

RESOLUTION 2020-26

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR ESTATES OF WESTLAKE (POD T), BEING A PORTION OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, 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 Estates of Westlake (POD T) plat and boundary survey, being a portion of Section 7, Township 43 South, Range 41 East, City of Westlake, Palm Beach County, containing approximately 51.477 acres as described in the 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, the City of Westlake Codes and Florida law.

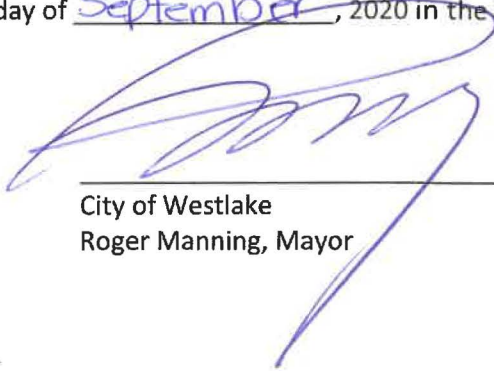
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, THAT:

- 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 Estates of Westlake (POD T), as described in the attached composite Exhibit "A", containing approximately 51.477 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 14th day of September 2020.

PUBLISHED on this 4th day of September, 2020 in the Palm Beach Post.



City of Westlake
Roger Manning, Mayor



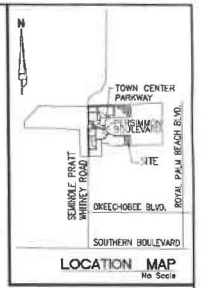
Zoie Burgess, City Clerk



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

Exhibit 'A'
ESTATES OF WESTLAKE
LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 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 951.57 FEET; THENCE S.00°47'34"W., A DISTANCE OF 896.48 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 140.00 FEET AND A RADIAL BEARING OF S.45°43'26"W., AT SAID INTERSECTION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°16'57", A DISTANCE OF 152.18 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1200.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°12'00", A DISTANCE OF 360.24 FEET TO A POINT OF TANGENCY; THENCE S.00°48'23"W., A DISTANCE OF 1385.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AS FOUND MONUMENTED AND OCCUPIED, ALSO BEING CALLED OUT AS THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 7 PER FINAL JUDGMENT (CASE NO.: 73 1016 CA (L) 01 MACMILLAN), RECORDED IN OFFICIAL RECORDS BOOK 2330, PAGE 1076, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.89°11'37"W., ALONG SAID SOUTH BOUNDARY OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AS FOUND MONUMENTED AND OCCUPIED, ALSO BEING CALLED OUT AS THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 7 PER SAID FINAL JUDGMENT (CASE NO.: 73 1016 CA (L) 01 MACMILLAN), A DISTANCE OF 1185.00 FEET TO THE SOUTHEAST CORNER 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 N.00°48'23"E., ALONG THE EASTERLY LINE OF SAID PLAT OF GROVES OF WESTLAKE, A DISTANCE OF 1817.52 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF GROVES OF WESTLAKE AND A POINT ON THE SOUTH BOUNDARY LINE OF PERSIMMON BOULEVARD EAST - PLAT 3, AS RECORDED IN PLAT BOOK __, PAGES __-__, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE N.82°36'13"E., ALONG SAID SOUTH BOUNDARY LINE, A DISTANCE OF 497.03 FEET TO A 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 OF 14°18'36", A DISTANCE OF 497.89 FEET TO A POINT OF TANGENCY; THENCE S.83°05'11"E., A DISTANCE OF 59.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 2094.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°17'26", A DISTANCE OF 156.84 FEET TO THE POINT OF BEGINNING. CONTAINING: 2,241,013 SQUARE FEET OR 51.477 ACRES, MORE OR LESS.



DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S 89°45'52"E ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 519.15 FEET TO THE NORTHEAST CORNER OF SAID SECTION 6; THENCE S 47°57'47"W, ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 545.34 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°12'28"W, ALONG THE SOUTH LINE OF SAID SECTION 6 AND THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 811.91 FEET, THENCE S 89°57'47"W, A DISTANCE OF 594.8 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 14019 FEET, ASH A RADIAL BEARING OF S 45° 02'39"W, AT SAID INTERSECTION, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°14'27", A DISTANCE OF 421.19 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 12000 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°12'06", A DISTANCE OF 362.4 FEET TO A POINT OF TANGENCY, THENCE S 06°40'53"W, A DISTANCE OF 1260.0 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AS FOUND MONUMENTED AND OCCUPIED, ALSO BEING CALLED OUT AS THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 7 PER FINAL JUDGMENT (CASE NO. 73 10443 (L) IN MACMILLAN, RECORDED IN OFFICIAL RECORDS BOOK 2590, PAGE 1018, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 89° 17'27"W, ALONG SAID SOUTH BOUNDARY OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AS FOUND MONUMENTED AND OCCUPIED, ALSO BEING CALLED OUT AS THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 7 PER SAID FINAL JUDGMENT (CASE NO. 73 1044 (L) IN MACMILLAN, A DISTANCE OF 118.69 FEET TO THE SOUTHEAST CORNER OF THIS PLAT OF GROVES OF WESTLAKE, P14581, AS RECORDED IN PLAT BOOK _____, PAGES _____, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 06° 02' E, ALONG THE EASTERLY LINE OF SAID PLAT OF GROVES OF WESTLAKE, A DISTANCE OF 1417.52 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF GROVES OF WESTLAKE AND A POINT ON THE SOUTH BOUNDARY LINE OF FERMINSON BOULEVARD EAST, PLAT 3, AS RECORDED IN PLAT BOOK _____, PAGES _____, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 82° 30' E, ALONG SAID SOUTH BOUNDARY LINE, A DISTANCE OF 493.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1051.50 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 18' 58", A DISTANCE OF 475.9 FEET TO A POINT OF TANGENCY, THENCE S 49° 11' E, A DISTANCE OF 28.2 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 2994.50 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 94°12'37", A DISTANCE OF 1634.1 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,241,913 SQUARE FEET OR 51.477 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- EASEMENTS, RIGHTS OF WAY, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY FOUNDERS TITLE, DATED MAY 11, 2018.
 - THE SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC. (INTERIOR OCCUPATION NOT LOCATED).
 - BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF 5.99 ARS, THE GRID BEARINGS AS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 - 07) FOR THE EAST ZONE OF FLORIDA. SAID MERIDIAN BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 95).
 - THE SUBJECT PROPERTY LIES WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, WHERE THE FLOOD ZONE IS UNDETERMINED AT THE TIME OF THIS SURVEY.
 - THIS SURVEY IS BASED ON PREVIOUS FIELD SURVEYS, DOCUMENTS OF RECORD, FORD MONUMENTS, EXHIBITS, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. IMPROVEMENTS LIKE UTILITIES UNOIN CONSTRUCTION ARE NOT LOCATED FOR THE PURPOSE OF SHOWING THE BOUNDARY OF A PROPOSED PLAT.
- THE FOLLOWING ARE REFERENCED SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR CALLERY JUDGE GROVES:
- THE 33 CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 5, PAGE 136.
 - BOUNDARY SURVEY OF RESIDENTIAL AT CALLEY, JUDGE GROVES, PREPARED BY JUBBERS LAND SURVEYING, INC, JOB NO. 04-104-1010, DATED OCTOBER 4, 2007.
 - 80% CH OF SURVEY, PREPARED BY G.P. JURICK, DATED MARCH 8, 1985.
- ALL BEARINGS AND DISTANCES LISTED STATES SURVEY FEET) AS SHOWN HEREON ARE AS DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED. MEASUREMENTS MADE ARE TO THE ACCURACY ESTIMATED OF SURVEY OR 1/1001 IN 1200 FEET.
- SD AND SWCD EASEMENTS WITHIN BOUNDARY HAVE BEEN RELEASE PER O.R. 2094, PD, 055.

EASEMENTS AND OTHER MATTERS AFFECTING TITLE:

- TERMS, CONDITIONS, RIGHTS AND RESERVATIONS CONTAINED IN THAT AGREEMENT BETWEEN WEST PALM BEACH WATER COMPANY AND INDIAN TRAIL RANCH, INC, RECORDED SEPTEMBER 25, 1998, IN OFFICIAL RECORDS BOOK 1155, PAGE 39 AND THAT DEED BETWEEN INDIAN TRAIL RANCH, INC, AND THE CITY OF WEST PALM BEACH, RECORDED IN OFFICIAL RECORDS BOOK 1158, PAGE 58, TOGETHER WITH AND AFFECTED BY ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 1594, PAGE 1028 AND AGREEMENT BETWEEN CITY OF WEST PALM BEACH AND CITY NATIONAL BANK OF MIAMI BEACH, TRUSTEE, RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1838, THAT ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 1465, PAGE 1106 AND BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1903, OUT CLAM DEED AND AGREEMENT FOR RESERVATION OF RIGHTS, RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, AND PARTIAL RELEASE OF EASEMENTS AND RESERVATIONS OF RIGHTS, RECORDED FEBRUARY 3, 2016, IN OFFICIAL RECORDS BOOK 2896A, PAGE 985, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND THE SEMINOLE IMPROVEMENT DISTRICT, RECORDED APRIL 28, 2006, IN OFFICIAL RECORDS BOOK 20232, PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- MATTERS AS CONTAINED ON THAT CERTAIN PLAT OF TOWN CENTER PARKWAY NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE 136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED AUGUST 13, 2016, IN OFFICIAL RECORDS BOOK 2707, PAGE 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE, RECORDED JANUARY 14, 2018, IN OFFICIAL RECORDS BOOK 2896A, PAGE 1054 AND CORRECTIVE WESTLAKE COMMUNITY FOUNDATION FEE, RECORDED JANUARY 24, 2018, IN OFFICIAL RECORDS BOOK 2895, PAGE 1177, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES, RECORDED JANUARY 16, 2018, IN OFFICIAL RECORDS BOOK 2896A, PAGE 789, TOGETHER WITH FIRST AMENDMENT TO DECLARATION, RECORDED MAY 1, 2018, IN OFFICIAL RECORDS BOOK 2919, PAGE 294, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- COLLATERAL ASSIGNMENT OF DECLARANT RIGHTS BY AND BETWEEN MINTO PBLH, LLC AND WELLS FARGO BANK, NATIONAL ASSOCIATION, RECORDED JANUARY 25, 2018, IN OFFICIAL RECORDS BOOK 2951, PAGE 875, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECORD(S) OF THE PROPERTY INFORMATION REPORT.

LEGEND

- | | |
|-------------------------------------|---|
| P.O.B. --- POINT OF BEGINNING | TYP. --- TYPICAL |
| O.R. --- OFFICIAL RECORD BOOK | □ --- ELECTRIC PEDESTAL |
| PG.(s) --- PAGE(S) | □ --- ELECTRIC SWITCH BOX |
| D.D. --- DEED BOOK | IBV --- IRRIGATION BUTTERFLY VALVE |
| W.M.T. --- WATER MANAGEMENT TRACT | SIR --- 3/4" IRON ROD LB7788 |
| P.D.C. --- PALM BEACH COUNTY | ■ --- FOUND PERMANENT REFERENCE MONUMENT LB7750 |
| 6-43-41 --- SECTION-TOWNSHIP-RANGE | □ --- ELECTRIC PEDESTAL |
| R --- RADIUS | ICV --- IRRIGATION CONTROL VALVE |
| L --- ARCH LENGTH | MW --- MONITORING WELL |
| D --- DELTA ANGLE | W --- WATER GATE VALVE |
| P.C. --- POINT OF CURVATURE | WBV --- WATER BUTTERFLY VALVE |
| P.T. --- POINT OF TANGENCY | TOP --- TOP OF BANK |
| NAD83 --- NORTH AMERICAN DATUM 1983 | --- EDGE OF WATER |

ESTATES OF WESTLAKE BOUNDARY SURVEY

REVISIONS		Prepared For: MINTO COMMUNITIES, LLC
No.	Date	Description

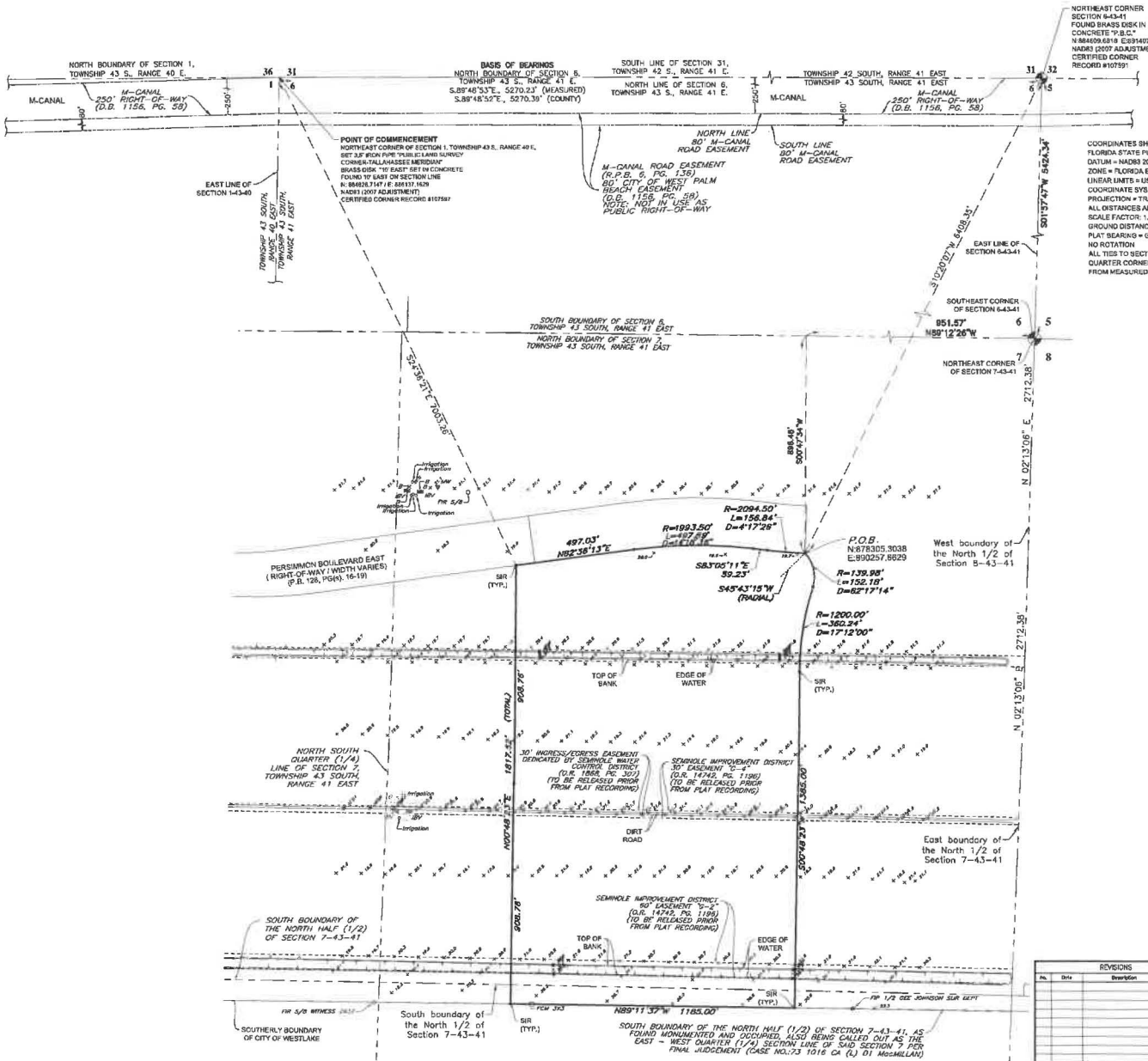
Title: Estate of Field Survey: 12-31-17
 SURVEYOR'S CERTIFICATE
 This certificate is a copy of the herein described property and made under my supervision and meets the Standards of Practice set forth in the Florida Board of Professional Geomatics and Surveyors in Chapter 54-1220, Florida Administrative Code, pursuant to Section 492.001, Public Service.
 Luis J. Ortiz
 FLORIDA PROFESSIONAL SURVEYOR & SURVEY NO. 157896
 187 N.W. 10TH ST. SUITE 202
 WEST PALM BEACH, FLORIDA 33411
 RUCED SEAL OF A FLORIDA LICENSED SURVEYOR AND SURVEY

Sheet No. 1 of 2 Sheets
 Date: 11/21/17
 Title: Estates of Westlake Boundary Survey
 Scale: 1" = 100'-0"
 Job: EPO 1_8

GeoPoint Surveying, Inc.

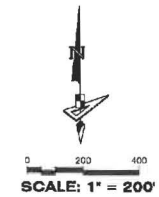
4152 W. Blue Horizon Blvd.
 Suite 100
 West Palm Beach, FL 33404
 Phone: (561) 444-2720
 Email: info@geopointsurveying.com
 License Number: LB 7164

11/21/17
 Date: 11/21/17
 Title: Estates of Westlake Boundary Survey
 Scale: 1" = 100'-0"
 Job: EPO 1_8



NORTHEAST CORNER SECTION 6-43-41 FOUND BRASS DEK IN CONCRETE 7" Ø C* N 88°09'43" E 231407.3828 NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #107591

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 PLAT BEARING = GRID BEARING NO ROTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES



- 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
 - Δ --- DELTA ANGLE
 - P.C. --- POINT OF CURVATURE
 - P.T. --- POINT OF TANGENCY
 - NAD83 --- NORTH AMERICAN DATUM 1983
 - TYP --- TYPICAL
 - ED --- ELECTRIC PEDESTAL
 - ESB --- ELECTRIC SWITCH BOX
 - IBV --- IRRIGATION BUTTERFLY VALVE
 - SIR --- SET 3/8" IRON ROD LB7768
 - --- FOUND PERMANENT REFERENCE INSTRUMENT LB7768
 - ED --- ELECTRIC PEDESTAL
 - IBV --- IRRIGATION CONTROL VALVE
 - MP --- MONITORING WELL
 - WB --- WATER GATE VALVE
 - WBV --- WATER BUTTERFLY VALVE
 - TOP OF BANK
 - EDGE OF WATER

ESTATES OF WESTLAKE BOUNDARY SURVEY

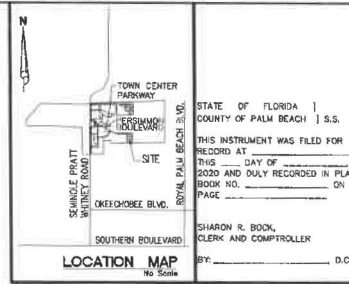
REVISIONS		Prepared For: MINTO COMMUNITIES, LLC	
No.	Date	Description	Last Date of Field Survey: 7/21/17

GeoPoint Surveying, Inc.

4132 W. Blue Haven Blvd. Palm Beach, FL 33404
 Phone: (561) 444-2729
 Fax: (561) 444-2729
 www.geopointsurveying.com
 License Number: 18-7748

Drawn: DMW Date: 8/29/18
 Check: CWT Date: 8/29/18
 Title: Blank
 Scale: 1" = 200'
 Job #: P021_05

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



STATE OF FLORIDA | 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 BY: SHARON R. BOCK, CLERK AND COMPTROLLER D.C.

CLERK'S SEAL



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PRLI, LLC A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS ESTATES OF WESTLAKE, BEING A PORTION OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S 50° 58' 12" W, ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 5279.24 FEET TO THE NORTHEAST CORNER OF SAID SECTION 6; THENCE S 01° 57' 07" W, ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 543.34 FEET TO THE NORTHEAST CORNER OF SAID SECTION 4, ALSO THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE N 89° 12' 24" W, ALONG THE SOUTH LINE OF SAID SECTION 6 AND THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 95.27 FEET, THENCE S 66° 47' 49" W, A DISTANCE OF 89.48 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 149.00 FEET; AND A RADIAL BEARING OF S 55° 02' 20" W, AT SAID INTERSECTION, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2° 16' 37", A DISTANCE OF 12.18 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 139.00 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 12' 09", A DISTANCE OF 362.84 FEET TO A POINT OF TANGENCY, THENCE S 09° 42' 20" W, A DISTANCE OF 118.00 FEET TO THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AS FOUND MONUMENTED AND OCCUPIED, ALSO BEING CALLED OUT AS THE EASTWEST QUARTER SECTION LINE OF SAID SECTION 7 PER FINAL JUDGMENT CASE NO. 75 108 CA 03 01 MCMACILLAN, RECORDED IN OFFICIAL RECORDS BOOK 230, PAGE 108, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 88° 17' 37" W, ALONG SAID SOUTH BOUNDARY OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AS FOUND MONUMENTED AND OCCUPIED, ALSO BEING CALLED OUT AS THE EASTWEST QUARTER SECTION LINE OF SAID SECTION 7 PER SAID FINAL JUDGMENT (CASE NO. 75 108 CA 03 01 MCMACILLAN), A DISTANCE OF 118.00 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF GRASSES OF WESTLAKE, PLEASEE, AS RECORDED IN PLAT BOOK 130, PAGES 120 THROUGH 130, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 88° 17' 37" W, ALONG THE EASTWEST LINE OF SAID PLAT OF GRASSES OF WESTLAKE, A DISTANCE OF 1615.52 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF GRASSES OF WESTLAKE AND A POINT ON THE NORTH BOUNDARY LINE OF PESHANIAN BOREHEAD EAST, PLAT 3 AS RECORDED IN PLAT BOOK 130, PAGES 120 THROUGH 130, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 82° 36' 77" W, ALONG SAID SOUTH BOUNDARY LINE, A DISTANCE OF 497.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 109.50 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 15' 39", A DISTANCE OF 497.80 FEET TO A POINT OF TANGENCY, THENCE S 88° 17' 37" W, A DISTANCE OF 95.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 394.30 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 17' 58", A DISTANCE OF 198.84 FEET TO THE POINT OF BEGINNING, CONTAINING 1.241,815 SQUARE FEET OR 51.477 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AND RESERVE AS FOLLOWS:

ROAD RIGHT-OF-WAY
TRACT "A" SHOWN HEREON AS ESTATES CIRCLE, IS HEREBY DEDICATED TO THE ESTATES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AS A PRIVATE ROADWAY FOR INGRESS AND EGRESS, UTILITIES AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO DEDICATED TO THE SEMINOLE 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, UPGRADE AND MAINTENANCE OF WATER, REUSE WATER, WASTEWATER, AND WASTE MANAGEMENT FACILITIES. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION, AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF WESTLAKE FOR SERVICE VEHICLES AND EMERGENCY VEHICLES. THE CITY OF WESTLAKE AND THE SEMINOLE IMPROVEMENT DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SAID TRACT "A" EXCEPT AS RELATES TO THE GRANTING OF SUCH PUBLIC UTILITIES BY THE SEMINOLE IMPROVEMENT DISTRICT, AND FOR MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE'S SERVICE VEHICLES AND EMERGENCY VEHICLES.

OPEN SPACE TRACTS
TRACTS 0.51, 41 AND 0.52, 42, AS SHOWN HEREON, ARE HEREBY DEDICATED TO ESTATES 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.

OPEN SPACE TRACT 41 AND LAKE MAINTENANCE TRACT 1
TRACT 0.51, 41 AND LAKE MAINTENANCE TRACT 1, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

WATER MANAGEMENT TRACTS
WATER MANAGEMENT TRACTS W.M.T. #1 AND W.M.T. #2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR SEWERWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.
CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT 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.

UTILITY EASEMENTS
ALL UTILITY EASEMENTS DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY EASEMENTS ESTABLISHED BY OR RESERVED BY THIS PLAT ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTERS 194 AND 206, FLORIDA STATUTES, AS A PUBLIC UTILITY PROVIDER OF WATER, SEWER AND RECLAIMED WATER, ITS SUCCESSORS AND ASSIGNS, SUBJECT TO THOSE CERTAIN RESTRICTIONS OF RIGHTS, COVENANTS AND CONDITIONS AS MAY HEREAFTER BE IMPOSED BY GRANTEE, PROVIDED FURTHER SAID GRANTEES OR ASSIGNS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS. THE SEMINOLE 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 APPLICABLE LICENSEES, AGENTS, SUCCESSORS, AND ASSIGNS ("FPL"), A NON-EXCLUSIVE EASEMENT FOREVER OVER, UNDER, IN, ON, UPON AND ACROSS THE UTILITY EASEMENTS DESCRIBED IN THE PLAT, 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 PERMIT FPL TO ATTACH OR PLACE WIRES TO OR WITHIN ANY FACILITIES HEREUNDER AND LAY CABLE AND CONDUIT WITHIN THE EASEMENT AREA AND TO OPERATE THE SAME FOR FPL'S COMMUNICATION 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 SEMINOLE 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 SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT 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.

LAKE MAINTENANCE ACCESS EASEMENTS
THE LAKE MAINTENANCE ACCESS EASEMENT (L.M.A.E.) AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO SEWERWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT 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.

LIFT STATION EASEMENT
THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON AS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION AND RELATED APPURTENANTS. THE EASEMENT MAY BE USED FOR THE INSTALLATION AND MAINTENANCE OF SUCH CONTROL POINTS. THE MAINTENANCE OF THE UNFIXED PORTIONS OF THE LAND UNDERLYING THE EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TIGLS, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE SEMINOLE IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, MINTO PRLI, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS DAY OF 2020.
WITNESSES: MINTO PRLI, LLC A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME: BY: JOHN F. CARTER, PRESIDENT
WITNESSES: JOHN F. CARTER, PRESIDENT
PRINT NAME:

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (1) PHYSICAL PRESENCE OR (2) ONLINE NOTARIZATION, THIS DAY OF 2020, BY JOHN CARTER, AS PRESIDENT FOR MINTO PRLI, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS (1) PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: SIGNATURE: (PRINT NAME) - NOTARY PUBLIC

(SEAL)

ACCEPTANCE OF DEDICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (1) PHYSICAL PRESENCE OR (2) ONLINE NOTARIZATION, THIS DAY OF 2020, BY JOHN CARTER, AS PRESIDENT FOR THE ESTATES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THIS ASSOCIATION, WHO IS (1) PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: SIGNATURE: (PRINT NAME) - NOTARY PUBLIC

(SEAL)

SURVEYOR'S AFFIDAVIT OF CERTIFICATION
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY PERSONAL PRESENCE AND SUPERVISION THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (IF ANY) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (IF ANY) AND MONUMENTS ACCORDING TO SEC. 17(10)(9), F.S., WILL BE SET UNDER THE GUARANTEE POSTED WITH THE CITY OF WESTLAKE FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 17, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF WESTLAKE, FLORIDA.

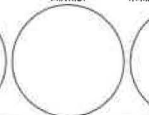
ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (1) PHYSICAL PRESENCE OR (2) ONLINE NOTARIZATION, THIS DAY OF 2020, BY SCOTT MASSEY, AS PRESIDENT FOR SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ON BEHALF OF THE DISTRICT, WHO IS (1) PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: SIGNATURE: (PRINT NAME) - NOTARY PUBLIC

(SEAL)

MINTO PRLI, LLC SEMINOLE IMPROVEMENT DISTRICT THE ESTATES OF WESTLAKE HOMEOWNERS ASSOCIATION SURVEYOR'S SEAL



GeoPoint
Surveying, Inc.
4152 W. Blue Heron Blvd. Phone: (561) 444-3720
Suite 105 www.geo-point.com
Palm Beach, FL 33404
Sheet No. 1 of 7 Sheets

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

CITY OF WESTLAKE'S APPROVAL

THIS CERTIFIES THAT THIS PLAT 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 _____, 2008, IN ACCORDANCE WITH SEC. 177.09(1), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.09(1), F.S.

ATTEST: CITY MANAGER, KEN CASSEL BY: CITY MAYOR, BOGHER MANNING

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 HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VISITED IN MIND TO PFLM, 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 OF RECORD NOW OTHERWISE TERMINATED BY LAW ARE SHOWN HEREIN, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

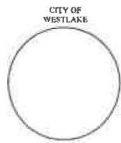
DATED _____ HARRY BINNIE, PRESIDENT, FOUNDERS TITLE

AREA TABULATION IN ACRES

SINGLE FAMILY LOTS (76 LOTS):	23.466
ROADWAY TRACT (TRACT "A"):	5.693
OPEN SPACE TRACT #1:	0.341
OPEN SPACE TRACT #2:	0.219
OPEN SPACE TRACT #3:	0.445
LAKE MAINTENANCE TRACT 1:	0.103
WATER MANAGEMENT TRACT #1:	14.987
WATER MANAGEMENT TRACT #2:	6.154
TOTAL ACRES, MORE OR LESS:	51.417

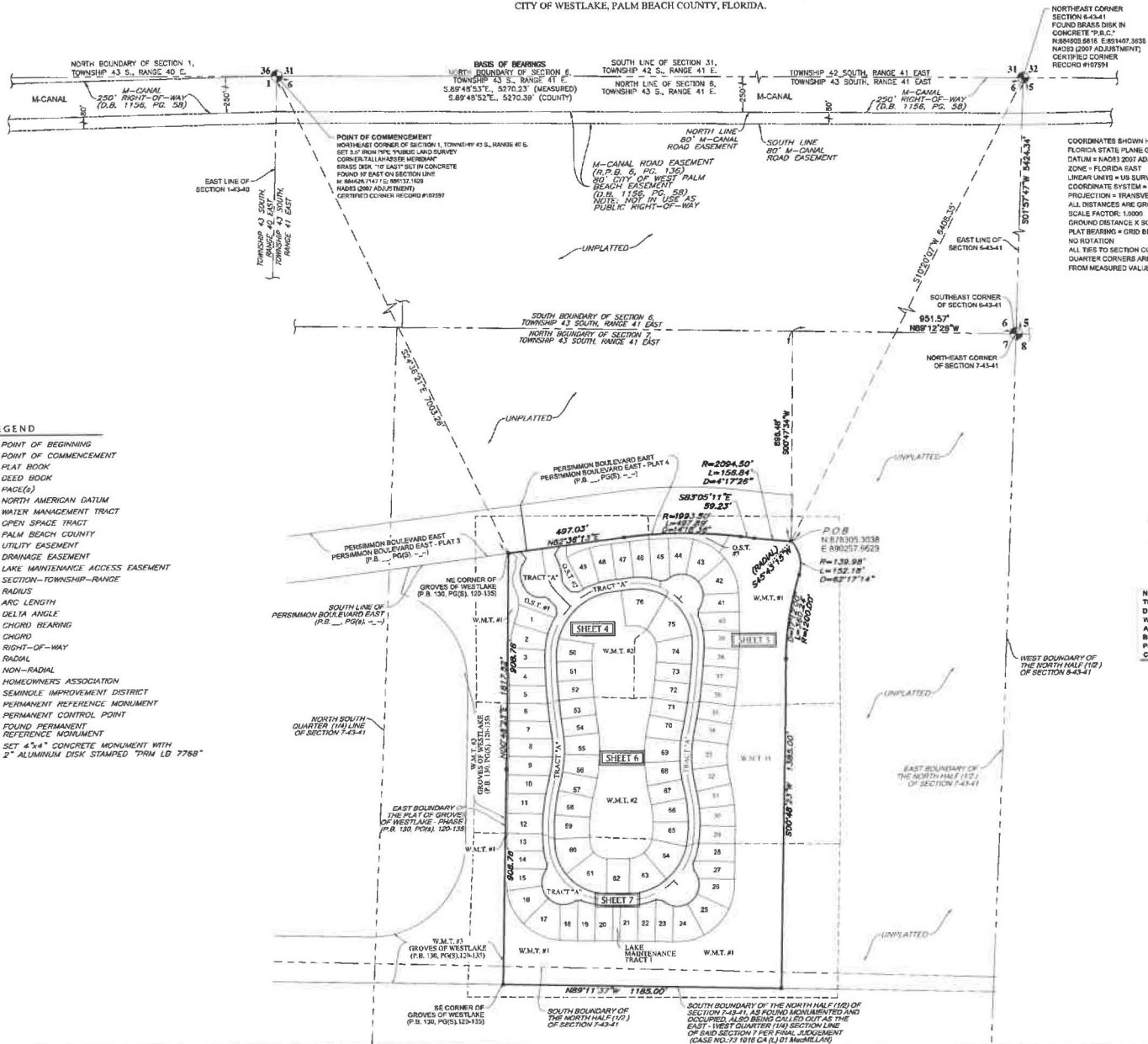
SURVEYOR'S NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN "100" "1" "1" "1" BRASS DISK STAMPED "PBM 180704" SET IN A 4"x4"x24" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THIS "1" "1" "1" "1" MAGNETIC NAIL AND DISK STAMPED "PCK 187345". (UNLESS OTHERWISE NOTED)
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S 10° 48' 17" E BEARINGS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83) FOR THE EAST ZONE OF FLORIDA. SAID BASE BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1911 (NAD 11) "00".
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR SEAGUOLE 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.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF WESTLAKE ZONING REGULATIONS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LOTS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPERANDED 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 PALM BEACH COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONCURE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD 83 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR = 1.000 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



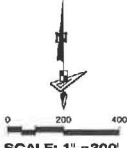
ESTATES OF WESTLAKE

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
 - 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
 - (NR) NON-RADIAL
 - H.O.A. 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 LG 7768"

COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2011 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 PLAT BEARING = GRID BEARING NO ROTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES



SCALE: 1" = 200'

KEY SHEET

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

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°48'53\"/>

NOTE:
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.

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 DIMENSIONS EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (E.G. 9' = 9.00') (E.G. 7.5' = 7.50')

ESTATES OF WESTLAKE

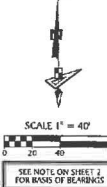
BEING A PORTION OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

NORTH BOUNDARY OF SECTION 1,
TOWNSHIP 43 S., RANGE 40 E. 36 31

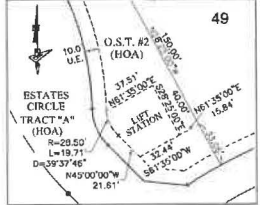
NORTH BOUNDARY OF SECTION 8,
TOWNSHIP 43 S., RANGE 41 E.

M-CANAL

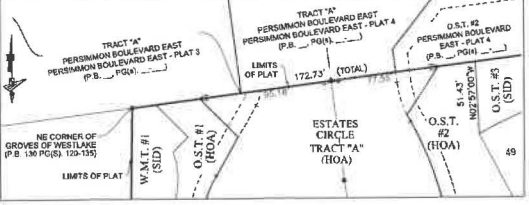
POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 1,
TOWNSHIP 43 S., RANGE 40 E.
SET 3.0" IRON PIPE "PUBLIC LAND SURVEY
CORNER-TALLAHASSEE MERIDIAN"
BRASS DISK "10 EAST" SET IN CONCRETE
FOUND 10' EAST ON SECTION LINE
N: 884628.7147 / E: 898137.1628
NAD83 (2011 ADJUSTMENT)
CERTIFIED CORNER RECORD #119/307



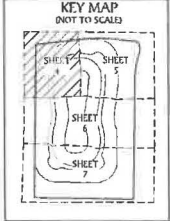
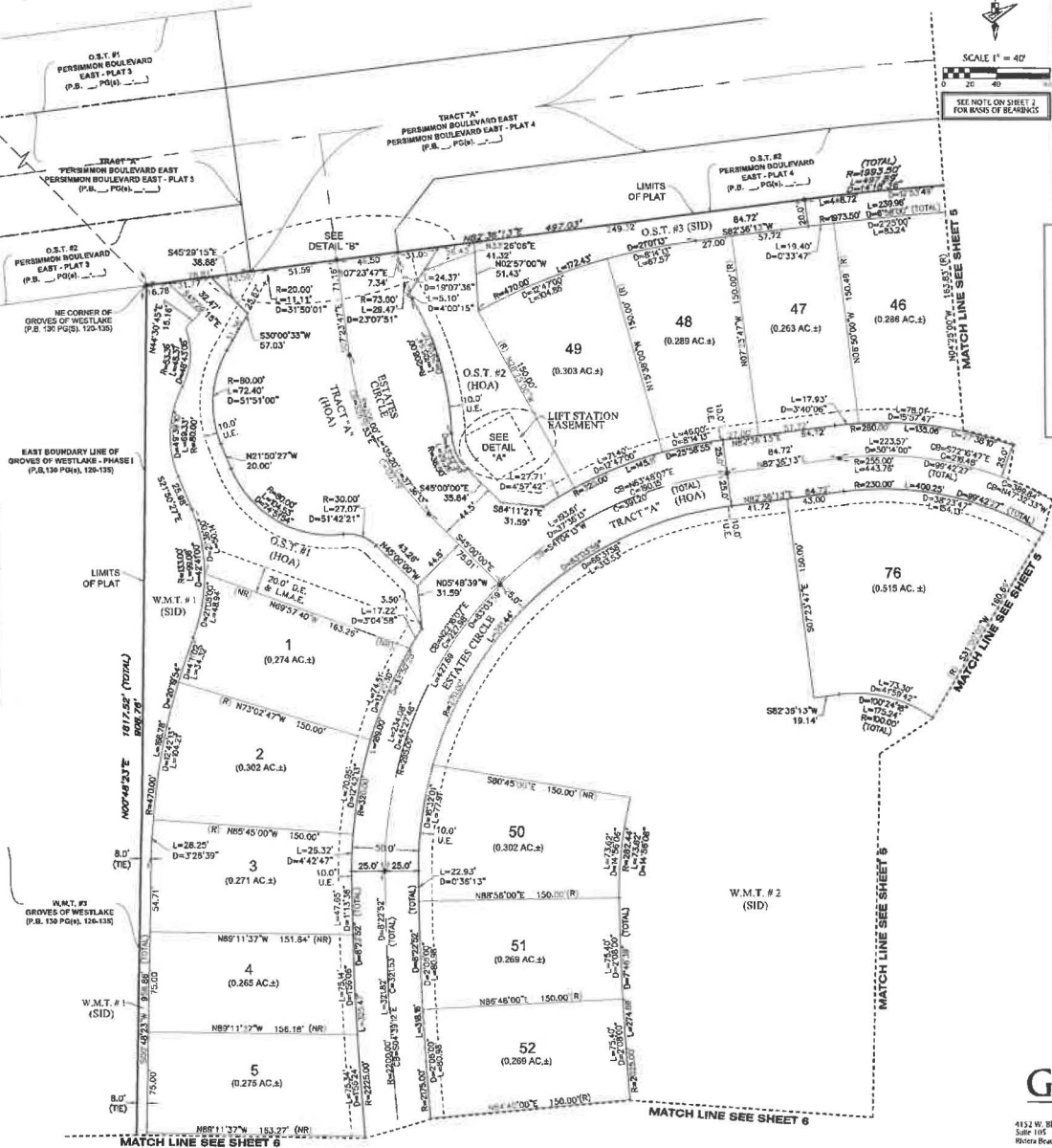
DETAIL "A"
(SCALE: 1"=40')



DETAIL "B"
(SCALE: 1"=40')

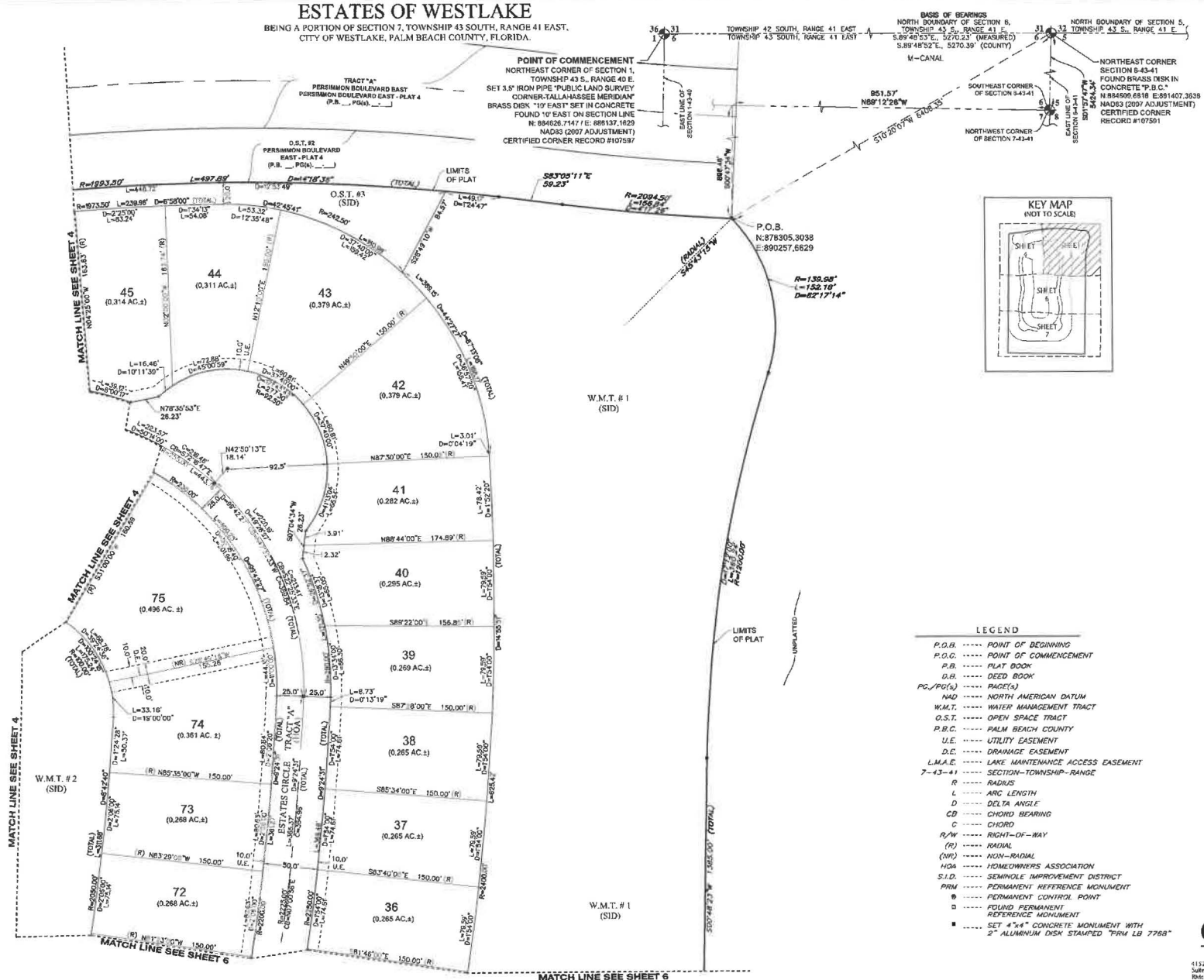


- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - PG. (PG/S) PAGE(S)
 - NAD NORTH AMERICAN DATUM
 - W.M.T. WATER MANAGEMENT TRACT
 - O.S.T. OPEN SPACE TRACT
 - P.B.C. PALM BEACH COUNTY
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
 - 7-43-41 SECTION-TOWNSHIP-RANGE
 - R RADIUS
 - L ARC LENGTH
 - D DELTA ANGLE
 - DB CHORD BEARING
 - C CHORD
 - R/W RIGHT-OF-WAY
 - (R) RADIAL
 - (NR) NON-RADIAL
 - HOA HOMEOWNERS ASSOCIATION
 - S.I.D. SEMI-CIRCLE IMPROVEMENT DISTRICT
 - PRM PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - FOUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 3" ALUMINUM DISK STAMPED "TRM LB 7769"

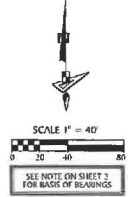
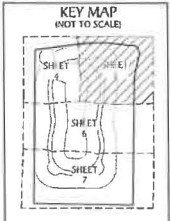
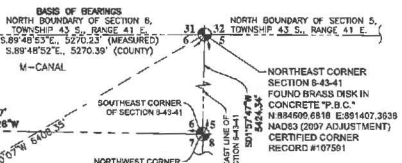


ESTATES OF WESTLAKE

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



POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 1,
TOWNSHIP 43 S., RANGE 40 E.
SET 3.5" IRON PIPE "PUBLIC LAND SURVEY
CORNER-TALLAHASSEE MERIDIAN"
BRASS DISK "10" EAST" SET IN CONCRETE
FOUND 10' EAST ON SECTION LINE
N: 894626.7147 (E: 886137.1629)
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107597



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
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 - C CHORD
 - R/W RIGHT-OF-WAY
 - (R) RADIAL
 - (NR) NON-RADIAL
 - HQA HOMEOWNERS ASSOCIATION
 - S.I.D. SEMINOLE IMPROVEMENT DISTRICT
 - PRM PERMANENT REFERENCE POINT
 - FOUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

GeoPoint
Surveying, Inc.

1152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.GeoPointSurveying.com
9067a Road, FL 33404
Member Surveyor Number 18-7768

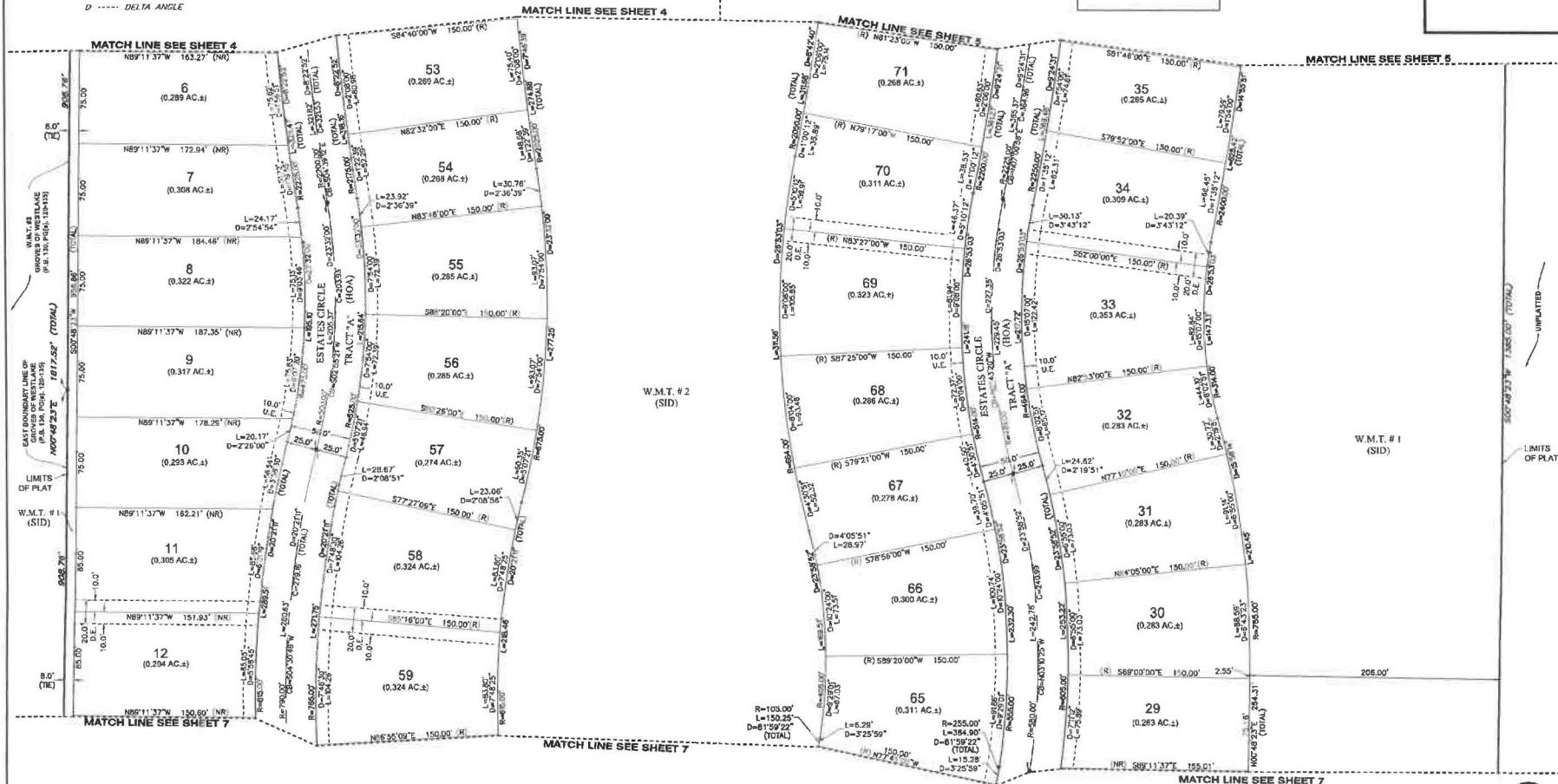
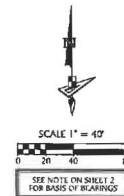
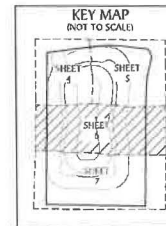
Sheet No. 5 of 7 Sheets

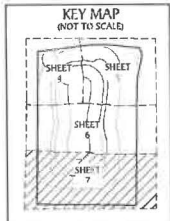
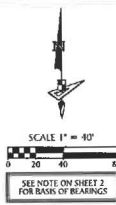
ESTATES OF WESTLAKE

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 | CB CHORD BEARING |
| P.O.C. POINT OF COMMENCEMENT | C CHORD |
| P.B. PLAT BOOK | R/W RIGHT-OF-WAY |
| D.B. DEED BOOK | (R) RADIAL |
| PG./PAGE(S) PAGE(S) | (NR) NON-RADIAL |
| MAD NORTH AMERICAN DATUM | HOA HOMEOWNERS ASSOCIATION |
| 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 |
| D.E. DRAINAGE EASEMENT | ■ SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7788" |
| L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT | |
| 7-43-41 SECTION-TOWNSHIP-RANGE | |
| R RADIUS | |
| L ARC LENGTH | |
| D DELTA ANGLE | |





ESTATES OF WESTLAKE

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
P.O.C.	POINT OF COMMENCEMENT
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NAD	NORTH AMERICAN DATUM
W.M.T.	WATER MANAGEMENT TRACT
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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
(NR)	NON-RADIAL
HMA	HOMESOWNERS 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"

