

RESOLUTION 2021-07

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK ____, PG(S). ____ - ____, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8, ALL IN 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 Orchards of Westlake Phase II plat and boundary survey, being a Replat of Tract "S", Orchards of Westlake - Phase - II, Plat Book ____, PG(S). ____ - ____, inclusive, of the public records Of Palm Beach County, Florida, within Sections 5, 6, 7 and 8, all in Township 43 South, Range 41 East, City of Westlake, Palm Beach County, Florida., containing approximately 55.456 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:

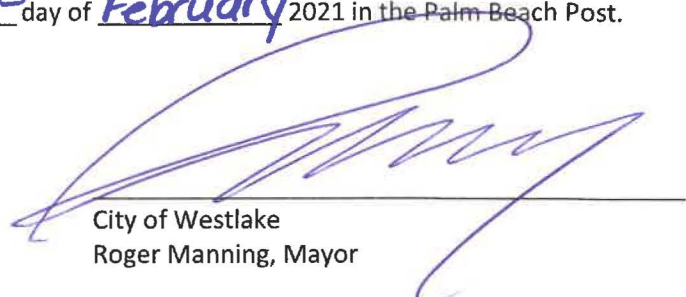
- Section 1:** **Incorporation:** The above recitals are true and correct and are incorporated herein by this reference.
- Section 2:** **City Council Approval:** The City Council for the City of Westlake hereby approves the final plat, "Exhibit B", and boundary survey, "Exhibit C", for the Orchards of Westlake Phase II as described in the attached Exhibit "A", containing approximately 55.456 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: The City of Westlake intends that the 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 8th day of March, 2021.

PUBLISHED on this 26th day of February 2021 in the Palm Beach Post.



City of Westlake
Roger Manning, Mayor



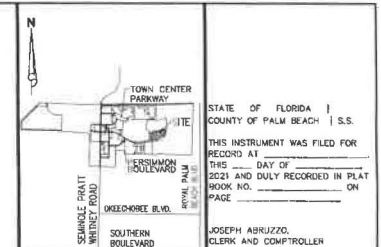
Zoie Burgess, City Clerk



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

ORCHARDS OF WESTLAKE - PHASE II

BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK _____ PG(6), _____
 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8,
 ALL IN 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 _____
 2021 AND DULY RECORDED IN PLAT
 BOOK NO. _____ ON
 PAGE _____

JOSEPH ABRUZZO,
 CLERK AND COMPTROLLER

BY: _____ D.C.

LOCATION MAP
 No Scale

CLERK'S SEAL

LESS AND EXCEPT:

A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #8 AS SHOWN ON THE PLAN OF ORCHARDS OF WESTLAKE - PHASE I PER PLAT BOOK _____ PAGES _____ INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE ON SAID REFERENCE POINT "A", THENCE N.27°39'12"W, A DISTANCE OF 200.60 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #8, THENCE S.18°29'48"W, A DISTANCE OF 53.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 180.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°39'12", A DISTANCE OF 180.00 FEET TO A POINT OF TANGENCY, THENCE N.78°00'00"W, A DISTANCE OF 14.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 48.00 FEET AND A RADIAL BEARING OF S.2°24'00"W, AT SAID INTERSECTION, THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°59'57", A DISTANCE OF 28.00 FEET TO A POINT OF TANGENCY, THENCE N. 44°00'00"W, A DISTANCE OF 175.31 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 15.00 FEET AND A RADIAL BEARING OF S.4°00'00"W, AT SAID INTERSECTION, THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°59'57", A DISTANCE OF 47.72 FEET TO A POINT OF TANGENCY, THENCE S.79°52'00"E, A DISTANCE OF 34.16 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 41.60 FEET AND A RADIAL BEARING OF N.7°12'00"W, AT SAID INTERSECTION, THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°32'10", A DISTANCE OF 49.35 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #8.
 CONTAINING: 148,413 SQUARE FEET OR 3.40 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, MINTO PRLI, L.L.C., 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 _____, 2021.

WITNESS: _____ MINTO PRLI, L.L.C.
 A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: _____ BY: _____
 JOHN F. CARTER, MANAGER

PRINT NAME: _____

CONTAINING: 148,413 SQUARE FEET OR 3.40 ACRES, MORE OR LESS.
 TOTAL CONTAINING: 2,115,419 SQUARE FEET OR 55,456 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 EMPIRE DRIVE, LIBERTY LANE, MACDON MARY, PECAN DRIVE AND REDWOOD PLACE ARE HEREBY DEDICATED TO THE ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AS A PRIVATE ROADWAY FOR INGRESS AND EGRESS, UTILITIES AND MAINTENANCE 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, SEWER, WATER AND WASTEWATER LINES AND APURTMENT FACILITIES AND THE INSTALLATION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, SEWER, WASTEWATER, AND WATER MANAGEMENT FACILITIES THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO USE THE RIGHT-OF-WAY TO INSTALL AND MAINTAIN SUCH UTILITY FACILITIES. THE CITY OF WESTLAKE, 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 SEMINOLE IMPROVEMENT DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SAID TRACT "A" EXCEPT AS SUCH RELATE TO THE SWIRLING 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 O.S.T. #14 AND O.S.T. #15, AS SHOWN HEREON, ARE HEREBY DEDICATED TO ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AND AN EASEMENT IS ALSO DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR LAKE MAINTENANCE ACCESS AND ALL OTHER PURPOSES OF THE DISTRICT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECURSE TO THE CITY OF WESTLAKE.

OPEN SPACE TRACTS
 TRACTS O.S.T. #16 THROUGH O.S.T. #21, AS SHOWN HEREON, ARE HEREBY DEDICATED TO ORCHARDS 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 RECURSE TO THE CITY OF WESTLAKE.

UTILITY EASEMENTS
 ALL UTILITY EASEMENTS DESCRIBED ON THE PLAN ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY RIGHTS AND EASEMENTS ESTABLISHED BY OR RESERVED BY THIS PLAN ARE HEREBY DEDICATED IN FEELPITY TO THE SEMINOLE IMPROVEMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTERS 169 AND 296, 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 GRANTOR, PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR ASSIGNMENTS. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE BASEMENT, 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 ELECTRICAL UTILITY FACILITIES INCLUDING CABLES, CONDUITS, APURTMENT EQUIPMENT, AND APURTMENT ABOVE-GROUND EQUIPMENT TO BE INSTALLED FROM TIME TO TIME, TOGETHER WITH THE RIGHT TO PERMIT FLORIDA POWER & LIGHT 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 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.

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

DRAINAGE EASEMENTS
 THE 36-FOOT-WIDE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN FEELPITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEELPITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED WITHIN THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECURSE TO THE CITY OF WESTLAKE.

CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM LOCATED WITHIN THE DRAINAGE AREA WHICH IS ASSOCIATED WITH THE DRAINAGE AREAS OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR DRAINAGE PURPOSES, ANY AND ALL DRAINAGE AREAS, LAKE MAINTENANCE AREAS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

DRAINAGE EASEMENT (PRIVATE)
 THE 12-FOOT-WIDE DRAINAGE EASEMENTS (PRIVATE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMANCE OF ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECURSE TO THE CITY OF WESTLAKE.

CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM LOCATED WITHIN THE DRAINAGE AREA WHICH IS ASSOCIATED WITH THE DRAINAGE AREAS OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR DRAINAGE PURPOSES, ANY AND ALL DRAINAGE AREAS, LAKE MAINTENANCE AREAS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PRLI, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS ORCHARDS OF WESTLAKE - PHASE I, 302ND & 4TH, BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK _____ PG(6), _____ INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8, ALL IN 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 40 EAST, THENCE S.84°45'15"E, ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 50.01 FEET TO THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S.01°57'47"W, ALONG THE EAST LINE OF SAID SECTION 4, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 460.13 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT "S", AS SHOWN ON ORCHARDS OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK _____ PAGES _____ INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE BY THE FOLLOWING RIGHT-OF-WAY COURSE BEING ALONG SAID NORTHERLY LINE OF TRACT "S": 1) N.15°46'00"W, A DISTANCE OF 134.14 FEET; 2) THENCE N.40°53'00"E, A DISTANCE OF 251.29 FEET; 3) THENCE N.21°00'00"E, A DISTANCE OF 150.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 34.00 FEET; 4) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°24'00", A DISTANCE OF 178.26 FEET TO A POINT OF TANGENCY; 5) THENCE S.41°27'30"E, A DISTANCE OF 211.22 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 421.00 FEET AND A RADIAL BEARING OF N.41°27'30"W, AT SAID INTERSECTION, 6) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°21'17", A DISTANCE OF 143.22 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE S.49°27'00"E, A DISTANCE OF 80.00 FEET; 8) THENCE S.49°10'00"E, A DISTANCE OF 113.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "S" AND A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 444.00 FEET AND A RADIAL BEARING OF N.37°41'00"W, AT SAID INTERSECTION, THENCE BY THE FOLLOWING SEVENTEEN (17) COURSES BEING ALONG SAID EASTERLY AND SOUTHERLY LINE OF SAID TRACT "S": 1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°24'48", A DISTANCE OF 88.13 FEET TO A POINT OF TANGENCY AND REFERENCE POINT "A", 2) THENCE S.10°20'48"W, A DISTANCE OF 30.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 30.00 FEET; 3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 4) THENCE S.10°20'48"W, A DISTANCE OF 30.00 FEET; 5) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 6) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 7) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 8) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 9) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 10) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 11) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 12) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 13) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 14) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 15) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 16) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 17) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 18) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 19) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 20) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 21) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 22) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 23) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 24) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 25) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 26) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 27) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 28) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 29) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 30) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 31) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 32) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 33) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 34) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 35) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 36) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 37) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 38) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 39) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 40) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 41) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 42) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 43) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 44) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 45) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 46) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 47) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 48) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 49) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 50) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'00", A DISTANCE OF 24.88 FEET TO A POINT OF TANGENCY; 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ORCHARDS OF WESTLAKE - PHASE II
 BEING A REPLAT OF TRACT 'S', ORCHARDS OF WESTLAKE - PHASE I, PLAT BOOK _____ PG(S) _____
 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8,
 ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

CITY OF WESTLAKE APPROVAL

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION FULLY ADOPTED BY THE CITY COUNCIL THIS _____ DAY OF _____ 2021, IN ACCORDANCE WITH SEC. 177.07(1)(2), 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: _____ BY: _____
 CITY MANAGER, KEN CASSEL CITY MAYOR, ROGER MANNING

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF _____

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS SOLELY 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 MENDO PULH, 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 DEPICTED BY THIS PLAT.

DATED: _____ HARRY BINNIE, PRESIDENT, FOUNDERS TITLE

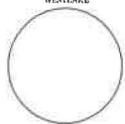
AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (240 LOTS)	42.761
ROADWAY TRACT (TRACT 'A')	18.492
OPEN SPACE TRACT #1A	0.557
OPEN SPACE TRACT #1B	0.057
OPEN SPACE TRACT #1C	0.334
OPEN SPACE TRACT #1D	0.371
OPEN SPACE TRACT #1E	0.234
OPEN SPACE TRACT #1F	4.108
OPEN SPACE TRACT #06	0.326
OPEN SPACE TRACT #01	0.713
TOTAL ACRES, MORE OR LESS:	55.456

SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS: "A" 1 1/2" BRASS DISK STAMPED "PM 18774" SET IN A 4"x5"x24" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THIS: "B" A MAGNETIC NAIL AND DISK STAMPED "CP 18774" (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 S10°45'31"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 BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1911 (NAD 11).
- 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 SEWERAGE 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 SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED 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 PALM BEACH COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONCURE, EASEMENT 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.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 1983 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

CITY OF
 WESTLAKE

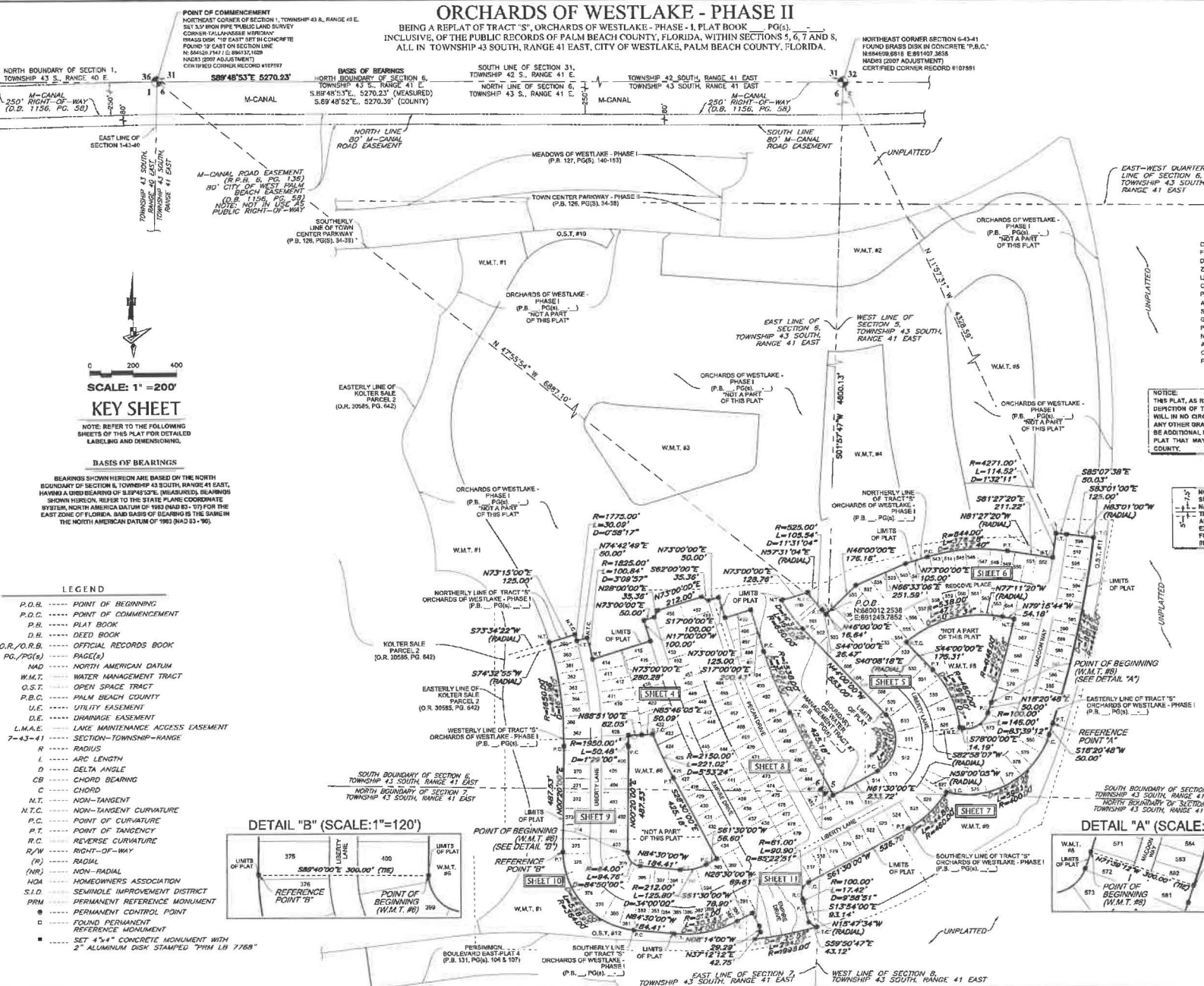


GeoPoint
 Surveying, Inc.

1152 NE River Haven Blvd. Phone: (561) 464-3700
 Suite 105 www.geo-pointsurveying.com
 Riviera Beach, FL 33414 License Number SR 7745
 Sheet No. 2 of 11 Sheets

ORCHARDS OF WESTLAKE - PHASE II

BEING A REPLAT OF TRACT 'S', ORCHARDS OF WESTLAKE - PHASE I, PLAT BOOK PG(6),
INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8,
ALL IN 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.
SEE S.W. IRON PIPE TULLOCH SURVEY
CORNER TULLOCH MERIDIAN
BRASS DISK 1" DIA. SET IN CONCRETE
FOUND 19' EAST ON SECTION LINE
N. BEARING 7°12'00" E., DIST. 1156.00'
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #10787

NORTHEAST CORNER SECTION 6-43-41
FOUND BRASS DISK IN CONCRETE "P.B.C."
REBAR 0.818" DIA. 6" HIGH 36" DIA.
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #10789

250' RIGHT-OF-WAY (D.D. 1156, PG. 58)

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

250' RIGHT-OF-WAY (D.D. 1156, PG. 58)

M-CANAL ROAD EASEMENT (R.P.B. 6, PG. 136)

CITY OF WEST PALM BEACH EASEMENT (O.B. 1156, PG. 58)

NOTE: NOT IN USE AS PUBLIC RIGHT-OF-WAY

SOUTHERLY LINE OF TOWN CENTER PARKWAY (P.B. 126, PGS. 34-38)

W.M.T. #1

ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

NOT A PART OF THIS PLAT

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NOT A PART OF THIS PLAT

W.M.T. #1

ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

NOT A PART OF THIS PLAT

W.M.T. #1

ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

NOT A PART OF THIS PLAT

W.M.T. #1

ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

NOT A PART OF THIS PLAT

W.M.T. #1

ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

NOT A PART OF THIS PLAT

W.M.T. #1

ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

NOT A PART OF THIS PLAT

W.M.T. #1

ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

NOT A PART OF THIS PLAT

W.M.T. #1

ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

NOT A PART OF THIS PLAT

W.M.T. #1

ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

NOT A PART OF THIS PLAT

W.M.T. #1

ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

NOT A PART OF THIS PLAT

W.M.T. #1

ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

NOT A PART OF THIS PLAT

W.M.T. #1

ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

NOT A PART OF THIS PLAT

W.M.T. #1

ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

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ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

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NOT A PART OF THIS PLAT

W.M.T. #1

ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

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ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

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ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

NOT A PART OF THIS PLAT

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ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

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W.M.T. #1

ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

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ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

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W.M.T. #1

ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

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W.M.T. #1

ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

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ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

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ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

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W.M.T. #1

ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

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W.M.T. #1

ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

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W.M.T. #1

ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

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W.M.T. #1

ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

NOT A PART OF THIS PLAT

W.M.T. #1

ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

NOT A PART OF THIS PLAT

W.M.T. #1

ORCHARDS OF WESTLAKE - PHASE I (P.B. PG(6))

NOT A PART OF THIS PLAT

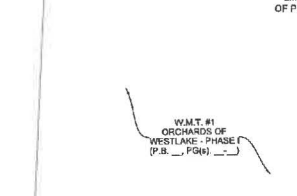
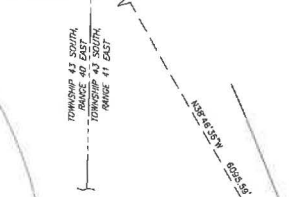
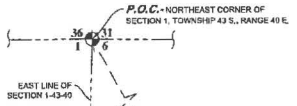
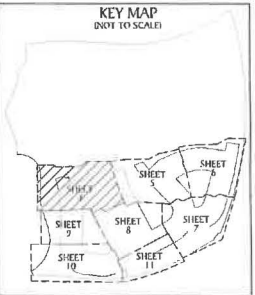
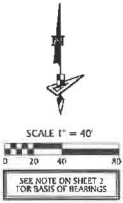
W.M.T. #1

ORCHARDS OF WEST

ORCHARDS OF WESTLAKE - PHASE II
 BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE I, PLAT BOOK _____, PG.(s) _____
 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8,
 ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

LEGEND

- | | | |
|---|---|---|
| P.O.B. ----- POINT OF BEGINNING | L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT | R/W ----- RIGHT-OF-WAY |
| P.O.C. ----- POINT OF COMMENCEMENT | 7-43-41 ----- SECTION-TOWNSHIP-RANGE | (R) ----- RADIAL |
| P.B. ----- PLAT BOOK | R ----- RADIUS | (NR) ----- NON-RADIAL |
| D.B. ----- DEED BOOK | L ----- ARC LENGTH | HMA ----- HOMEOWNERS ASSOCIATION |
| O.R./O.R.B. ----- OFFICIAL RECORDS BOOK | Δ ----- DELTA ANGLE | S.I.D. ----- SEWING IMPROVEMENT DISTRICT |
| PG./PG(S) ----- PAGE(S) | CB ----- CHORD BEARING | PRM ----- PERMANENT REFERENCE MONUMENT |
| N.A.D. ----- NORTH AMERICAN DATUM | C ----- CHORD | ● ----- PERMANENT CONTROL POINT |
| W.M.T. ----- WATER MANAGEMENT TRACT | N.T. ----- NON-TANGENT | D ----- FOUND PERMANENT REFERENCE MONUMENT |
| O.S.T. ----- OPEN SPACE TRACT | N.T.C. ----- NON-TANGENT CURVATURE | ■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LG 7768" |
| P.B.C. ----- PALM BEACH COUNTY | P.C. ----- POINT OF CURVATURE | |
| U.E. ----- UTILITY EASEMENT | P.T. ----- POINT OF TANGENCY | |
| D.E. ----- DRAINAGE EASEMENT | R.C. ----- REVERSE CURVATURE | |

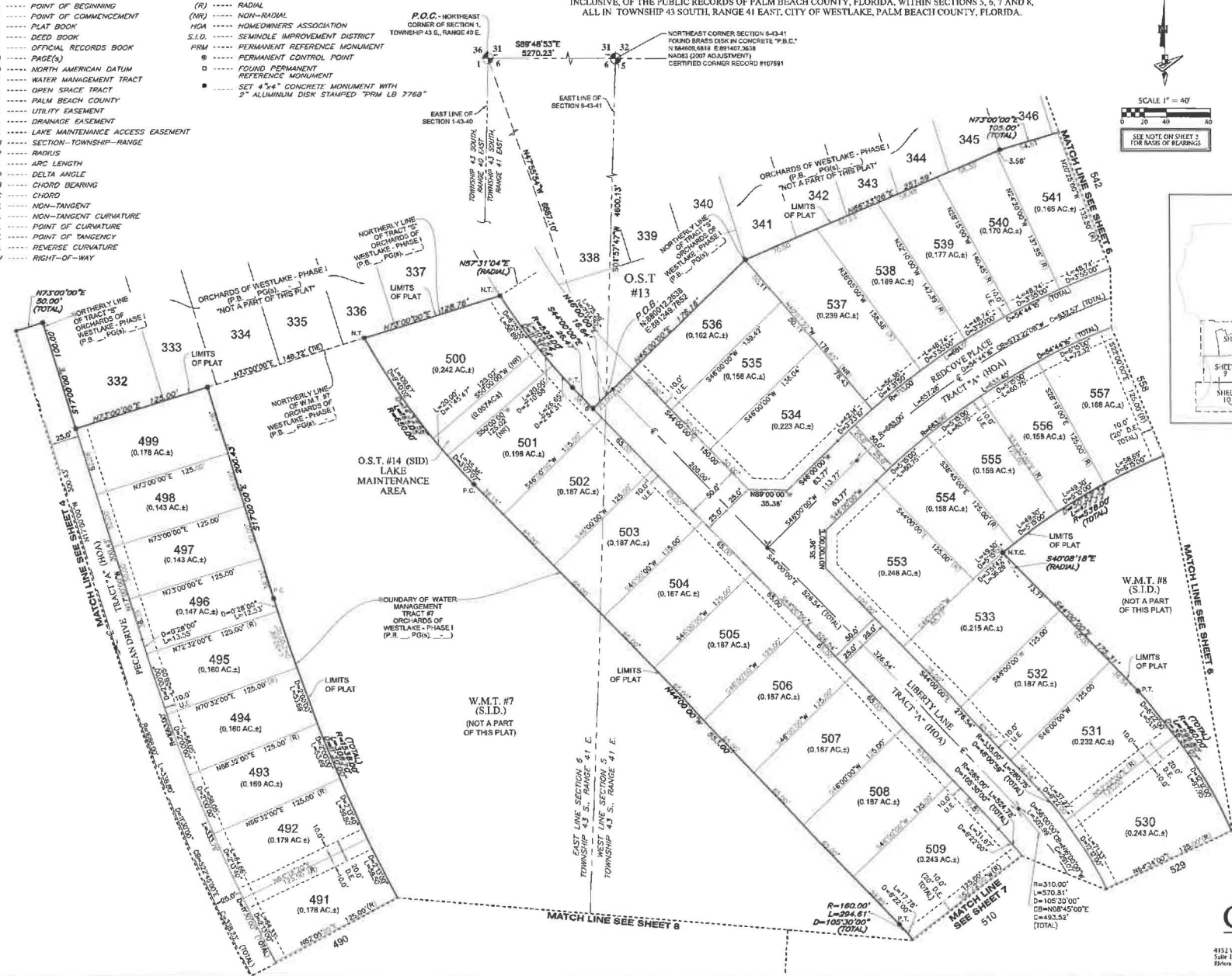
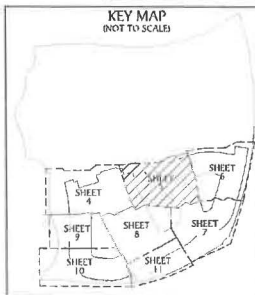
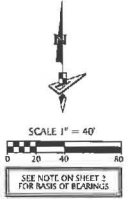


LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.B. PLAT BOOK
- D.B. DEED BOOK
- O.R./O.R.B. OFFICIAL RECORDS 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
- N.T. NON-TANGENT
- M.T.C. NON-TANGENT CURVATURE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- R.C. REVERSE CURVATURE
- R/W RIGHT-OF-WAY

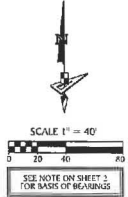
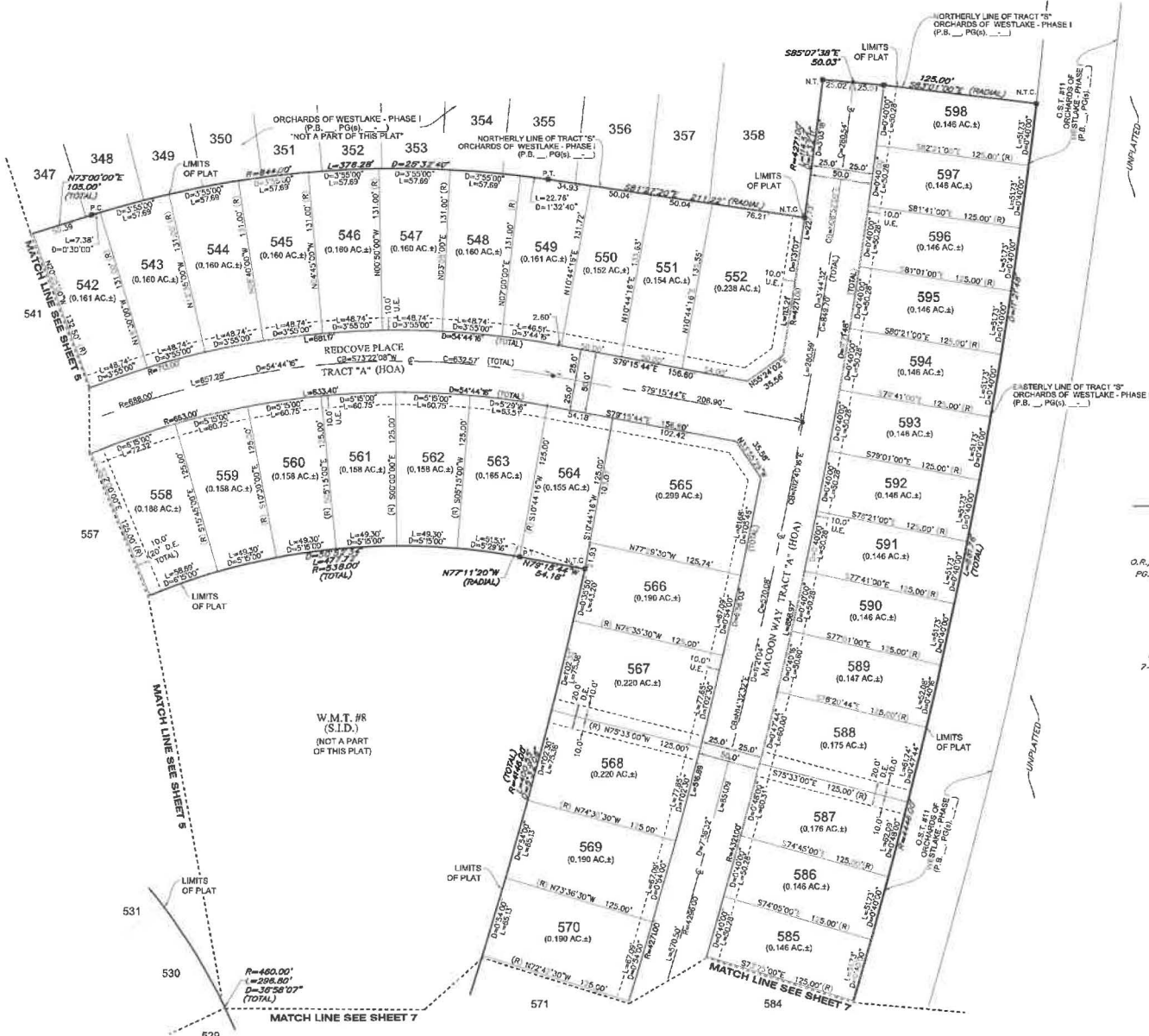
- (R) RADIAL
- (NR) NON-RADIAL
- H.O.A. HOMEOWNERS ASSOCIATION
- S.I.D. SEMINOLE IMPROVEMENT DISTRICT
- PMR PERMANENT REFERENCE MONUMENT
- PM PERMANENT CONTROL POINT
- PMR PERMANENT REFERENCE MONUMENT
- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED FROM LB 7769"

ORCHARDS OF WESTLAKE - PHASE II
 BEING A REPLAT OF TRACT 'S', ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK PG(S) _____
 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8,
 ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



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 Sheet No. 5 of 11 Sheets

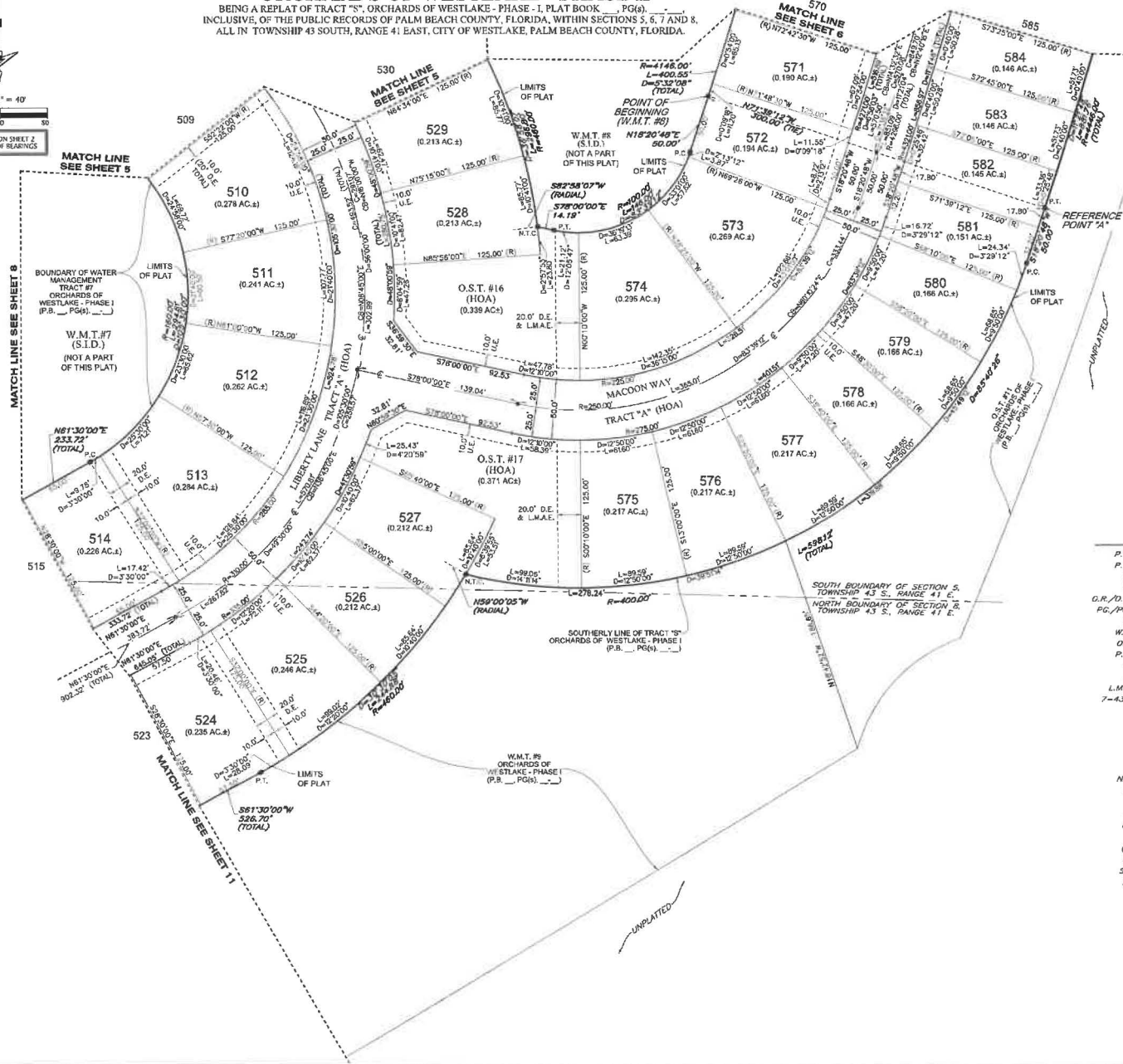
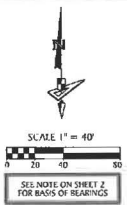
ORCHARDS OF WESTLAKE - PHASE II
 BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE I, PLAT BOOK PG(S) _____,
 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8,
 ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - O.R./O.R.B. OFFICIAL RECORDS 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
 - N.T. NON-TANGENT
 - N.T.C. NON-TANGENT CURVATURE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - R.C. REVERSE CURVATURE
 - R/W RIGHT-OF-WAY
 - (R) RADIAL
 - (NR) NON-RADIAL
 - HOA HOMEOWNERS ASSOCIATION
 - S.I.D. SEMINOLE IMPROVEMENT DISTRICT
 - PRM PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - FOUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

ORCHARDS OF WESTLAKE - PHASE II

BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE I, PLAT BOOK PG(6),
 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8,
 ALL IN 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
 - O.R./D.R. OFFICIAL RECORDS BOOK
 - P.G./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
 - N.T. NON-TANGENT
 - N.T.C. NON-TANGENT CURVATURE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - R.C. REVERSE CURVATURE
 - 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 2" ALUMINUM DISK STAMPED "PRM LB 7768"

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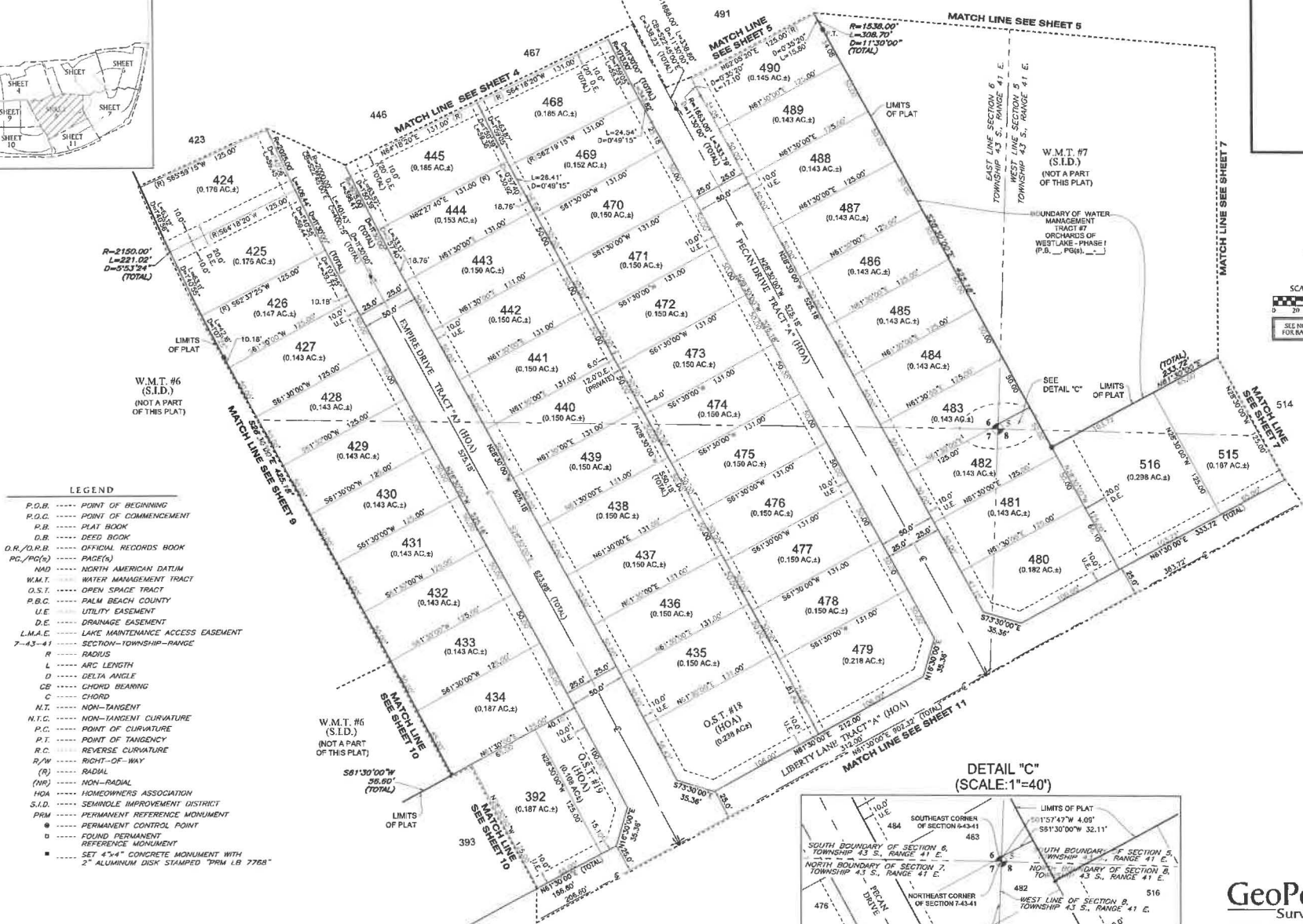
Sheet No. 7 of 11 Sheets

KEY MAP
(NOT TO SCALE)

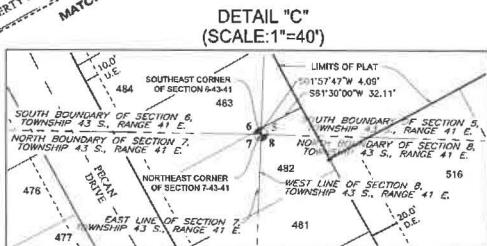


ORCHARDS OF WESTLAKE - PHASE II

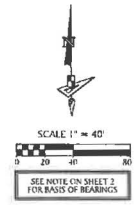
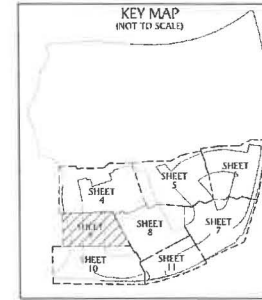
BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE I, PLAT BOOK _____, PG.(s) _____,
INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8,
ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



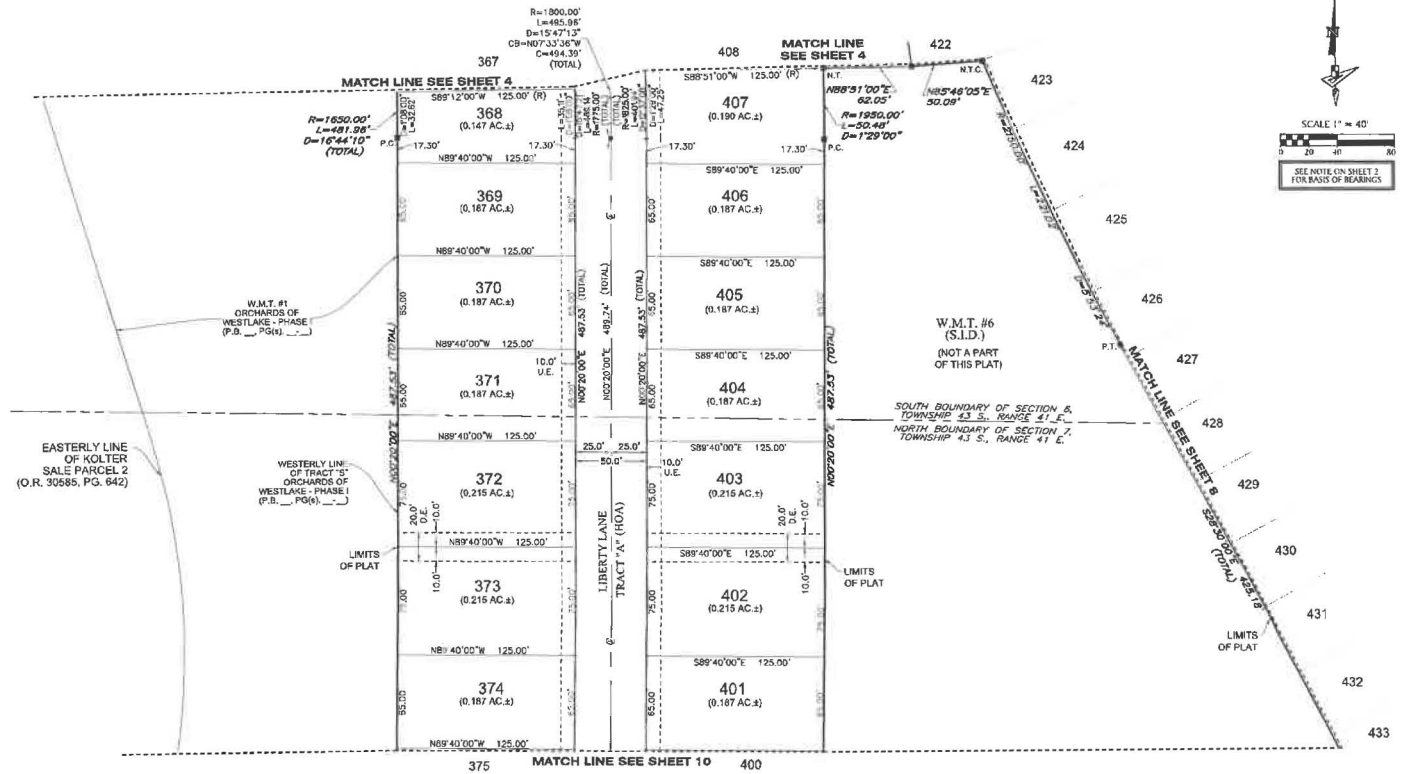
- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - O.R./O.R.B. OFFICIAL RECORDS BOOK
 - P.C./P.C.R. PAGE(S)
 - NAD NORTH AMERICAN DATUM
 - W.M.T. WATER MANAGEMENT TRACT
 - O.S.T. OPEN SPACE TRACT
 - P.B.C. PALM BEACH COUNTY
 - U.E. UTILITY EASEMENT
 - 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
 - N.T. NON-TANGENT
 - N.T.C. NON-TANGENT CURVATURE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - R.C. REVERSE CURVATURE
 - R/W RIGHT-OF-WAY
 - (R) RADIAL
 - (NR) NON-RADIAL
 - HOA HOMEOWNERS ASSOCIATION
 - S.I.D. SEMI-CIRCLE IMPROVEMENT DISTRICT
 - PRM PERMANENT IMPROVEMENT MONUMENT
 - PERMANENT CONTROL POINT
 - FOUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

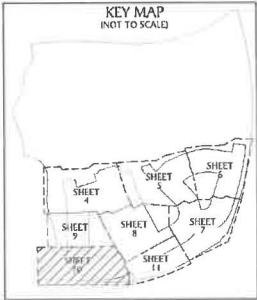


ORCHARDS OF WESTLAKE - PHASE II
 BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK _____, PG.(s) _____,
 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8,
 ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - O.R./O.R.B. OFFICIAL RECORDS BOOK
 - P.G./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
 - N.T. NON-TANGENT
 - N.T.C. NON-TANGENT CURVATURE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - R.C. REVERSE CURVATURE
 - R/W RIGHT-OF-WAY
 - (R) RADIAL
 - (NR) NON-RADIAL
 - H.O.A. HOMEOWNERS ASSOCIATION
 - S.I.D. SCHINOLE 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"



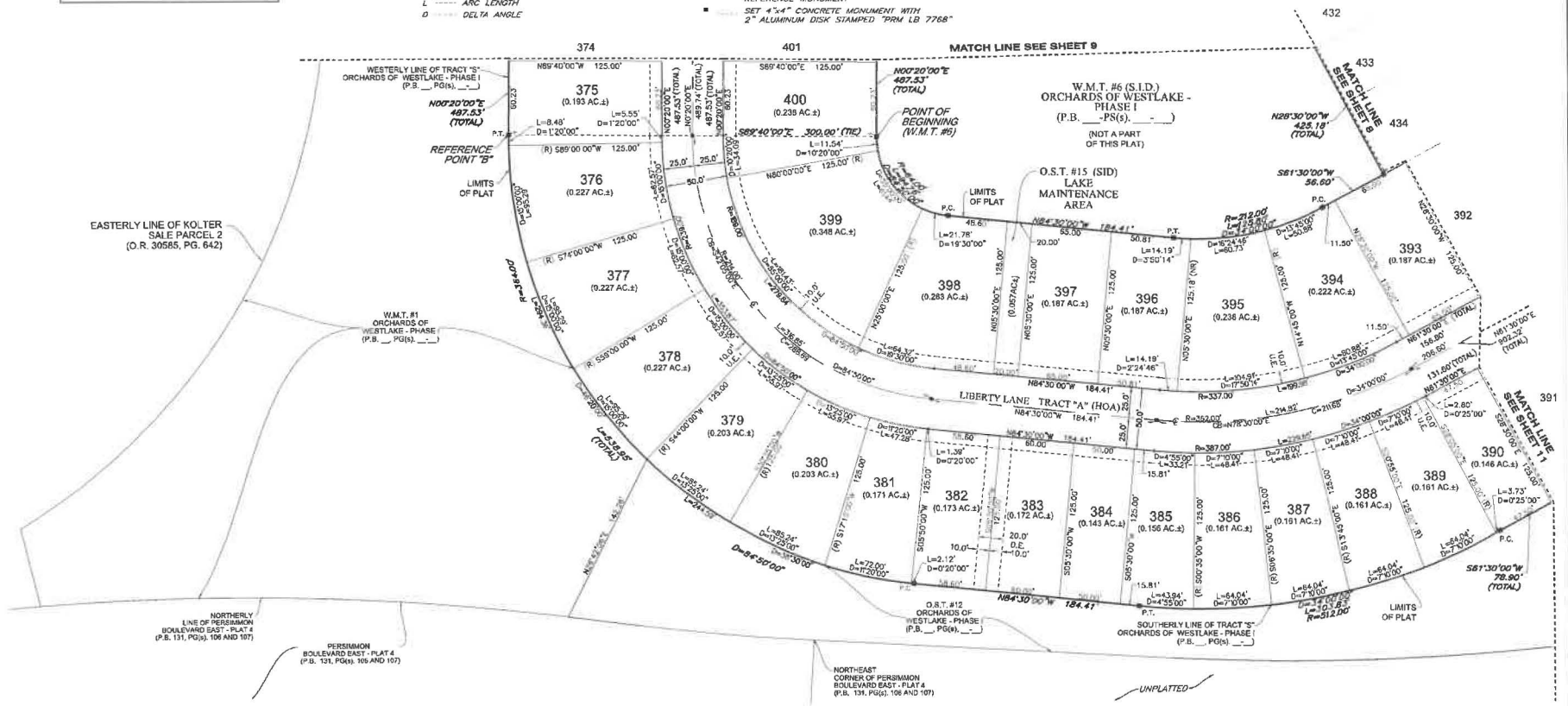
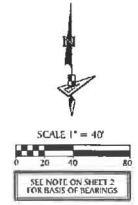


ORCHARDS OF WESTLAKE - PHASE II

BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE I, PLAT BOOK _____, PG(S) _____
 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8,
 ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

LEGEND

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

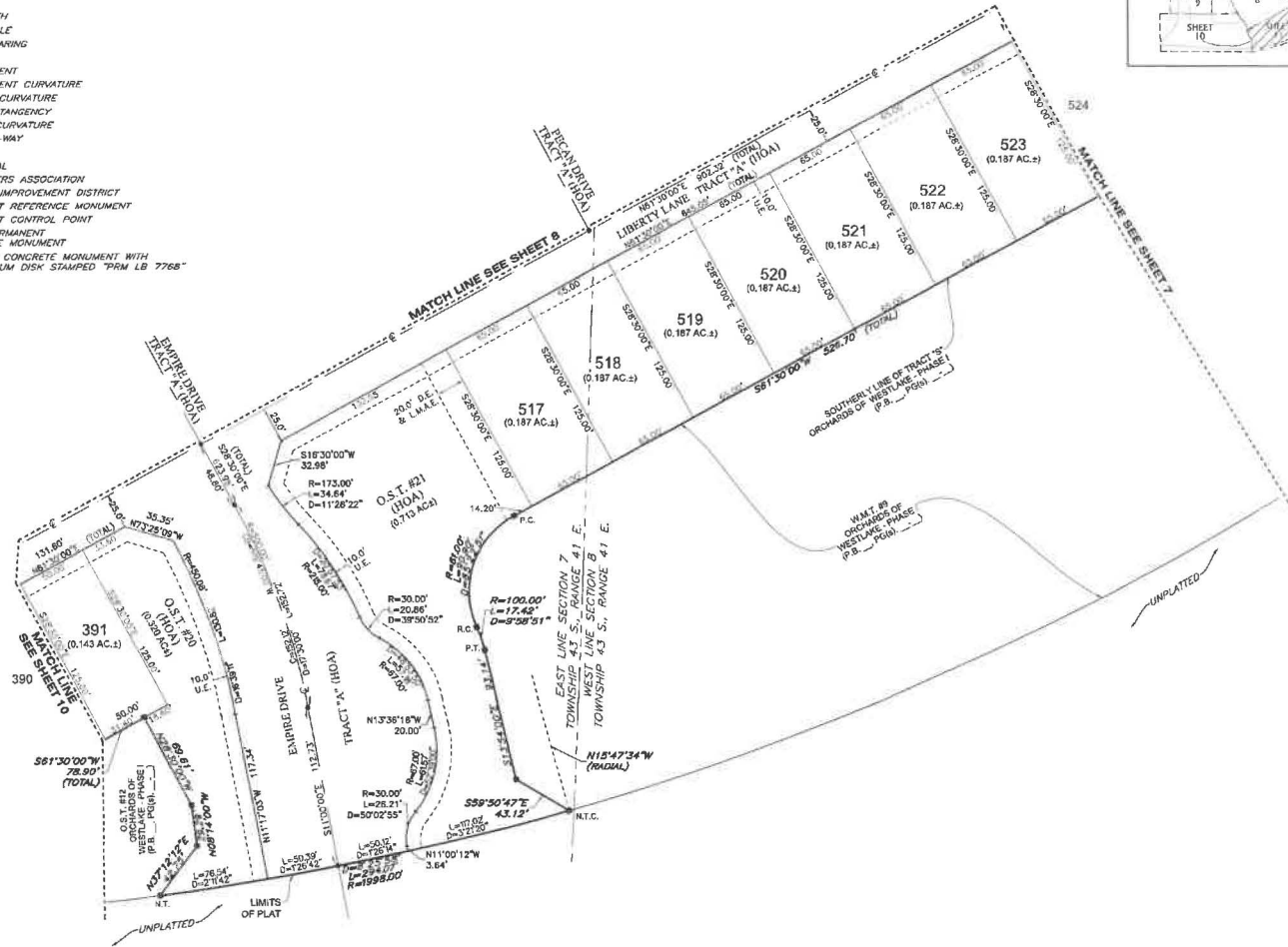
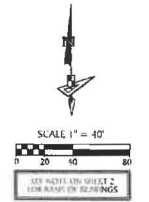


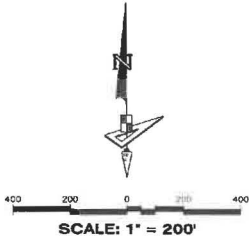
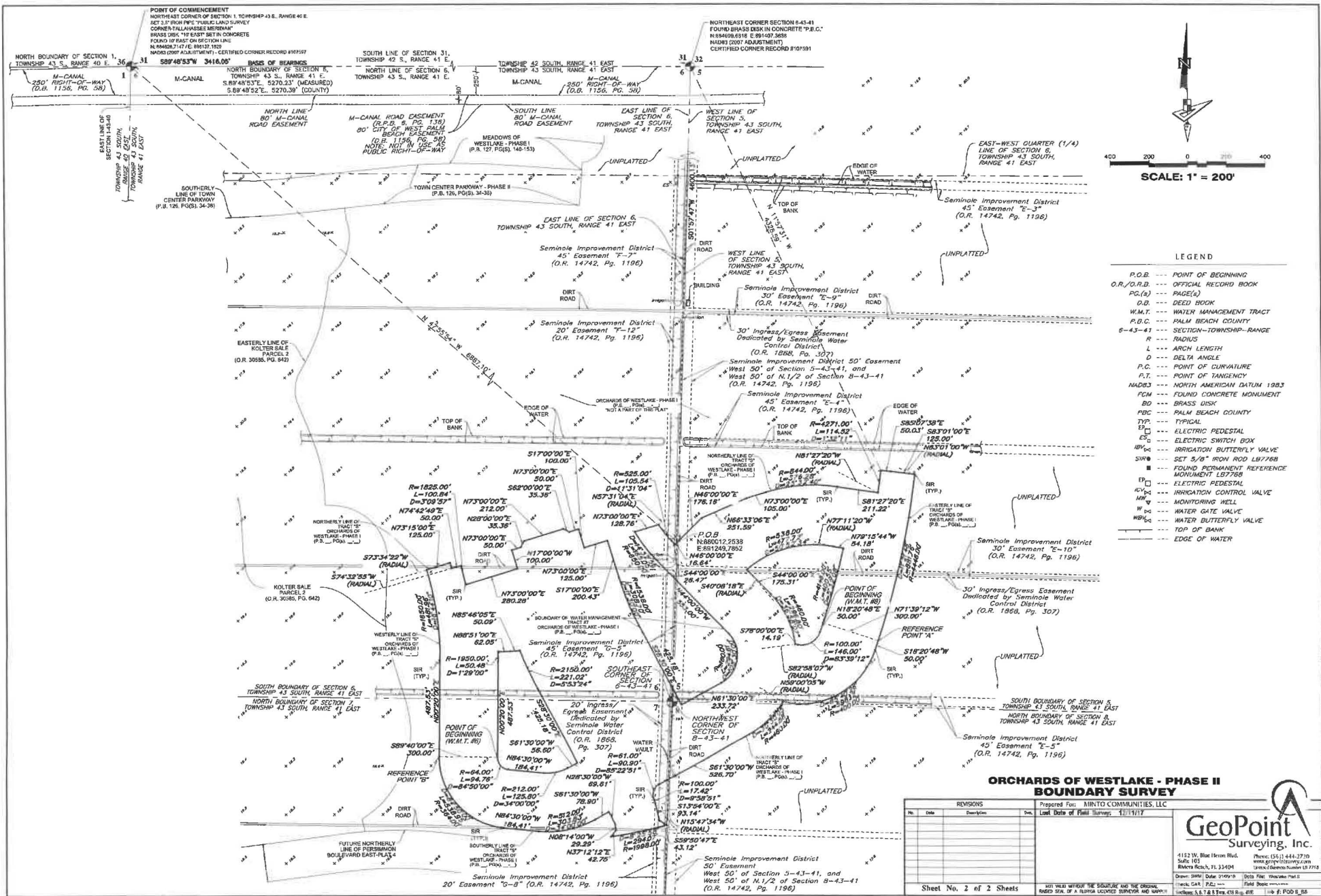
ORCHARDS OF WESTLAKE - PHASE II

BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE I, PLAT BOOK _____, PG(s) _____, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8, ALL IN 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
- O.R./O.R.B OFFICIAL RECORDS 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
- N.T. NON-TANGENT
- N.T.C. NON-TANGENT CURVATURE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- R.C. REVERSE CURVATURE
- R/W RIGHT-OF-WAY
- (R) RADIAL
- (NR) NON-RADIAL
- HOA HOMEOWNERS ASSOCIATION
- S.I.D. SEMINOLE IMPROVEMENT DISTRICT
- PRM PERMANENT REFERENCE MONUMENT
- PRM PERMANENT CONTROL POINT
- FOUND PERMANENT REFERENCE MONUMENT
- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"





LEGEND

- P.O.B. --- POINT OF BEGINNING
- O.R./O.R.B. --- OFFICIAL RECORD BOOK
- PG.(s) --- PAGE(S)
- D.B. --- DEED BOOK
- W.M.T. --- WATER MANAGEMENT TRACT
- F.B.C. --- PALM BEACH COUNTY
- 6-43-41 --- SECTION-TOWNSHIP-RANGE
- R --- RADIUS
- L --- ARCH LENGTH
- D --- DELTA ANGLE
- P.C. --- POINT OF CURVATURE
- P.T. --- POINT OF TANGENCY
- NAD83 --- NORTH AMERICAN DATUM 1983
- FCM --- FOUND CONCRETE MONUMENT
- BD --- BRASS DISK
- PBC --- PALM BEACH COUNTY
- W.M.T. --- WATER MANAGEMENT TRACT
- EP --- ELECTRIC PEDESTAL
- ES --- ELECTRIC SWITCH BOX
- IBV --- IRRIGATION BUTTERFLY VALVE
- SIR --- SET 5/8" IRON ROD LB7768
- PM --- FOUND PERMANENT REFERENCE MONUMENT LB7768
- EP --- ELECTRIC PEDESTAL
- ICV --- IRRIGATION CONTROL VALVE
- MW --- MONITORING WELL
- WV --- WATER GATE VALVE
- WBV --- WATER BUTTERFLY VALVE
- --- EDGE OF WATER

ORCHARDS OF WESTLAKE - PHASE II BOUNDARY SURVEY

REVISIONS		
No.	Date	Description

Prepared For: MINTO COMMUNITIES, LLC
 Last Date of Field Survey: 11/17/17

GeoPoint
 Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-3710
 Suite 103 www.geopointsurvey.com
 Buxton, FL 33424 (561) 444-3710

Drawn: SHW Date: 09/09/18 Data File: Westlake-Phase II
 Check: CAR PLS: Field Book: _____
 Title: S. & T. 8 Rev. 4/18 1:50 P.O.D. 6/8

Exhibit 'A'
Legal Description
Orchards of Westlake Phase II (POD S)

BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK ____, PG(s). ____ - ____, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8, ALL IN 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 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 SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.01°57'47"W., ALONG THE EAST LINE OF SAID SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 4600.13 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT "S", AS SHOWN ON ORCHARDS OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK ____, PAGES ____ THROUGH ____, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE BY THE FOLLOWING EIGHT (8) COURSES BEING ALONG SAID NORTHERLY LINE OF TRACT "S": 1) N.46°00'00"E., A DISTANCE OF 176.16 FEET; 2) THENCE N.66°33'06"E., A DISTANCE OF 251.59 FEET; 3) THENCE N 73°00'00" E, A DISTANCE OF 105.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 844.00 FEET; 4) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°32'40", A DISTANCE OF 376.28 FEET TO A POINT OF TANGENCY; 5) THENCE S.81°27'20"E., A DISTANCE OF 211.22 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 4271.00 FEET AND A RADIAL BEARING OF N 81°27'20" W AT SAID INTERSECTION; 6) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°32'11", A DISTANCE OF 114.52 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE S. 85°07'38"E., A DISTANCE OF 50.03 FEET; 8) THENCE S.83°01'00"E., A DISTANCE OF 125.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "S" AND A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 4446.00 FEET AND A RADIAL BEARING OF N 83°01'00" W AT SAID INTERSECTION; THENCE BY THE FOLLOWING SEVENTEEN (17) COURSES BEING ALONG SAID EASTERLY AND SOUTHERLY LINE OF SAID TRACT "S": 1) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°21'48", A DISTANCE OF 881.76 FEET TO A POINT OF TANGENCY AND REFERENCE POINT "A"; 2) THENCE S.18°20'48" W., A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 400.00 FEET; 3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°40'26", A DISTANCE OF 598.12 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 460.00 FEET, AND A RADIAL BEARING OF N.59°00'05"W., AT SAID INTERSECTION; 4) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'05", A DISTANCE OF 244.88 FEET TO A POINT OF TANGENCY; 5) THENCE S.61°30'00"W., A DISTANCE OF 526.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 61.00 FEET; 6) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°22'51", A DISTANCE OF 90.90 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WESTERLY, WITH A RADIUS OF 100.00 FEET; 7) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°58'51", A DISTANCE OF 17.42 FEET TO A POINT OF TANGENCY; 8) THENCE S.13°54'00"E., A DISTANCE OF 93.14 FEET; 9) THENCE S 59°50'47" E, A DISTANCE OF 43.12 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 1998.00 FEET AND A RADIAL BEARING OF N.15°47'34"W., AT SAID INTERSECTION; 10) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°25'58", A DISTANCE OF

294.07 FEET TO A NON-TANGENT INTERSECTION; 11) THENCE N.37°12'12"E., A DISTANCE OF 42.75 FEET; 12) THENCE N 08°14'00" W, A DISTANCE OF 29.29 FEET; 13) THENCE N.28°30'00"W., A DISTANCE OF 69.61 FEET; 14) THENCE S.61°30'00"W., A DISTANCE OF 78.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 512.00 FEET; 15) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°00'00", A DISTANCE OF 303.83 FEET TO A POINT OF TANGENCY; 16) THENCE N.84°30'00"W., A DISTANCE OF 184.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 364.00 FEET; 17) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°50'00", A DISTANCE OF 538.95 FEET TO A POINT OF TANGENCY AND A POINT ON THE WESTERLY LINE OF SAID TRACT "S", SAID POINT ALSO BEING REFERENCE POINT "B"; THENCE N.00°20'00"E., ALONG SAID WESTERLY LINE OF TRACT "S", A DISTANCE OF 487.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1650.00 FEET; THENCE NORTHERLY, ALONG SAID WESTERLY LINE OF TRACT "S" AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°44'10", A DISTANCE OF 481.96 FEET TO A NON-TANGENT INTERSECTION AND A POINT ON THE NORTHERLY LINE OF SAID TRACT "S"; THENCE BY THE FOLLOWING THIRTEEN (13) COURSES, BEING ALONG SAID NORTHERLY LINE OF TRACT "S": 1) THENCE N.73°15'00"E., A DISTANCE OF 125.00 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1775.00 FEET AND A RADIAL BEARING OF S.73°34'22"W., AT SAID INTERSECTION; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°58'17", A DISTANCE OF 30.09 FEET TO A NON-TANGENT INTERSECTION; 3) THENCE N.74°42'49"E., , A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1825.00 FEET AND A RADIAL BEARING OF S.74°32'55"W., AT SAID INTERSECTION; 4) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°09'57", A DISTANCE OF 100.84 FEET TO A NON-TANGENT INTERSECTION; 5) THENCE N.73°00'00"E., A DISTANCE OF 280.28 FEET TO A POINT; 6) THENCE N.17°00'00"W., A DISTANCE OF 100.00 FEET; 7) THENCE N.73°00'00"E., A DISTANCE OF 50.00 FEET; 8) THENCE N.28°00'00"E., A DISTANCE OF 35.36 FEET; 9) THENCE N.73°00'00"E., A DISTANCE OF 212.00 FEET; 10) THENCE S.62°00'00"E., A DISTANCE OF 35.36 FEET; 11) THENCE N.73°00'00"E., A DISTANCE OF 50.00 FEET; 12) THENCE S.17°00'00"E., A DISTANCE OF 100.00 FEET; 13) THENCE N.73°00'00"E., A DISTANCE OF 125.00 FEET TO A POINT ON THE BOUNDARY OF WATER MANAGEMENT TRACT #7, AS SHOWN ON PROPOSED PLAT OF ORCHARDS OF WESTLAKE - PHASE I; THENCE BY THE FOLLOWING SEVEN (7) COURSES, BEING ALONG SAID BOUNDARY OF WATER MANAGEMENT TRACT #7: 1) THENCE S.17°00'00"E., A DISTANCE OF 200.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1538.00 FEET; 2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°30'00", A DISTANCE OF 308.70 FEET TO A POINT OF TANGENCY; 3) THENCE S.28°30'00"E., A DISTANCE OF 425.18 FEET; 4) THENCE N.61°30'00"E., A DISTANCE OF 233.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 160.00 FEET; 5) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 105°30'00", A DISTANCE OF 294.61 FEET TO A POINT OF TANGENCY; 6) THENCE N.44°00'00"W., A DISTANCE OF 553.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 650.00 FEET; 7) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°32'56", A DISTANCE OF 165.05 FEET TO A NON-TANGENT INTERSECTION AND A POINT ON SAID NORTHERLY LINE OF TRACT "S"; THENCE THE FOLLOWING FOUR (4) COURSES, BEING ALONG SAID NORTHERLY LINE OF TRACT "S": 1) THENCE N.73°00'00"E., A DISTANCE OF 128.76 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 525.00 FEET AND A RADIAL BEARING OF N.57°31'04"E., AT SAID

INTERSECTION; 2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°31'04", A DISTANCE OF 105.54 FEET TO A POINT OF TANGENCY; 3) THENCE S.44°00'00"E., A DISTANCE OF 26.47 FEET; 4) THENCE N.46°00'00"E., A DISTANCE OF 16.64 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,726,235 SQUARE FEET OR 62.586 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #6 AS SHOWN ON THE PLAT OF ORCHARDS OF WESTLAKE - PHASE I PER PLAT BOOK __, PAGES __ THROUGH __, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE ON SAID REFERENCE POINT "B"; THENCE S.89°40'00"E., A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #6; THENCE N.00°20'00"E., A DISTANCE OF 487.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1950.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°29'00", A DISTANCE OF 50.48 FEET TO A NON-TANGENT INTERSECTION; THENCE N.88°51'00"E., A DISTANCE OF 62.05 FEET; THENCE N.85°46'05"E., A DISTANCE OF 50.09 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 2150.00 FEET AND A RADIAL BEARING OF N.67°23'24"E., AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°53'24", A DISTANCE OF 221.02 TO A POINT OF TANGENCY; THENCE S.28°30'00"E., A DISTANCE OF 425.18 FEET; THENCE S.61°30'00"W., A DISTANCE OF 56.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 212.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°00'00", A DISTANCE OF 125.80 FEET TO A POINT OF TANGENCY; THENCE N.84°30'00"W., A DISTANCE OF 184.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 64.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°50'00", A DISTANCE OF 94.76 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #6.

CONTAINING: 162,179 SQUARE FEET OR 3.723 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #8 AS SHOWN ON THE PLAT OF ORCHARDS OF WESTLAKE - PHASE I PER PLAT BOOK __, PAGES __ THROUGH __, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE ON SAID REFERENCE POINT "A"; THENCE N.27°39'12"W., A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #8; THENCE S.18°20'48"W., A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH CENTRAL ANGLE OF 83°39'12", A DISTANCE OF 146.00 FEET TO A POINT OF TANGENCY; THENCE N.78°00'00"W., A DISTANCE OF 14.19 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 460.00 FEET AND A RADIAL BEARING OF S.82°58'07"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°58'07", A

DISTANCE OF 296.80 FEET TO A POINT OF TANGENCY; THENCE N. 44°00'00"W., A DISTANCE OF 175.31 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 538.00 FEET AND A RADIAL BEARING OF S.40°08'18"E., AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°52'34", A DISTANCE OF 477.72 FEET TO A POINT OF TANGENCY; THENCE S 79°15'44" E, A DISTANCE OF 54.18 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 4146.00 FEET AND A RADIAL BEARING OF N.77°11'20"W., AT SAID INTERSECTION; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°32'08", A DISTANCE OF 400.55 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #8.

CONTAINING: 148,413 SQUARE FEET OR 3.407 ACRES, MORE OR LESS.

TOTAL CONTAINING: 2,415,643 SQUARE FEET OR 55.456 ACRES, MORE OR LESS.