

**RESOLUTION 2020-11**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR GREEN LANE, BEING A PORTION OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST AND SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.**

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**WHEREAS**, Minto PBLH, LLC, a Florida Limited Liability Company, as the Applicant has requested approval for Green Lane Final Plat being a Portion of Section 7, Township 43 South, Range 41 East and Section 12, Township 43 South, Range 40 East, containing approximately 6.206 acres, City of Westlake, Palm Beach County, containing approximately as described in Exhibit "A", attached hereto; and

**WHEREAS**, the City of Westlake has the exclusive jurisdiction to approve the plat pursuant to Florida Statutes, §177.071; and

**WHEREAS**, the application has been reviewed and approved by a Professional Surveyor and Mapper for the City of Westlake, and said Surveyor and Mapper has found the application to be consistent with the requirements under Florida Statutes, Chapter 177; and

**WHEREAS**, the Building staff, Engineering staff and Planning staff for the City of Westlake have reviewed the application, the final plat and the boundary survey, and the collective staff has recommended approval; and

**WHEREAS**, after careful review and consideration, the collective staff has determined that this application has complied with the Palm Beach County Unified Land Development Codes and Florida law.

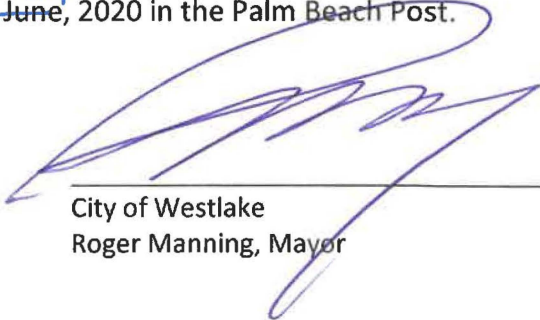
**NOW THEREFORE**, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, THAT:

- Section 1:** The above recitals are true and correct and are incorporated herein by this reference.
- Section 2:** The City Council for the City of Westlake hereby approves the final plat and boundary survey for the Final Plat Green Lane, as described in the attached Exhibit "A", containing approximately 6.206 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.
- Section 3.** The applicant shall provide a certified copy of the recorded plat and the applicant shall cover the costs of recording the plat in the public records in and for Palm Beach County Florida.

**Section 4:** This resolution shall take effect immediately upon its adoption.

**PASSED AND APPROVED** by City Council for the City of Westlake, on this 13th day of July 2020.

**PUBLISHED** on this 2<sup>nd</sup> day of ~~June~~ <sup>July</sup>, 2020 in the Palm Beach Post.



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City of Westlake  
Roger Manning, Mayor



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Zoie Burgess, City Clerk



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Approved as to Form and Sufficiency  
Pam E. Booker, City Attorney

**Exhibit 'A'**  
**Legal Description**  
**Green Lane**

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.01°33'05"W. ALONG THE EAST BOUNDARY LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 4842.94 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 1, ALSO BEING THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE CONTINUE S.01°33'05"W., ALONG THE EAST BOUNDARY LINE OF SAID SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 524.85 FEET TO THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.01°22'23"W., ALONG THE EAST BOUNDARY LINE OF SAID SECTION 12 AND THE WEST BOUNDARY LINE OF SAID SECTION 7, A DISTANCE OF 462.68 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF THE PLAT OF GROVES OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 130, PAGES 120 THROUGH 135, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND TO THE POINT OF BEGINNING: THE FOLLOWING FIFTEEN (15) COURSES BEING ALONG SAID NORTHWESTERLY BOUNDARY LINE OF THE PLAT OF GROVES OF WESTLAKE - PHASE I: 1) S.34°38'22"W., A DISTANCE OF 170.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 4924.48 FEET; 2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°41'59", A DISTANCE OF 60.13 FEET TO A NON-TANGENT INTERSECTION; 3) THENCE S.46°07'43"W., A DISTANCE OF 50.93 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 4555.31 FEET, AND A RADIAL BEARING OF S.56°34'58"E., AT SAID INTERSECTION; 4) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°11'55", A DISTANCE OF 95.30 FEET TO A POINT OF TANGENCY; 5) THENCE S.32°13'07"W., A DISTANCE OF 192.41 FEET; 6) THENCE S.31°08'08"W., A DISTANCE OF 67.62 FEET; 7) THENCE S.32°16'03"W., A DISTANCE OF 128.51 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 977.50 FEET; 8) THENCE SOUTHWESTERLY, ALONG THE ARC SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°26'51", A DISTANCE OF 195.30 FEET TO A NON-TANGENT INTERSECTION; 9) THENCE S.01°37'51"W., A DISTANCE OF 16.30 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 988.50 FEET, AND A RADIAL BEARING OF N.45°35'02"W., AT SAID INTERSECTION; 10) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°20'05", A DISTANCE OF 437.09 FEET TO A NON-TANGENT INTERSECTION; 11) THENCE S.83°26'36"W., A DISTANCE OF 51.99 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 977.50 FEET, AND A RADIAL BEARING OF N.17°17'13"W., AT SAID INTERSECTION; 12) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°30'30", A DISTANCE OF 298.70 FEET TO A POINT OF TANGENCY; 13) THENCE N.89°46'43"W., A DISTANCE OF 108.20 FEET; 14) THENCE N.88°30'20"W., A DISTANCE OF 67.52 FEET; 15) THENCE N.89°46'43"W., A DISTANCE OF 19.88 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID PLAT OF GROVES OF WESTLAKE - PHASE I; THENCE S.01°22'47"W., ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF WATER MANAGEMENT TRACT #1 AND THE NORTH LINE OF TRACT "A", AS SHOWN ON WESTLAKE POD I AND POD J AND RECORDED IN PLAT BOOK \_\_, PAGES \_\_ AND \_\_, OF SAID PUBLIC RECORDS; THENCE N.89°46'44"W., ALONG SAID NORTH LINE OF WATER MANAGEMENT TRACT #1 AND THE NORTH LINE OF TRACT "A", A DISTANCE OF 411.81 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 8050.00 FEET; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID TRACT "A" AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°29'36", A DISTANCE OF 209.81 FEET TO A POINT OF TANGENCY; THENCE N.88°17'08"W., ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 345.16 FEET TO A POINT ON THE EAST LINE OF TRACT "A", AS SHOWN ON ILEX WAY-

PHASE II AND RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.01°42'35"E., ALONG EAST LINE OF SAID TRACT "A", A DISTANCE OF 101.00 FEET; THENCE S.88°17'08"E., A DISTANCE OF 256.97 FEET; THENCE S.75°52'41"E., A DISTANCE OF 51.20 FEET; THENCE S.88°17'08"E., A DISTANCE OF 38.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 7960.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID THROUGH A CENTRAL ANGLE OF 01°29'36", A DISTANCE OF 207.47 FEET TO A POINT OF TANGENCY; THENCE S.89°46'44"E., A DISTANCE OF 431.89 FEET; THENCE S.88°56'35"E., A DISTANCE OF 67.28 FEET; THENCE S.89°46'43"E., A DISTANCE OF 108.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 894.50 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°57'14", A DISTANCE OF 904.77 FEET TO A POINT OF TANGENCY; THENCE N.32°16'03"E., A DISTANCE OF 147.03 FEET; THENCE N.33°32'14"E., A DISTANCE OF 67.69 FEET; THENCE N.32°16'03"E., A DISTANCE OF 139.70 FEET; THENCE N.57°43'50"W., A DISTANCE OF 31.62 FEET TO THE SOUTHEAST CORNER OF SCHOOL SITE PLAT, AS RECORDED IN PLAT BOOK 128, PAGES 20 AND 21, OF SAID PUBLIC RECORDS;; THENCE N.32°39'21"E., ALONG THE EASTERLY LINE OF SAID SCHOOL SITE PLAT, A DISTANCE OF 376.25 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 106.50 FEET, AND A RADIAL BEARING OF N.62°47'47"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE EASTERLY LINE OF SAID PLAT AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°57'49", A DISTANCE OF 53.84 FEET TO A POINT ON SOUTHWESTERLY BOUNDARY LINE OF PERSIMMON BOULEVARD EAST, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.55°21'38"E., ALONG SAID SOUTHWESTERLY BOUNDARY LINE, A DISTANCE OF 149.77 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF THE PLAT OF GROVES OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 130, PAGES 120 THROUGH 135, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.34°38'22"W., ALONG SAID NORTHWESTERLY BOUNDARY LINE, A DISTANCE OF 11.34 FEET TO THE POINT OF BEGINNING.

CONTAINING: 270,338 SQUARE FEET OR 6.206 ACRES, MORE OR LESS.