

**RESOLUTION 2021-01**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR TOWN CENTER PARKWAY SOUTH-WEST, BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.**

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**WHEREAS**, Minto PBLH, LLC, a Florida Limited Liability Company, as the Applicant has requested approval for Town Center Parkway South-West plat and boundary survey, being a portion of Section 1, Township 43 South, Range 40 East, City of Westlake, Palm Beach County, containing approximately 2.722 acres as described in as described in Exhibit "A", attached hereto; and

**WHEREAS**, the City of Westlake has the exclusive jurisdiction to approve the plat and boundary survey 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, attached hereto as "Exhibit B", and the boundary survey, attached hereto as "Exhibit C", 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's land development regulations and Florida law.

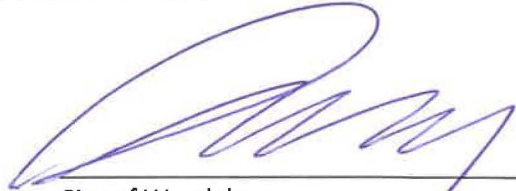
**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, THAT:**

- Section 1: **INCORPORATION.** The above recitals are true and correct and are incorporated herein by this reference.
- Section 2: **CITY COUNCIL APPROVALS.** The City Council for the City of Westlake hereby approves the final plat, "Exhibit B" and boundary survey, "Exhibit C" for the Town Center Parkway South-West, as described in the attached Exhibit "A", containing approximately 2.722 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.
- Section 3: **RECORDATION.** 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: **SCRIVENER'S ERRORS.** This Resolution can be renumbered or re-lettered and typographical errors and clarification of ambiguous wording that do not affect the intent can be corrected with the authorization of the City Manager and City Attorney without the need for public hearing.

Section 5: **EFFECTIVE DATE.** This resolution shall take effect immediately upon its adoption.

**PASSED AND APPROVED** by City Council for the City of Westlake, on this day of January 11, 2021.

**PUBLISHED** on this 30<sup>th</sup> day of December 2020 in the Palm Beach Post.

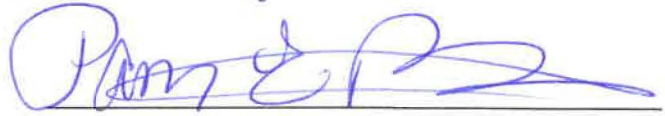


City of Westlake  
Roger Manning, Mayor



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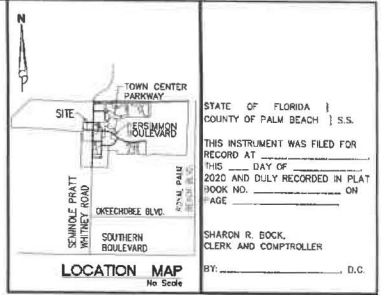
Zoie Burgess, City Clerk



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

# TOWN CENTER PARKWAY SOUTH - WEST

BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA  
COUNTY OF PALM BEACH | S.S.  
THIS INSTRUMENT WAS FILED FOR  
RECORD AT \_\_\_\_\_ DAY OF \_\_\_\_\_  
2020 AND DULY RECORDED IN PLAT  
BOOK NO. \_\_\_\_\_ ON \_\_\_\_\_  
PAGE \_\_\_\_\_  
SHARON R. BOCK,  
CLERK AND COMPTROLLER  
BY: \_\_\_\_\_ D.C.  
CLERK'S SEAL

AREA TABULATION (ACRES)	
TRACT "A":	2.223
TRACT "B":	0.292
TRACT "C":	0.237
TOWN CENTER PARKWAY SOUTH-WEST:	3.772 TOTAL ACRES, MORE OR LESS

- SURVEYORS NOTES**
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS: 1" x 1 1/2" BRASS DISK STAMPED "PCB 1873A" SET IN A 4"x4" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THIS: "A" MAGNETIC NAIL, AND STAMPED "PCB 1873A". MONUMENTS ARE SHOWN AS THIS: "A" 1.2" IRON ROD WITH CAP STAMPED "1873A", (UNLESS OTHERWISE NOTED)
  - BOUNDARIES SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF 89°55'52". 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 OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83) 1990.
  - 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 SEMINOLE 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.
  - NOTICE: THIS PLAN, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL RECORD OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL BE NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
  - IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
  - COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = FLORIDA 2007 ADJUSTMENT  
ZONE = NAD83  
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  
FLAT BEARING = GRID BEARING  
NO ROTATION  
ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES.

**SURVEYOR'S MAPPER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE PLAN SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.) AND MONUMENTS ACCORDING TO SEC. 173.09(1), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WESTLAKE FOR THE REQUIRED IMPROVEMENTS AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 173, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF WESTLAKE, FLORIDA.

DATE: \_\_\_\_\_ GARY A. SAGER, P.S.M.  
LIC# 9650, STATE OF FLORIDA  
THIS INSTRUMENT PREPARED BY  
GARY A. SAGER, P.S.M.  
16548.8 STATE OF FLORIDA,  
CENSUS SURVEILLING, INC.  
4152 WEST BLUE HORIZON BOULEVARD, SUITE 105,  
RIVERA BEACH, FLORIDA 33404.  
CERTIFICATE OF AUTHORIZATION NO. LB7766

**GeoPoint**  
Surveying, Inc.  
4152 W. Blue Horizon Blvd. Phone: (561) 414-2720  
Suite 105 Email: gary@geopoint-surveying.com  
Riviera Beach, FL 33404 License # 9650  
Sheet No. 1 of 2 Sheets

**DEDICATION AND RESERVATIONS**  
KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS TOWN CENTER PARKWAY SOUTH - WEST, BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**DESCRIPTION:**  
A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.01°59'57"W. ALONG THE WEST BOUNDARY OF SAID SECTION 1, A DISTANCE OF 349.11 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF M-CANAL, A 260 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY, DESCRIBED IN DEED BOOK 1156, PAGE 38, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.74°28'21"E. ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 378.84 FEET; THENCE N.47°34'37"E. ALONG SAID NORTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 1080.94 FEET TO THE WEST RIGHT-OF-WAY LINE OF SEMINOLE-PARTY WHITNEY ROAD, A 106 FOOT WIDE RIGHT-OF-WAY, DESCRIBED IN OFFICIAL RECORD BOOK 1544, PAGE 378, AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'55"W. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 3175.30 FEET; THENCE N.81°17'00"W. A DISTANCE OF 820.87 FEET TO A POINT ON THE NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 101, RECORDED IN OFFICIAL RECORDS BOOK 2479, PAGE 922, PALM BEACH COUNTY PUBLIC RECORDS; THENCE CONTINUE N.80°17'00"W. ALONG SAID NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 40.06 FEET TO THE POINT OF BEGINNING; THENCE S.01°42'55"W. ALONG THE WESTERLY LINE OF SAID RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 106.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 300.00 FEET AND A RADIAL BEARING OF S.01°42'55"W. AT SAID INTERSECTION; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°50'53", A DISTANCE OF 52.46 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 300.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°50'53", A DISTANCE OF 52.46 FEET TO A POINT OF TANGENCY; THENCE S.87°17'00"W. A DISTANCE OF 374.00 FEET; THENCE N.01°42'55"E. A DISTANCE OF 8.50 FEET; THENCE N.80°16'21"W. A DISTANCE OF 215.54 FEET; THENCE N.01°42'55"E. A DISTANCE OF 76.73 FEET; THENCE N.87°17'00"W. A DISTANCE OF 186.50 FEET; THENCE N.47°17'00"W. A DISTANCE OF 94.62 FEET; THENCE N.81°17'00"W. A DISTANCE OF 52.49 FEET; THENCE N.80°20'17"E. A DISTANCE OF 20.01 FEET; THENCE S.87°17'00"E. A DISTANCE OF 21.45 FEET; THENCE S.87°17'00"E. A DISTANCE OF 40.06 FEET; THENCE S.47°17'00"E. A DISTANCE OF 196.62 FEET; THENCE S.87°17'00"E. A DISTANCE OF 200.20 FEET; THENCE S.01°42'55"W. A DISTANCE OF 76.74 FEET; THENCE S.87°17'00"E. A DISTANCE OF 191.54 FEET; THENCE N.01°42'55"E. A DISTANCE OF 86.41 FEET; THENCE S.87°17'00"E. A DISTANCE OF 388.30 FEET; THENCE S.01°42'55"W. A DISTANCE OF 15.26 FEET; THENCE S.87°17'00"E. A DISTANCE OF 388.30 FEET; THENCE S.01°42'55"W. A DISTANCE OF 31.07 FEET; THENCE S.87°17'00"E. A DISTANCE OF 102.31 FEET; THENCE S.01°42'55"W. A DISTANCE OF 16.00 FEET TO A POINT ON SAID NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 101 AND THE POINT OF BEGINNING.  
CONTAINING: 118.00 SQUARE FEET OR 2.723 ACRES MORE OR LESS.

IN WITNESS WHEREOF, MINTO PBLH, 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.

MINTO PBLH, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: JOHN F. CARTER, MANAGER  
PRINT NAME: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

**ACCEPTANCE OF DEDICATION**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE CITY OF WESTLAKE, FLORIDA, A MUNICIPAL CORPORATION, HEREBY ACCEPTS THE GRANT OF EASEMENT OVER THE TRACT "A" ROAD RIGHT-OF-WAY AS STATED AND SHOWN HEREON, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
CITY OF WESTLAKE  
A MUNICIPAL CORPORATION  
WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
BY: \_\_\_\_\_  
CITY MAYOR, ROGER MANNING  
WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
**ACKNOWLEDGEMENT**  
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 \_\_\_\_\_ AS \_\_\_\_\_ ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
SIGNATURE \_\_\_\_\_  
(PRINT NAME) - NOTARY PUBLIC

HAS 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", AS SHOWN HEREON AS TOWN CENTER PARKWAY SOUTH - WEST, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FULL ENTIRETY FOR ROAD RIGHT-OF-WAY PURPOSES AND FOR ANY AND ALL PURPOSES AUTHORIZED BY CHAPTER 200A-01, LAWS OF FLORIDA AND CHAPTERS 189 AND 206, FLORIDA STATUTES. RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE, OPERATIONS, REPAIR AND/OR REPLACEMENT OF THE RIGHT-OF-WAY AND ANY FACILITIES SHALL REMAIN THE PERPETUAL OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

(SEAL)  
**STATEMENT OF DEDICATION & RESERVATIONS**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
SEMIMOLE 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.  
MAY COMMISSION EXPIRES: \_\_\_\_\_  
SIGNATURE \_\_\_\_\_  
(PRINT NAME) - NOTARY PUBLIC

THE CITY OF WESTLAKE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GRANTED AND RESERVED AN EASEMENT OVER TRACT "A" FOR ANY AND ALL MUNICIPAL PURPOSES, INsofar AS SUCH USES ARE NOT INCONSISTENT WITH ITS UTILIZATION FOR ROAD RIGHT-OF-WAY PURPOSES.

(SEAL)  
CITY OF WESTLAKE'S 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 CHAPTER 173, F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH CHAPTER 173, F.S.  
ATTEST: \_\_\_\_\_  
CITY MANAGER, KEN CUSSELL  
BY: \_\_\_\_\_  
CITY MAYOR, ROGER MANNING

**TRACT "B" AND TRACT "C"**  
TRACT "B" AND TRACT "C", AS SHOWN HEREON, ARE HEREBY RESERVED BY MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

WITNESS: \_\_\_\_\_  
BY: SCOTT MASSEY, PRESIDENT  
PRINT NAME: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

**UTILITY EASEMENTS**  
ALL UTILITY EASEMENTS DESCRIBED ON THE PLAN ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE HEREIN. ALL UTILITY RIGHTS AND EASEMENTS ESTABLISHED BY OR RESERVED BY THE PLAN ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE 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 THOSE CERTAIN RESTRICTIONS OF RIGHTS, COVENANTS AND RESERVATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR, PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF OR EASEMENTS. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OR OTHERWISE PROVIDE 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, ON, 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 PERMIT FLORIDA POWER & LIGHT TO ATTACH TO FACILITIES UNDERGROUND WIRES OR PLUMBING WIRES AND LAY CABLE AND CONDUIT WITHIN THE EASEMENT AREA AND TO OPERATE THE SAME FOR FLORIDA POWER & LIGHT'S COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES.

**ACKNOWLEDGEMENT**  
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 \_\_\_\_\_ AS \_\_\_\_\_ ON BEHALF OF THE DISTRICT, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
SIGNATURE \_\_\_\_\_  
(PRINT NAME) - NOTARY PUBLIC

**DRAINAGE EASEMENTS**  
THE DRAINAGE EASEMENTS (DE) 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. FOR DRAINAGE PURPOSES THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREON 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 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.

(SEAL)  
WITNESS: \_\_\_\_\_  
BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

MINTO PBLH, LLC  
SEMIMOLE IMPROVEMENT DISTRICT  
CITY OF WESTLAKE APPROVAL  
CITY OF WESTLAKE ACCEPTANCE  
SURVEYORS SEAL

# TOWN CENTER PARKWAY SOUTH - WEST

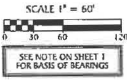
BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

NORTHEAST CORNER OF SECTION 6-43-41  
FOUND BRASS DISK IN CONCRETE "P.B.C."  
N:884608.5818 E:891407.3838  
NAD83 (2007 ADJUSTMENT)  
CERTIFIED CORNER RECORD #107591

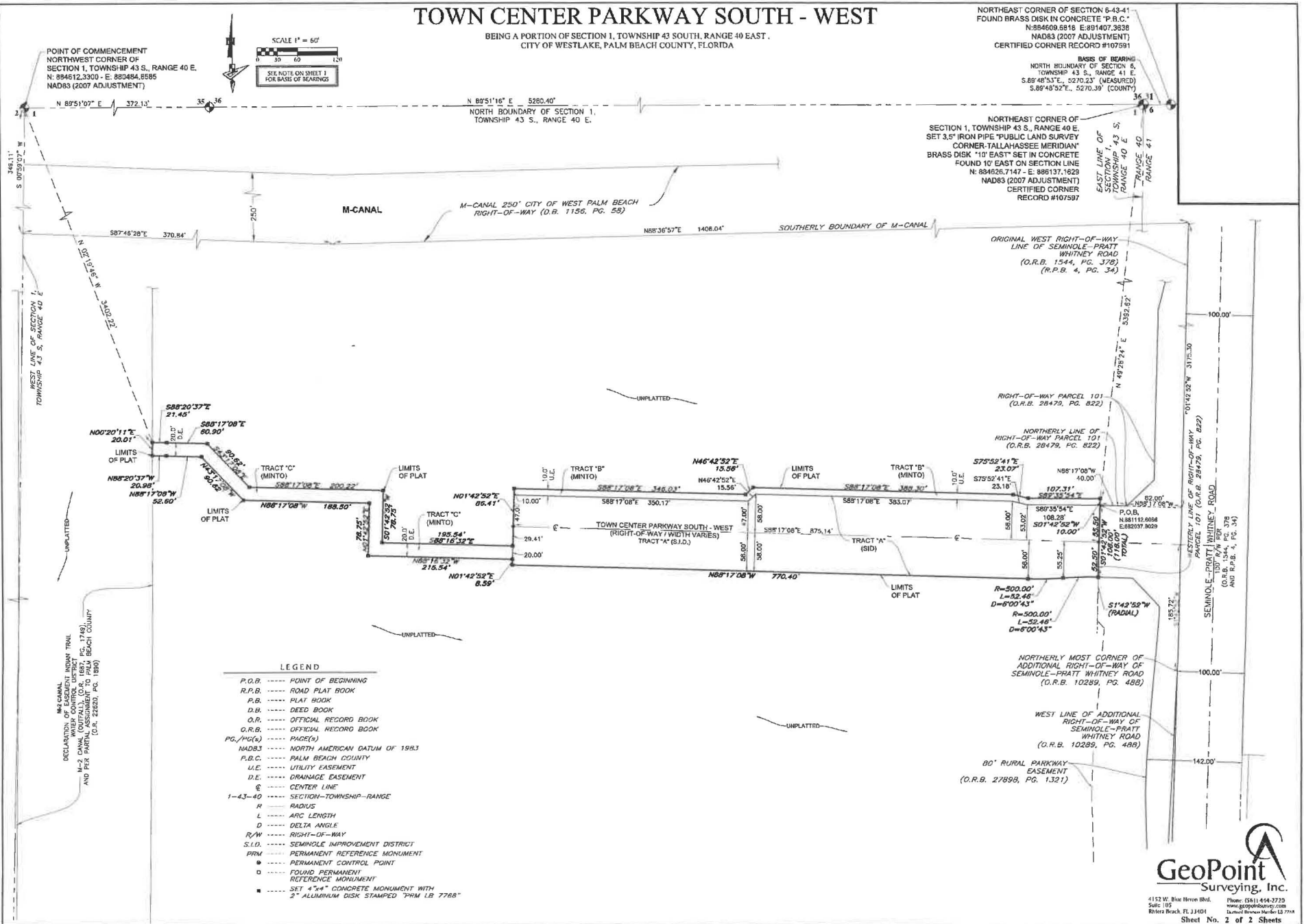
BASIS OF BEARING  
NORTH BOUNDARY OF SECTION 6,  
TOWNSHIP 43 S., RANGE 41 E.  
S:88°48'53"E, 5270.23' (MEASURED)  
S:88°48'52"E, 5270.39' (COUNTY)

NORTHEAST CORNER OF  
SECTION 1, TOWNSHIP 43 S., RANGE 40 E.  
SET 3.5" IRON PIPE "PUBLIC LAND SURVEY  
CORNER-TALLHASSEE MERIDIAN"  
BRASS DISK "10" EAST" SET IN CONCRETE  
FOUND 10' EAST ON SECTION LINE  
N: 884626.7147 - E: 886137.1629  
NAD83 (2007 ADJUSTMENT)  
CERTIFIED CORNER  
RECORD #107587

EAST LINE OF  
SECTION 1,  
TOWNSHIP 43 S.,  
RANGE 40 E.  
RANGE 40  
RANGE 41



POINT OF COMMENCEMENT  
NORTHWEST CORNER OF  
SECTION 1, TOWNSHIP 43 S., RANGE 40 E.  
N: 884612.3300 - E: 880484.8585  
NAD83 (2007 ADJUSTMENT)



- LEGEND**
- P.O.B. .... POINT OF BEGINNING
  - R.P.B. .... ROAD PLAT BOOK
  - P.B. .... PLAT BOOK
  - D.B. .... DEED BOOK
  - O.R. .... OFFICIAL RECORD BOOK
  - O.R.B. .... OFFICIAL RECORD BOOK
  - PG./PG(s) .... PAGE(S)
  - NAD83 .... NORTH AMERICAN DATUM OF 1983
  - P.B.C. .... PALM BEACH COUNTY
  - U.E. .... UTILITY EASEMENT
  - D.E. .... DRAINAGE EASEMENT
  - CL .... CENTER LINE
  - 1-43-40 .... SECTION-TOWNSHIP-RANGE
  - R .... RADIUS
  - L .... ARC LENGTH
  - D .... DELTA ANGLE
  - R/W .... RIGHT-OF-WAY
  - 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 "TRM LB 7768"

DECLARATION OF SEMINOLE IMPROVEMENT TRAIL  
WATER CONTROL DISTRICT  
M-2 PALM BEACH COUNTY  
AND PER PARTIAL ASSIGNMENT TO RAIL, BEACH COUNTY  
(O.R. 28820, PG. 1890)

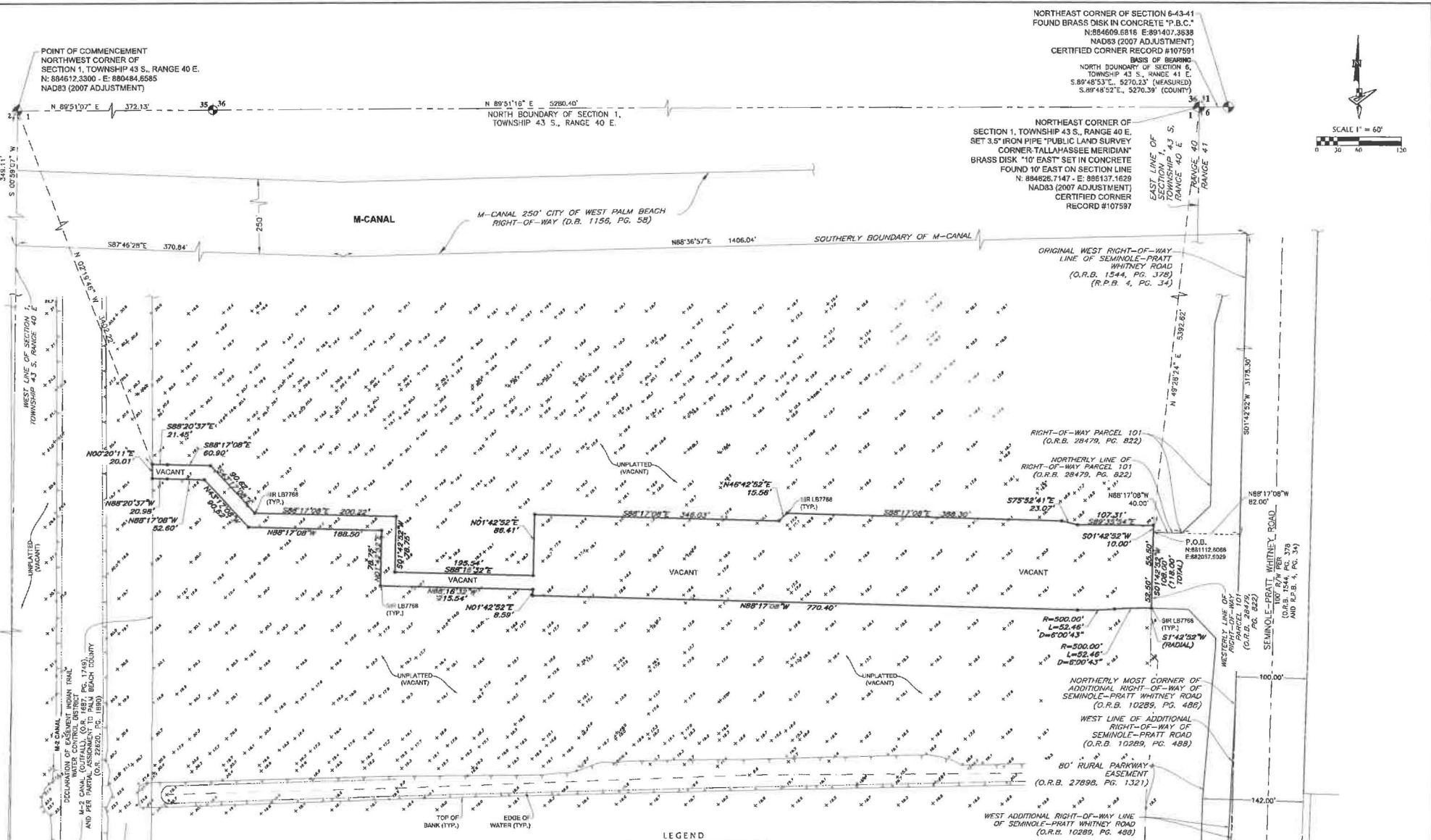
**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd.  
Suite 105  
Palm Beach, FL 33401

Phone: (561) 454-2720  
www.geopointsurvey.com  
Licensed Surveyor Number: 13 7768

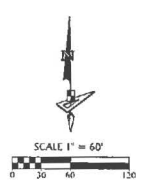
Sheet No. 2 of 2 Sheets





NORTHEAST CORNER OF SECTION 6-43-41  
 FOUND BRASS DISK IN CONCRETE "P.B.C."  
 N:884608.6816 E:801407.3838  
 NAD83 (2007 ADJUSTMENT)  
 CERTIFIED CORNER RECORD #107591

BASIS OF BEARING  
 NORTH BOUNDARY OF SECTION 6,  
 TOWNSHIP 43 S., RANGE 41 E.  
 S:88°48'53\"/>



POINT OF COMMENCEMENT  
 NORTHWEST CORNER OF  
 SECTION 1, TOWNSHIP 43 S., RANGE 40 E.  
 N: 884613.3300 E: 880484.6585  
 NAD83 (2007 ADJUSTMENT)

N 89°51'16\"/>

NORTHEAST CORNER OF  
 SECTION 1, TOWNSHIP 43 S., RANGE 40 E.  
 SET 3.5\"/>

ORIGINAL WEST RIGHT-OF-WAY  
 LINE OF SEMINOLE-PRATT  
 WHITNEY ROAD  
 (O.R.B. 1244, PG. 378)  
 (R.P.B. 1, PG. 34)

RIGHT-OF-WAY PARCEL 101  
 (O.R.B. 28479, PG. 822)

NORTHERLY LINE OF  
 RIGHT-OF-WAY PARCEL 101  
 (O.R.B. 28479, PG. 822)

R=500.00'  
 L=52.46'  
 D=5°00'43\"/>

NORTHERLY MOST CORNER OF  
 ADDITIONAL RIGHT-OF-WAY OF  
 SEMINOLE-PRATT WHITNEY ROAD  
 (O.R.B. 10289, PG. 486)

WEST LINE OF ADDITIONAL  
 RIGHT-OF-WAY OF  
 SEMINOLE-PRATT ROAD  
 (O.R.B. 10289, PG. 488)

80' RURAL PARKWAY  
 EASEMENT  
 (O.R.B. 27898, PG. 1321)

WEST ADDITIONAL RIGHT-OF-WAY LINE  
 OF SEMINOLE-PRATT WHITNEY ROAD  
 (O.R.B. 10289, PG. 486)

**LEGEND**

P.O.B. .... POINT OF BEGINNING  
 P.B. .... PLAT BOOK  
 R.P.B. .... ROAD PLAT BOOK  
 D.B. .... DEED BOOK  
 O.R./D.R.B. .... OFFICIAL RECORDS BOOK  
 PG./PG(s) .... PAGE(S)  
 MAD .... NORTH AMERICAN DATUM  
 P.B.C. .... PALM BEACH COUNTY  
 U.E. .... UTILITY EASEMENT  
 D.E. .... DRAINAGE EASEMENT  
 TYP. .... TYPICAL

1-43-40 .... SECTION-TOWNSHIP-RANGE  
 R .... RADIUS  
 L .... ARC LENGTH  
 D .... DELTA ANGLE  
 R/W .... RIGHT-OF-WAY  
 S.I.D. .... SEMINOLE IMPROVEMENT DISTRICT  
 LB .... LICENSED BUSINESS  
 PRM .... PERMANENT REFERENCE MONUMENT  
 ● .... PERMANENT CONTROL POINT  
 ○ .... FOUND PERMANENT REFERENCE MONUMENT  
 SIR ● .... SET 5/8\"/>

**TOWN CENTER PARKWAY SOUTH - WEST  
 BOUNDARY SURVEY**

No.	Date	Revisions	Description	Drawn	Last Date of Field Survey

Prepared For: MINTO COMMUNITIES, LLC  
 Last Date of Field Survey:

Sheet No. 02 of 02 Sheets

NOT VALID UNLESS THE SIGNATURE AND THE ORIGINAL  
 MAKER SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**GeoPoint**  
 Surveying, Inc.

4152 W. Blue Heron Blvd.  
 Suite 105  
 Boca Raton, FL 33484  
 Phone: (561) 444-2730  
 www.geopointsurveying.com  
 13464-Business-Records-18-7744

Drawn: [Signature] Date: 09/19/20  
 Field Book:  
 Checked: GAE | P.E.: GG  
 Scale: 1"=60'  
 Date Filed: TCC-SOUTH-WEST  
 Section: 01 Twp. 43 N. R. 40 E. Sec. 40S

**Exhibit 'A'**  
**Legal Description**  
**Town Center Parkway South-West**

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.00°59'07"W. ALONG THE WEST BOUNDARY OF SAID SECTION 1, A DISTANCE OF 349.11 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF M-CANAL, A 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY, DESCRIBED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.87°46'28"E. ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 370.84 FEET; THENCE N.88°36'57"E. ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 1406.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A 100 FOOT WIDE RIGHT-OF-WAY, DESCRIBED IN OFFICIAL RECORD BOOK 1544, PAGE 378, AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 3175.30 FEET; THENCE N.88°17'08"W., A DISTANCE OF 82.00 FEET TO A POINT ON THE NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 101, RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, PALM BEACH COUNTY PUBLIC RECORDS; THENCE CONTINUE N.88°17'08"W., ALONG SAID NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE S.01°42'52"W., ALONG THE WESTERLY LINE OF SAID RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 108.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 500.00 FEET AND A RADIAL BEARING OF S.01°42'52"W., AT SAID INTERSECTION; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'43", A DISTANCE OF 52.46 FEET TO A POINT OF REVERSE 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 06°00'43", A DISTANCE OF 52.46 FEET TO A POINT OF TANGENCY; THENCE N.88°17'08"W., A DISTANCE OF 770.40 FEET; THENCE N.01°42'52"E., A DISTANCE OF 8.59 FEET; THENCE N.88°16'32"W., A DISTANCE OF 215.54 FEET; THENCE N.01°42'52"E., A DISTANCE OF 78.75 FEET; THENCE N.88°17'08"W., A DISTANCE OF 188.50 FEET; THENCE N.43°17'08"W., A DISTANCE OF 90.62 FEET; THENCE N.88°17'08"W., A DISTANCE OF 52.60 FEET; THENCE N.88°20'37"W., A DISTANCE OF 20.98 FEET; THENCE N.00°20'11"E., A DISTANCE OF 20.01 FEET; THENCE S.88°20'37"E., A DISTANCE OF 21.45 FEET; THENCE S.88°17'08"E., A DISTANCE OF 60.90 FEET; THENCE S.43°17'08"E., A DISTANCE OF 90.62 FEET; THENCE S.88°17'08"E., A DISTANCE OF 200.22 FEET; THENCE S.01°42'52"W., A DISTANCE OF 78.75 FEET; THENCE S.88°16'32"E., A DISTANCE OF 195.54 FEET; THENCE N.01°42'52"E., A DISTANCE OF 86.41 FEET; THENCE S.88°17'08"E., A DISTANCE OF 346.03 FEET; THENCE N.46°42'52"E., A DISTANCE OF 15.56 FEET; THENCE S.88°17'08"E., A DISTANCE OF 388.30 FEET; THENCE S.75°52'41"E., A DISTANCE OF 23.07 FEET; THENCE S.89°35'54"E., A DISTANCE OF 107.31 FEET; THENCE S.01°42'52"W., A DISTANCE OF 10.00 FEET TO A POINT ON SAID NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 101 AND THE POINT OF BEGINNING.

CONTAINING: 118,602 SQUARE FEET OR 2.722 ACRES MORE OR LESS.