

RESOLUTION 2020-22

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR GROVES OF WESTLAKE - PHASE II, A SUBDIVISION IN SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "O", GROVES OF WESTLAKE - PHASE II, PLAT BOOK 130, PAGES 120 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, FLORIDA, PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC, A Florida Limited Liability Company, as the Applicant has requested approval for Groves of Westlake - Phase II, a Subdivision in Section 7, Township 43 South, Range 41 East, City of Westlake, Palm Beach County, Florida, being a Replat of Tract "O", Groves of Westlake - Phase II, Plat Book 130, Pages 120 Through 135, inclusive, Public Records of Palm Beach County, Florida, City of Westlake, Florida, as described in the Composite Exhibit "A" containing approximately 38.778, 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.

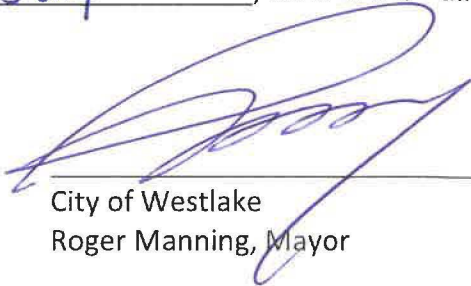
Section 2: The City Council for the City of Westlake hereby approves the final plat and boundary survey for the Groves of Westlake Phase II, as described in the attached Composite Exhibit "A", containing approximately 38.778 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.

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 on first reading by City Council for the City of Westlake, on this 10th day of August 2020.


PUBLISHED on this 30th day of July, 2020 in the Palm Beach Post.



City of Westlake
Roger Manning, Mayor



Zoie Burgess, City Clerk



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

Exhibit 'A'
Groves of Westlake Phase II
Legal Description

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S.89°48'53"E. ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 5270.23 FEET TO THE NORTHEAST CORNER OF SAID SECTION 6; THENCE S.01°57'47"W., ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 5424.34 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 6, ALSO THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE N.89°12'26"W., ALONG THE SOUTH LINE OF SAID SECTION 6 AND THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 2324.50 FEET; THENCE S.00°47'34"W., A DISTANCE OF 1515.89 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TRACT "O", GROVES OF WESTLAKE - PHASE I, PLAT BOOK 130, PAGES 120 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID TRACT "O" FOR FOLLOWING COURSES; THENCE S.00°48'23"W., A DISTANCE OF 667.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 400.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 629.32 FEET TO A POINT OF TANGENCY; THENCE N.89°11'37"W., A DISTANCE OF 1023.26 FEET; THENCE N.00°48'23"E., A DISTANCE OF 125.00 FEET; THENCE S.89°11'37"E., A DISTANCE OF 140.00 FEET; THENCE N.00°40'07"E., A DISTANCE OF 50.00 FEET; THENCE N.00°48'23"E., A DISTANCE OF 125.00 FEET; THENCE S.89°11'37"E., A DISTANCE OF 207.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 61.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 130°15'48", A DISTANCE OF 138.69 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 250.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°15'48", A DISTANCE OF 175.68 FEET TO A POINT OF TANGENCY; THENCE N.00°48'23"E., A DISTANCE OF 71.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 50.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°20'33", A DISTANCE OF 36.95 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 180.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 165°16'10", A DISTANCE OF 519.21 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 61.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 122°55'37", A DISTANCE OF 130.87 FEET TO A POINT OF TANGENCY; THENCE N.00°48'23"E., A DISTANCE OF 131.44 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2564.50 FEET, AND A RADIAL BEARING OF N.03°03'55"W., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL

ANGLE OF 07°17'07", A DISTANCE OF 326.08 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 200.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 30°28'11", A DISTANCE OF 106.36 FEET TO A POINT OF TANGENCY; THENCE S.63°45'00"W., A DISTANCE OF 66.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 500.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°58'23", A DISTANCE OF 200.48 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 61.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 116°43'23", A DISTANCE OF 124.27 FEET TO A POINT OF CUSP; THENCE N.30°00'00"W., A DISTANCE OF 25.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 175.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°45'55", A DISTANCE OF

75.64 FEET TO A NON-TANGENT INTERSECTION; THENCE N.06°27'59"E., A DISTANCE OF 125.00 FEET; THENCE N.06°23'36"E., A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 325.00 FEET, AND A RADIAL BEARING OF N.06°28'39"E., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°04'21", A DISTANCE OF 34.45 FEET TO A NON-TANGENT INTERSECTION; THENCE N.12°33'00"E., A DISTANCE OF 137.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 188.00 FEET, AND A RADIAL BEARING OF N.12°33'00"E., AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°48'00", A DISTANCE OF 127.31 FEET TO A POINT OF TANGENCY; THENCE N. 63°45'00"E., A DISTANCE OF 66.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 512.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°28'11", A DISTANCE OF 272.28 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2,252.50 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°36'58", A DISTANCE OF 456.67 FEET TO A POINT OF TANGENCY; THENCE N.82°36'13"E., 171.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 412.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°36'42", A DISTANCE OF 176.98 FEET TO A NON-TANGENT INTERSECTION; THENCE S.17°12'55"W., A DISTANCE OF 12.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 400.00 FEET, AND A RADIAL BEARING OF S.17°12'55"W., AT SAID INTERSECTION; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°35'28", A DISTANCE OF 513.76 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,689,157 SQUARE FEET OR 38.778 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #8, AS SHOWN ON THE PLAT OF GROVES OF WESTLAKE - PHASE I, PLAT BOOK 130, PAGES 120 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S.89°48'53"E. ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 5270.23 FEET TO THE NORTHEAST CORNER OF SAID SECTION 6; THENCE S.01°57'47"W., ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 5424.34 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 6, ALSO THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE N.89°12'26"W., ALONG THE SOUTH LINE OF SAID SECTION 6 AND THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 2324.50 FEET; THENCE S.00°47'34"W., A DISTANCE OF 1515.89 FEET TO SAID POINT OF BEGINNING; THENCE N.89°11'37"W., A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #8; THENCE S.00°48'23"W., A DISTANCE OF 667.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 157.08 FEET TO A POINT OF TANGENCY; THENCE N.89°11'37"W., A DISTANCE OF 77.00 FEET; THENCE N.00°48'23"E., A DISTANCE OF 857.58 FEET; THENCE N.82°36'13"E., A DISTANCE OF 63.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY,

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98°12'09", A DISTANCE OF 171.40 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #8.

CONTAINING: 148,928 SQUARE FEET OR 3.419 ACRES, MORE OR LESS.

TOTAL CONTAINING: 1,540,229 SQUARE FEET OR 35.359 ACRES, MORE OR LESS.

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PELLA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS GROVES OF WESTLAKE - PHASE 6, A SUBDIVISION IN SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT 70, GROVES OF WESTLAKE - PHASE 1, PLAT BOOK 130, PAGES 120 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S 89°45'30" E, ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 370.23 FEET TO THE NORTHEAST CORNER OF SAID SECTION 6, THENCE S 89°47'47" W, ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 304.4 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 6, ALSO THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE N 89°17'00" W, ALONG THE SOUTH LINE OF SAID SECTION 6 AND THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 1234.48 FEET, THENCE S 60°47'47" W, A DISTANCE OF 1513.89 FEET TO A POINT ON THE EASTELY BOUNDARY OF TRACT "C", GROVES OF WESTLAKE - PHASE 1, PLAT BOOK 130, PAGES 120 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING, THENCE ALONG THE BOUNDARY OF SAID TRACT "C" FOR FOLLOWING CURVES, THENCE S 89°47'47" W, A DISTANCE OF 674.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 40.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 49.33 FEET TO A POINT OF TANGENCY, THENCE N 89°17'00" W, A DISTANCE OF 1023.26 FEET, THENCE N 04°42'31" E, A DISTANCE OF 125.66 FEET, THENCE S 89°17'00" W, A DISTANCE OF 18.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 30.00 FEET, THENCE N 45°27'31" E, A DISTANCE OF 123.00 FEET, THENCE S 89°11'37" E, A DISTANCE OF 207.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 41.30 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 101°58'58", A DISTANCE OF 138.49 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 150.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°15'42", A DISTANCE OF 175.68 FEET TO A POINT OF TANGENCY, THENCE N 20°58'27" E, A DISTANCE OF 71.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WESTWEST, WITH A RADIUS OF 80.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'31", A DISTANCE OF 365 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 180.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 160°18'41", A DISTANCE OF 519.21 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 41.30 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 127°59'07", A DISTANCE OF 130.41 FEET TO A POINT OF TANGENCY, THENCE N 101°41'44" E, A DISTANCE OF 101.41 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 154.50 FEET, AND A RADIAL BEARING OF 189°00'00", ALONG SAID INTERSECTION, THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°17'07", A DISTANCE OF 243.88 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 125.50 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 39°31'11", A DISTANCE OF 163.36 FEET TO A POINT OF TANGENCY, THENCE S 65°09'59" W, A DISTANCE OF 68.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 90.00 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°59'27", A DISTANCE OF 206.48 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 41.30 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 116°42'42", A DISTANCE OF 134.75 FEET TO A POINT OF TANGENCY, THENCE N 82°27'56" E, A DISTANCE OF 234.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 175.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°15'54", A DISTANCE OF 234.78 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 154.50 FEET, AND A RADIAL BEARING OF 189°00'00", ALONG SAID INTERSECTION, THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°00'00", A DISTANCE OF 24.88 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 180.00 FEET, AND A RADIAL BEARING OF 189°00'00", ALONG SAID INTERSECTION, THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°00'00", A DISTANCE OF 123.31 FEET TO A POINT OF TANGENCY, THENCE N 47°40'00" E, A DISTANCE OF 46.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 112.30 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°01'11", A DISTANCE OF 77.28 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 125.50 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 119°58'58", A DISTANCE OF 456.67 FEET TO A POINT OF TANGENCY, THENCE N 89°17'00" W, A DISTANCE OF 17.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 41.30 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 119°58'58", A DISTANCE OF 456.67 FEET TO A POINT OF TANGENCY, THENCE S 89°17'00" W, A DISTANCE OF 17.19 FEET TO A POINT OF BEGINNING CONTAINING: 1,691,157 SQUARE FEET OR 38.778 ACRES, MORE OR LESS.

LIENS AND INTERESTS:

A PARCEL OF LAND BEING ALL OF WESTLAKE TRACT 16 AS SHOWN ON PLAT OF GROVES OF WESTLAKE - PHASE 6, PLAT BOOK 130, PAGES 128, 129, 130, 131, 132, 133, 134, 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S 89°45'30" E, ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 370.23 FEET TO THE NORTHEAST CORNER OF SAID SECTION 6, THENCE S 89°47'47" W, ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 304.4 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 6, ALSO THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE N 89°17'00" W, ALONG THE SOUTH LINE OF SAID SECTION 6 AND THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 1234.48 FEET, THENCE S 60°47'47" W, A DISTANCE OF 1513.89 FEET TO SAID POINT OF BEGINNING, THENCE S 89°17'00" W, A DISTANCE OF 18.88 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #6, THENCE S 89°47'47" W, A DISTANCE OF 467.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 100.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 117.08 FEET TO A POINT OF TANGENCY, THENCE N 89°17'00" W, A DISTANCE OF 77.00 FEET, THENCE N 06°49'31" E, A DISTANCE OF 50.56 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°00'00", A DISTANCE OF 50.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°00'00", A DISTANCE OF 50.56 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #6, CONTAINING: 146,228 SQUARE FEET OR 3.349 ACRES, MORE OR LESS. TOTAL CONTAINING: 1,837,385 SQUARE FEET OR 41.59 ACRES, MORE OR LESS.

ROAD RIGHT-OF-WAY:

TRACT "A" SHOWN HEREON AS AMBERWEET WAY, CITRUS BLOSSOM COURT AND OCHILARD DRIVE, ARE HEREBY DEDICATED TO THE BENEFIT OF WESTLAKE HOMESOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AS A PRIVATE ROADWAY FOR INGRESS AND EGRESS, ACCESS, UTILITIES AND DRAINAGE PURPOSES, AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO DEDICATED TO THE SEMI-PUBLIC IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, REUSE WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSTALLATION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, REUSE WATER, WASTEWATER, AND WATERS MANAGEMENT FACILITIES. THE SEMI-PUBLIC IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITIES PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION, AN EASEMENT OVER, AND UNDER, SAID TRACT "A" AS SHOWN HEREON IS ALSO DEDICATED TO THE CITY OF WESTLAKE FOR USE BY SERVICE VEHICLES AND EMERGENCY VEHICLES. THE CITY OF WESTLAKE AND THE SEMI-PUBLIC IMPROVEMENT DISTRICT SHALL NOT BE RESPONSIBLE FOR THE REPAIR OR MAINTENANCE OF SAID TRACT "A" OR SAID BEARING, EXCEPT AS SHALL RELATE TO THE SERVING OF SUCH PUBLIC UTILITIES BY THE SEMI-PUBLIC IMPROVEMENT DISTRICT, AND FOR MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE'S SERVICE VEHICLES AND EMERGENCY VEHICLES.

OPEN SPACE TRACT:

TRACT #2 #13, AS SHOWN HEREON, IS HEREBY DEDICATED TO GROVES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

LAKE MAINTENANCE ACCESS EASEMENTS:

THE LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMI-PUBLIC IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

GROVES OF WESTLAKE - PHASE II

A SUBDIVISION IN SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT 70, GROVES OF WESTLAKE - PHASE I, PLAT BOOK 130, PAGES 120 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

RECREATION TRACTS:

RECREATION TRACT #1 AND RECREATION TRACT #2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO GROVES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

UTILITY EASEMENTS:

ALL UTILITY EASEMENTS DESCRIBED ON THE PLAN ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY RIGHTS AND EASEMENTS ESTABLISHED BY OR RESERVED BY THIS PLAN ARE HEREBY DEDICATED, IN PERPETUITY TO THE SEMI-PUBLIC IMPROVEMENT DISTRICT, (A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTERS 189 AND 206, FLORIDA STATUTES, AS A PUBLIC UTILITY PROVIDER OF WATER, SEWER AND RECLAIMED WATER), ITS SUCCESSORS AND ASSIGNS, SUBJECT TO CERTAIN RESTRICTIONS OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR. PROVIDED HOWEVER, SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS, THE SEMI-PUBLIC IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION. IN FURTHERANCE OF THE FOREGOING, THERE IS HEREBY GRANTED TO FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS, AND ASSIGNS (FPL), A NON-EXCLUSIVE EASEMENT FOREVER OVER, UNDER, IN, UPON AND ACROSS THE UTILITY EASEMENTS DESCRIBED ON THE PLAN, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT, AND APPURTENANT ABOVE-GROUND EQUIPMENT TO BE INSTALLED FROM TIME TO TIME, TOGETHER WITH THE RIGHT TO UNDERGO PULL TO ATTACH OR PLACE WIRES OR OTHER ANY FACILITIES HEREUNDER, AND LAY CABLE AND CONDUIT WITHIN THE EASEMENT AREA AND TO OPERATE THE SAME FOR PUBLIC COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES.

DRAINAGE EASEMENTS:

THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMI-PUBLIC IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMI-PUBLIC IMPROVEMENT DISTRICT, WITHOUT RECOURSE TO THE CITY OF WESTLAKE. THE CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAN WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR DRAINAGE PURPOSES ANY AND ALL DRAINAGE, LAKE, MAINTENANCE, AND LAKE MAINTENANCE, ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

DRAINAGE EASEMENTS (PRIVATE):

THE 133 FEET DRAINAGE EASEMENTS (PRIVATE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO GROVES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE. THE CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAN WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR DRAINAGE PURPOSES ANY AND ALL DRAINAGE, LAKE, MAINTENANCE, AND LAKE MAINTENANCE, ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, MINTO PELLA, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THIS PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERSHIP THIS _____ DAY OF _____, 2020.

MINTO PELLA, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: JOHN F. CARTER, PRESIDENT
WITNESS:
FRONT NAME:
TITLE: CITY MANAGER, KEN CASSELL

STATE OF FLORIDA:

COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020, BY JOHN CARTER, AS PRESIDENT FOR MINTO PELLA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OR BENEATH OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES _____
SIGNATURE: HARRY BINNIE, PRESIDENT, FOUNDERS TITLE

(PRINT NAME) - NOTARY PUBLIC
STATE OF FLORIDA
COUNTY OF PALM BEACH
ACCEPTANCE OF DEDICATION

SEMI-PUBLIC IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND ITS MAINTENANCE OBLIGATIONS FOR SAME, AND HEREBY JOINS IN AND CONSENTS TO THE UTILITY EASEMENTS DEDICATION, DATED THIS _____ DAY OF _____, 2020.

WITNESS:
FRONT NAME:
TITLE: CITY MANAGER, KEN CASSELL

WITNESS:
FRONT NAME:
TITLE: CITY MANAGER, KEN CASSELL

ACKNOWLEDGMENT:

STATE OF FLORIDA:

COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020, BY SCOTT MASSEY, AS PRESIDENT FOR SEMI-PUBLIC IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES _____
SIGNATURE: JOHN CARTER, PRESIDENT FOR MINTO PELLA, LLC

(PRINT NAME) - NOTARY PUBLIC
STATE OF FLORIDA
COUNTY OF PALM BEACH

ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA:

COUNTY OF PALM BEACH

THE GROVES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREIN, DATED THIS _____ DAY OF _____, 2020.

WITNESS:
FRONT NAME:
TITLE: JOHN CARTER, PRESIDENT

WITNESS:
FRONT NAME:
TITLE: JOHN CARTER, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA:

COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020, BY JOHN CARTER, AS PRESIDENT FOR THE GROVES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES _____
SIGNATURE: JOHN CARTER, PRESIDENT FOR MINTO PELLA, LLC

(PRINT NAME) - NOTARY PUBLIC
STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF WESTLAKE SPECIAL APPROVAL

THIS CERTIFIES THAT THIS PLAN HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL, THIS _____ DAY OF _____, 2020, IN ACCORDANCE WITH SEC. 177.01(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.01(2), F.S.

TITLE CERTIFICATION:

STATE OF FLORIDA:

COUNTY OF _____

WE, FOUNDERS TITLE, 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 HEREIN DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PELLA, LLC, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT FEES, AND ALL OTHER FEES HELD AGAINST SAID LANDS HAVE BEEN SATISFIED, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR RECORD NON-OBTAINERS 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 PLAN.

DATED: _____
SIGNATURE: HARRY BINNIE, PRESIDENT, FOUNDERS TITLE

(PRINT NAME) - NOTARY PUBLIC
STATE OF FLORIDA
COUNTY OF PALM BEACH

SEMI-PUBLIC IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND ITS MAINTENANCE OBLIGATIONS FOR SAME, AND HEREBY JOINS IN AND CONSENTS TO THE UTILITY EASEMENTS DEDICATION, DATED THIS _____ DAY OF _____, 2020.

WITNESS:
FRONT NAME:
TITLE: CITY MANAGER, KEN CASSELL

WITNESS:
FRONT NAME:
TITLE: CITY MANAGER, KEN CASSELL

ACKNOWLEDGMENT:

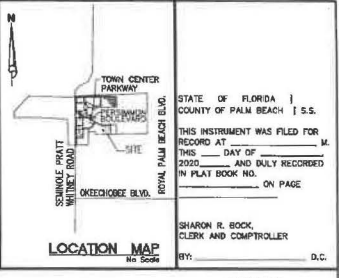
STATE OF FLORIDA:

COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020, BY SCOTT MASSEY, AS PRESIDENT FOR SEMI-PUBLIC IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES _____
SIGNATURE: JOHN CARTER, PRESIDENT FOR MINTO PELLA, LLC

(PRINT NAME) - NOTARY PUBLIC
STATE OF FLORIDA
COUNTY OF PALM BEACH



STATE OF FLORIDA | S.S.
COUNTY OF PALM BEACH | S.S.
THIS INSTRUMENT WAS FILED FOR RECORD AT THIS _____ DAY OF _____, 2020, AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE _____

SHARON R. BOCK
CLERK AND COMPTROLLER
BY: _____ D.C.
CLERK'S SEAL

SUBDIVISION NOTES:

1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS "■" A 1 1/2" BRASS DISK, STAMPED "PM 1878" SET IN A 4"x4"x24" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THIS: "●" A MAGNETIC NAIL AND DISK STAMPED "PC1878" UNLESS OTHERWISE NOTED.
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF 189°45'30". BEARINGS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83) FOR THE EAST ZONE OF FLORIDA, SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83).
3. NO BUILDING OR ANY KIND OF CONSTRUCTION ON TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR SEMI-PUBLIC IMPROVEMENT DISTRICT APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
4. NOTICES OF THIS PLAN, AS RECORDED IN ITS DESCRIBED 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 PLAN. THERE MAY BE ADDITIONAL RECORDS THAT ARE NOT RECORDED ON THE PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONFLICT, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS OR ADEPT.
6. ALL LINES INTERSECTING CURVILINEAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
7. COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2011 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE PLAT BEARING = GRID BEARING NO ROTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

SURVEYOR & MAPPER CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAN SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY PERSONAL SUPERVISION AND SUPERVISOR, THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.01(2), F.S. HAVE BEEN SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WESTLAKE FOR THE REQUIRED AND FURTHER PURPOSES THAT THE SURVEY DATA ACCORDING TO THE PLAN SHALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED, AND THE ORDINANCES OF THE CITY OF WESTLAKE, FLORIDA.

DATE: _____ GARY A. RACKER, P.E., S.L.
LICENSE NO. 15483
STATE OF FLORIDA

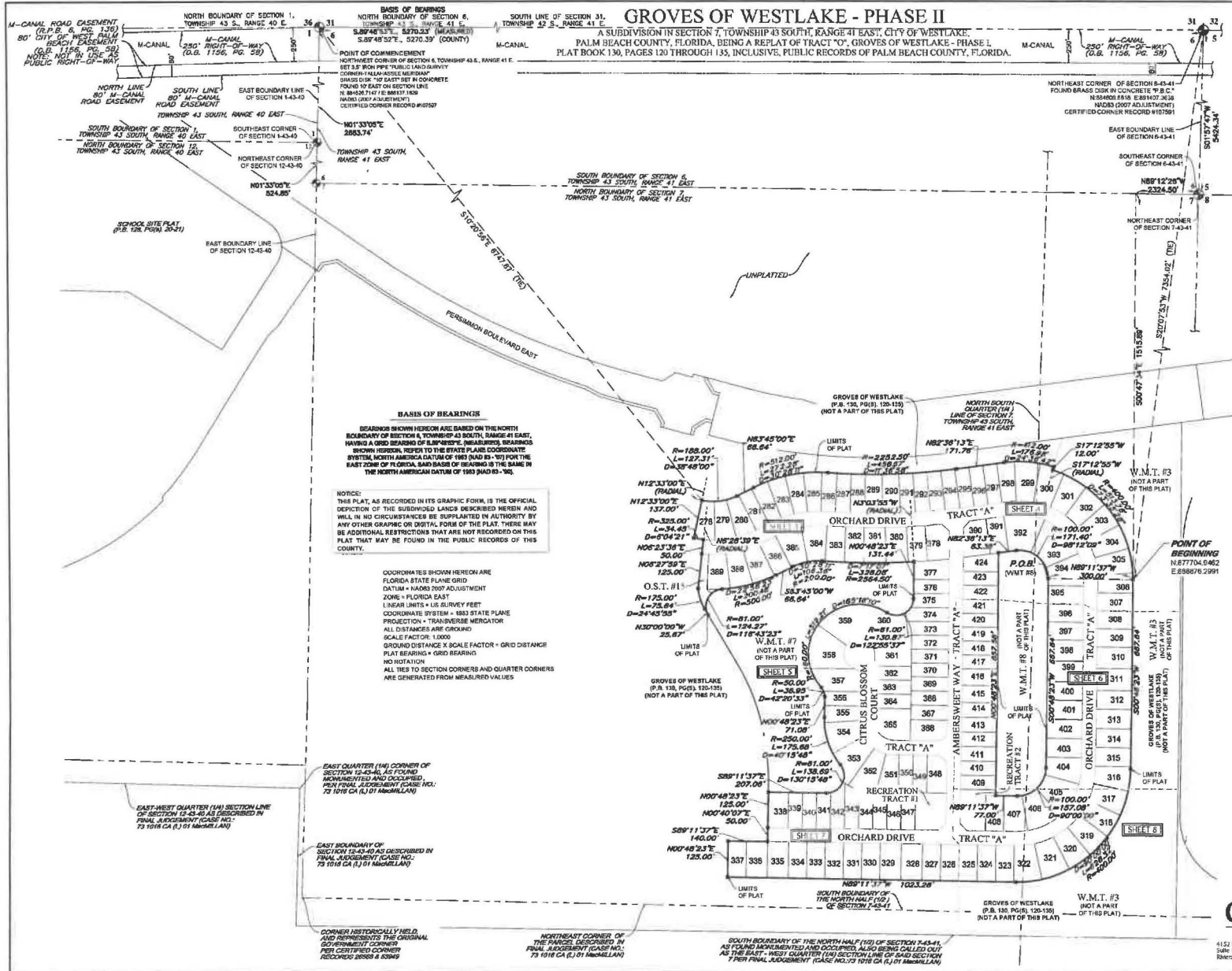
THIS INSTRUMENT PREPARED BY: GARY A. RACKER, P.E., S.L. 4152 W. BLUE HORIZON BLVD. SUITE 100 WEST PALM BEACH, FLORIDA 33411 407-733-1118 www.geopointsurveying.com

CERTIFICATE OF AUTHORIZATION NO. 183116

GeoPoint Surveying, Inc.
4152 W. Blue Horizon Blvd. Suite 100 West Palm Beach, FL 33411
Phone: (561) 444-2770
www.geopointsurveying.com
Sheet No. 1 of 8 Sheets

GROVES OF WESTLAKE - PHASE II

A SUBDIVISION IN SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "O", GROVES OF WESTLAKE - PHASE I, PLAT BOOK 130, PAGES 129 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



BASIS OF BEARINGS
 BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°45'31"E. BEARINGS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83) WITH THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 90).

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 THIS COUNTY.

COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM + NAD83 2007 ADJUSTMENT ZONE + FLORIDA EAST LINEAR UNITS + U.S. SURVEY FEET COORDINATE SYSTEM + 883 STATE PLANE PROJECTION - TRANSVERSE MERCATOR ALL DISTANCES ARE CIRCLED SCALE FACTOR = 1.0000 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE PLAT BEARING + GRID BEARING NO NOTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

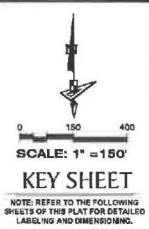
EAST QUARTER (1/4) CORNER OF SECTION 6-43-40 AS FOUND MONUMENTED AND OCCUPIED PER FINAL ADJUSTMENT CASE NO. 73 1918 CA (L) (J) (M) MCMILLAN

EAST BOUNDARY OF SECTION 12-43-40 AS DESCRIBED IN FINAL ADJUSTMENT CASE NO. 73 1918 CA (L) (J) (M) MCMILLAN

CORNER HISTORICALLY HELD AND REPRESENTS THE ORIGINAL SURVEY CORNER PER CERTIFIED CORNER RECORD # 2088 & 2094

NORTHEAST CORNER OF THE PARCEL DESCRIBED IN FINAL ADJUSTMENT CASE NO. 73 1918 CA (L) (J) (M) MCMILLAN

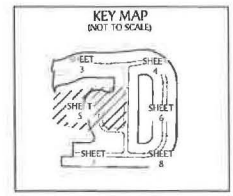
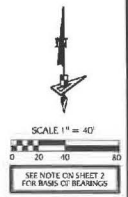
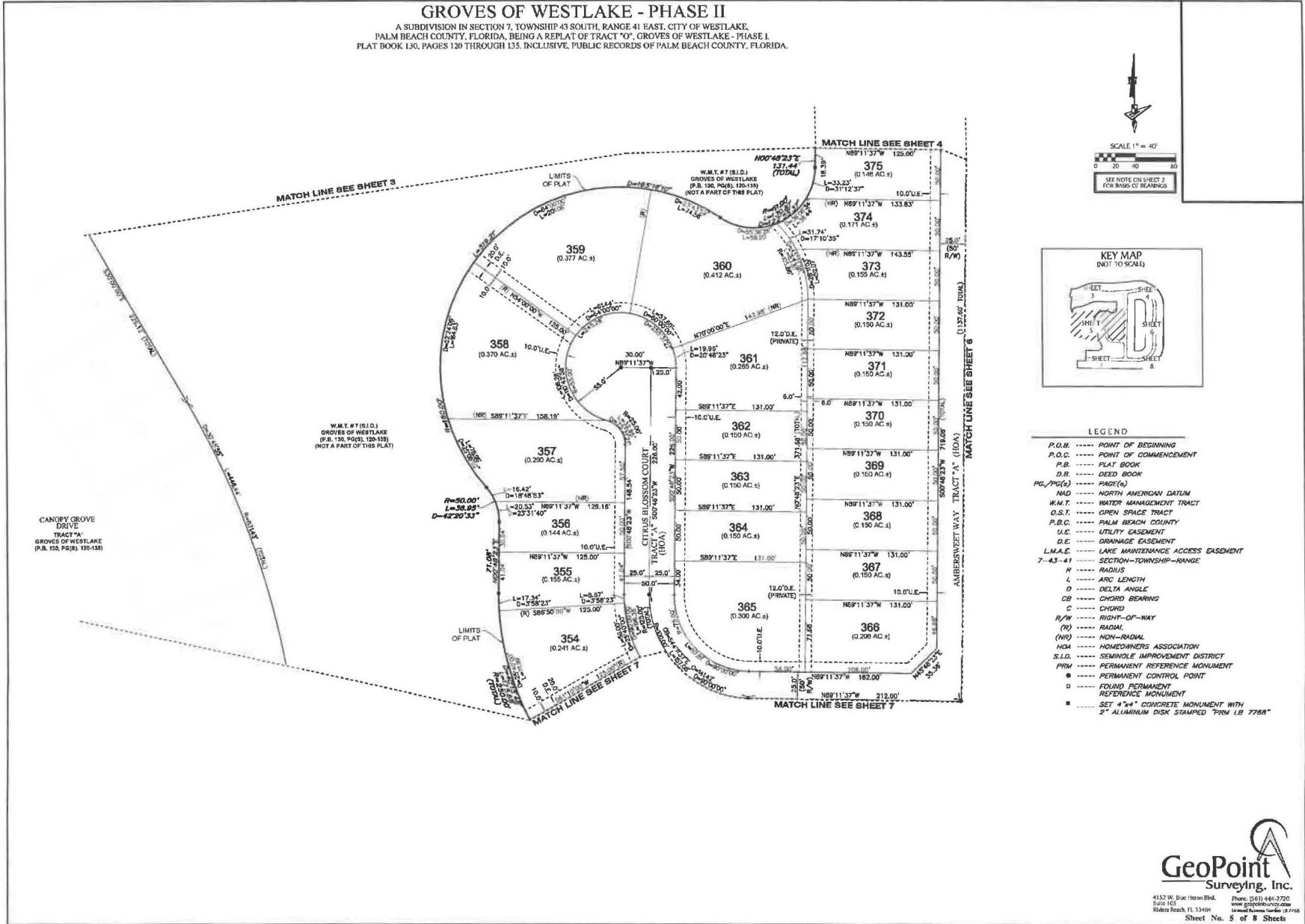
SOUTH BOUNDARY OF THE NORTH HALF (1/2) OF SECTION 7-43-41 AS FOUND MONUMENTED AND OCCUPIED, ALSO BEING CALLED OUT AS THE EAST - WEST QUARTER (1/4) SECTION LINE OF SAID SECTION 7 PER FINAL ADJUSTMENT CASE NO. 73 1918 CA (L) (J) (M) MCMILLAN



NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

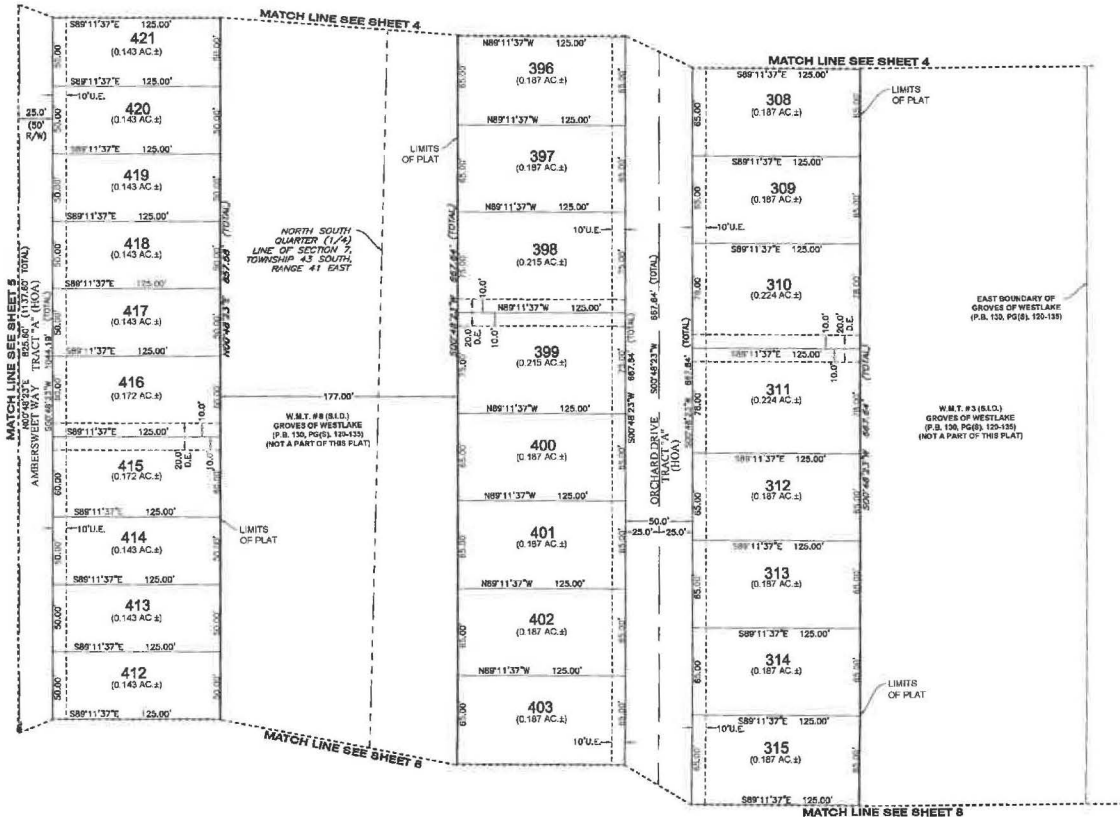
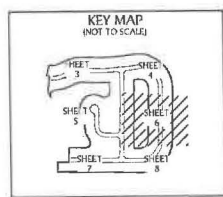
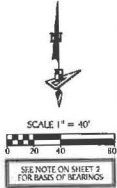
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 4152 W. Blue Heron Blvd. Phone: (561) 414-2720
 Suite 105 www.geopointsurvey.com
 Boca Raton, FL 33409
 Sheet No. 2 of 8 Sheets

GROVES OF WESTLAKE - PHASE II
 A SUBDIVISION IN SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE,
 PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "O", GROVES OF WESTLAKE - PHASE I,
 PLAT BOOK 130, PAGES 120 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



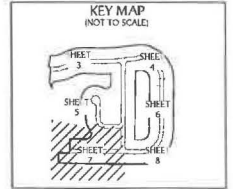
- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - PG./PG(S) ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
 - P.B.C. ----- PALM BEACH COUNTY
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - 7-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DEEP ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - R/W ----- RIGHT-OF-WAY
 - (R) ----- RADIAL
 - (NR) ----- NON-RADIAL
 - HGA ----- HOMEOWNERS ASSOCIATION
 - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PBM LB 7768"

GROVES OF WESTLAKE - PHASE II
 A SUBDIVISION IN SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE,
 PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "O", GROVES OF WESTLAKE - PHASE I,
 PLAT BOOK 130, PAGES 120 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

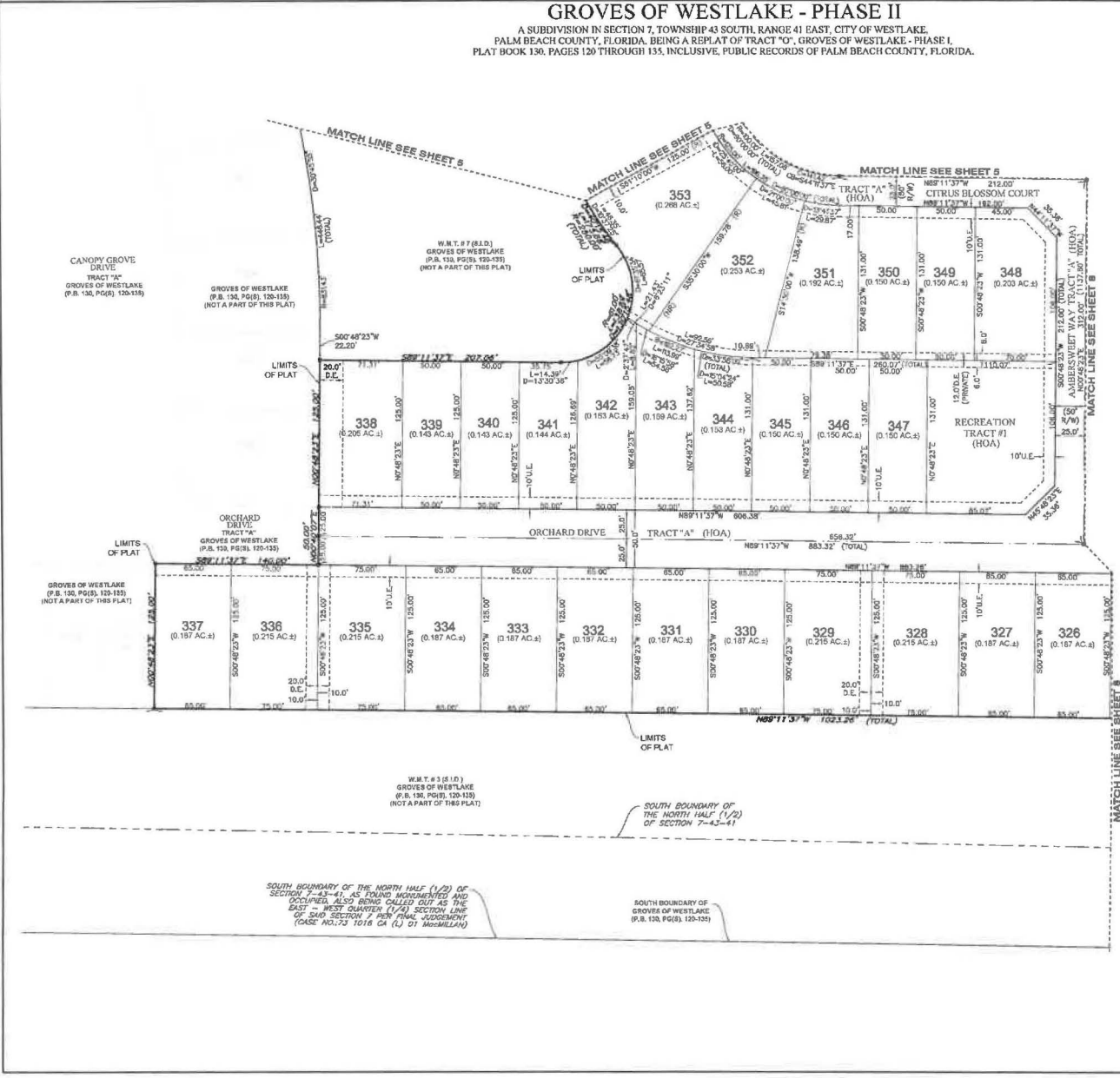


- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
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 - NAD NORTH AMERICAN DATUM
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 - O.S.T. OPEN SPACE TRACT
 - P.B.C. PALM BEACH COUNTY
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
 - 7-43-41 SECTION-TOWNSHIP-RANGE
 - R RADIUS
 - L ARC LENGTH
 - Δ DELTA ANGLE
 - CB CHORD BEARING
 - C CHORD
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 - (R) RADIAL
 - (NR) NON-RADIAL
 - HOA HOMEOWNERS ASSOCIATION
 - S.I.D. SEMINOLE IMPROVEMENT DISTRICT
 - PRM PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - FOUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

GROVES OF WESTLAKE - PHASE II
 A SUBDIVISION IN SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE,
 PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "O", GROVES OF WESTLAKE - PHASE I,
 PLAT BOOK 130, PAGES 120 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



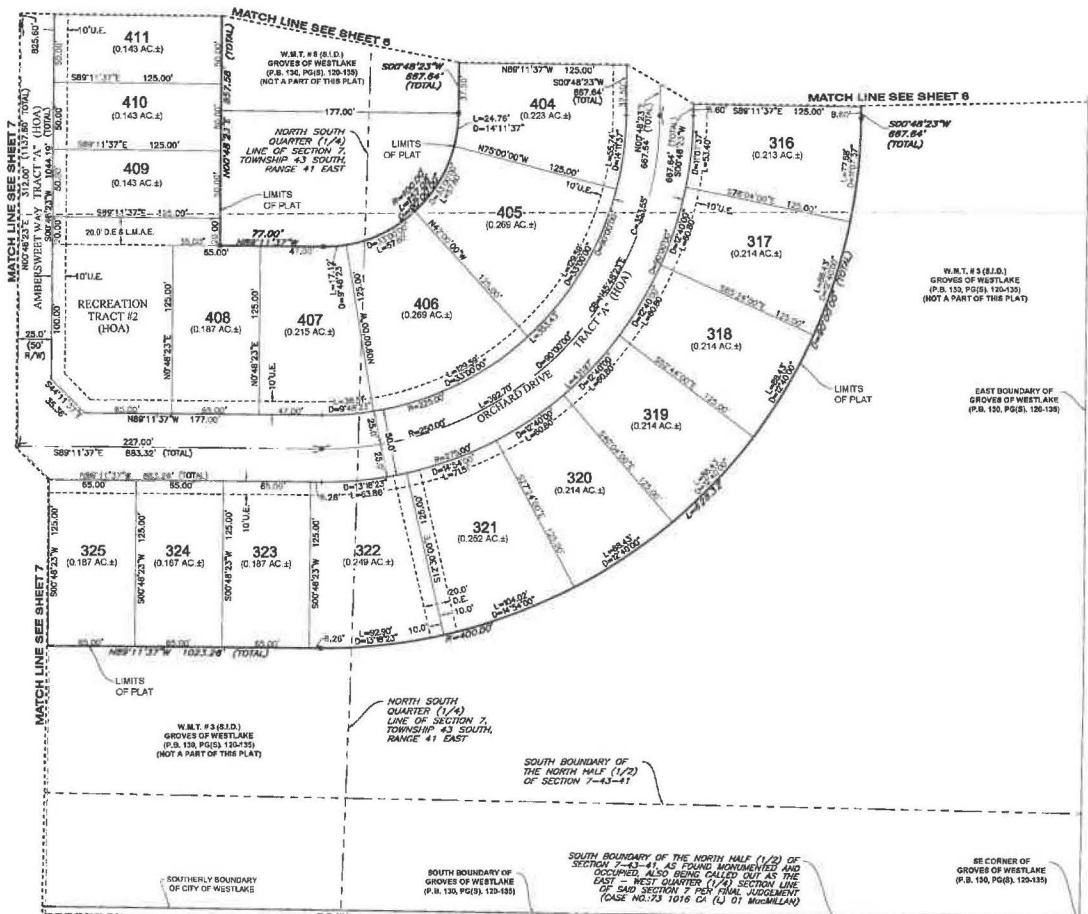
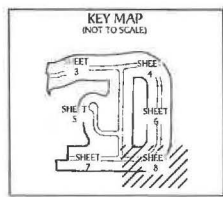
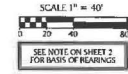
- LEGEND**
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 - D.E. ----- DRAINAGE EASEMENT
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 - 7-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
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 - CB ----- CHORD BEARING
 - C ----- CHORD
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 - (R) ----- RADIAL
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 - HWA ----- HOMEOWNERS ASSOCIATION
 - S.I.D. ----- SINGLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7760"



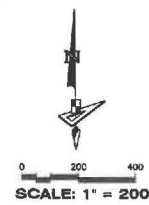
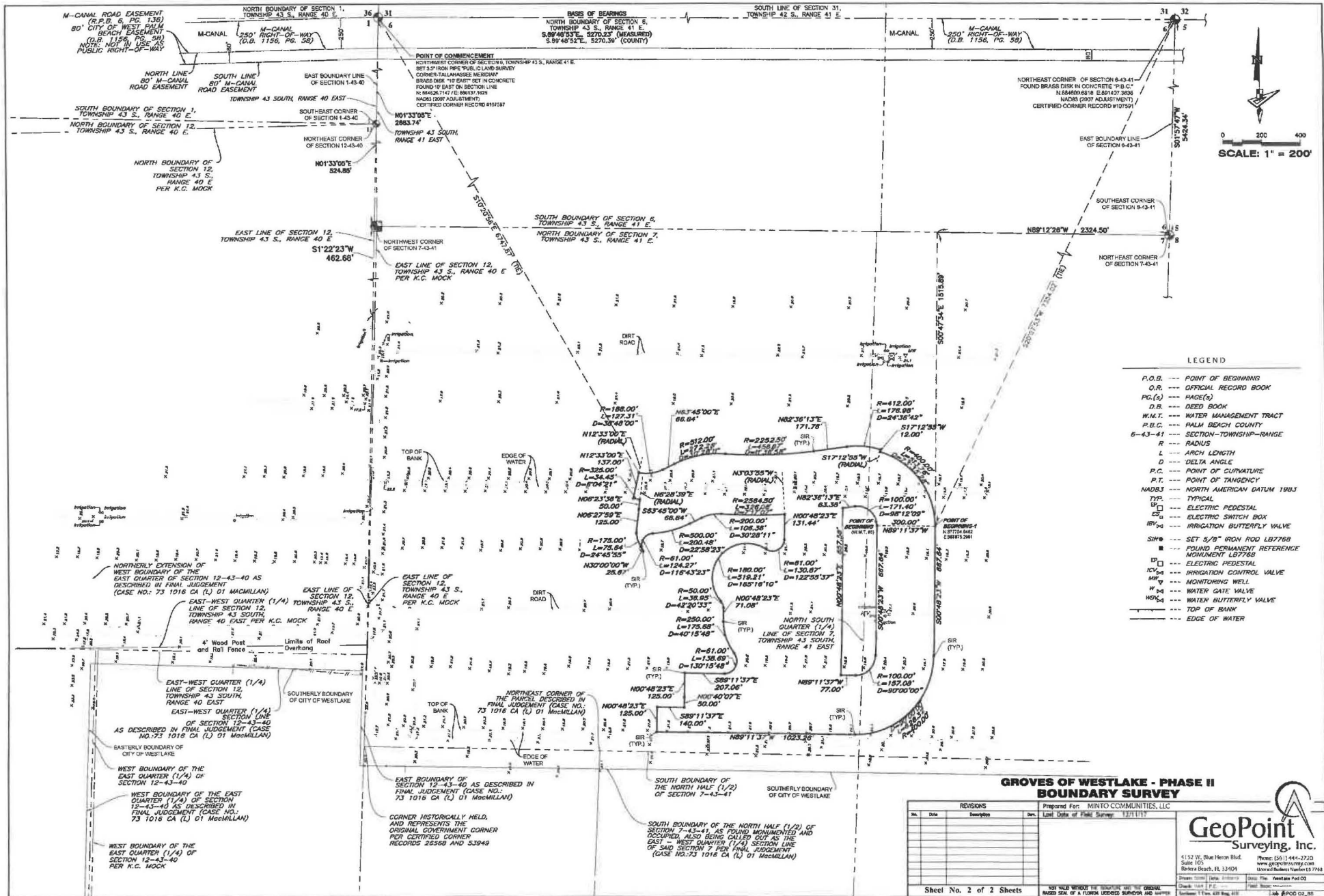
SOUTH BOUNDARY OF THE NORTH HALF (1/2) OF SECTION 7-43-41, AS TRAIL MONUMENTED AND OCCUPIED, ALSO BEING CALLED OUT AS THE EAST - WEST BARRIER (1/2) SECTION LINE OF SAID SECTION, & PER FINAL ADJUDGMENT (CASE NO. 73 1016 CA (1) 01 MCGILLAN)

SOUTH BOUNDARY OF GROVES OF WESTLAKE (P.B. 130, PG(S) 120-135)

GROVES OF WESTLAKE - PHASE II
 A SUBDIVISION IN SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE,
 PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "O", GROVES OF WESTLAKE - PHASE I,
 PLAT BOOK 130, PAGES 120 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - PG./PG(s) ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
 - P.B.C. ----- PALM BEACH COUNTY
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - 7-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - R/W ----- RIGHT-OF-WAY
 - (R) ----- RADIAL
 - (RW) ----- NON-RADIAL
 - HGA ----- HOMEOWNERS ASSOCIATION
 - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



- LEGEND**
- P.O.B. --- POINT OF BEGINNING
 - O.R. --- OFFICIAL RECORD BOOK
 - PG.(s) --- PAGE(S)
 - D.B. --- DEED BOOK
 - W.M.T. --- WATER MANAGEMENT TRACT
 - P.B.C. --- PALM BEACH COUNTY
 - 6-43-41 --- SECTION-TOWNSHIP-RANGE
 - R --- RADIUS
 - L --- ARCH LENGTH
 - D --- DELTA ANGLE
 - P.C. --- POINT OF CURVATURE
 - P.T. --- POINT OF TANGENCY
 - NAD83 --- NORTH AMERICAN DATUM 1983
 - TYP --- TYPICAL
 - --- ELECTRIC PEDESTAL
 - --- ELECTRIC SWITCH BOX
 - IRV --- IRRIGATION BUTTERFLY VALVE
 - SIR --- SET 5/8" IRON ROD LB7788
 - FOUND PERMANENT REFERENCE
 - ADJUSTMENT LB7788
 - --- ELECTRIC PEDESTAL
 - IRV --- IRRIGATION CONTROL VALVE
 - MONITORING WELL
 - WATER GATE WELL
 - TOP OF BANK
 - WBV --- WATER BUTTERFLY VALVE
 - EDGE OF WATER

**GROVES OF WESTLAKE - PHASE II
BOUNDARY SURVEY**

Prepared For: MINTO COMMUNITIES, LLC
Local Copy of Final Survey: 1/17/11

REVISIONS			
No.	Date	Description	By

Sheet No. 2 of 2 Sheets

GeoPoint
Surveying, Inc.

1152 W. Blue Heron Blvd.
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Boca Raton, FL 33404

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Drawn: [] Date: [] Date Plotted: []
Check: [] P.E. [] Field Note: []
Title: []

Scale: 1" = 200'

NOT VALID WITHOUT THE SURVEYOR AND THE ORIGINAL
MADE STATE OF A FLORIDA LICENSED SURVEYOR AND SURVEY