

**RESOLUTION 2021-02**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR POD G SOUTH-WEST BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF A PORTION OF TRACT M-3, AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - REPLAT, PLAT BOOK 129, PAGES 129 AND 130, PUBLIC RECORDS OF 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 POD G South-West plat and boundary survey, being a portion of Section 1, Township 43 South, Range 40 East, City of Westlake, Palm Beach County, Florida, being in part a Replat of a portion of Tract M-3, as shown on the Plat of Persimmon Boulevard West - Replat, Plat Book 129, pages 129 and 130, Public Records of Palm Beach County, Florida, City of Westlake, Palm Beach County, containing approximately 11.666 acres 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:**

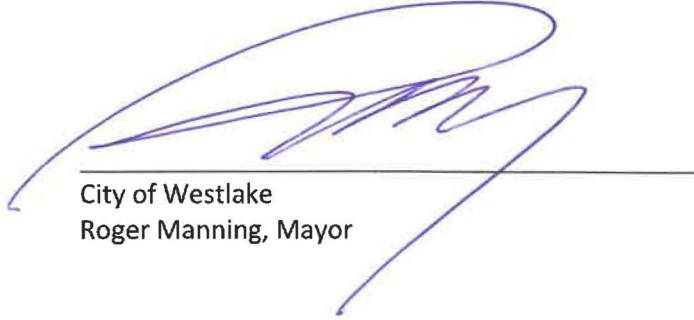
- Section 1: **INCORPORATION.** The above recitals are true and correct and are incorporated herein by this reference.
- Section 2: **CITY COUNCIL APPROVALS.** The City Council for the City of Westlake hereby approves the final plat, "Exhibit B" and boundary survey, "Exhibit C" for the POD G South-West, as described in the attached Exhibit "A", containing approximately 11.666 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.



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City of Westlake  
Roger Manning, Mayor



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Zoie Burgess, City Clerk



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

# POD G SOUTH - WEST

BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF A PORTION OF TRACT M-3, AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - REPLAT, PLAT BOOK 129, PAGES 129 AND 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS POD G SOUTH - WEST BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING IN PART A REPLAT OF A PORTION OF TRACT M-3, AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - REPLAT, PLAT BOOK 129, PAGES 129 AND 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND IN PART A REPLAT OF A PORTION OF TRACT M-3, AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - REPLAT, PLAT BOOK 129, PAGES 129 AND 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### COMMENCE

COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S 60° 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 MCANAL, A 250 FOOT WIDE CITY OF WEST PALM BEACH HIGHWAY, DESCRIBED IN DEED BOOK 1156, PAGE 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE S 87° 42' 57" E, ALONG SAID SOUTHERLY BOUNDARY OF MCANAL, AS FOUND DOCUMENTED, A DISTANCE OF 370.41 FEET; THENCE N 84° 58' 27" E, ALONG SAID SOUTHERLY BOUNDARY OF MCANAL, AS FOUND DOCUMENTED, A DISTANCE OF 186.61 FEET TO THE WEST RIGHT-OF-WAY LINE OF SEMINOLE-PLATT WHITNEY ROAD, A 100 FOOT WIDE HIGH-OF-WAY, DESCRIBED IN OFFICIAL RECORD BOOK 154, PAGE 578, AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF SAID PALM BEACH COUNTY PUBLIC RECORDS; THENCE S 01° 42' 27" W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 344.52 FEET TO THE NORTHERLY MOST CORNER OF ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PLATT WHITNEY ROAD, DESCRIBED IN OFFICIAL RECORD BOOK 1028, PAGE 488, OF SAID PUBLIC RECORDS; THENCE S 82° 59' 15" W, ALONG THE WEST LINE OF SAID ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PLATT WHITNEY ROAD, A DISTANCE OF 540.15 FEET; THENCE S 01° 42' 27" W, ALONG SAID WEST LINE OF THE ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PLATT WHITNEY ROAD, A DISTANCE OF 74.68 FEET; THENCE N 87° 17' 31" W, A DISTANCE OF 71.68 FEET TO A POINT ON THE NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 194, RECORDED IN OFFICIAL RECORDS BOOK 2847, PAGE 152, OF SAID PUBLIC RECORDS; THENCE N 66° 17' 25" W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 60.66 FEET; THENCE N 75° 52' 04" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST, AS SHOWN ON PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF SAID PALM BEACH COUNTY PUBLIC RECORDS; AND ITS EASTERLY EXTENSION, A DISTANCE OF 69.82 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, FOR THE FOLLOWING SEVEN (7) COURSES: 1) N 84° 47' 15" W, A DISTANCE OF 480.37 FEET; 2) THENCE S 46° 42' 55" W, A DISTANCE OF 14.54 FEET; 3) THENCE S 49° 20' 36" W, A DISTANCE OF 48.11 FEET; 4) THENCE N 78° 55' 25" W, A DISTANCE OF 51.20 FEET; 5) THENCE S 89° 29' 04" W, A DISTANCE OF 19.14 FEET; 6) THENCE S 45° 59' 04" W, A DISTANCE OF 16.30 FEET; 7) THENCE N 84° 11' 55" W, A DISTANCE OF 22.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 87° 17' 31" W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, A DISTANCE OF 93.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 481.90 FEET; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, A DISTANCE OF 62.25 FEET TO A POINT OF TANGENCY; THENCE N 06° 17' 00" W, A DISTANCE OF 29.38 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID PLAT OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF SAID PALM BEACH COUNTY PUBLIC RECORDS; THENCE N 69° 42' 21" E, ALONG SAID NORTH BOUNDARY OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, A DISTANCE OF 11.60 FEET; THENCE N 06° 17' 00" W, A DISTANCE OF 52.61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 206.60 FEET AND A RADIAL BEARING OF S 06° 52' 24" W, AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61° 09' 21" A DISTANCE OF 26.30 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N 81° 10' 05" E, A DISTANCE OF 31.16 FEET; THENCE S 01° 42' 27" W, A DISTANCE OF 262.90 FEET; THENCE N 01° 42' 27" E, A DISTANCE OF 11.60 FEET; THENCE S 01° 42' 27" W, A DISTANCE OF 46.06 FEET; THENCE S 88° 17' 06" W, A DISTANCE OF 30.64 FEET; THENCE S 25° 52' 41" E, A DISTANCE OF 31.14 FEET; THENCE S 84° 17' 06" W, A DISTANCE OF 65.99 FEET; THENCE S 01° 42' 27" W, A DISTANCE OF 69.00 FEET; THENCE S 88° 00' 00" W, A DISTANCE OF 34.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 1060.60 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62° 00' 00", A DISTANCE OF 3.49 FEET TO A POINT OF TANGENCY; THENCE S 25° 52' 41" E, A DISTANCE OF 68.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 35.08 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42° 29' 58", A DISTANCE OF 37.06 FEET TO A POINT OF TANGENCY; THENCE S 44° 29' 58" W, A DISTANCE OF 29.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 58,187 SQUARE FEET OR 11.666 ACRES MORE OR LESS.

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

**TRACT "A"**  
TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR MINTO PBL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND MAINTAINANCE OBLIGATION OF SAID MINTO PBL, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

**TRACT "B"**  
TRACT "B", SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR ROAD RIGHT-OF-WAY PURPOSES AND FOR ANY PURPOSES AUTHORIZED BY CHAPTER 209(41), LAWS OF FLORIDA, AND CHAPTERS 98 AND 98A, FLORIDA STATUTES. RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE OPERATIONS, REPAIR AND/OR REPLACEMENT OF THE ROAD RIGHT-OF-WAY AND ANY FACILITIES THEREIN SHALL REMAIN THE PERPETUAL OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

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

### WATER MANAGEMENT TRACT

WATER MANAGEMENT TRACT "M-3", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

### UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY RIGHTS AND 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 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 DEDICATIONS AS MAY HEREBY BE IMPOSED BY GRANTOR; PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT DEFEAT 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.

### 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.

IN WITNESS WHEREOF, MINTO PBL, 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.

WITNESS: BY: MINTO PBL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, JOHN F. CASTER, MANAGER.  
PRINT NAME: JOHN F. CASTER, MANAGER  
WITNESS:  
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 F. CASTER, AS MANAGER FOR MINTO PBL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, (2) ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

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

### ACCEPTANCE OF DEDICATION

STATE OF FLORIDA, COUNTY OF PALM BEACH

SEMINOLE 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

WITNESS: BY: SEMINOLE IMPROVEMENT DISTRICT, SCOTT MASSIEY, PRESIDENT.  
PRINT NAME: SCOTT MASSIEY, PRESIDENT  
WITNESS:  
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 F. CASTER, AS MANAGER FOR MINTO PBL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, (2) ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

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

### ACCEPTANCE OF DEDICATION

STATE OF FLORIDA, COUNTY OF PALM BEACH

SEMINOLE 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

WITNESS: BY: SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, SCOTT MASSIEY, PRESIDENT.  
PRINT NAME: SCOTT MASSIEY, PRESIDENT  
WITNESS:  
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 SCOTT MASSIEY, AS PRESIDENT FOR SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, (2) ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

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

### (SEAL)

### CITY OF WESTLAKE APPROVAL

THIS CERTIFICATE 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 \_\_\_\_\_, 2020, IN ACCORDANCE WITH CHAPTER 177, F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MASTER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH CHAPTER 177, F.S.

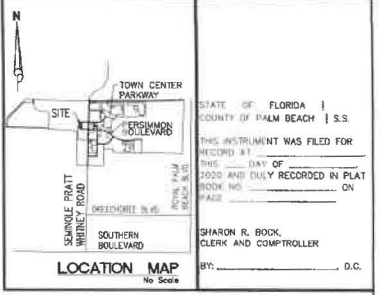
ATTEST: CITY MANAGER, KEN CASSEL, BY: CITY MAYOR, ROGER MANNING

### 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 HEREIN DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PBL, LLC, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DISPECTED BY THIS PLAT.

DATED: \_\_\_\_\_ HARRY BONINE, PRESIDENT, FOUNDERS TITLE



AREA TABULATION (ACRES): TRACT "A": 823.7; TRACT "B": 0.817; W.M.T. #: 2.681; POD G SOUTH-WEST: 1.666 TOTAL ACRES; MORE OR LESS

- SURVEYORS NOTES: 1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS: "■" = 1 1/2" BRASS DISK, STAMPED "FRM L8784" SET BY A "C.M.C." CONCRETE MONUMENT... 2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 40 EAST... 3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFACTORS... 4. THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF WESTLAKE ZONING REGULATIONS... 5. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL BE IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT... 6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE INTERSECT, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY... 7. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED... 8. COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID... 9. ALL DISTANCES ARE GROUND... 10. ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VECTORS... 11. SURVEYOR'S MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID SURVEY IS ACCURATELY MADE IN ACCORDANCE WITH THE GUARANTEES POSTED WITH THE CITY OF WESTLAKE FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA CONFORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED, AND THE ORDINANCES OF THE CITY OF WESTLAKE, FLORIDA.

DATE: \_\_\_\_\_ GARY A. RAGER, P.S.M., LICENSE NO. 12478, STATE OF FLORIDA. THIS INSTRUMENT PREPARED BY GARY A. RAGER, P.S.M., 1248-B STATE OF FLORIDA, GEORGETOWN SURVEYING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 106, RIVERDA BEACH, FLORIDA 33404. CERTIFICATE OF AUTHORIZATION NO. L87766

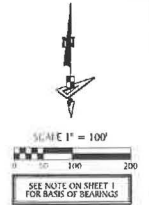
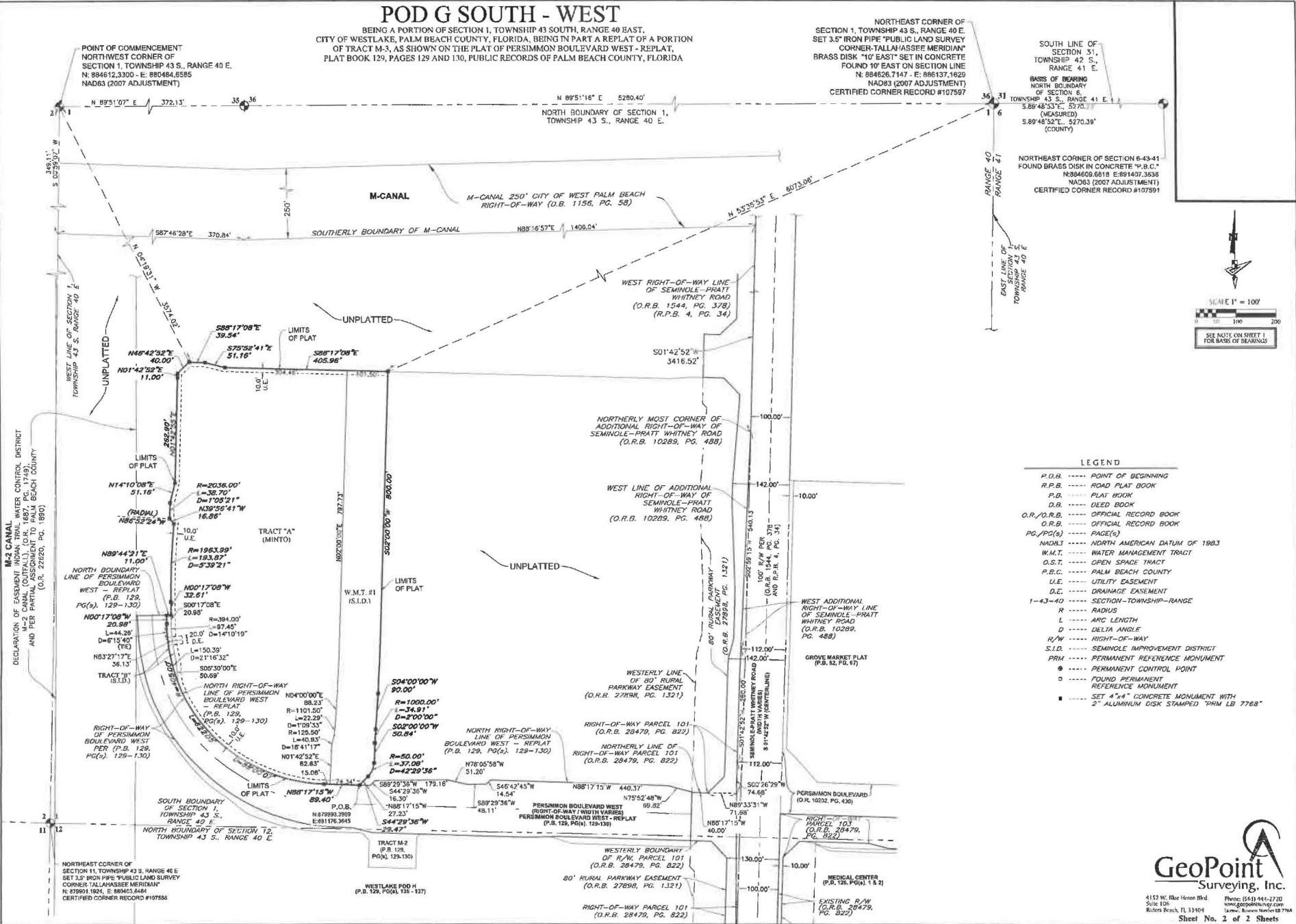
# POD G SOUTH - WEST

BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST.  
 CITY OF WEST LAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF A PORTION  
 OF TRACT M-3, AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - REPLAT,  
 PLAT BOOK 129, PAGES 129 AND 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

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: 884626.7147 - E: 886137.1629  
 NAD83 (2007 ADJUSTMENT)  
 CERTIFIED CORNER RECORD #107597

SOUTH LINE OF  
 SECTION 51,  
 TOWNSHIP 42 S.,  
 RANGE 41 E.  
 BASIS OF BEARING  
 NORTH BOUNDARY  
 OF SECTION 6,  
 TOWNSHIP 43 S., RANGE 41 E.  
 (MEASURED)  
 S.89°48'52"E. 5270.39'  
 (COUNTY)

NORTHEAST CORNER OF SECTION 6-43-41  
 FOUND BRASS DISK IN CONCRETE "P.B.C."  
 N:884608.6818 E:891407.3638  
 NAD83 (2007 ADJUSTMENT)  
 CERTIFIED CORNER RECORD #107591



**LEGEND**

- P.O.B. ----- POINT OF BEGINNING
- R.P.B. ----- ROAD PLAT BOOK
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- O.R./O.R.B. ----- OFFICIAL RECORD BOOK
- O.R.B. ----- OFFICIAL RECORD BOOK
- PG./PG(s) ----- PAGE(s)
- NADB3 ----- NORTH AMERICAN DATUM OF 1983
- W.M.C. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- 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" x 4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED 'TRM LB 7768'



THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A SEARCH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, STATE OF FLORIDA, COMMENCING FROM CHICAGO TITLE INSURANCE COMPANY NUMBER 7430795-90031461 WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 2013 AND CONTINUING UP TO AND INCLUDING JULY 6, 2018 AT 11:00 P.M.

**DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND IN PART A REPLAT OF A PORTION OF TRACT M-3, AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - REPLAT, PLAT BOOK 129, PAGES 129 AND 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S00°59'07"W, ALONG THE WEST BOUNDARY OF SAID SECTION 1, A DISTANCE OF 39.11 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF A CANAL, A 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY, DESCRIBED IN DEED BOOK 1156, PAGE 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE S87°40'27"E, ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 170.84 FEET; THENCE N83°39'37"E, ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 148.64 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 1541, PAGE 374, AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF SAID PALM BEACH COUNTY PUBLIC RECORDS; THENCE S01°42'22"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 216.52 FEET TO THE NORTHERLY MOST CORNER OF ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, DESCRIBED IN OFFICIAL RECORD BOOK 1024, PAGE 488, OF SAID PUBLIC RECORDS; THENCE S02°39'15"W, ALONG THE WEST LINE OF SAID ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 548.43 FEET; THENCE S91°42'22"W, ALONG SAID WEST LINE OF THE ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 200.00 FEET; THENCE S59°29'23"W, ALONG SAID WEST LINE OF THE ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 34.64 FEET; THENCE N49°33'33"W, A DISTANCE OF 31.69 FEET TO A POINT ON THE NORTHERLY LINE OF RIGHT-OF-WAY PARCEL (R), RECORDED IN OFFICIAL RECORDS BOOK 2479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE N88°17'15"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 40.00 FEET; THENCE N75°52'28"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST, AS SHOWN ON PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF SAID PALM BEACH COUNTY PUBLIC RECORDS, AND ITS EASTERLY EXTENSION, A DISTANCE OF 69.62 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, FOR THE FOLLOWING (EVEN) FT. COURSES: 1) N138°17'15"W, A DISTANCE OF 48.57 FEET; 2) THENCE S44°42'45"W, A DISTANCE OF 14.54 FEET; 3) THENCE S87°25'39"W, A DISTANCE OF 46.11 FEET; 4) THENCE N78°05'25"W, A DISTANCE OF 21.20 FEET; 5) THENCE S89°29'30"W, A DISTANCE OF 17.16 FEET; 6) THENCE S44°29'48"W, A DISTANCE OF 16.30 FEET; 7) THENCE N48°17'15"W, A DISTANCE OF 27.23 FEET TO A POINT OF BEGINNING; THENCE CONTINUE N88°17'15"W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, A DISTANCE OF 89.40 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 403.94 FEET; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°40'00", A DISTANCE OF 62.25 FEET TO A POINT OF TANGENCY; THENCE S69°17'06"W, A DISTANCE OF 29.98 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID PLAT OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF SAID PALM BEACH COUNTY PUBLIC RECORDS; THENCE N69°42'11"E, ALONG SAID NORTH BOUNDARY OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, A DISTANCE OF 11.00 FEET; THENCE N80°37'26"W, A DISTANCE OF 23.61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 193.93 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°39'21", A DISTANCE OF 10.51 FEET; THENCE N35°55'41"E, A DISTANCE OF 14.84 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 204.64 FEET AND A RADIAL BEARING OF N46°52'24"W, AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°49'21", A DISTANCE OF 36.20 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N41°06'01"E, A DISTANCE OF 31.18 FEET; THENCE N01°42'55"E, A DISTANCE OF 262.95 FEET; THENCE N31°42'52"E, A DISTANCE OF 11.00 FEET; THENCE N44°42'52"E, A DISTANCE OF 46.80 FEET; THENCE S58°17'06"E, A DISTANCE OF 39.54 FEET; THENCE S27°52'24"E, A DISTANCE OF 51.16 FEET; THENCE S30°17'06"E, A DISTANCE OF 95.55 FEET; THENCE S02°09'09"E, A DISTANCE OF 180.00 FEET; THENCE S64°00'00"W, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 189.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°00'00", A DISTANCE OF 34.00 FEET TO A POINT OF TANGENCY; THENCE S42°09'09"E, A DISTANCE OF 50.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°29'49", A DISTANCE OF 37.68 FEET TO A POINT OF TANGENCY; THENCE S44°29'49"E, A DISTANCE OF 27.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 50.817 SQUARE FEET OR 1.166 ACRES MORE OR LESS.

**ENCUMBRANCES:**

- MORTGAGE AND SECURITY AGREEMENT BY AND BETWEEN MINTO PBLH, LLC AND WELLS FARGO BANK, N.A., AS ADMINISTRATIVE AGENT, FILED OF RECORD MAY 9, 2016, IN OFFICIAL RECORDS BOOK 2883, PAGE 1000, TOGETHER WITH ABSOLUTE ASSIGNMENT OF LEASES AND RENTS, FILED OF RECORD MAY 9, 2016, IN OFFICIAL RECORDS BOOK 2883, PAGE 1001; ASSIGNMENT OF AGREEMENTS AFFECTING REAL ESTATE, FILED OF RECORD MAY 9, 2016, IN OFFICIAL RECORDS BOOK 2883, PAGE 1114; MORTGAGE MODIFICATION AGREEMENT, FILED OF RECORD DECEMBER 20, 2016, IN OFFICIAL RECORDS BOOK 2878, PAGE 1447; MORTGAGE SPREADER AGREEMENT, FILED OF RECORD FEBRUARY 16, 2017, IN OFFICIAL RECORDS BOOK 2888, PAGE 870; MORTGAGE MODIFICATION AND FUTURE ADVANCE AGREEMENT, FILED OF RECORD JANUARY 3, 2018, IN OFFICIAL RECORDS BOOK 2888, PAGE 871, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- FINANCING STATEMENT FORM UCC-3, BY AND BETWEEN MINTO PBLH, LLC AND WELLS FARGO BANK, N.A., AS ADMINISTRATIVE AGENT, FILED OF RECORD MAY 9, 2016, IN OFFICIAL RECORDS BOOK 2883, PAGE 1334 TOGETHER WITH FINANCING STATEMENT FORM UCC-3, FILED OF RECORD JUNE 21, 2016, IN OFFICIAL RECORDS BOOK 2884, PAGE 733; FINANCING STATEMENT FORM UCC-3, FILED OF RECORD JUNE 22, 2018, IN OFFICIAL RECORDS BOOK 2887, PAGE 509; AND FINANCING STATEMENT FORM UCC-3, FILED OF RECORD FEBRUARY 16, 2017, IN OFFICIAL RECORDS BOOK 2888, PAGE 803, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**EASEMENTS AND OTHER MATTERS AFFECTING TITLE:**

- CONTRACT BETWEEN WEST PALM BEACH WATER CO. AND INDIAN TRAIL RANCH, INC., RECORDED IN DEED BOOK 1156, PAGE 36, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, (DOES NOT AFFECT THE PARCEL)
- MUTUAL RIGHT-OF-WAY AGREEMENT DATED APRIL 1, 1956 AND RECORDED APRIL 1, 1965, IN OFFICIAL RECORDS BOOK 1354, PAGE 47, AS ASSIGNED IN OFFICIAL RECORDS BOOK 2609, PAGE 1023, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, (DOES NOT AFFECT THE PARCEL)
- RESERVATION OF RIGHTS AS CONTAINED WITHIN QUIT CLAIM DEED AND AGREEMENT FOR RESERVATION OF RIGHTS, DATED JANUARY 30, 2003, RECORDED FEBRUARY 9, 2003, IN OFFICIAL RECORDS BOOK 1474, PAGE 1165, AS AFFECTED BY PARTIAL RELEASE FROM THE SEMINOLE IMPROVEMENT DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 2896, PAGE 969, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, (DOES NOT AFFECT THE PARCEL)
- INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND SEMINOLE IMPROVEMENT DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 20252, PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, (NOT A MATTER OF SURVEY-PLANET EASEMENT)
- TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 25, 1956 IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, (DOES NOT AFFECT THE PARCEL)
- MATTERS SHOWN ON THE MAP OF M-CANAL ROAD, RECORDED IN ROAD PLAT BOOK 6, PAGE 136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, (DOES NOT AFFECT THE PARCEL)
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED AUGUST 13, 2015, IN OFFICIAL RECORDS BOOK 2737, PAGE 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, (DOES NOT AFFECT THE PARCEL)
- COLLATERAL ASSIGNMENT OF DECLARANT'S RIGHTS BY AND BETWEEN MINTO PBLH, LLC AND WELLS FARGO BANK, N.A., RECORDED JANUARY 25, 2018, IN OFFICIAL RECORDS BOOK 29811, PAGE 673, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, (DOES NOT AFFECT THE PARCEL)
- SEMINOLE PRATT WHITNEY ROAD RURAL PARKWAY EASEMENT, BY MINTO PBLH, LLC TO SEMINOLE IMPROVEMENT DISTRICT AND PALM BEACH COUNTY, RECORDED OCTOBER 30, 2015, IN OFFICIAL RECORDS BOOK 2789, PAGE 1521, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, (BROWW)
- UTILITY EASEMENT BY SEMINOLE IMPROVEMENT DISTRICT TO PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, RECORDED JUNE 9, 2016, IN OFFICIAL RECORDS BOOK 2857, PAGE 411, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, (DOES NOT AFFECT THE PARCEL)
- LICENSE FOR SEMINOLE PRATT WHITNEY ROAD CROSSINGS BY PALM BEACH COUNTY, RECORDED JUNE 25, 2017, IN OFFICIAL RECORDS BOOK 28189, PAGE 1445, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, (DOES NOT AFFECT THE PARCEL)
- UTILITY AND ACCESS EASEMENT BY MINTO PBLH, LLC AND FLORIDA POWER & LIGHT COMPANY, RECORDED AUGUST 10, 2017, IN OFFICIAL RECORDS BOOK 28283, PAGE 1333, TOGETHER WITH AMENDMENT TO UTILITY AND ACCESS EASEMENT, RECORDED APRIL 30, 2018, IN OFFICIAL RECORDS BOOK 28817, PAGE 650, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, (DOES NOT AFFECT THE PARCEL)
- SEMINOLE PRATT WHITNEY RURAL PARKWAY MAINTENANCE AGREEMENT, BY AND BETWEEN MINTO PBLH, LLC AND SEMINOLE IMPROVEMENT DISTRICT, RECORDED MAY 10, 2018, IN OFFICIAL RECORDS BOOK 29842, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, (DOES NOT AFFECT THE PARCEL)

**SURVEYORS NOTES:**

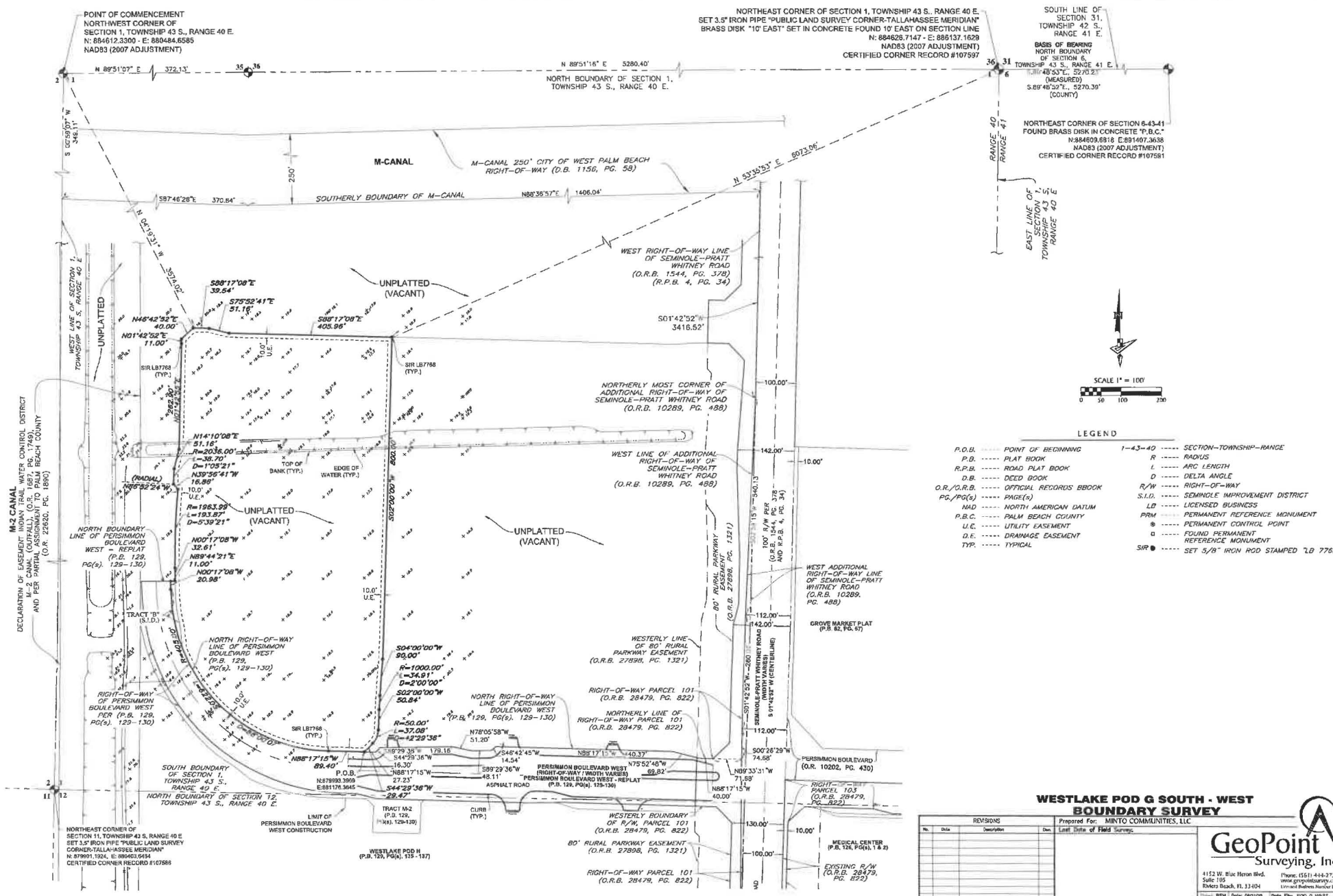
- EASEMENTS, RIGHTS-OF-WAY, EFT BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED JULY 6, 2018
- THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, AND 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 S.81°48'33"E. THE GRID BEARINGS, AS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 87) FOR THE EAST ZONE OF FLORIDA, SAID BOUNDARY BEING IN THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 89).
- 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, FOUND MONUMENTS, EXHIBITS, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. IMPROVEMENTS LIKE UTILITIES UNDER CONSTRUCTION ARE NOT LOCATED FOR THE PURPOSE OF SHOWING THE BOUNDARY OF A PROPOSED PLAT.
- THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR GALLERY JUDGE GROVES:
  - THE M-CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
  - BOUNDARY SURVEY OF RESIDENTIAL AT GALLERY JUDGE GROVES, PREPARED BY LIBERIO LANGE SURVEYING, INC. (JOB NO. 04-066-1012) DATED OCTOBER 5, 2007.
  - SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1985.
- ALL BEARINGS AND DISTANCES SHOWN IN THIS SURVEY FILED AS SHOWN HEREON ARE AS DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED. MEASUREMENTS MADE ARE TO THE ACCURACY STANDARD OF SUBURBAN OR URBAN IN 1993 FEET.
- BID AND SAVED EASEMENTS WITHIN BOUNDARY HAVE BEEN RELEASED PER O.R. 2808, P.G. 3985.

**WESTLAKE POD G SOUTH - WEST BOUNDARY SURVEY**

REV. NO.	DATE	DESCRIPTION	PREPARED FOR	DATE
			MINTO COMMUNITIES, LLC	

Prepared For: MINTO COMMUNITIES, LLC  
 Leaf: Title of Public Survey  
 SURVEYORS CERTIFICATE  
 This certifies that a copy of the herein described property was made under my supervision and under the direction of the undersigned and that the same is in accordance with the Florida Statute of Professional Surveyors & Mapmakers in Chapter 475-11555, Florida Administrative Code, pursuant to Section 475.207, Florida Statute.  
 Gary A. Raper  
 FLORIDA PROFESSIONAL SURVEYOR & MAPMAKER ID: L54828  
 HAS NEVER BEEN THE SUBJECT OF ANY DISCIPLINARY ACTION  
 WAIVES USE OF A FLORIDA LICENSED SURVEYOR AND MAPMAKER

**GeoPoint Surveying, Inc.**  
 4152 W. Blue Heron Blvd.  
 Suite 103  
 Riviera Beach, FL 33404  
 Phone: (561) 444-2720  
 www.geopointsurveying.com  
 Licensed Business Number LR 7748  
 Check Date: 06/05/18  
 Date Filed: 06/05/18  
 Check Date: P.C. I.C.  
 Sheet No. 01 of 02 Sheets



**LEGEND**

P.O.B. --- POINT OF BEGINNING	1-43-40 --- SECTION-TOWNSHIP-RANGE
P.B. --- PLAT BOOK	R --- RADIUS
R.P.B. --- ROAD PLAT BOOK	L --- ARC LENGTH
D.B. --- DEED BOOK	D --- DELTA ANGLE
O.R./O.R.B. --- OFFICIAL RECORDS BOOK	R/W --- RIGHT-OF-WAY
PG./PG(S) --- PAGE(S)	S.I.D. --- SEMINOLE IMPROVEMENT DISTRICT
NAD --- NORTH AMERICAN DATUM	LD --- LICENSED BUSINESS
P.B.C. --- PALM BEACH COUNTY	PRM --- PERMANENT REFERENCE MONUMENT
U.C. --- UTILITY EASEMENT	⊙ --- PERMANENT CONTROL POINT
D.E. --- DRAINAGE EASEMENT	⊙ --- FOUND PERMANENT REFERENCE MONUMENT
TYR. --- TYPICAL	SIR ⊙ --- SET 5/8" IRON ROD STAMPED "LD 7768"

**WESTLAKE POD G SOUTH - WEST BOUNDARY SURVEY**

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

Sheet No. 02 of 02 Sheets

**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720  
 Suite 105 www.geopointsurveying.com  
 Baker Beach, FL 33104  
 Lic. # 12404  
 Lic. # 12404

Check Date: P.O. EG / Field Book  
 Section: 61 / Title: 43E / Rep: 668 / Job: F-POD-G-WEST

**Exhibit 'A'**  
**Legal Description**  
**POD G SOUTH-WEST**

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND IN PART A REPLAT OF A PORTION OF TRACT M-3, AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - REPLAT, PLAT BOOK 129, PAGES 129 AND 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

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 PALM BEACH COUNTY PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 3416.52 FEET TO THE NORTHERLY MOST CORNER OF ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, DESCRIBED IN OFFICIAL RECORD BOOK 10289, PAGE 488, OF SAID PUBLIC RECORDS; THENCE S.02°59'15"W. ALONG THE WEST LINE OF SAID ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 540.13 FEET; THENCE S.01°42'52"W. ALONG SAID WEST LINE OF THE ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 280.00 FEET; THENCE S.00°26'29"W. ALONG SAID WEST LINE OF THE ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 74.68 FEET; THENCE N.89°33'31"W., A DISTANCE OF 71.68 FEET TO A POINT ON THE NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 101, RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE N.88°17'15"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 40.00 FEET; THENCE N.75°52'48"W., ALONG THE NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST, AS SHOWN ON PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF SAID PALM BEACH COUNTY PUBLIC RECORDS, AND ITS EASTERLY EXTENSION, A DISTANCE OF 69.82 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, FOR THE FOLLOWING SEVEN (7) COURSES: 1) N.88°17'15"W., A DISTANCE OF 440.37 FEET; 2) THENCE S.46°42'45"W., A DISTANCE OF 14.54 FEET; 3) THENCE S.89°29'36"W., A DISTANCE OF 48.11 FEET; 4) THENCE N.78°05'58"W., A DISTANCE OF 51.20 FEET; 5) THENCE S.89°29'36"W., A DISTANCE OF 179.16 FEET; 6) THENCE S.44°29'36"W., A DISTANCE OF 16.30 FEET; 7) THENCE N.88°17'15"W., A DISTANCE OF 27.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.88°17'15"W., ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, A DISTANCE OF 89.40 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 405.00 FEET; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°00'07", A DISTANCE OF 622.05 FEET TO A POINT OF TANGENCY; THENCE N.00°17'08"W., A DISTANCE OF 20.98 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID PLAT OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF SAID PALM BEACH COUNTY PUBLIC RECORDS; THENCE

N.89°44'21"E., ALONG SAID NORTH BOUNDARY OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, A DISTANCE OF 11.00 FEET; THENCE N.00°17'08"W., A DISTANCE OF 32.61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1963.99 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°39'21", A DISTANCE OF 193.87 FEET; THENCE N.39°56'41"W., A DISTANCE OF 16.86 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2036.00 FEET AND A RADIAL BEARING OF N.86°52'24"W., AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°05'21", A DISTANCE OF 38.70 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.14°10'08"E., A DISTANCE OF 51.16 FEET; THENCE N.01°42'55"E., A DISTANCE OF 262.90 FEET; THENCE N.01°42'52"E., A DISTANCE OF 11.00 FEET; THENCE N.46°42'52"E., A DISTANCE OF 40.00 FEET; THENCE S.88°17'08"E., A DISTANCE OF 39.54 FEET; THENCE S.75°52'41"E., A DISTANCE OF 51.16 FEET; THENCE S.88°17'08"E., A DISTANCE OF 405.96 FEET; THENCE S.02°00'00"W., A DISTANCE OF 800.00 FEET; THENCE S.04°00'00"W., A DISTANCE OF 90.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 1000.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°00'00", A DISTANCE OF 34.91 FEET TO A POINT OF TANGENCY; THENCE S.02°00'00"W., A DISTANCE OF 50.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°29'36", A DISTANCE OF 37.08 FEET TO A POINT OF TANGENCY; THENCE S.44°29'36"W., A DISTANCE OF 29.47 FEET TO THE POINT OF BEGINNING.

CONTAINING: 508,187 SQUARE FEET OR 11.666 ACRES MORE OR LESS.