

RESOLUTION 2020-25

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR PERSIMMON BOULEVARD EAST PLAT 4, BEING A PORTION OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Applicant has requested approval for Persimmon Boulevard East Plat 4, being a portion of Section 7, Township 43 South, Range 41 East, in the City of Westlake, Palm Beach County, containing approximately 5.184 acres as described in Composite 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.

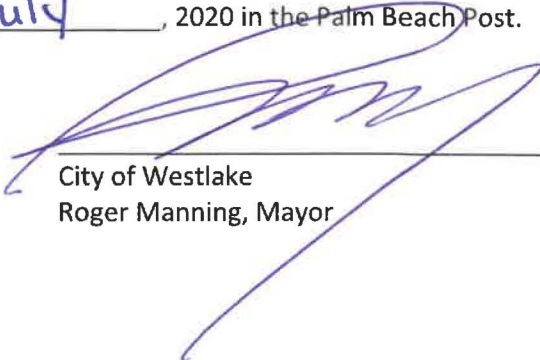
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, THAT:

- 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 Persimmon Boulevard East Plat 4, as described in the attached Composite Exhibit "A", containing approximately 5.184 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 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'
Persimmon Boulevard East Plat 4
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 SAID 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 BOUNDARY LINE OF SAID SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 5424.34 FEET TO THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE N.89°12'26"W., ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 945.30 FEET; THENCE S.00°47'34"W., DEPARTING SAID NORTH BOUNDARY LINE OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 700.08 FEET TO THE POINT OF BEGINNING; THENCE S.02°37'23"W., A DISTANCE OF 196.50 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2094.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°17'26", A DISTANCE OF 156.84 FEET TO A POINT OF TANGENCY; THENCE N.83°05'11"W., A DISTANCE OF 59.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1993.50 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 14°18'36", A DISTANCE OF 497.89 FEET TO A POINT OF TANGENCY; THENCE S.82°36'13"E., A DISTANCE OF 418.22 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF PERSIMMON BOULEVARD EAST - PLAT 3, AS RECORDED IN PLAT BOOK __, PAGES __ THROUGH __, OF SAID PUBLIC RECORDS; THENCE N.07°23'47"W., ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 196.50 FEET; THENCE N.82°36'13"E., A DISTANCE OF 418.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 2190.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 15°00'13", A DISTANCE OF 573.48 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2010.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°59'03", A DISTANCE OF 174.85 FEET TO THE POINT OF BEGINNING.

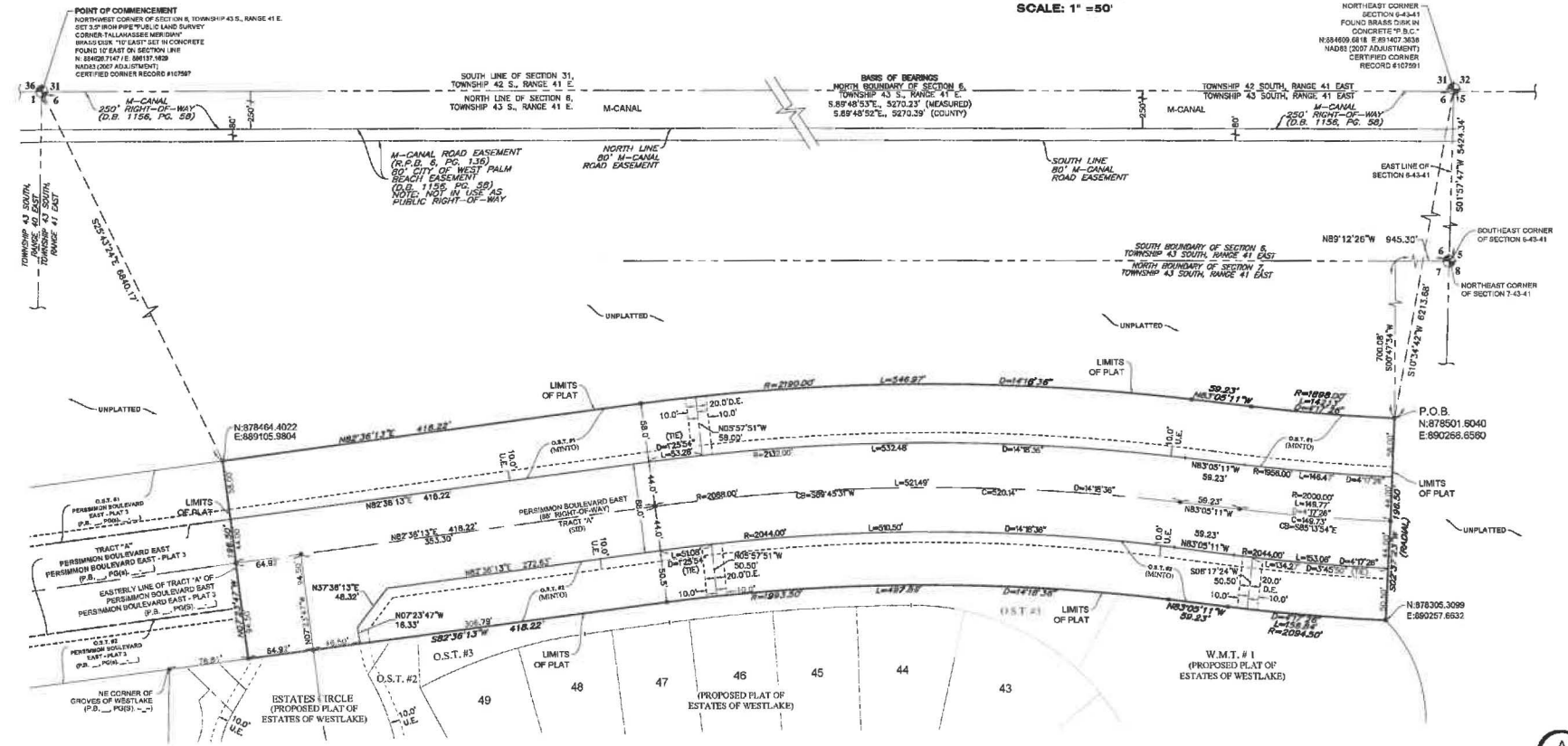
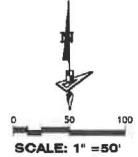
CONTAINING: 225,848 SQUARE FEET OR 5.184 ACRES, MORE OR LESS.

PERSIMMON BOULEVARD EAST - PLAT 4

BEING A PORTION OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE,
PALM BEACH COUNTY, FLORIDA.

- LEGEND**
- | | |
|--|---|
| P.O.B. POINT OF BEGINNING | R RADIUS |
| P.O.C. POINT OF COMMENCEMENT | L ARC LENGTH |
| P.B. PLAT BOOK | D DELTA ANGLE |
| D.B. DEED BOOK | CB CHORD BEARING |
| PG./PG(s) PAGE(S) | C CHORD |
| NAD NORTH AMERICAN DATUM | R/W RIGHT-OF-WAY |
| W.M.T. WATER MANAGEMENT TRACT | S.I.D. SEMINOLE IMPROVEMENT DISTRICT |
| O.S.T. OPEN SPACE TRACT | PRM PERMANENT REFERENCE MONUMENT |
| P.B.C. PALM BEACH COUNTY | ● PERMANENT CONTROL POINT |
| U.E. UTILITY EASEMENT | □ FOUND PERMANENT REFERENCE MONUMENT |
| L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT | ■ SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768" |
| 7-43-#1 SECTION-TOWNSHIP-RANGE | |

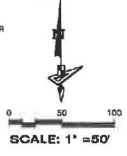
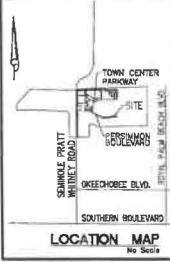
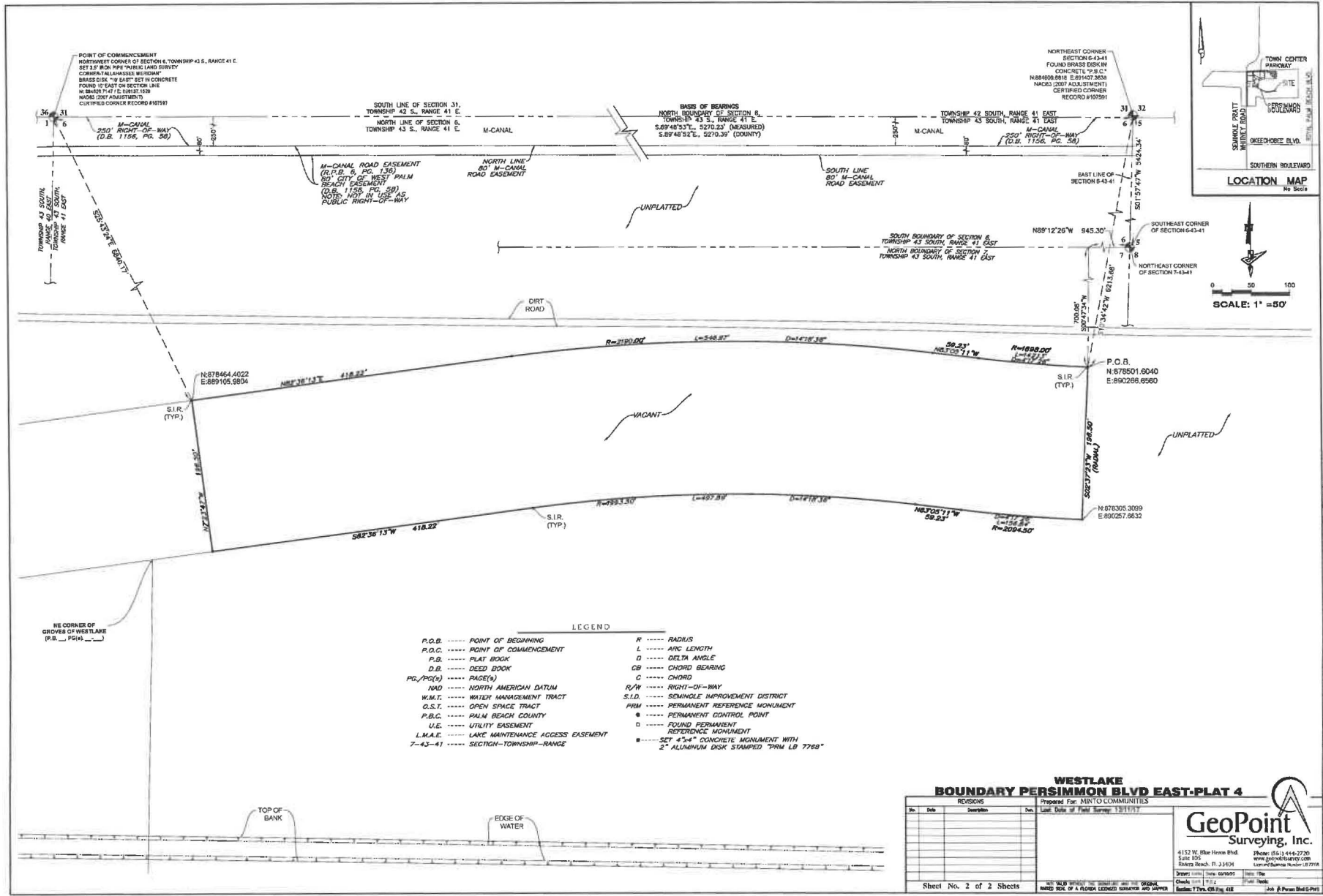
COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2007 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE SCALE BEARING = GRID BEARING NO ROTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES



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 SUPPLEMENTED 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.

BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 4, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S89°48'53"W (MEASURED). BEARINGS BEGINNING HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME AS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 03).

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (E.G. UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (E.G. 0 + 0.01) (E.G. 7.5 ± 0.01)



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 - U.E. UTILITY 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
 - S.I.D. SEMINGOLE IMPROVEMENT DISTRICT
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 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7788"

**WESTLAKE
BOUNDARY PERSIMMON BLVD EAST-PLAT 4**

REVISIONS		Prepared For: MINTO COMMUNITIES	
No.	Date	Description	Drawn / Last Date of Field Survey

Sheet No. 2 of 2 Sheets

**GeoPoint
Surveying, Inc.**

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Tulsa, OK, 74116
www.geo-point.com

Phone: (516) 444-2720
www.5024666400.com
Survey License Number: 187718

Drawn: [] Date: 03/20/21
Checked: [] Date: 3/1/21
Scale: 1" = 50'