

March 8, 2021

RESOLUTION 2021-06

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR CROSSINGS OF WESTLAKE (POD M-2), BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, AND A PORTION OF OPEN SPACE TRACT #1, ILEX WAY - PHASE I, PLAT BOOK 126, PAGES 116 AND 117, AND A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Applicant has requested approval for the Crossings of Westlake (Pod M-2) Plat, being a replat of a portion of Open Space Tract #1 and a portion of Open Space Tract #2, Town Center Parkway South - Phase II, Plat Book 126, Pages 114 and 115, and a portion of Open Space Tract #1, Ilex Way - Phase I, Plat Book 126, Pages 116 and 117, and a portion of Open Space Tract #2, Persimmon Boulevard East - Plat 2, Plat Book 128, Pages 16 Through 19, Inclusive, all of the Public Records Of Palm Beach County, Florida, together with a portion of Section 1, Township 43 South, Range 40 East, in the City of Westlake, Palm Beach County, containing approximately 16.117 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 City of Westlake's interim 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 Crossings of Westlake (Pod M-2), as described in the attached Exhibit "A", containing approximately 16.117 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.

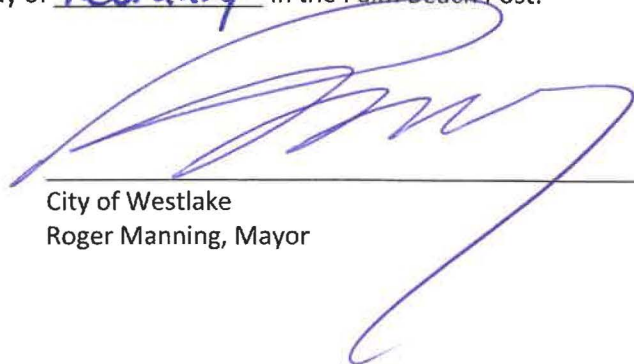
Section 3: **RECORDATION.** The applicant shall provide a certified copy of the recorded plat and the applicant shall cover the costs of recording the plat in the public records in and for Palm Beach County Florida.

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 March 8, 2021.

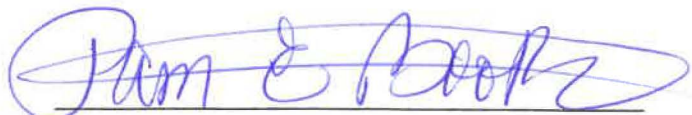
PUBLISHED on this 26th day of February in the Palm Beach Post.



City of Westlake
Roger Manning, Mayor



Zoie Burgess, City Clerk



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

CROSSINGS OF WESTLAKE

BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, AND A PORTION OF OPEN SPACE TRACT #1, ILEX WAY - PHASE I, PLAT BOOK 126, PAGES 116 AND 117, AND A PORTION OF OPEN SPACE TRACT #2, PERIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND HEREBY HERON AS CROSSINGS OF WESTLAKE, BEING IN PART A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, ACCORDING TO THE PLAT THEREOF AS REFERRED TO IN PAGES 114 AND 115 OF PLAT BOOK 126, PAGES 116 AND 117, AND OPEN SPACE TRACT #2, PERIMMON BOULEVARD EAST - PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S61°33'55" W, ALONG THE EAST BOUNDARY LINE OF SAID SECTION 1, A DISTANCE OF 4542.94 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE N45°49'40" W, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 2651.95 FEET, THENCE S07°17'27" E, A DISTANCE OF 78.32 FEET TO A POINT ON THE SOUTH LINE OF OPEN SPACE TRACT #2, AS SHOWN ON PERIMMON BOULEVARD EAST - PLAT 2, RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING, THENCE N88°17'30" W, ALONG SAID SOUTH LINE OF OPEN SPACE TRACT #2, A DISTANCE OF 156.6 FEET, THENCE N07°52'22" W, ALONG SAID SOUTH LINE OF OPEN SPACE TRACT #2, A DISTANCE OF 8.49 FEET, THENCE S07°17'27" E, ALONG SAID SOUTH LINE OF OPEN SPACE TRACT #2, A DISTANCE OF 214.77 FEET TO THE NORTHEAST CORNER OF PERIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 16 AND 107, OF SAID PUBLIC RECORDS, THENCE N45°49'40" W, ALONG THE NORTHERLY BOUNDARY OF SAID PERIMMON BOULEVARD EAST - PLAT 1, A DISTANCE OF 5.31 FEET, THENCE N45°49'40" W, ALONG SAID NORTHERLY BOUNDARY OF PERIMMON BOULEVARD EAST - PLAT 1, A DISTANCE OF 54.15 FEET TO THE MOST NORTHEASTERLY CORNER OF PERIMMON BOULEVARD EAST - PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS, THENCE N45°49'40" W, A DISTANCE OF 802 FEET TO THE SOUTHWEST CORNER OF OPEN SPACE TRACT #1, ILEX WAY - PHASE I, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117, OF SAID PUBLIC RECORDS, AND ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 6740 FEET, AND A RADIAL BEARING OF S44°19'50" W, AT SAID INTERSECTION, THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND THE WEST LINE OF SAID OPEN SPACE TRACT #1, THROUGH A CENTRAL ANGLE OF 07°21'24", A DISTANCE OF 124.12 FEET TO A POINT ON THE EAST LINE OF TRACT #5 TAX COLLECTOR, AS RECORDED IN PLAT BOOK 130, PAGES 144 AND 145, OF SAID PUBLIC RECORDS, THENCE N09°09'06" W, ALONG SAID EAST LINE OF TRACT #5 TAX COLLECTOR, A DISTANCE OF 12.62 FEET, THENCE N09°09'06" W, ALONG SAID EAST LINE OF TRACT #5 TAX COLLECTOR, A DISTANCE OF 320.00 FEET, THENCE N09°09'06" W, ALONG SAID EAST LINE OF TRACT #5 TAX COLLECTOR, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND NORTHERLY LINE OF OPEN SPACE TRACT #2, A TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS, THENCE N09°09'06" W, ALONG SAID EAST LINE OF TRACT #5 TAX COLLECTOR, A DISTANCE OF 16.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 400 FEET, THENCE S07°17'27" E, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°59'57", A DISTANCE OF 97.98 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 501.16 FEET, THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°19'17", A DISTANCE OF 145.22 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 247.00 FEET, THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°12'20", A DISTANCE OF 166.32 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 488.00 FEET, THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°07'17", A DISTANCE OF 83.81 FEET TO A POINT OF TANGENT INTERSECTION, THENCE S47°49'46", A DISTANCE OF 60.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 400 FEET, THENCE S07°17'27" E, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°01'54" W, A DISTANCE OF 1.91 FEET TO A POINT OF NON-TANGENT INTERSECTION AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH, THENCE S47°49'46", A DISTANCE OF 92.97 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT #1, TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS, THENCE N09°09'06" W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND NORTHERLY LINE OF OPEN SPACE TRACT #2, A TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS, A DISTANCE OF 42.50 FEET TO A POINT OF NON-TANGENT INTERSECTION, THENCE S07°17'27" E, AT SAID INTERSECTION, THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND THE NORTHERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT #1, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°57'40", A DISTANCE OF 17.19 FEET TO THE SOUTHWEST CORNER OF SKY COVE - PHASE 1A, AS RECORDED IN PLAT BOOK 125, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS, THENCE S22°22'12" W, ALONG SAID WESTERLY BOUNDARY OF SKY COVE - PHASE 1A, A DISTANCE OF 491.64 FEET TO A POINT ON THE RADIAL BEARING OF S44°19'50" W, AT SAID INTERSECTION, THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY BOUNDARY OF SKY COVE - PHASE 1A AND SKY COVE - PHASE 1B, AS RECORDED IN PLAT BOOK 125, PAGES 16 THROUGH 19, OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 27°48'37", A DISTANCE OF 463.51 FEET TO A POINT OF NON-TANGENT INTERSECTION, THENCE S07°17'27" E, ALONG THE WESTERLY LINE OF SAID SKY COVE - PHASE 1B, A DISTANCE OF 16.58 FEET TO THE POINT OF BEGINNING.

OPEN SPACE TRACTS
TRACTS 0.5, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

OPEN SPACE TRACTS
TRACTS 0.1, 0.2, 0.3, 0.4, 0.5, 0.6, 0.7, 0.8, 0.9, 1.0, 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 2.0, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9, 3.0, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.0, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 5.0, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 6.0, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 7.0, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 8.0, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 9.0, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 10.0, 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9, 11.0, 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 12.0, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 13.0, 13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9, 14.0, 14.1, 14.2, 14.3, 14.4, 14.5, 14.6, 14.7, 14.8, 14.9, 15.0, 15.1, 15.2, 15.3, 15.4, 15.5, 15.6, 15.7, 15.8, 15.9, 16.0, 16.1, 16.2, 16.3, 16.4, 16.5, 16.6, 16.7, 16.8, 16.9, 17.0, 17.1, 17.2, 17.3, 17.4, 17.5, 17.6, 17.7, 17.8, 17.9, 18.0, 18.1, 18.2, 18.3, 18.4, 18.5, 18.6, 18.7, 18.8, 18.9, 19.0, 19.1, 19.2, 19.3, 19.4, 19.5, 19.6, 19.7, 19.8, 19.9, 20.0, 20.1, 20.2, 20.3, 20.4, 20.5, 20.6, 20.7, 20.8, 20.9, 21.0, 21.1, 21.2, 21.3, 21.4, 21.5, 21.6, 21.7, 21.8, 21.9, 22.0, 22.1, 22.2, 22.3, 22.4, 22.5, 22.6, 22.7, 22.8, 22.9, 23.0, 23.1, 23.2, 23.3, 23.4, 23.5, 23.6, 23.7, 23.8, 23.9, 24.0, 24.1, 24.2, 24.3, 24.4, 24.5, 24.6, 24.7, 24.8, 24.9, 25.0, 25.1, 25.2, 25.3, 25.4, 25.5, 25.6, 25.7, 25.8, 25.9, 26.0, 26.1, 26.2, 26.3, 26.4, 26.5, 26.6, 26.7, 26.8, 26.9, 27.0, 27.1, 27.2, 27.3, 27.4, 27.5, 27.6, 27.7, 27.8, 27.9, 28.0, 28.1, 28.2, 28.3, 28.4, 28.5, 28.6, 28.7, 28.8, 28.9, 29.0, 29.1, 29.2, 29.3, 29.4, 29.5, 29.6, 29.7, 29.8, 29.9, 30.0, 30.1, 30.2, 30.3, 30.4, 30.5, 30.6, 30.7, 30.8, 30.9, 31.0, 31.1, 31.2, 31.3, 31.4, 31.5, 31.6, 31.7, 31.8, 31.9, 32.0, 32.1, 32.2, 32.3, 32.4, 32.5, 32.6, 32.7, 32.8, 32.9, 33.0, 33.1, 33.2, 33.3, 33.4, 33.5, 33.6, 33.7, 33.8, 33.9, 34.0, 34.1, 34.2, 34.3, 34.4, 34.5, 34.6, 34.7, 34.8, 34.9, 35.0, 35.1, 35.2, 35.3, 35.4, 35.5, 35.6, 35.7, 35.8, 35.9, 36.0, 36.1, 36.2, 36.3, 36.4, 36.5, 36.6, 36.7, 36.8, 36.9, 37.0, 37.1, 37.2, 37.3, 37.4, 37.5, 37.6, 37.7, 37.8, 37.9, 38.0, 38.1, 38.2, 38.3, 38.4, 38.5, 38.6, 38.7, 38.8, 38.9, 39.0, 39.1, 39.2, 39.3, 39.4, 39.5, 39.6, 39.7, 39.8, 39.9, 40.0, 40.1, 40.2, 40.3, 40.4, 40.5, 40.6, 40.7, 40.8, 40.9, 41.0, 41.1, 41.2, 41.3, 41.4, 41.5, 41.6, 41.7, 41.8, 41.9, 42.0, 42.1, 42.2, 42.3, 42.4, 42.5, 42.6, 42.7, 42.8, 42.9, 43.0, 43.1, 43.2, 43.3, 43.4, 43.5, 43.6, 43.7, 43.8, 43.9, 44.0, 44.1, 44.2, 44.3, 44.4, 44.5, 44.6, 44.7, 44.8, 44.9, 45.0, 45.1, 45.2, 45.3, 45.4, 45.5, 45.6, 45.7, 45.8, 45.9, 46.0, 46.1, 46.2, 46.3, 46.4, 46.5, 46.6, 46.7, 46.8, 46.9, 47.0, 47.1, 47.2, 47.3, 47.4, 47.5, 47.6, 47.7, 47.8, 47.9, 48.0, 48.1, 48.2, 48.3, 48.4, 48.5, 48.6, 48.7, 48.8, 48.9, 49.0, 49.1, 49.2, 49.3, 49.4, 49.5, 49.6, 49.7, 49.8, 49.9, 50.0, 50.1, 50.2, 50.3, 50.4, 50.5, 50.6, 50.7, 50.8, 50.9, 51.0, 51.1, 51.2, 51.3, 51.4, 51.5, 51.6, 51.7, 51.8, 51.9, 52.0, 52.1, 52.2, 52.3, 52.4, 52.5, 52.6, 52.7, 52.8, 52.9, 53.0, 53.1, 53.2, 53.3, 53.4, 53.5, 53.6, 53.7, 53.8, 53.9, 54.0, 54.1, 54.2, 54.3, 54.4, 54.5, 54.6, 54.7, 54.8, 54.9, 55.0, 55.1, 55.2, 55.3, 55.4, 55.5, 55.6, 55.7, 55.8, 55.9, 56.0, 56.1, 56.2, 56.3, 56.4, 56.5, 56.6, 56.7, 56.8, 56.9, 57.0, 57.1, 57.2, 57.3, 57.4, 57.5, 57.6, 57.7, 57.8, 57.9, 58.0, 58.1, 58.2, 58.3, 58.4, 58.5, 58.6, 58.7, 58.8, 58.9, 59.0, 59.1, 59.2, 59.3, 59.4, 59.5, 59.6, 59.7, 59.8, 59.9, 60.0, 60.1, 60.2, 60.3, 60.4, 60.5, 60.6, 60.7, 60.8, 60.9, 61.0, 61.1, 61.2, 61.3, 61.4, 61.5, 61.6, 61.7, 61.8, 61.9, 62.0, 62.1, 62.2, 62.3, 62.4, 62.5, 62.6, 62.7, 62.8, 62.9, 63.0, 63.1, 63.2, 63.3, 63.4, 63.5, 63.6, 63.7, 63.8, 63.9, 64.0, 64.1, 64.2, 64.3, 64.4, 64.5, 64.6, 64.7, 64.8, 64.9, 65.0, 65.1, 65.2, 65.3, 65.4, 65.5, 65.6, 65.7, 65.8, 65.9, 66.0, 66.1, 66.2, 66.3, 66.4, 66.5, 66.6, 66.7, 66.8, 66.9, 67.0, 67.1, 67.2, 67.3, 67.4, 67.5, 67.6, 67.7, 67.8, 67.9, 68.0, 68.1, 68.2, 68.3, 68.4, 68.5, 68.6, 68.7, 68.8, 68.9, 69.0, 69.1, 69.2, 69.3, 69.4, 69.5, 69.6, 69.7, 69.8, 69.9, 70.0, 70.1, 70.2, 70.3, 70.4, 70.5, 70.6, 70.7, 70.8, 70.9, 71.0, 71.1, 71.2, 71.3, 71.4, 71.5, 71.6, 71.7, 71.8, 71.9, 72.0, 72.1, 72.2, 72.3, 72.4, 72.5, 72.6, 72.7, 72.8, 72.9, 73.0, 73.1, 73.2, 73.3, 73.4, 73.5, 73.6, 73.7, 73.8, 73.9, 74.0, 74.1, 74.2, 74.3, 74.4, 74.5, 74.6, 74.7, 74.8, 74.9, 75.0, 75.1, 75.2, 75.3, 75.4, 75.5, 75.6, 75.7, 75.8, 75.9, 76.0, 76.1, 76.2, 76.3, 76.4, 76.5, 76.6, 76.7, 76.8, 76.9, 77.0, 77.1, 77.2, 77.3, 77.4, 77.5, 77.6, 77.7, 77.8,

CROSSINGS OF WESTLAKE
 BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2,
 TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, AND A
 PORTION OF OPEN SPACE TRACT #1, ILEX WAY - PHASE I, PLAT BOOK 126, PAGES 116 AND 117, AND A PORTION OF
 OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19,
 INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF
 SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,

CITY OF WESTLAKE'S APPROVAL

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION BEING ADOPTED BY THE CITY COUNCIL THIS _____ DAY OF _____ 2021, IN ACCORDANCE WITH SEC. 177.07(1), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 175.08(1)(1), F.S.

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

TITLE CERTIFICATION

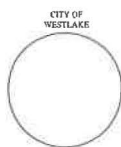
STATE OF FLORIDA
 COUNTY OF _____

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 PHJA, LLC THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT HEARS, AND ALL OTHER ITEMS HELD AGAINST SAID LAHRS 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

AREAL TABULATION IN ACRES

SINGLE FAMILY LOTS (39 LOTS)	9.249
ROADWAY TRACT (TRACT "A")	3.609
TRACT "B-1"	0.064
TRACT "B-2"	0.090
TRACT "B-3"	0.090
TRACT "B-4"	0.090
TRACT "B-5"	0.069
TRACT "B-6"	0.073
TRACT "B-7"	0.073
TRACT "B-8"	0.073
LIFT STATION PARCEL:	0.124
OPEN SPACE TRACT #1:	0.228
OPEN SPACE TRACT #2:	0.158
OPEN SPACE TRACT #3:	0.496
OPEN SPACE TRACT #4:	0.041
OPEN SPACE TRACT #5:	0.159
TRACT #6:	0.078
TRACT #7:	0.040
TRACT #8:	0.040
TRACT #9:	0.039
TRACT #10:	0.033
TRACT #11:	0.033
TRACT #12:	0.033
OPEN SPACE TRACT #13:	0.115
OPEN SPACE TRACT #14:	0.274
OPEN SPACE TRACT #15:	0.543
TOTAL ACRES, MORE OR LESS:	16.117



4132 W. Blue Heron Blvd. Phone: (561) 444-2720
 Suite 101 www.geopointsurvey.com
 Palm Beach, FL 33404 General Business Number 1-877-4

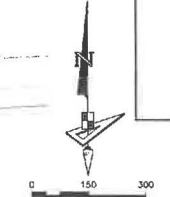
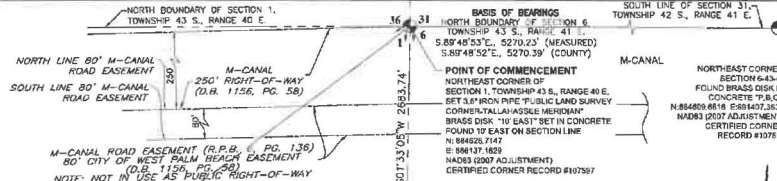
CROSSINGS OF WESTLAKE

BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH, PHASE II, PLAT BOOK 126, PAGES 114 AND 115, AND A PORTION OF OPEN SPACE TRACT #1, ILEX WAY - PHASE I, PLAT BOOK 126, PAGES 116 AND 117, AND A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2011 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE PLAT BEARING = GRID BEARING NO ROTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S 89° 49' 53" E, (MEASURED), BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 07) FOR THE EAST ZONE OF FLORIDA, SAID BASIS OF BEARINGS IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 06).

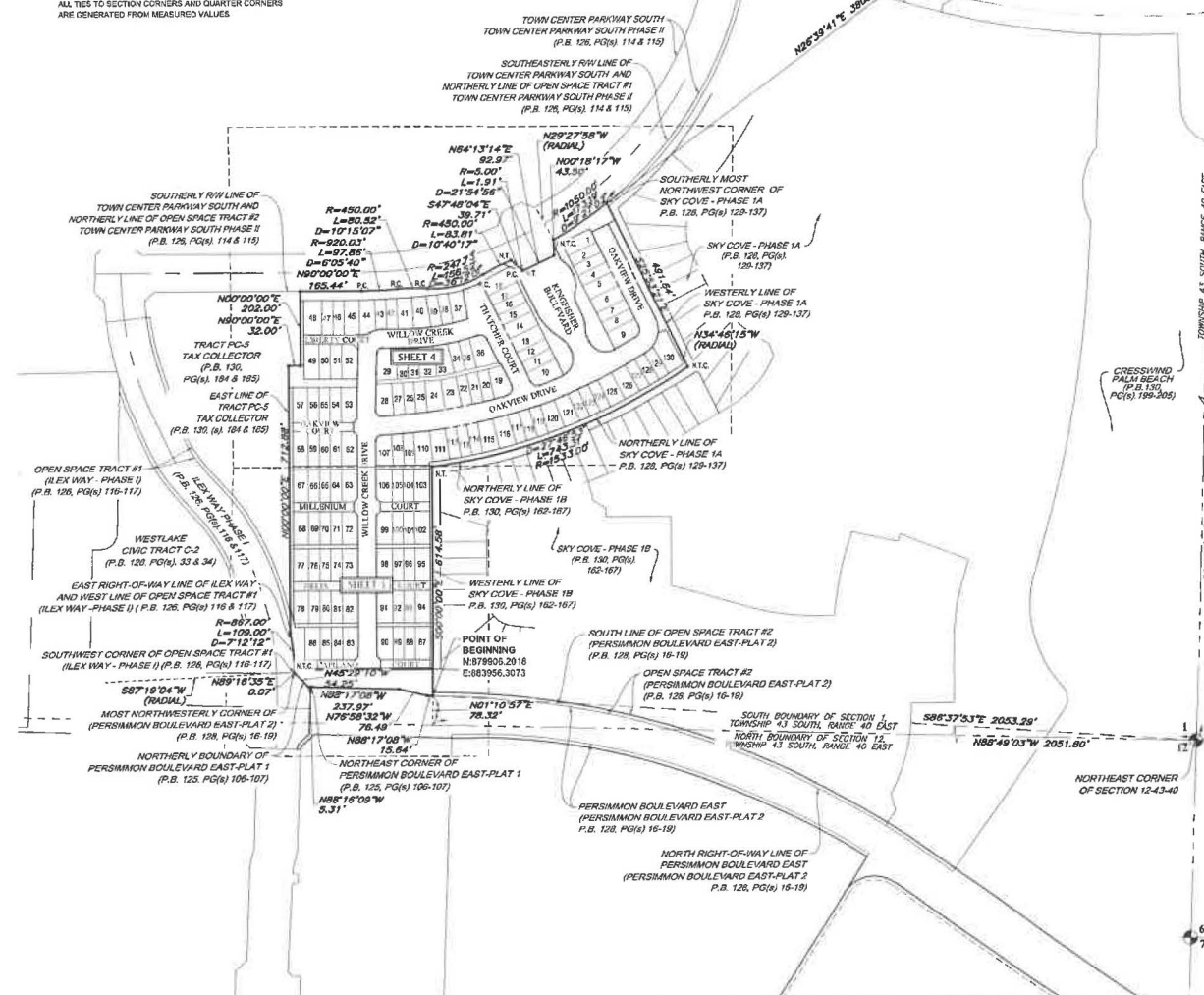


SCALE: 1" = 150'
KEY SHEET

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

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.B. PLAT BOOK
- D.B. DEED BOOK
- PG./PG(s) PAGE(S)
- NAD NORTH AMERICAN DATUM
- 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
- 1-43-40 SECTION-TOWNSHIP-RANGE
- R RADIUS
- L ARC LENGTH
- D DELTA ANGLE
- DB 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. POINT OF REVERSE CURVATURE
- SID SIDEWALK IMPROVEMENT DISTRICT
- R/W RIGHT-OF-WAY
- E CENTER LINE OF ROAD
- (R) RADIAL
- (NR) NON-RADIAL
- HOA HOMEOWNERS ASSOCIATION
- PRM PERMANENT REFERENCE MONUMENT
- PC PERMANENT CONTROL POINT
- D FOUND PERMANENT REFERENCE MONUMENT
- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (E.G. 5' UTILITY EASEMENT) ARE ASSIGNED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE.

GeoPoint
Surveying, Inc.

4152 W. Riber Heron Blvd.
Suite 105
Palm Beach, FL 33404

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www.geo-point.com
Lined Home Number: 561-444-2720

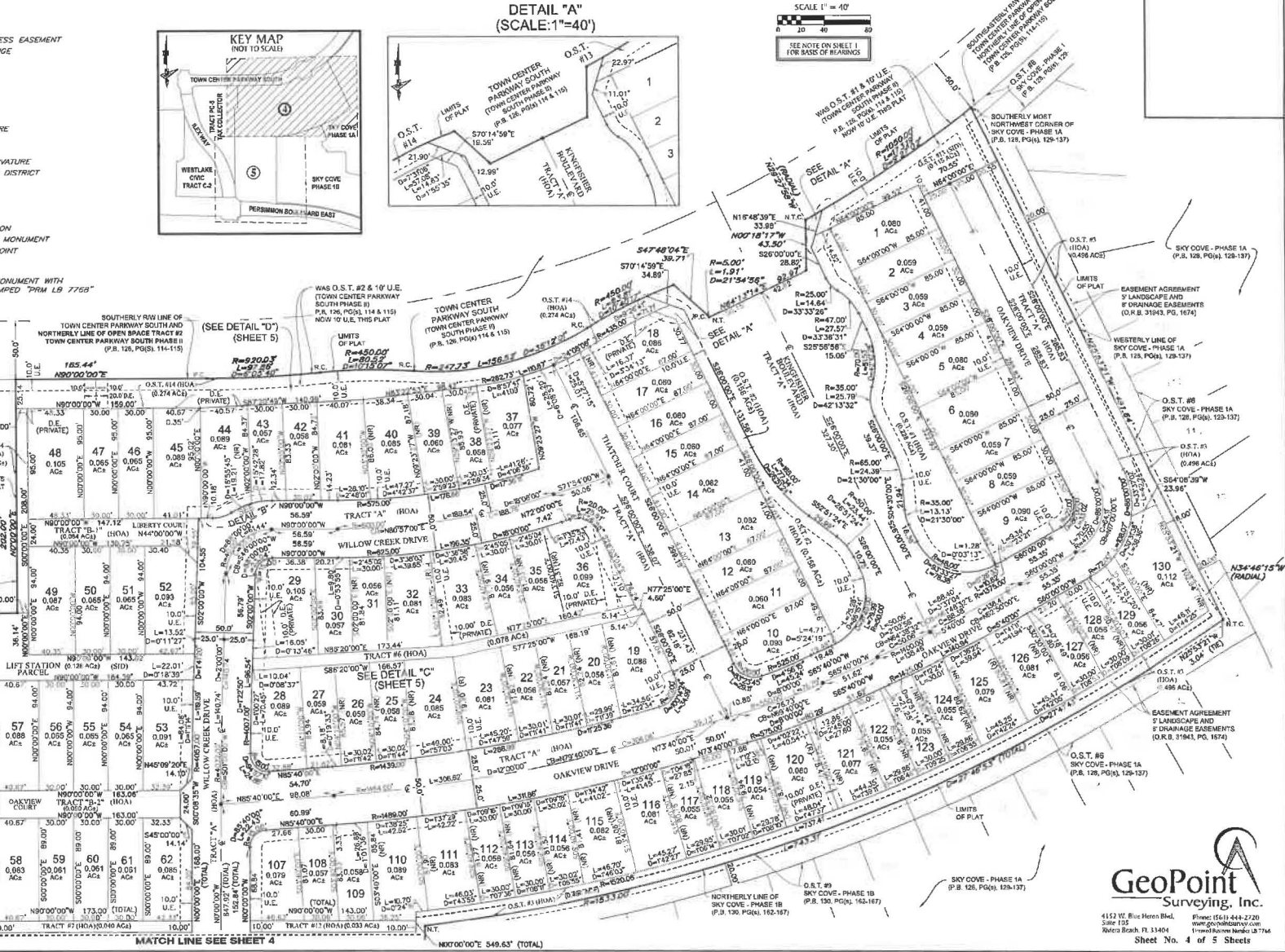
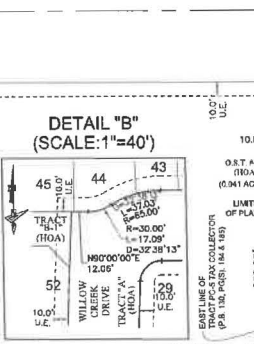
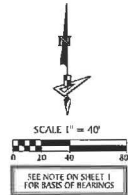
Sheet No. 3 of 5 Sheets

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.B. PLAT BOOK
- D.B. DEED BOOK
- PG./PG(s) PAGE(S)
- NAD NORTH AMERICAN DATUM
- D.S.T. DIEN SPACE TRACT
- P.B.C. PALM BEACH COUNTY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
- T-43-40 SECTION-TOWNSHIP-RANGE
- R RADIUS
- L ARC LENGTH
- Δ 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. POINT OF REVERSE CURVATURE
- SID SEMINOLE IMPROVEMENT DISTRICT
- R/W RIGHT-OF-WAY
- ☉ CENTER LINE OF ROAD
- (R) RADIAL
- (NR) NON-RADIAL
- HCA HOMEOWNERS ASSOCIATION
- PRM PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- FOUND PERMANENT REFERENCE MONUMENT
- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

CROSSINGS OF WESTLAKE

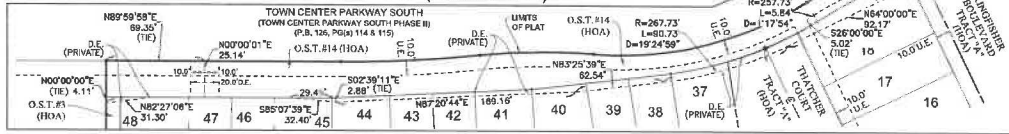
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CROSSINGS OF WESTLAKE

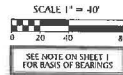
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DETAIL "D" (SCALE:1"=40')

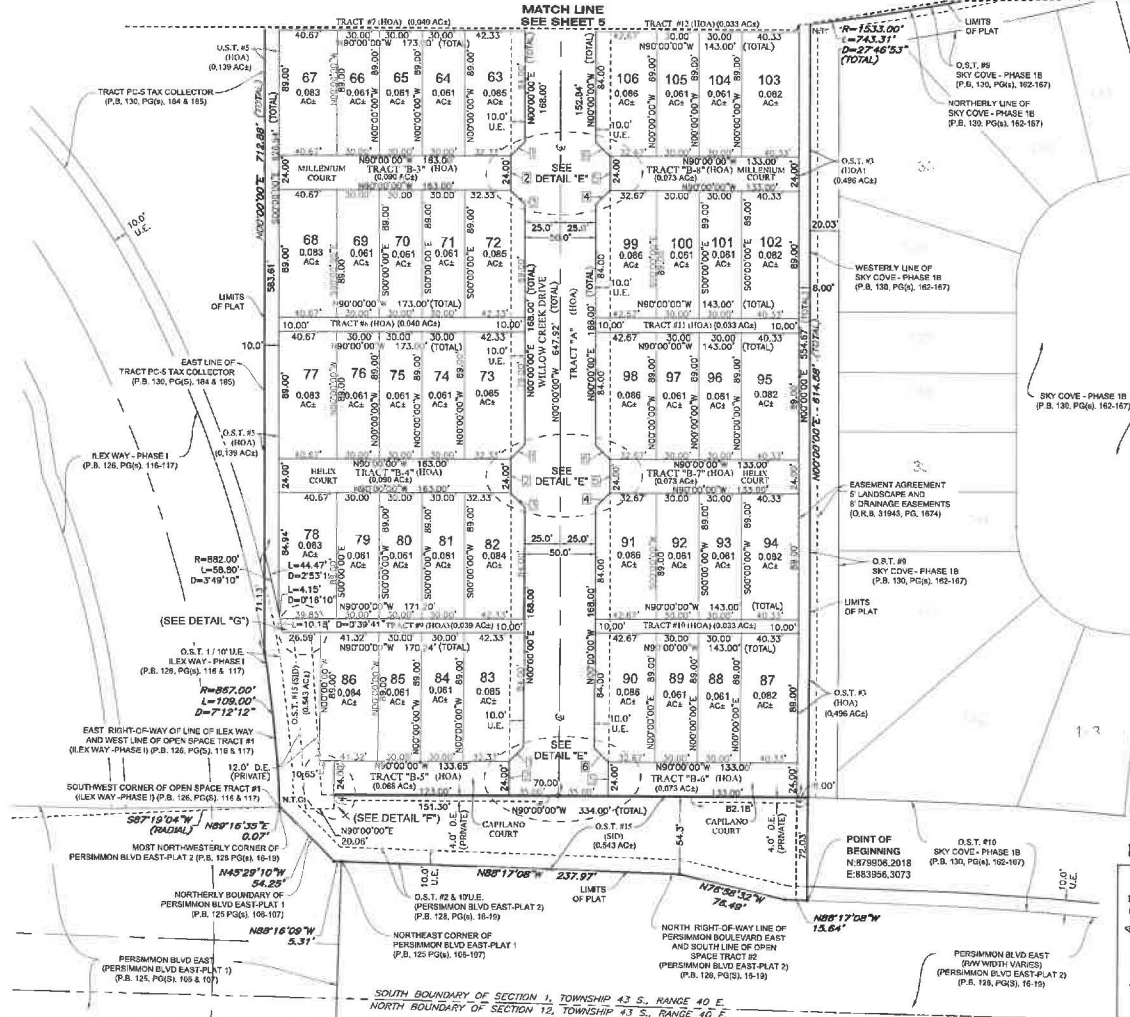


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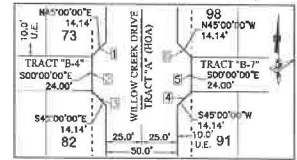
- P.O.B. POINT OF BEGINNING
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- N.T.C. NON-TANGENT CURVATURE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- R.C. POINT OF REVERSE CURVATURE
- S/D SEMI-CIRCLE IMPROVEMENT DISTRICT
- R/W RIGHT-OF-WAY
- CL CENTER LINE OF ROAD
- (R) RADIAL
- (N/R) NON-RADIAL
- H.O.A. HOMEOWNERS ASSOCIATION
- PRM PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- FOUND PERMANENT REFERENCE MONUMENT
- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



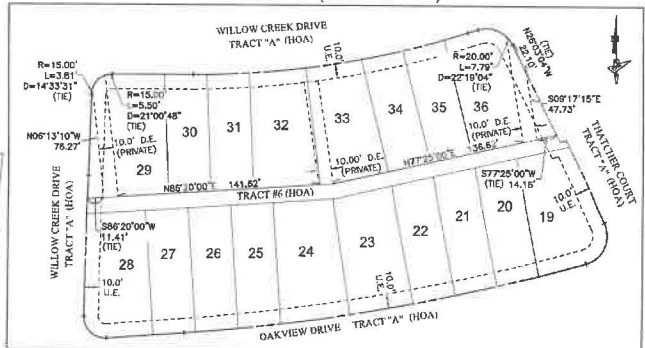
MATCH LINE SEE SHEET 5



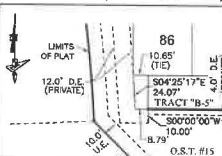
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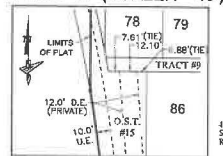
DETAIL "C" (SCALE:1"=40')



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



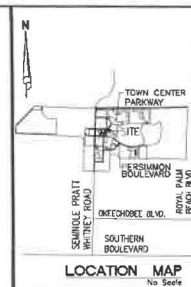
DETAIL "G" (SCALE:1"=40')



GeoPoint
Surveying, Inc.

4153 W. Blue Heron Blvd. Phone: (561) 466-2720
Suite 105 www.geo-point.com
Riviera Beach, FL 33404 Email: sales@geo-point.com

Sheet No. 5 of 5 Sheets



DESCRIPTION:

A PARCEL OF LAND, BEING IN PART A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, AND OPEN SPACE TRACT #1, FLEX WAY - PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117, AND OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 118 THROUGH 119, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF SECTION 11, 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 11, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S07°00'00" ALONG THE EAST BOUNDARY LINE OF SAID SECTION 11, A DISTANCE OF 442.84 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE N28°00'00" W, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 280.18 FEET, THENCE N41°00'00" E, A DISTANCE OF 76.52 FEET TO A POINT ON THE SOUTH LINE OF OPEN SPACE TRACT #2, AS SHOWN ON PERSIMMON BOULEVARD EAST - PLAT 2, RECORDED IN PLAT BOOK 126, PAGES 118 THROUGH 119, INCLUSIVE, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING, THENCE S19°17'00" W, ALONG SAID SOUTH LINE OF OPEN SPACE TRACT #2, A DISTANCE OF 15.64 FEET, THENCE S20°58'12" W, ALONG SAID SOUTH LINE OF OPEN SPACE TRACT #2, A DISTANCE OF 76.90 FEET, THENCE N38°00'00" E, ALONG SAID SOUTH LINE OF OPEN SPACE TRACT #2, A DISTANCE OF 237.97 FEET TO THE NORTHEAST CORNER OF PERSIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117, OF SAID PUBLIC RECORDS, THENCE N40°00'00" W, ALONG THE NORTHERLY BOUNDARY OF SAID PERSIMMON BOULEVARD EAST - PLAT 1, A DISTANCE OF 53.71 FEET, THENCE N 45°31'00" W, ALONG SAID NORTHERLY BOUNDARY OF PERSIMMON BOULEVARD EAST - PLAT 1, A DISTANCE OF 54.25 FEET TO THE MOST NORTHWESTERLY CORNER OF PERSIMMON BOULEVARD EAST - PLAT 2, AS RECORDED IN PLAT BOOK 126, PAGES 118 THROUGH 119, INCLUSIVE, OF SAID PUBLIC RECORDS, THENCE N40°00'00" W, A DISTANCE OF 187 FEET TO THE SOUTHWEST CORNER OF OPEN SPACE TRACT #1, FLEX WAY - PHASE I, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117, OF SAID PUBLIC RECORDS, AND ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 367.00 FEET, AND A RADIAL BEARING OF S 8°00'00" W, AT SAID INTERSECTION, THENCE N08°00'00" E, ALONG THE ARC OF SAID CURVE AND THE WEST LINE OF SAID OPEN SPACE TRACT #1, THROUGH A CENTRAL ANGLE OF 87°11'17", A DISTANCE OF 80.00 FEET TO A POINT ON THE EAST LINE OF TRACT PC-5 TAX COLLECTOR, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS, THENCE N00°00'00" E, ALONG SAID EAST LINE OF TRACT PC-5 TAX COLLECTOR, A DISTANCE OF 712.88 FEET, THENCE N00°00'00" E, ALONG SAID EAST LINE OF TRACT PC-5 TAX COLLECTOR, A DISTANCE OF 7.00 FEET, THENCE N00°00'00" E, ALONG SAID EAST LINE OF TRACT PC-5 TAX COLLECTOR, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND NORTHERLY LINE OF OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS, THENCE BY SAID SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND NORTHERLY LINE OF OPEN SPACE TRACT #2, FOR THE FOLLOWING SEVER (7) COURSES: 1) N40°00'00" E, A DISTANCE OF 165.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 120.00 FEET; 2) THENCE N08°00'00" E, A DISTANCE OF 97.00 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 49.00 FEET; 3) THENCE N08°00'00" E, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°00'00", A DISTANCE OF 97.00 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 147.75 FEET; 4) THENCE N08°00'00" E, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°00'00", A DISTANCE OF 154.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 49.00 FEET; 5) THENCE N08°00'00" E, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°00'00", A DISTANCE OF 154.52 FEET TO A POINT OF NON-TANGENT INTERSECTION; 6) THENCE S47°48'42" E, A DISTANCE OF 39.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5.00 FEET; 7) THENCE S07°00'00" E, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°24'56", A DISTANCE OF 1.91 FEET TO A POINT OF NON-TANGENT INTERSECTION AND A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF TOWN CENTER PARKWAY SOUTH, THENCE S44°17'42" E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF TOWN CENTER PARKWAY SOUTH, A DISTANCE OF 42.47 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT #1, TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS, THENCE N40°11'17" W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT #1, TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS, A DISTANCE OF 45.88 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 100.00 FEET, AND A RADIAL BEARING OF N 2°22'29" W, AT SAID INTERSECTION, THENCE N08°00'00" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT #1, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°27'07", A DISTANCE OF 173.19 FEET TO THE SOUTHERLY RIGHT CORNER OF SKY COVE - PHASE IA, AS RECORDED IN PLAT BOOK 126, PAGES 119 THROUGH 121, INCLUSIVE, OF SAID PUBLIC RECORDS, THENCE S25°55'12" E, ALONG SAID WESTERLY BOUNDARY OF SKY COVE - PHASE IA, A DISTANCE OF 81.64 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 100.00 FEET, AND A RADIAL BEARING OF N 4°40'11" W, AT SAID INTERSECTION, THENCE N08°00'00" E, ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY BOUNDARY OF SKY COVE - PHASE IA AND SKY COVE - PHASE IB, AS RECORDED IN PLAT BOOK 126, PAGES 119 THROUGH 121, OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 27°49'23", A DISTANCE OF 74.31 FEET TO A POINT OF NON-TANGENT INTERSECTION, THENCE S40°00'00" E, ALONG THE WESTERLY LINE OF SAID SKY COVE - PHASE IB, A DISTANCE OF 41.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 702,056 SQUARE FEET OR 16.17 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- 1) EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY FOUNDERS TITLE DATED MAY 11, 2018.
 - 2) THE SURVEY IS LIMITED TO ABOVE-GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS, FOOTINGS, UTILITIES, ETC., OR TERROR OCCUPATION NOT LOCATED.
 - 3) 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 88.88 00'00" E. THE GRID BEARINGS, AS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 07), FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARINGS IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 06).
 - 4) 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.
 - 5) THIS SURVEY IS BASED ON PREVIOUS FIELD SURVEYS, DOCUMENTS OF RECORD, FOUND MONUMENTS, EXISTENT, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. IMPROVEMENTS (E.G. 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 ADGE GROVE:
- a) THE 'M' CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK # 6, PAGE 136.
 - b) BOUNDARY SURVEY OF RESIDENTIAL AT GALLERY ADGE GROVE, PREPARED BY LOBERG LAND SURVEYING, INC. (LOG NO. 04-106-101C), DATED OCTOBER 5, 2007.
 - c) SKETCH OF SURVEY PREPARED BY SLP AND CO. DATED MARCH 4, 1958.
- 6) ALL BEARINGS AND DISTANCES (UNITED STATES SURVEY FEET) AS SHOWN HEREON ARE AS DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED. MEASUREMENTS MADE ARE TO THE ACCURACY STANDARD OF SUBURBAN OR 1" TO 100' IN 1950 FEET.
- 7) SID AND S/NO EASEMENTS WITHIN BOUNDARY HAVE BEEN RELEASE PER G.A. 28534, PL. 0953.

EASEMENTS AND OTHER MATTERS AFFECTING TITLE:

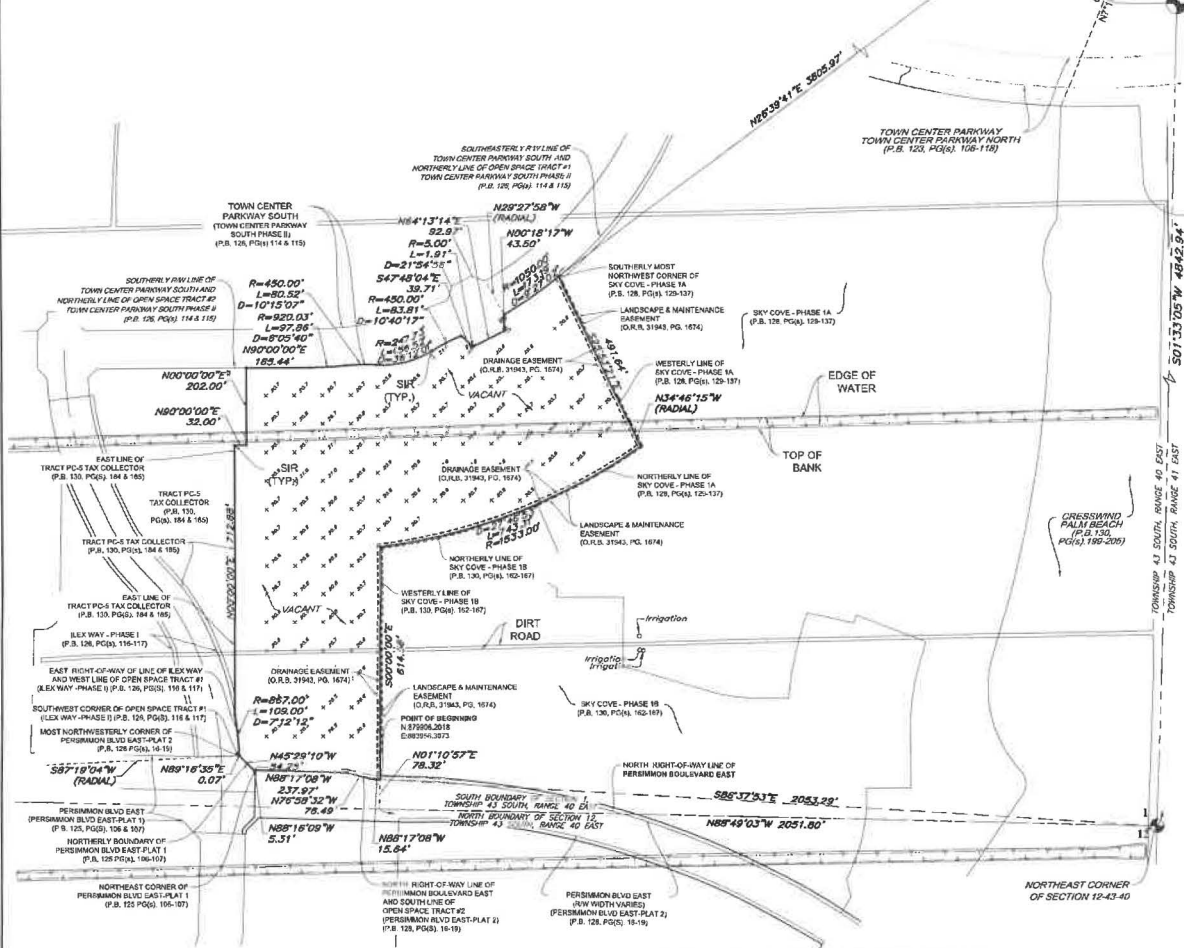
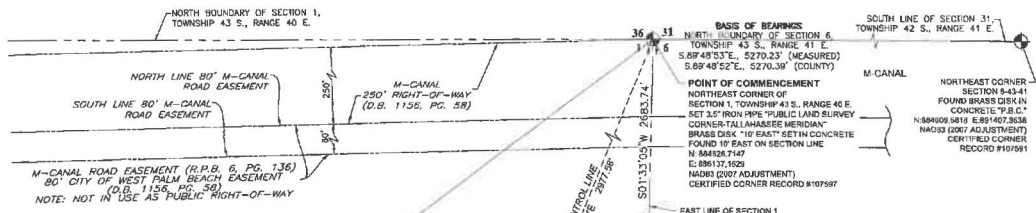
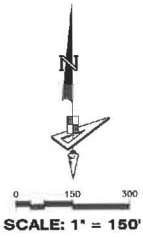
1. TERMS, CONDITIONS, RIGHTS AND RESERVATIONS CONTAINED IN THAT AGREEMENT BETWEEN WEST PALM BEACH WATER COMPANY AND INDIAN TRAIL BANK, INC. RECORDED SEPTEMBER 21, 1964 IN OFFICIAL RECORDS BOOK 115, PAGE 36 AND THAT DEED BETWEEN INDIAN TRAIL BANK, INC. AND THE CITY OF WEST PALM BEACH, RECORDED IN OFFICIAL RECORDS BOOK 116, PAGE 58, TOGETHER WITH AND AFFECTED BY ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 184, PAGE 182 AND AGREEMENT BETWEEN CITY OF WEST PALM BEACH AND CITY NATIONAL BANK OF MIAMI BEACH, TRUSTEE, RECORDED IN OFFICIAL RECORDS BOOK 184, PAGE 183, THAT ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 805, PAGE 110 AND BY DEED RECORDED IN OFFICIAL RECORDS BOOK 184, PAGE 193, OUT CLAIM DEED AND AGREEMENT FOR RESERVATION OF RIGHTS, RECORDED IN OFFICIAL RECORDS BOOK 1472, PAGE 198, AND PARTIAL RELEASE OF EASEMENTS AND RESERVATIONS OF RIGHTS, RECORDED FEBRUARY 2, 2016, IN OFFICIAL RECORDS BOOK 2854, PAGE 85, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND THE SEMINOLE IMPROVEMENT DISTRICT, RECORDED APRIL 28, 2008, IN OFFICIAL RECORDS BOOK 2922, PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. MATTERS AS CONTAINED ON THAT CERTAIN PLAT OF TOWN CENTER PARKWAY NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE 168, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED AUGUST 18, 2015, IN OFFICIAL RECORDS BOOK 2771, PAGE 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
5. NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE RECORDED JANUARY 18, 2018, IN OFFICIAL RECORDS BOOK 2958, PAGE 106 AND CORRECTIVE WESTLAKE COMMUNITY FOUNDATION FEE RECORDED JANUARY 24, 2018, IN OFFICIAL RECORDS BOOK 2960, PAGE 1177, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
6. DECLARATION OF RESTRICTIONS, COVENANTS, AND EASEMENTS FOR WESTLAKE RESIDENCES, RECORDED JANUARY 18, 2018, IN OFFICIAL RECORDS BOOK 2958, PAGE 706, TOGETHER WITH FIRST ASSIGNMENT TO DECLARATION, RECORDED MAY 1, 2018, IN OFFICIAL RECORDS BOOK 2816, PAGE 384, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
7. COLLATERAL ASSIGNMENT OF DECLARANT RIGHTS BY AND BETWEEN MINTO PRJ, LLC AND WELLS FARGO BANK, NATIONAL ASSOCIATION, RECORDED JANUARY 26, 2018, IN OFFICIAL RECORDS BOOK 2961, PAGE 873, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECEIPT(S) OF THE PROPERTY INFORMATION REPORT.

LEGEND

P.O.B. ---	POINT OF BEGINNING
O.R. ---	OFFICIAL RECORD BOOK
P.C.(#) ---	PAGE(S)
D.B. ---	DEED BOOK
W.M.T. ---	WATER MANAGEMENT TRACT
P.B.C. ---	PALM BEACH COUNTY
6-43-41 ---	SECTION-TOWNSHIP-RANGE
R ---	RADIUS
L ---	ARC LENGTH
D ---	DELTA ANGLE
P.C. ---	POINT OF CURVATURE
P.T. ---	POINT OF TANGENCY
NAD83 ---	NORTH AMERICAN DATUM 1983
L.M.E. ---	LAKE MAINTENANCE EASEMENT
TPP ---	TPICAL
E ₀ ---	ELECTRIC PEDESTAL
E ₁ ---	ELECTRIC SWITCH BOX
IBV ₀ ---	IRRIGATION BUTTERFLY VALVE
SBV ₀ ---	SET 5/8" IRON ROD L87768
■ ---	FOUND PERMANENT REFERENCE MONUMENT L87768
□ ---	ELECTRIC PEDESTAL
ICV ₀ ---	IRRIGATION CONTROL VALVE
MW ---	MONITORING WELL
W ₀ ---	WATER GATE VALVE
WB ₀ ---	WATER BUTTERFLY VALVE
---	TOP OF BANK
---	EDGE OF WATER
---	ORANGE MANHOLE
⊙ ---	UTILITY POLE
⊖ ---	GUT ANCHOR
---	SIGN

WESTLAKE POD 12 A BOUNDARY SURVEY

<p>Prepared For: MINTO COMMUNITIES, LLC 121117</p> <p>SURVEYOR'S CERTIFICATE This certifies that a survey of the herein described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Engineers in Chapter 12C-70.00, Florida Administrative Code, pursuant to Section 473.07, Florida Statutes.</p>		<p>4152 W. Biscayne Blvd. Suite 105 Boca Raton, FL 33404 Phone: (561) 444-3720 www.geopointsurvey.com Fax: (561) 444-3720</p>
<p>Cary A. Raper FLUID MEASUREMENT SURVEYOR & MAPPER No. L54828 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL INSD SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)</p>	<p>Drawn: SWAN Date: 12/11/2022 Title: Westlake Pod 12 A Plot: 1 of 2 Date: 12/11/2022</p>	



- LEGEND**
- P.O.B. --- POINT OF BEGINNING
 - O.R. --- OFFICIAL RECORD BOOK
 - PG.(s) --- PAGE(S)
 - D.B. --- DEED BOOK
 - W.M.T. --- WATER MANAGEMENT TRACT
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 - 6-43-41 --- SECTION-TOWNSHIP-RANGE
 - R --- RADIUS
 - L --- ARCH LENGTH
 - Δ --- DELTA ANGLE
 - P.C. --- POINT OF CURVATURE
 - P.T. --- POINT OF TANGENCY
 - NAD83 --- NORTH AMERICAN DATUM 1983
 - L.M.E. --- LAKE MAINTENANCE EASEMENT
 - TYP. --- TYPICAL
 - SP --- ELECTRIC PEDESTAL
 - ES --- ELECTRIC SWITCH BOX
 - BYV --- IRRIGATION BUTTERFLY VALVE
 - SIR --- SET 5/8" IRON ROD LB7768
 - --- FOUND PERMANENT REFERENCE MONUMENT LB7768
 - --- ELECTRIC PEDESTAL
 - CV --- IRRIGATION CONTROL VALVE
 - MW --- MONITORING WELL
 - W --- WATER GATE VALVE
 - WBV --- WATER BUTTERFLY VALVE
 - TOP OF BANK
 - EDGE OF WATER
 - --- DRAINAGE MANHOLE
 - UTILITY POLE
 - GUY ANCHOR
 - SON

WESTLAKE POD 12 A BOUNDARY SURVEY

Prepared For: MINTO COMMUNITIES, LLC

No.	Date	REVISIONS	Description	Drawn	Last Date of Field Survey

GeoPoint
Surveying, Inc.

4152 W. Shuf House Blvd. Phone: (561) 444-2720
 Suite 105 www.geopointsurvey.com
 Ranch Road 6, Ft. 33404 Inverness, Florida 33450

Drawn: DMV Date: 5/27/2019 Scale: 1" = 150' File: 12A
 Check: GAB P.E. Date: 6/11/2019 File: 12A
 Notes: 1 & 12 Trn. 43 S, Rng. 40 E. 12A ZPOO MAP 12A 12A

Exhibit 'A'
Legal Description
Crossings of Westlake

BEING IN PART A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, AND OPEN SPACE TRACT # 1, ILEX WAY - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117, AND OPEN SPACE TRACT # 2, PERSIMMON BOULEVARD EAST - PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.01°33'05"W. ALONG THE EAST BOUNDARY LINE OF SAID SECTION 1, A DISTANCE OF 4842.94 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.88°49'03"W., ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 2051.80 FEET; THENCE N.01°10'57"E., A DISTANCE OF 78.32 FEET TO A POINT ON THE SOUTH LINE OPEN SPACE TRACT # 2, AS SHOWN ON PERSIMMON BOULEVARD EAST - PLAT 2, RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE N.88°17'08"W., ALONG SAID SOUTH LINE OF OPEN SPACE TRACT # 2, A DISTANCE OF 15.64 FEET; THENCE N.76°58'32"W., ALONG SAID SOUTH LINE OF OPEN SPACE TRACT #2, A DISTANCE OF 76.49 FEET; THENCE N.88°17'08"W., ALONG SAID SOUTH LINE OF OPEN SPACE TRACT #2, A DISTANCE OF 237.97 FEET TO THE NORTHEAST CORNER OF PERSIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS; THENCE N.88°16'09"W., ALONG THE NORTHERLY BOUNDARY OF SAID PERSIMMON BOULEVARD EAST - PLAT 1, A DISTANCE OF 5.31 FEET; THENCE N.45°29'10"W., ALONG SAID NORTHERLY BOUNDARY OF PERSIMMON BOULEVARD EAST - PLAT 1, A DISTANCE OF 54.25 FEET TO THE MOST NORTHWESTERLY CORNER OF PERSIMMON BOULEVARD EAST - PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS. THENCE N.89°16'35"E., A DISTANCE OF 0.07 FEET TO THE SOUTHWEST CORNER OF OPEN SPACE TRACT # 1, ILEX WAY - PHASE 1, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117, OF SAID PUBLIC RECORDS, AND ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 867.00 FEET, AND A RADIAL BEARING OF S.87°19'04"W., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND THE WEST LINE OF SAID OPEN SPACE TRACT #1, THROUGH A CENTRAL ANGLE OF 07°12'12", A DISTANCE OF 109.00 FEET TO A POINT ON THE EAST LINE OF TRACT PC-5 TAX COLLECTOR, AS RECORDED IN PLAT BOOK 130, PAGES 184 AND 185, OF SAID PUBLIC RECORDS; THENCE N.00°00'00"E., ALONG SAID EAST LINE OF TRACT PC-5 TAX COLLECTOR, A DISTANCE OF 712.88 FEET; THENCE N.90°00'00"E., ALONG SAID EAST LINE OF TRACT PC-5 TAX COLLECTOR, A DISTANCE OF 32.00 FEET; THENCE N.00°00'00"E., ALONG SAID EAST LINE OF TRACT PC-5 TAX COLLECTOR, A DISTANCE OF 202.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND NORTHERLY LINE OF OPEN SPACE TRACT # 2, TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS; THENCE BY SAID SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND NORTHERLY LINE OF OPEN SPACE TRACT # 2 FOR THE FOLLOWING SEVEN (7) COURSES: 1) N.90°00'00"E., A DISTANCE OF 165.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE

TO THE NORTHEAST, WITH A RADIUS OF 920.03 FEET; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°05'40", A DISTANCE OF 97.86 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 450.00 FEET; 3) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°15'07", A DISTANCE OF 80.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 247.73 FEET; 4) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°12'01", A DISTANCE OF 156.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 450.00 FEET; 5) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°40'17", A DISTANCE OF 83.81 FEET TO A POINT OF NON-TANGENT INTERSECTION; 6) THENCE S.47°48'04"E., A DISTANCE OF 39.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5.00 FEET; 7) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°54'56", A DISTANCE OF 1.91 FEET TO A POINT OF NON-TANGENT INTERSECTION AND A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF TOWN CENTER PARKWAY SOUTH; THENCE N.64°13'14"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF TOWN CENTER PARKWAY SOUTH, A DISTANCE OF 92.97 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT # 1, TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS; THENCE N.00°18'17"W., ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND THE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT # 1, TOWN CENTER PARKWAY SOUTH-PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS, A DISTANCE OF 43.50 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1050.00 FEET, AND A RADIAL BEARING OF N.29°27'58"W., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT # 1, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'02", A DISTANCE OF 173.19 FEET TO THE SOUTHERLY MOST NORTHWEST CORNER OF SKY COVE - PHASE 1A, AS RECORDED IN PLAT BOOK 128, PAGES 129 THROUGH 137, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.25°53'21"E., ALONG SAID WESTERLY BOUNDARY OF SKY COVE - PHASE 1A, A DISTANCE OF 491.64 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1533.00 FEET, AND A RADIAL BEARING OF N.34°46'15"W., AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY BOUNDARY OF SKY COVE - PHASE 1A AND SKY COVE - PHASE 1B, AS RECORDED IN PLAT BOOK 130, PAGES 162 THROUGH 167, OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 27°46'53", A DISTANCE OF 743.31 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.00°00'00E., ALONG THE WESTERLY LINE OF SAID SKY COVE - PHASE 1B, A DISTANCE OF 614.58 FEET TO THE POINT OF BEGINNING.

CONTAINING: 702,056 SQUARE FEET OR 16.117 ACRES, MORE OR LESS.