OF 4         |     |