

**RESOLUTION 2022-02**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF TOWN CENTER PARKWAY – PHASE III AND RIVER BEND, BEING A PORTION OF SECTIONS 5, 6, AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, Minto PBLH, LLC, a Florida Limited Liability Company, as the Owner has requested approval for Town Center Parkway – Phase III and River Bend, being a portion of Sections 5, 6, and 8, Township 43 South, Range 41 East, City of Westlake, Palm Beach County, Florida, containing approximately 22.445 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's Land Development Regulations and Florida law.

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

- Section 1: **INCORPORATION.** The above recitals are true and correct and are incorporated herein by this reference.
- Section 2: **CITY COUNCIL APPROVALS.** The City Council for the City of Westlake hereby approves the final plat, "Exhibit B" and boundary survey, "Exhibit C" for River Bend Road, as described in the attached Exhibit "A", containing approximately 22.445 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: **CONFLICTS:** All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

Section 6: **SEVERABILITY:** If any clause, section, or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered eliminated and will in no way affect the validity of the other provisions of this Resolution.

Section 7: **EFFECTIVE DATE:** This resolution shall take effect immediately upon its adoption.

**PASSED AND APPROVED** by City Council for the City of Westlake, on this 14 day of February, 2022.

**PUBLISHED** on this 2<sup>nd</sup> day of February in the Palm Beach Post.

  
\_\_\_\_\_  
City of Westlake  
Roger Manning, Mayor

  
\_\_\_\_\_  
Zoie Burgess, City Clerk

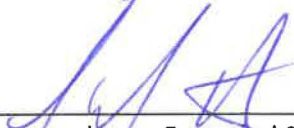
  
\_\_\_\_\_  
Approved as to Form and Sufficiency  
Jacob Horowitz, City Attorney  
(PRINT NAME)

Exhibit 'A'  
TOWN CENTER PARKWAY PHASE 3 AND RIVER BEND  
LEGAL DESCRIPTION

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DESCRIPTION: Town Center Parkway – Phase III and River Bend

BEING A PORTION OF SECTIONS 5, 6, AND 8, 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 4641.31 FEET; THENCE S.00°11'07"W., A DISTANCE OF 2682.75 FEET TO THE POINT OF BEGINNING; THENCE S.85°56'19" E., A DISTANCE OF 65.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2010.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°48'35", A DISTANCE OF 1536.89 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°59'24", A DISTANCE OF 25.13 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 112.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°55'32", A DISTANCE OF 128.87 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°54'59", A DISTANCE OF 30.47 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2010.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°59'04", A DISTANCE OF 139.77 FEET TO A NON-TANGENT INTERSECTION; THENCE S.48°42'48" E., A DISTANCE OF 180.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2190.00 FEET, AND A RADIAL BEARING OF N.48°42'48" W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°18'05", A DISTANCE OF 126.19 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 40.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°38'56", A DISTANCE OF 43.74 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 4694.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°56'09", A DISTANCE OF 3353.70 FEET TO A NON-TANGENT INTERSECTION; THENCE N.67°07'30" W., A DISTANCE OF 188.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 4506.00 FEET, AND A RADIAL BEARING OF N.67°07'30" W. AT SAID INTERSECTION, SAID INTERSECTION ALSO BEING A POINT ON THE EASTERLY BOUNDARY LINE OF ORCHARDS OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 131, PAGES 192-210, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE BY THE FOLLOWING (4) FOUR COURSES, BEING ALONG SAID EASTERLY AND NORTHERLY BOUNDARY LINE: 1) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°43'21", A DISTANCE OF 3123.96 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 200.00 FEET, AND A RADIAL BEARING OF N.10°50'48" E. AT SAID INTERSECTION; 2) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°37'06", A DISTANCE OF 40.56 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2190.00 FEET, AND A RADIAL BEARING OF N.38°25'47" W. AT SAID INTERSECTION; 3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°29'28", A DISTANCE OF 1624.13 FEET TO A POINT OF TANGENCY; 4) THENCE N.85°56'19" W., A DISTANCE OF 65.82 FEET TO THE SOUTHEAST CORNER OF TOWN CENTER PARKWAY, AS SHOWN ON

TOWN CENTER PARKWAY - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 34-38, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.04°03'38" E., ALONG THE EAST LINE OF SAID PLAT OF TOWN CENTER PARKWAY - PHASE II, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 977,708 SQUARE FEET OR 22.445 ACRES, MORE OR LESS.

# TOWN CENTER PARKWAY - PHASE III AND RIVER BEND

BEING A PORTION OF SECTIONS 5, 6, AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

**LOCATION MAP**  
No Scale

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR  
RECORD AT \_\_\_\_\_  
THIS \_\_\_\_ DAY OF \_\_\_\_\_  
2022 AND DULY RECORDED IN PLAT  
BOOK NO. \_\_\_\_\_ ON  
PAGE \_\_\_\_\_

JOSEPH ABRUZZO,  
CLERK AND COMPTROLLER

BY: \_\_\_\_\_, D.C.

**DEDICATION AND RESERVATION**

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, BEING A PORTION OF SECTIONS 5, 6, AND 8, 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 4641.31 FEET; THENCE S.00°11'07"W. A DISTANCE OF 2682.75 FEET TO THE POINT OF BEGINNING; THENCE S.85°56'19" E. A DISTANCE OF 65.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2010.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°48'35", A DISTANCE OF 1536.89 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°59'24", A DISTANCE OF 25.13 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 112.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°59'32", A DISTANCE OF 128.87 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°54'59", A DISTANCE OF 30.47 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2010.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°59'04", A DISTANCE OF 139.77 FEET TO A NON-TANGENT INTERSECTION; THENCE S.48°42'48" E., A DISTANCE OF 180.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2190.00 FEET, AND A RADIAL BEARING OF N.48°42'48" W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°18'05", A DISTANCE OF 126.19 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 40.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°38'56", A DISTANCE OF 43.74 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 4694.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°56'09", A DISTANCE OF 3353.70 FEET TO A NON-TANGENT INTERSECTION; THENCE N.67°07'30" W., A DISTANCE OF 188.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 4506.00 FEET, AND A RADIAL BEARING OF N.67°07'30" W. AT SAID INTERSECTION, SAID INTERSECTION ALSO BEING A POINT ON THE EASTERLY BOUNDARY LINE OF ORCHARDS OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 131, PAGES 192-210, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE BY THE FOLLOWING (4) FOUR COURSES, BEING ALONG SAID EASTERLY AND NORTHERLY BOUNDARY LINE: 1) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°43'21", A DISTANCE OF 3123.96 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 200.00 FEET, AND A RADIAL BEARING OF N.10°50'48" E. AT SAID INTERSECTION; 2) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°37'06", A DISTANCE OF 40.56 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2190.00 FEET, AND A RADIAL BEARING OF N.38°25'47" W. AT SAID INTERSECTION; 3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°29'28", A DISTANCE OF 1624.13 FEET TO A POINT OF TANGENCY; 4) THENCE N.85°56'19" W., A DISTANCE OF 65.82 FEET TO THE SOUTHEAST CORNER OF TOWN CENTER PARKWAY, AS SHOWN ON TOWN CENTER PARKWAY - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 34-38, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.04°03'38" E., ALONG THE EAST LINE OF SAID PLAT OF TOWN CENTER PARKWAY - PHASE II, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

**CONTAINING:** 977,708 SQUARE FEET OR 22.445 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", AS SHOWN HEREON AS TOWN CENTER PARKWAY AND RIVER BEND, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR ROAD RIGHT-OF-WAY PURPOSES AND FOR ANY AND ALL PURPOSES AUTHORIZED BY CHAPTER 2000-431, LAWS OF FLORIDA AND CHAPTERS 189 AND 298, FLORIDA STATUTES. RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE, OPERATIONS, REPAIR AND/OR REPLACEMENT OF THE RIGHT-OF-WAY AND ANY FACILITIES SHALL REMAIN THE PERPETUAL OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

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

**OPEN SPACE TRACT**

TRACTS O.S.T. #1 THROUGH O.S.T. #10, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

**UTILITY EASEMENTS**

ALL UTILITY EASEMENTS DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY RIGHTS AND EASEMENTS ESTABLISHED BY OR RESERVED BY THIS PLAT ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, (A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTERS 189 AND 298, FLORIDA STATUTES, AS A PUBLIC UTILITY PROVIDER OF WATER, SEWER AND RECLAIMED WATER), ITS SUCCESSORS AND ASSIGNS, SUBJECT TO THOSE CERTAIN RESTRICTION OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR; PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION.

IN FURTHERANCE OF THE FOREGOING, THERE IS HEREBY GRANTED TO FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS 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 PLAT, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT, AND APPURTENANT ABOVE-GROUND EQUIPMENT) TO BE INSTALLED FROM TIME TO TIME; TOGETHER WITH THE RIGHT TO PERMIT FPL TO ATTACH OR PLACE WIRES TO OR WITHIN ANY FACILITIES HERUNDER AND LAY CABLE AND CONDUIT WITHIN THE EASEMENT AREA AND TO OPERATE THE SAME FOR FPL'S COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES.

IN WITNESS WHEREOF, MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

MINTO PBLH, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
JOHN F. CARTER, MANAGER

PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ AS \_\_\_\_\_ FOR \_\_\_\_\_ ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_

(PRINT NAME) - NOTARY PUBLIC

(SEAL)

**ACCEPTANCE OF DEDICATION & RESERVATIONS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND ITS MAINTENANCE OBLIGATIONS FOR SAME, AND HEREBY JOINS IN AND CONSENTS TO THE UTILITY EASEMENTS DEDICATION, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

SEMINOLE IMPROVEMENT DISTRICT,  
OF THE STATE OF FLORIDA

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

PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ AS \_\_\_\_\_ FOR \_\_\_\_\_ ON BEHALF OF THE DISTRICT, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_

(PRINT NAME) - NOTARY PUBLIC

(SEAL)

**ACCEPTANCE OF DEDICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE CITY OF WESTLAKE, FLORIDA, A MUNICIPAL CORPORATION, HEREBY ACCEPTS THE GRANT OF EASEMENT OVER THE TRACT "A" ROAD RIGHT-OF-WAY AS STATED AND SHOWN HEREON, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CITY OF WESTLAKE  
A MUNICIPAL CORPORATION

WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_ CITY MAYOR, ROGER MANNING

PRINT NAME: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY ROGER MANNING AS CITY MAYOR FOR THE CITY OF WESTLAKE, FLORIDA, A MUNICIPAL CORPORATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_

(PRINT NAME) - NOTARY PUBLIC

(SEAL)

**CITY OF WESTLAKE'S APPROVAL**

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, IN ACCORDANCE WITH CHAPTER 177, F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH CHAPTER 177, F.S.

ATTEST: \_\_\_\_\_ BY: \_\_\_\_\_  
KEN CASSEL 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 HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PBLH, 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)**

ROADWAY TRACT (TRACT "A"):	11.355
OPEN SPACE TRACT #1:	0.949
OPEN SPACE TRACT #2:	1.137
OPEN SPACE TRACT #3:	0.354
OPEN SPACE TRACT #4:	0.318
OPEN SPACE TRACT #5:	0.252
OPEN SPACE TRACT #6:	1.632
OPEN SPACE TRACT #7:	0.751
OPEN SPACE TRACT #8:	0.220
OPEN SPACE TRACT #9:	1.034
OPEN SPACE TRACT #10:	4.443
TOTAL ACRES, MORE OR LESS:	22.445

MINTO PBLH, LLC

SEMINOLE IMPROVEMENT DISTRICT

CITY OF WESTLAKE APPROVAL

CITY OF WESTLAKE ACCEPTANCE

SURVEYOR'S SEAL

CLERK'S SEAL

**SURVEYORS NOTES**

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■" A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "●" A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". MONUMENTS ARE SHOWN AS THUS: "●" A 1/2" IRON ROD WITH CAP STAMPED "LB7768". (UNLESS OTHERWISE NOTED)
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 / '07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 / '90).
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR SEMINOLE IMPROVEMENT DISTRICT APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2007 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR: 1.0000 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE PLAT BEARING = GRID BEARING NO ROTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

**SURVEYOR & MAPPER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WESTLAKE FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF WESTLAKE, FLORIDA.

DATE: \_\_\_\_\_ GARY A. RAGER, P.S.M.  
LICENSE NO. LS4828  
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY  
GARY A. RAGER, F.S.M.  
LS4828 STATE OF FLORIDA.  
GEOPOINT SURVEYING, INC.  
4152 WEST BLUE HERON BOULEVARD, SUITE 105,  
RIVIERA BEACH, FLORIDA 33404.  
CERTIFICATE OF AUTHORIZATION NO. LB7768

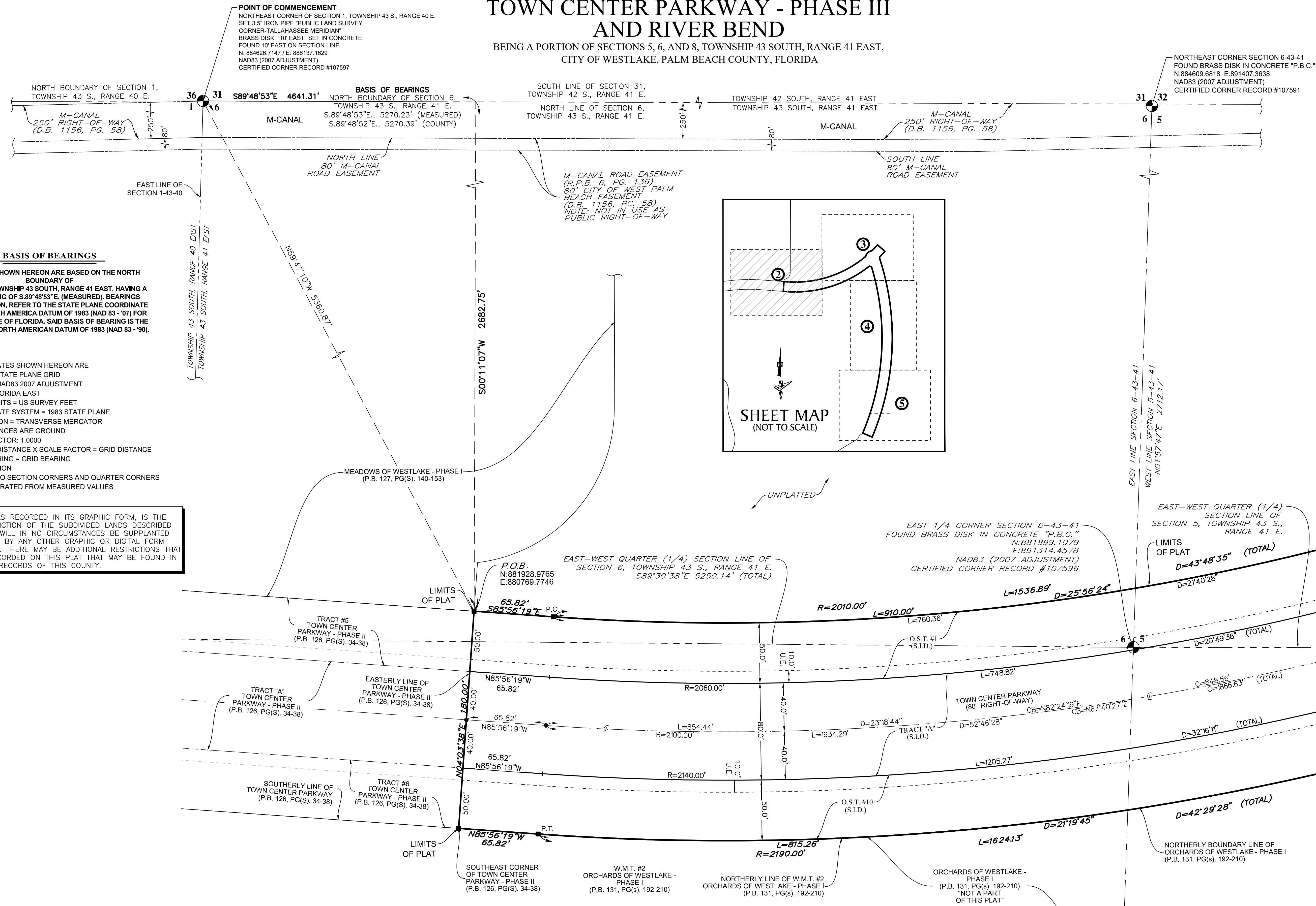
**GeoPoint**  
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Riviera Beach, FL 33404 Licensed Business Number: LB 7768

Sheet No. 1 of 5 Sheets

# TOWN CENTER PARKWAY - PHASE III AND RIVER BEND

BEING A PORTION OF SECTIONS 5, 6, AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

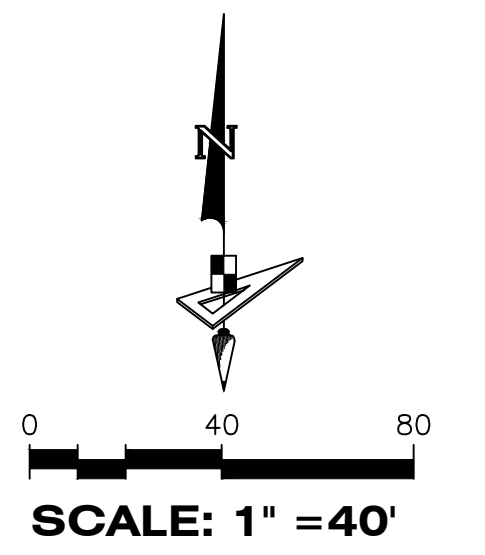
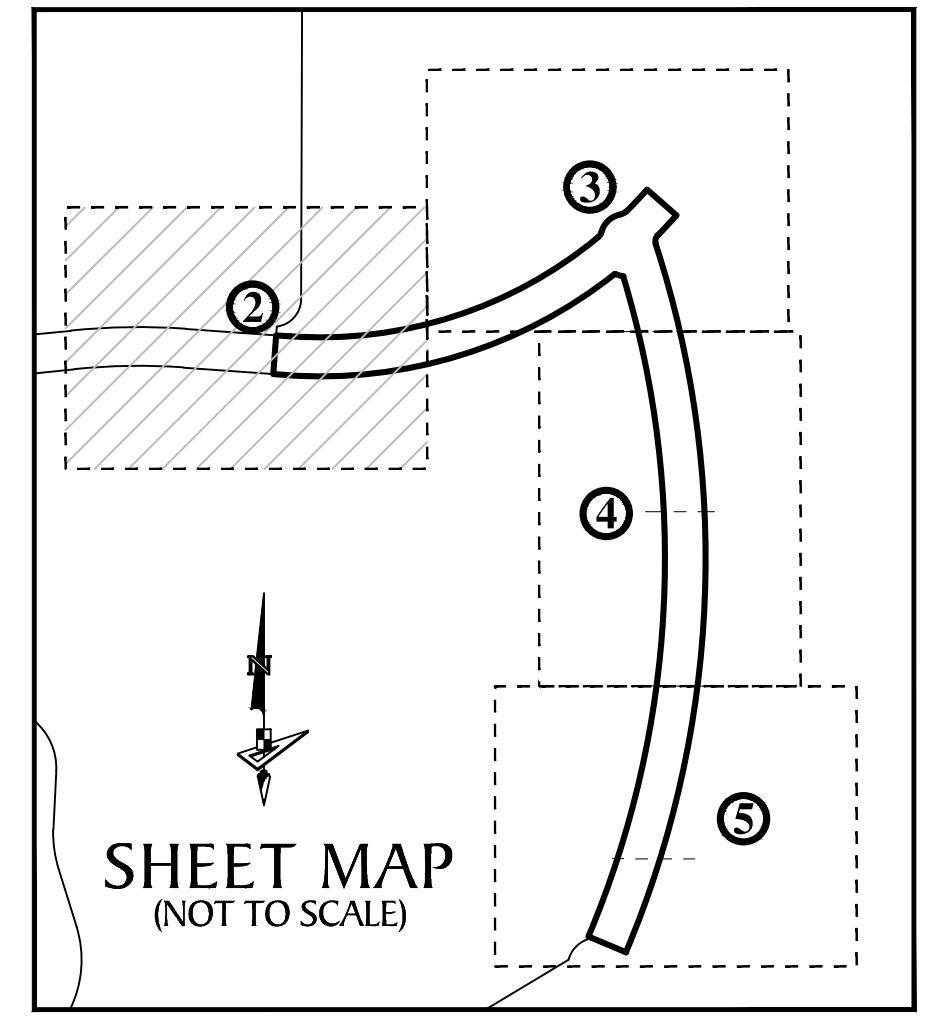


### BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"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 BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90).

COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2007 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR: 1.0000 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE PLAT BEARING = GRID BEARING NO ROTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

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 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.



### LEGEND

- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| P.O.B. ----- POINT OF BEGINNING     | U.E. ----- UTILITY EASEMENT         | N.T. ----- NON-TANGENT  |
| P.O.C. ----- POINT OF COMMENCEMENT  | 5-43-41----- SECTION-TOWNSHIP-RANGE | N.T.C. ----- NON-TANGENT CURVATURE  |
| P.B. ----- PLAT BOOK                | R ----- RADIUS                      | P.C. ----- POINT OF CURVATURE   |
| R.P.B. ----- ROAD PLAT BOOK         | L ----- ARC LENGTH                  | P.T. ----- POINT OF TANGENCY  |
| D.B. ----- DEED BOOK                | D ----- DELTA ANGLE                 | R/W ----- RIGHT-OF-WAY  |
| PG./PG(S) ----- PAGE(S)             | CB ----- CHORD BEARING              | S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT                                      |
| NAD ----- NORTH AMERICAN DATUM      | C ----- CHORD                       | PRM ----- PERMANENT REFERENCE MONUMENT  |
| W.M.T. ----- WATER MANAGEMENT TRACT | CL ----- CENTER LINE OF ROAD        | ● ----- PERMANENT CONTROL POINT   |
| O.S.T. ----- OPEN SPACE TRACT       | C.C. ----- COMPOUND CURVATURE       | □ ----- FOUND PERMANENT REFERENCE MONUMENT                                      |
| P.B.C. ----- PALM BEACH COUNTY      | R.C. ----- REVERSE CURVATURE        | ■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768" |

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Sheet No. 2 of 5 Sheets

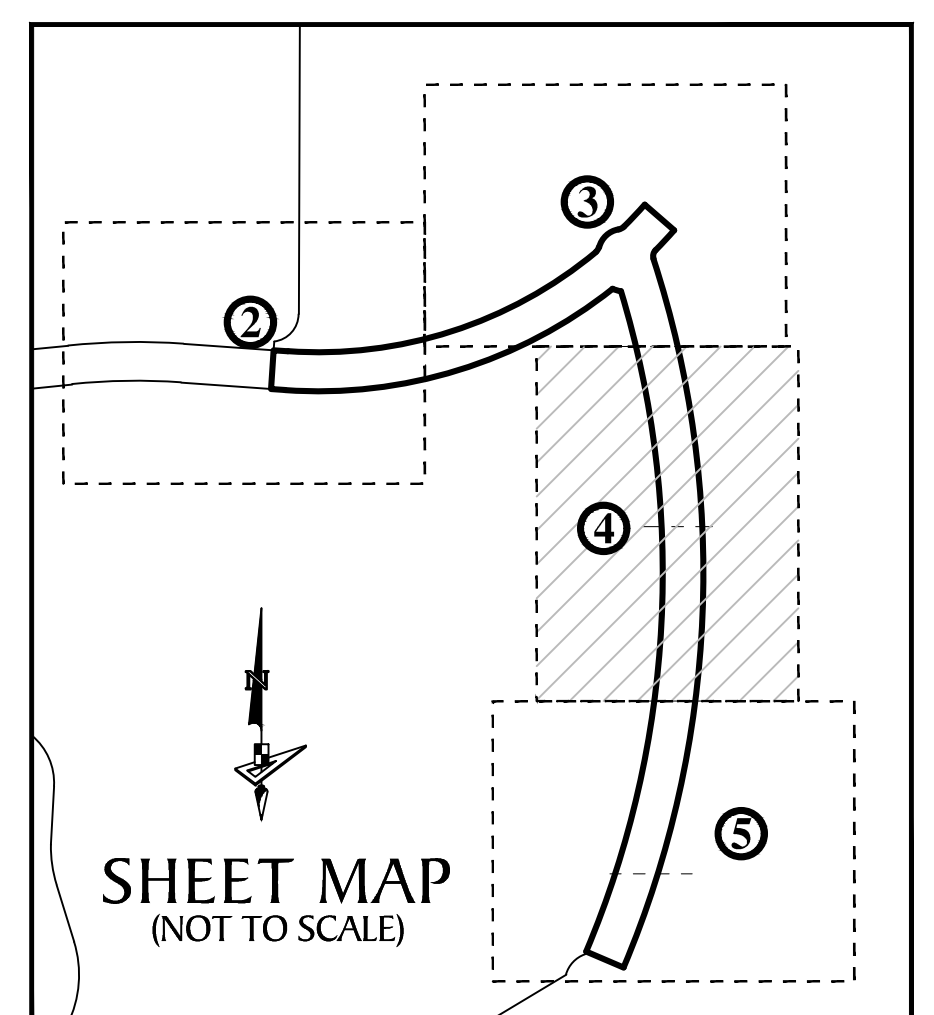
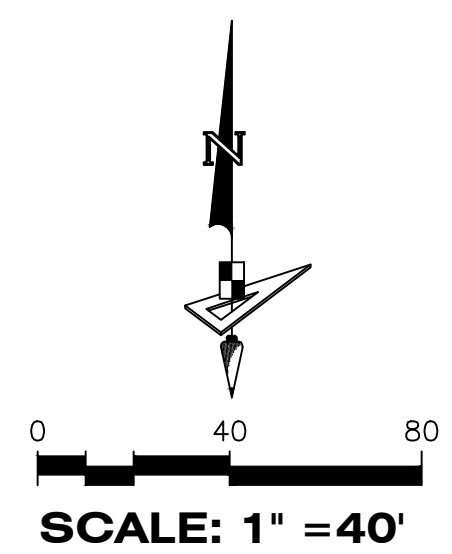
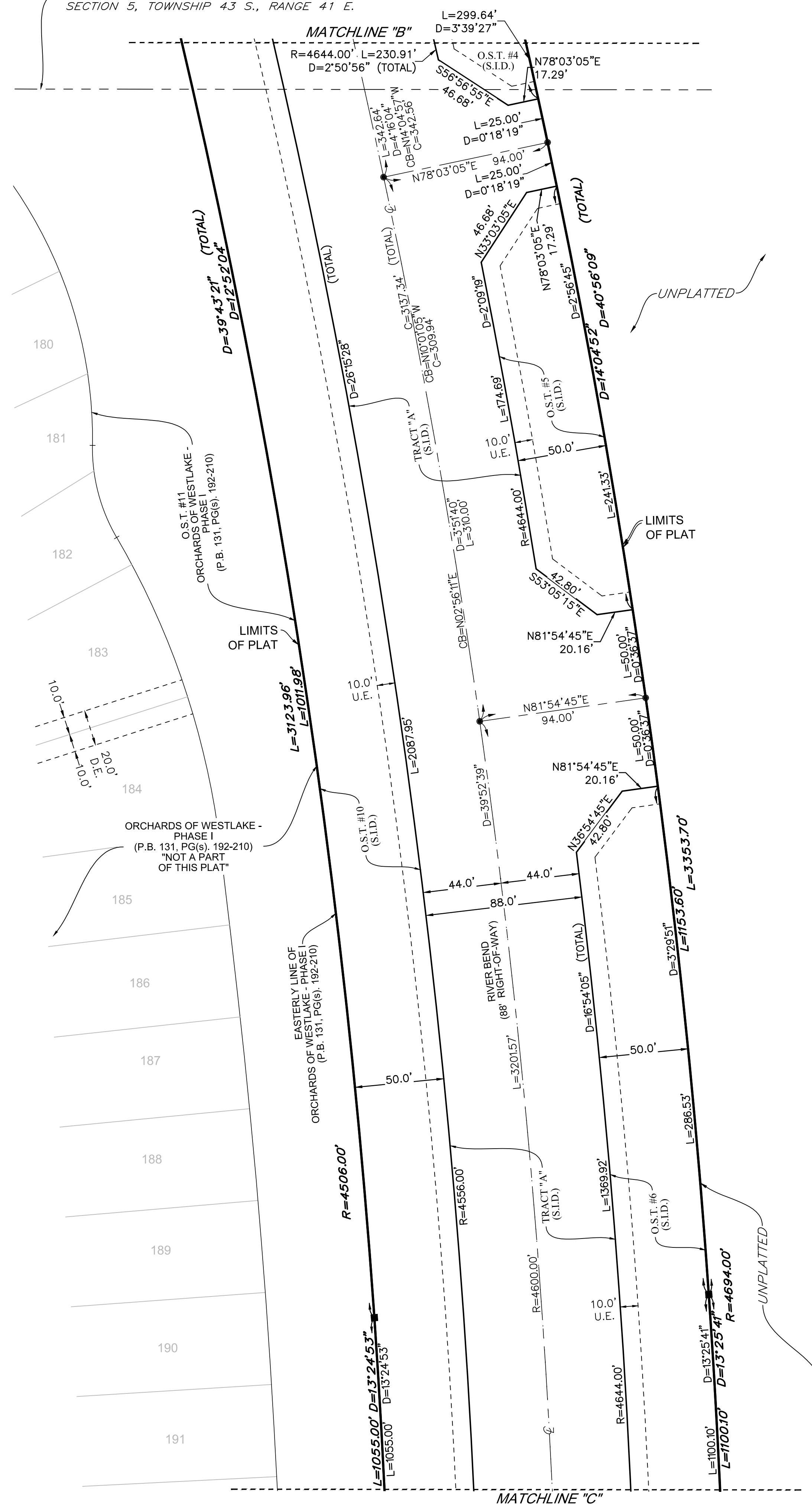




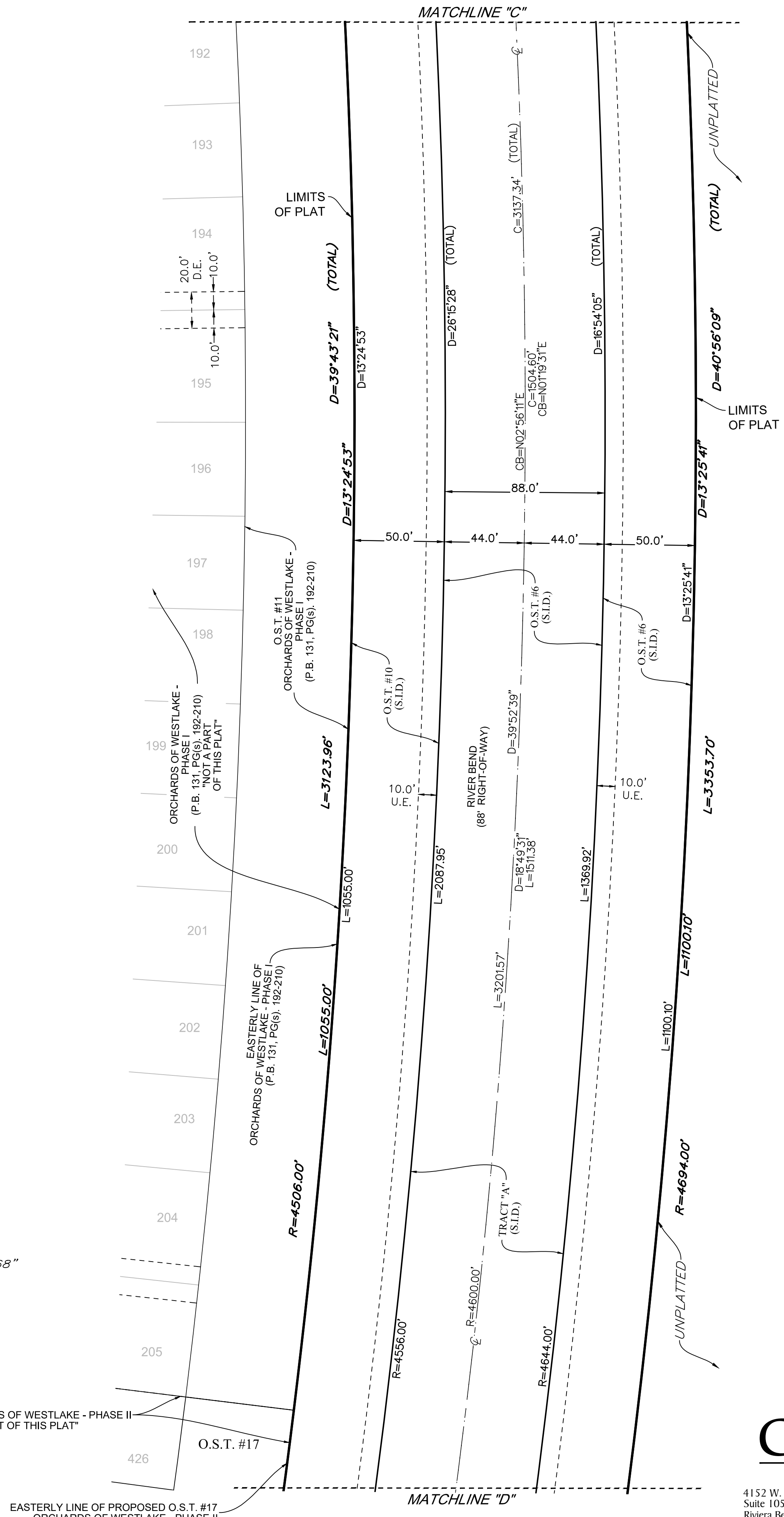
# TOWN CENTER PARKWAY - PHASE III AND RIVER BEND

BEING A PORTION OF SECTIONS 5, 6, AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

EAST-WEST QUARTER (1/4) SECTION LINE OF  
SECTION 5, TOWNSHIP 43 S., RANGE 41 E.



- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
  - P.O.C. ----- POINT OF COMMENCEMENT
  - P.B. ----- PLAT BOOK
  - R.P.B. ----- ROAD PLAT BOOK
  - D.B. ----- DEED BOOK
  - PG./PG(s) ----- PAGE(S)
  - NAD ----- NORTH AMERICAN DATUM
  - W.M.T. ----- WATER MANAGEMENT TRACT
  - O.S.T. ----- OPEN SPACE TRACT
  - P.B.C. ----- PALM BEACH COUNTY
  - U.E. ----- UTILITY EASEMENT
  - 5-43-41 ----- SECTION-TOWNSHIP-RANGE
  - R ----- RADIUS
  - L ----- ARC LENGTH
  - D ----- DELTA ANGLE
  - CB ----- CHORD BEARING
  - C ----- CHORD
  - CL ----- CENTER LINE OF ROAD
  - C.C. ----- COMPOUND CURVATURE
  - R.C. ----- REVERSE CURVATURE
  - N.T. ----- NON-TANGENT
  - N.T.C. ----- NON-TANGENT CURVATURE
  - P.C. ----- POINT OF CURVATURE
  - P.T. ----- POINT OF TANGENCY
  - R/W ----- RIGHT-OF-WAY
  - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
  - PRM ----- PERMANENT REFERENCE MONUMENT
  - ----- PERMANENT CONTROL POINT
  - ----- FOUND PERMANENT REFERENCE MONUMENT
  - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



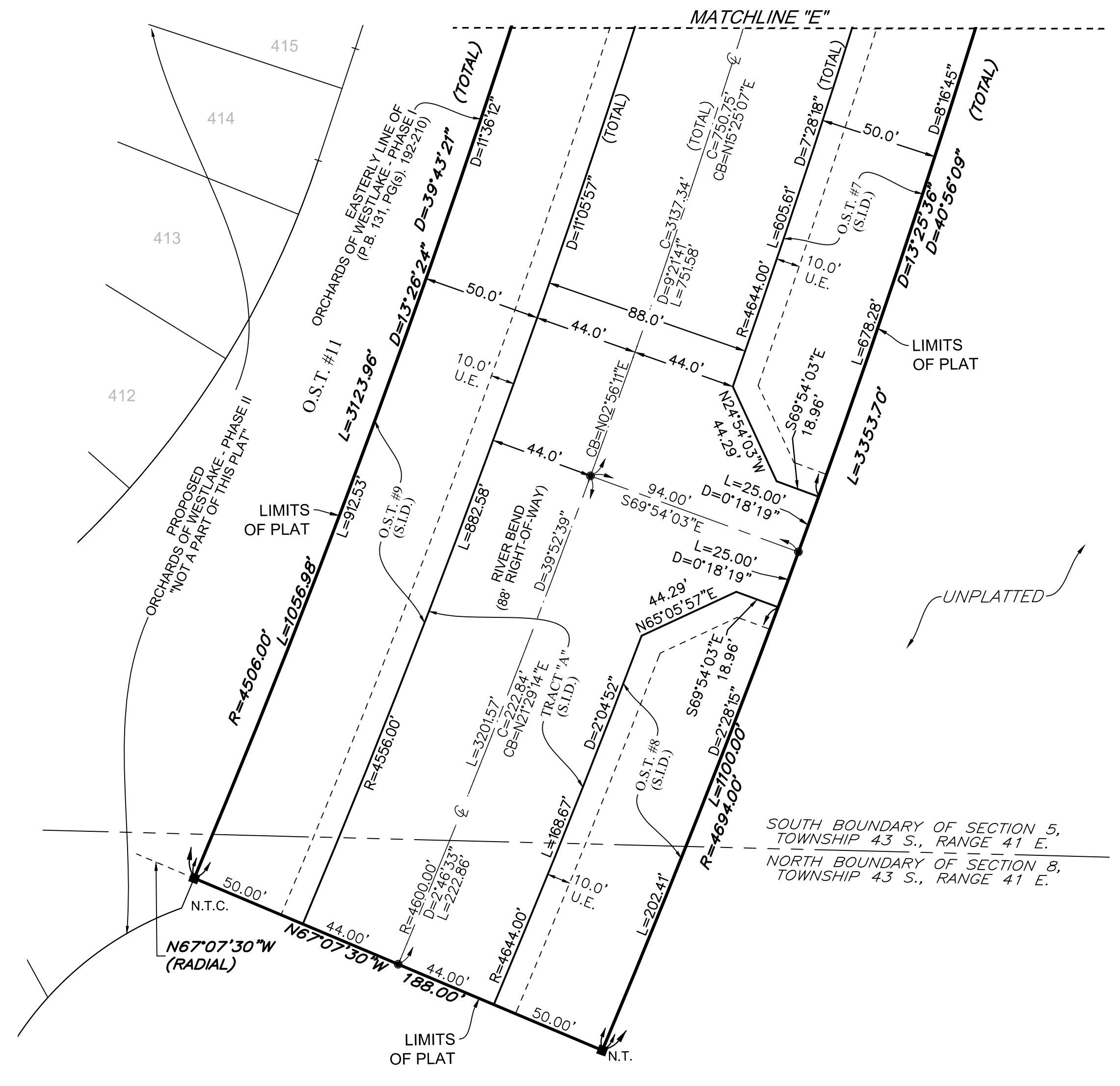
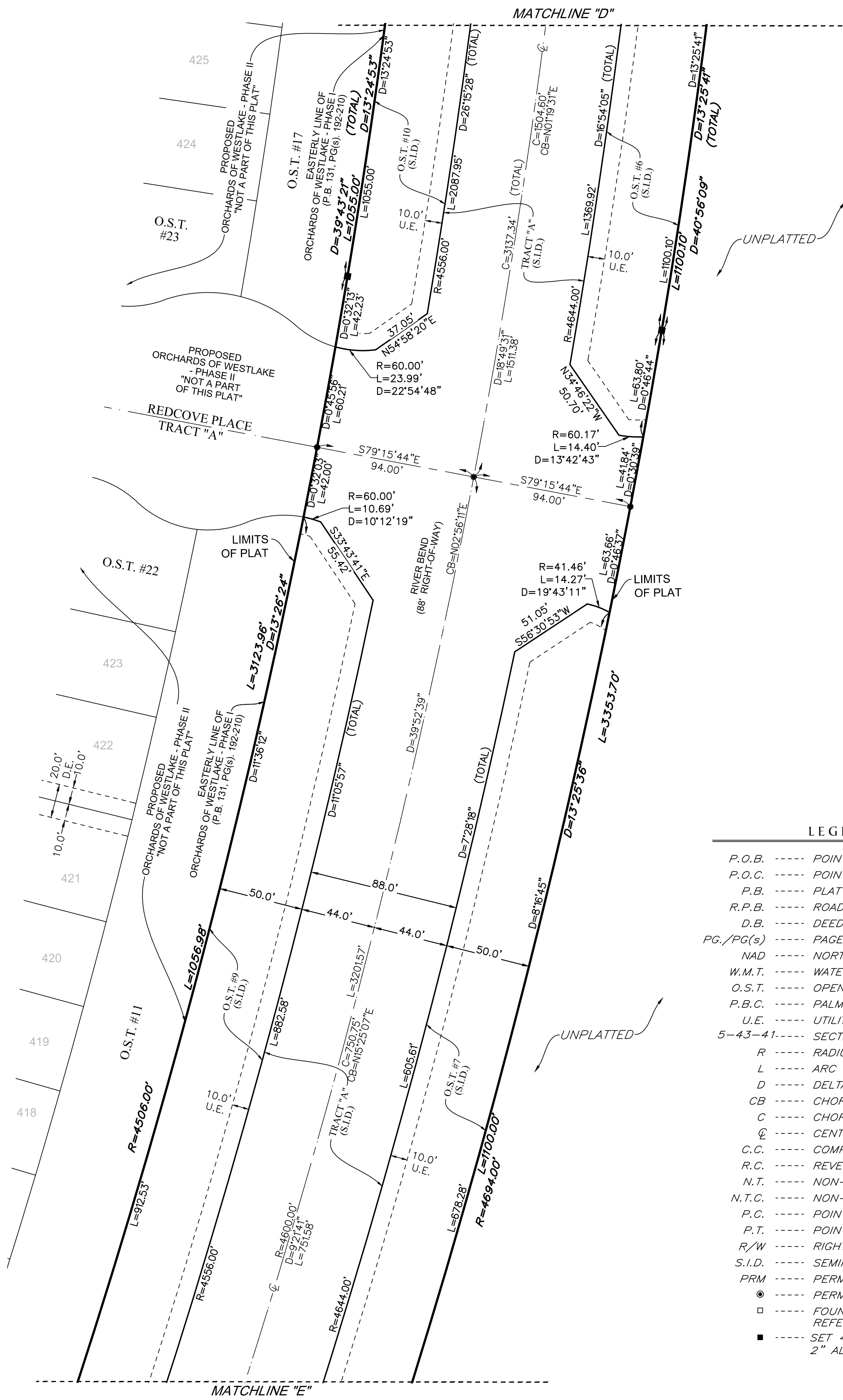
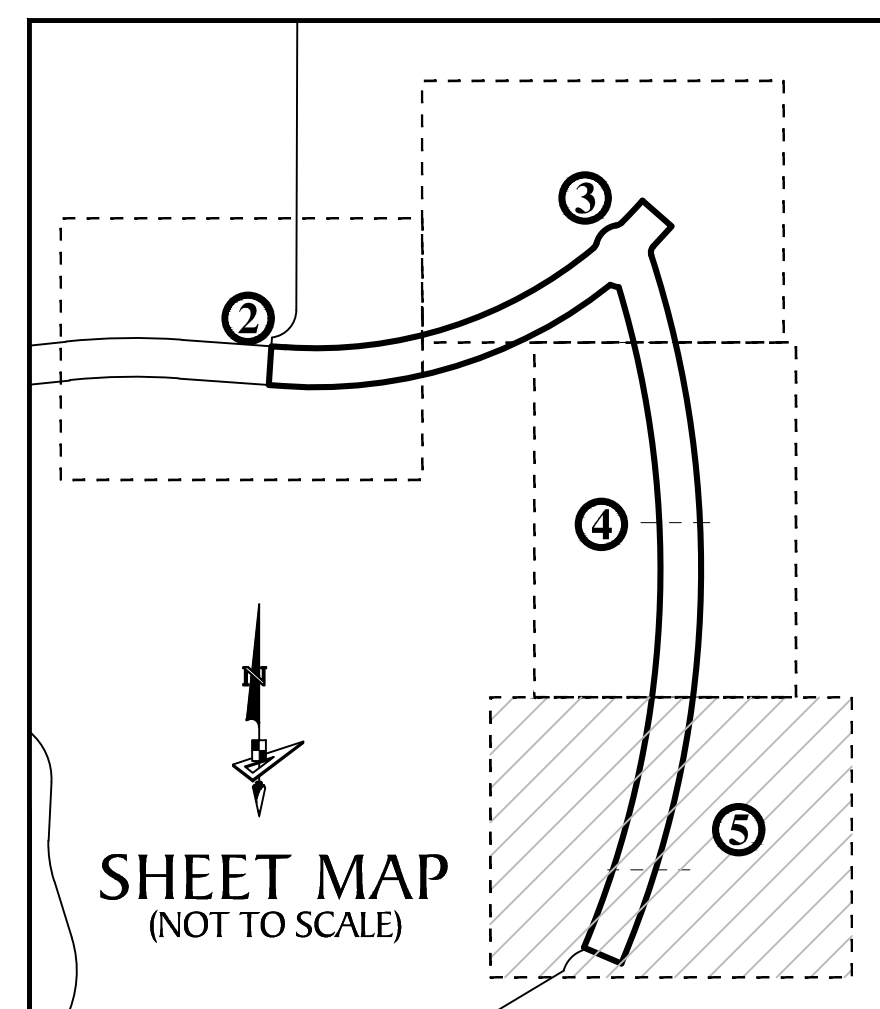
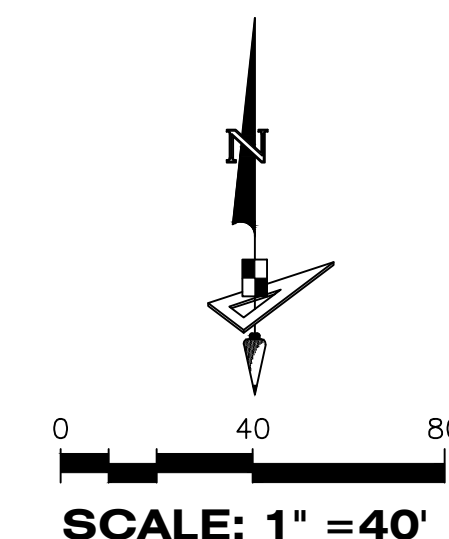
PROPOSED ORCHARDS OF WESTLAKE - PHASE II  
"NOT A PART OF THIS PLAT"



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# TOWN CENTER PARKWAY - PHASE III AND RIVER BEND

BEING A PORTION OF SECTIONS 5, 6, AND 8, 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
R.P.B. -----	ROAD PLAT BOOK
D.B. -----	DEED BOOK
PG./PG(s) -----	PAGE(S)
NAD -----	NORTH AMERICAN DATUM
W.M.T. -----	WATER MANAGEMENT TRACT
O.S.T. -----	OPEN SPACE TRACT
P.B.C. -----	PALM BEACH COUNTY
U.E. -----	UTILITY EASEMENT
5-43-41 -----	SECTION-TOWNSHIP-RANGE
R -----	RADIUS
L -----	ARC LENGTH
D -----	DELTA ANGLE
CB -----	CHORD BEARING
C -----	CHORD
CL -----	CENTER LINE OF ROAD
C.C. -----	COMPOUND CURVATURE
R.C. -----	REVERSE CURVATURE
N.T. -----	NON-TANGENT
N.T.C. -----	NON-TANGENT CURVATURE
P.C. -----	POINT OF CURVATURE
P.T. -----	POINT OF TANGENCY
R/W -----	RIGHT-OF-WAY
S.I.D. -----	SEMINOLE IMPROVEMENT DISTRICT
PRM -----	PERMANENT REFERENCE MONUMENT
● -----	PERMANENT CONTROL POINT
○ -----	FOUND PERMANENT REFERENCE MONUMENT
■ -----	SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

Exhibit 'C'  
TOWN CENTER PARKWAY PHASE 3  
TOPOGRAPHICAL SURVEY

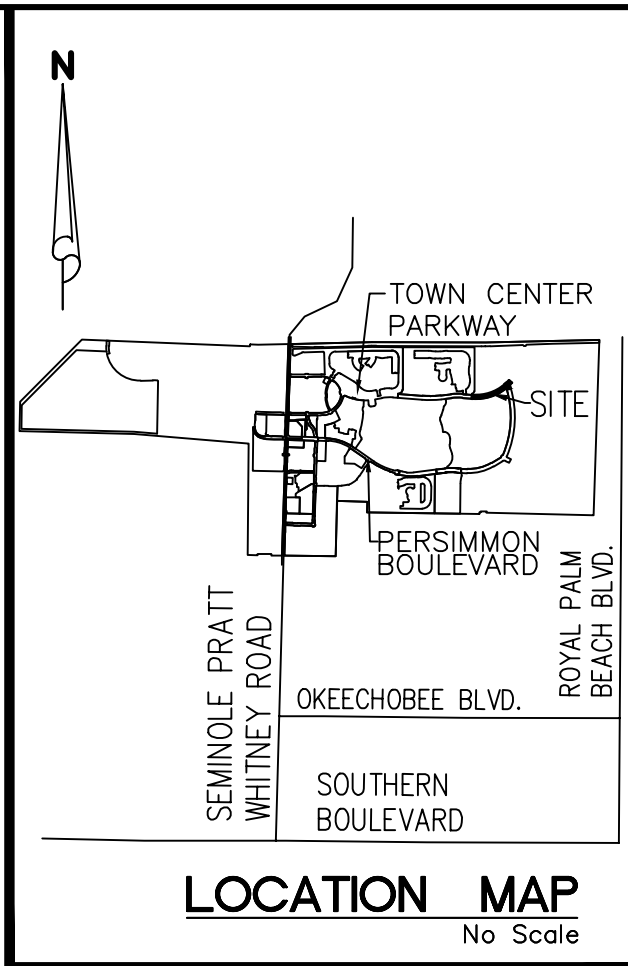
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**DESCRIPTION:**

BEING A PORTION OF SECTIONS 5, 6, AND 8, 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 4641.31 FEET; THENCE S.00°11'07"W., A DISTANCE OF 2682.75 FEET TO THE **POINT OF BEGINNING**; THENCE S.85°56'19" E., A DISTANCE OF 65.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2010.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°48'35", A DISTANCE OF 1536.89 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°59'24", A DISTANCE OF 25.13 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 112.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°55'32", A DISTANCE OF 128.87 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°54'59", A DISTANCE OF 30.47 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2010.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°59'04", A DISTANCE OF 139.77 FEET TO A NON-TANGENT INTERSECTION; THENCE S.48°42'48" E., A DISTANCE OF 180.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2190.00 FEET, AND A RADIAL BEARING OF N.48°42'48" W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°18'05", A DISTANCE OF 126.19 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 40.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°38'56", A DISTANCE OF 43.74 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 4694.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°56'09", A DISTANCE OF 3353.70 FEET TO A NON-TANGENT INTERSECTION; THENCE N.67°07'30" W., A DISTANCE OF 188.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 4506.00 FEET, AND A RADIAL BEARING OF N.67°07'30" W. AT SAID INTERSECTION, SAID INTERSECTION ALSO BEING A POINT ON THE EASTERLY BOUNDARY LINE OF ORCHARDS OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 131, PAGES 192-210, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE BY THE FOLLOWING (4) FOUR COURSES, BEING ALONG SAID EASTERLY AND NORTHERLY BOUNDARY LINE: 1) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°43'21", A DISTANCE OF 3123.96 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 200.00 FEET, AND A RADIAL BEARING OF N.10°50'48" E. AT SAID INTERSECTION; 2) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°37'06", A DISTANCE OF 40.56 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2190.00 FEET, AND A RADIAL BEARING OF N.38°25'47" W. AT SAID INTERSECTION; 3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°29'28", A DISTANCE OF 1624.13 FEET TO A POINT OF TANGENCY; 4) THENCE N.85°56'19" W., A DISTANCE OF 65.82 FEET TO THE SOUTHEAST CORNER OF TOWN CENTER PARKWAY, AS SHOWN ON TOWN CENTER PARKWAY - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 34-38, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.04°03'38" E., ALONG THE EAST LINE OF SAID PLAT OF TOWN CENTER PARKWAY - PHASE II, A DISTANCE OF 180.00 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 977,708 SQUARE FEET OR 22.445 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) THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC. (INTERIOR OCCUPATION NOT LOCATED).
- 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.89°48'53"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 BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 90).
- 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, EXHIBITS, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. IMPROVEMENTS LIKE UTILITIES UNDER CONSTRUCTION ARE NOT LOCATED FOR THE PURPOSE OF SHOWING THE BOUNDARY OF A PROPOSED PLAT. THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR CALLERY JUDGE GROVES:
  - a) THE 'M' CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
  - b) BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.
  - c) SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.
- 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 FOOT IN 7500 FEET.
- 7) SID AND SWCD EASEMENTS WITHIN BOUNDARY HAVE BEEN RELEASE PER O.R. 28084, PG. 0985.

**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 RANCH, INC., RECORDED SEPTEMBER 25, 1956, IN OFFICIAL RECORDS BOOK 1156, PAGE 36 AND THAT DEED BETWEEN INDIAN TRAIL RANCH, INC., AND THE CITY OF WEST PALM BEACH, RECORDED IN OFFICIAL RECORDS BOOK 1156, PAGE 58, TOGETHER WITH AND AFFECTED BY ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1826 AND AGREEMENT BETWEEN CITY OF WEST PALM BEACH AND CITY NATIONAL BANK OF MIAMI BEACH, TRUSTEE, RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1838, THAT ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 8405, PAGE 1104 AND BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1803, QUIT CLAIM DEED AND AGREEMENT FOR RESERVATION OF RIGHTS, RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, AND PARTIAL RELEASE OF EASEMENTS AND RESERVATIONS OF RIGHTS, RECORDED FEBRUARY 3, 2016, IN OFFICIAL RECORDS BOOK 28084, PAGE 985, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND THE SEMINOLE IMPROVEMENT DISTRICT, RECORDED APRIL 26, 2006, IN OFFICIAL RECORDS BOOK 20252, 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 106, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED AUGUST 13, 2015, IN OFFICIAL RECORDS BOOK 27737, PAGE 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
5. NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE, RECORDED JANUARY 16, 2018, IN OFFICIAL RECORDS BOOK 29588, PAGE 1066 AND CORRECTIVE WESTLAKE COMMUNITY FOUNDATION FEE, RECORDED JANUARY 24, 2018, IN OFFICIAL RECORDS BOOK 29609, PAGE 1177, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
6. DECLARATION OF RESTRICTIONS, COVENANTS, AND EASEMENTS FOR WESTLAKE RESIDENCES, RECORDED JANUARY 16, 2018, IN OFFICIAL RECORDS BOOK 29588, PAGE 766, TOGETHER WITH FIRST AMENDMENT TO DECLARATION, RECORDED MAY 1, 2018, IN OFFICIAL RECORDS BOOK 29818, PAGE 284, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
7. COLLATERAL ASSIGNMENT OF DECLARANT RIGHTS BY AND BETWEEN MINTO PBLH, LLC AND WELLS FARGO BANK, NATIONAL ASSOCIATION, RECORDED JANUARY 25, 2018, IN OFFICIAL RECORDS BOOK 29611, PAGE 673, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

**LEGEND**

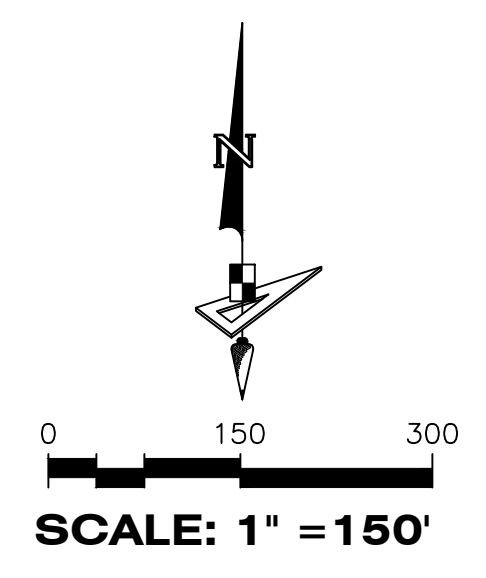
- P.O.B. --- POINT OF BEGINNING
- O.R./O.R.B. --- OFFICIAL RECORD BOOK
- PG.(s) --- PAGE(S)
- D.B. --- DEED BOOK
- W.M.T. --- WATER MANAGEMENT TRACT
- P.B.C. --- PALM BEACH COUNTY
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- R --- RADIUS
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- P.T. --- POINT OF TANGENCY
- C.C. --- COMPOUND CURVATURE
- R.C. --- REVERSE CURVATURE
- N.T. --- NON-TANGENT
- N.T.C. --- NON-TANGENT CURVATURE
- NAD83 --- NORTH AMERICAN DATUM 1983
- FCM --- FOUND CONCRETE MONUMENT
- BD --- BRASS DISK
- PBC --- PALM BEACH COUNTY
- TYP. --- TYPICAL
- EP □ --- ELECTRIC PEDESTAL
- ES □ --- ELECTRIC SWITCH BOX
- IBV ⊗ --- IRRIGATION BUTTERFLY VALVE
- SIR ● --- SET 5/8" IRON ROD LB7768
- --- FOUND PERMANENT REFERENCE MONUMENT LB7768
- UP ○ --- UTILITY POLE
- EP □ --- ELECTRIC PEDESTAL
- ICV ⊗ --- IRRIGATION CONTROL VALVE
- MW ⊕ --- MONITORING WELL
- W ⊗ --- WATER GATE VALVE
- WBV ⊗ --- WATER BUTTERFLY VALVE
- TOP OF BANK
- EDGE OF WATER

**TOWN CENTER PARKWAY - PHASE III AND RIVER BEND BOUNDARY SURVEY**

REVISIONS				Prepared For: MINTO COMMUNITIES, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey: 12/11/17	
				SURVEYOR'S CERTIFICATE	
				This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	
				<b>Gary A. Rager</b> FLORIDA PROFESSIONAL SURVEYOR & M-PPER NO. <b>LS4828</b> Check: GAR P.C.: --- Field Book: ---	
<b>Sheet No. 1 of 2 Sheets</b>				Drawn: SWM Date: 01/09/19 Data File: Westlake TCP_III Check: GAR P.C.: --- Field Book: --- Sections: 5, 6, & 8 Twn. 43S Rng. 41E Job #: TCP-PH-III_BS	

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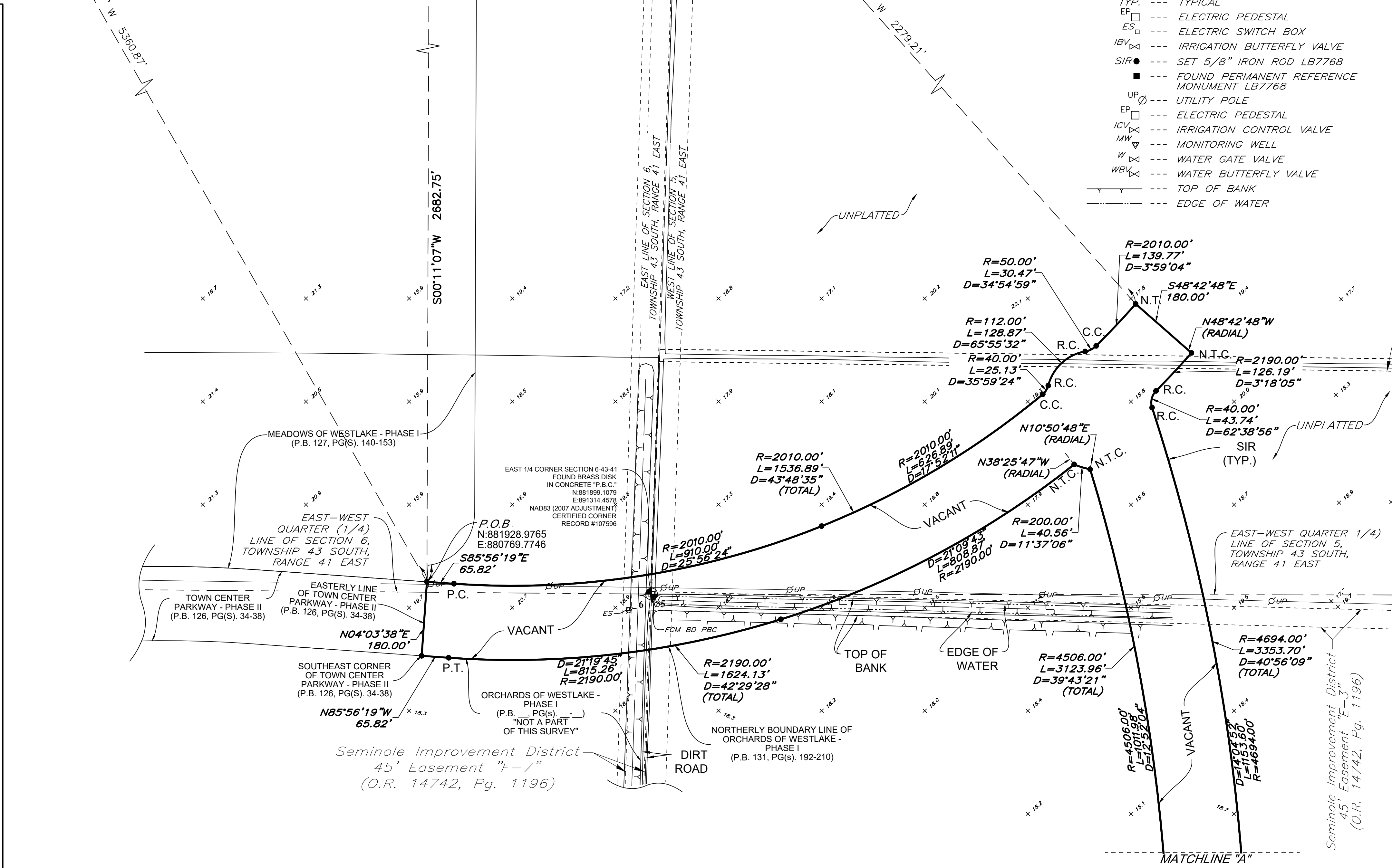
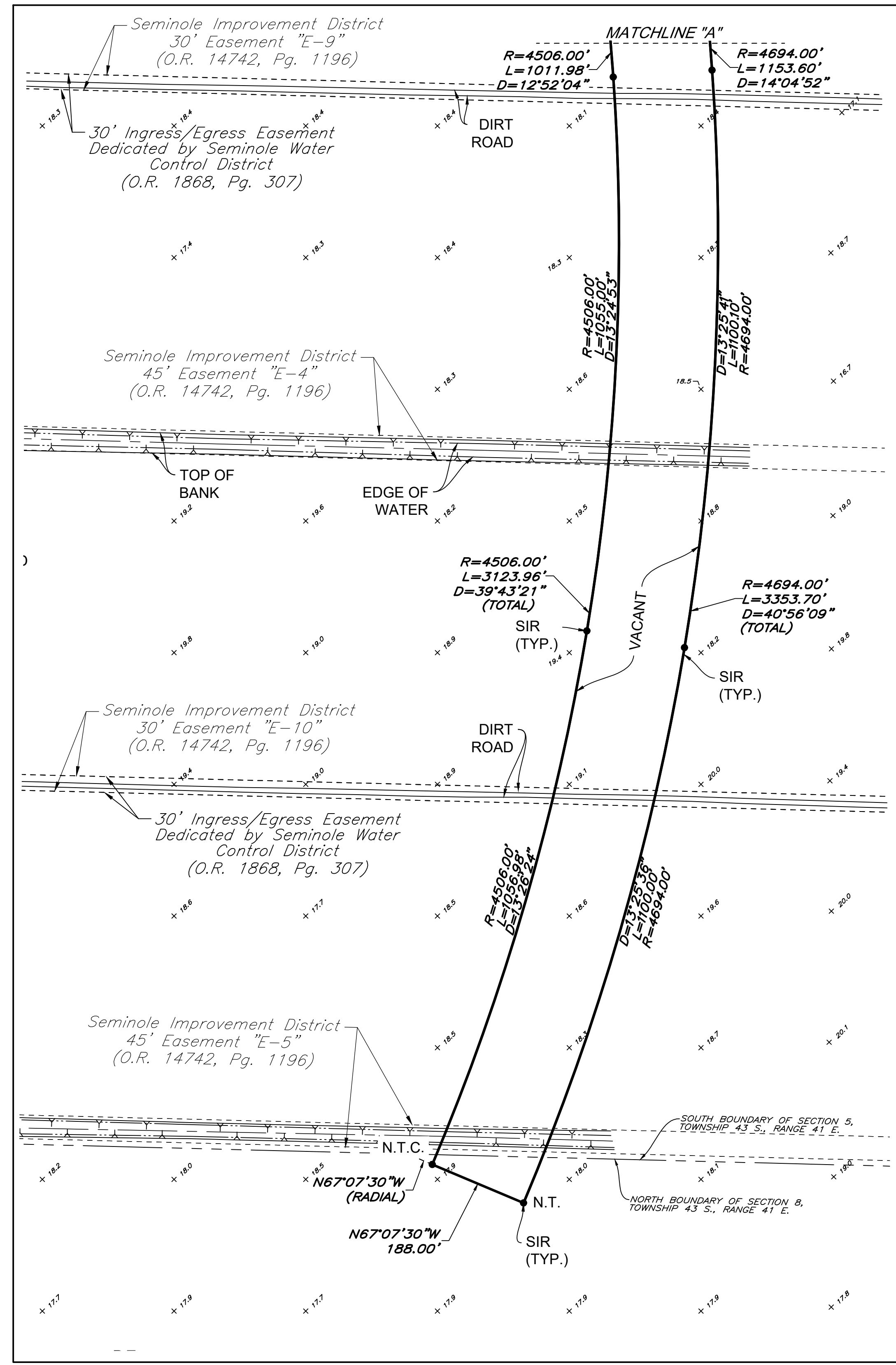
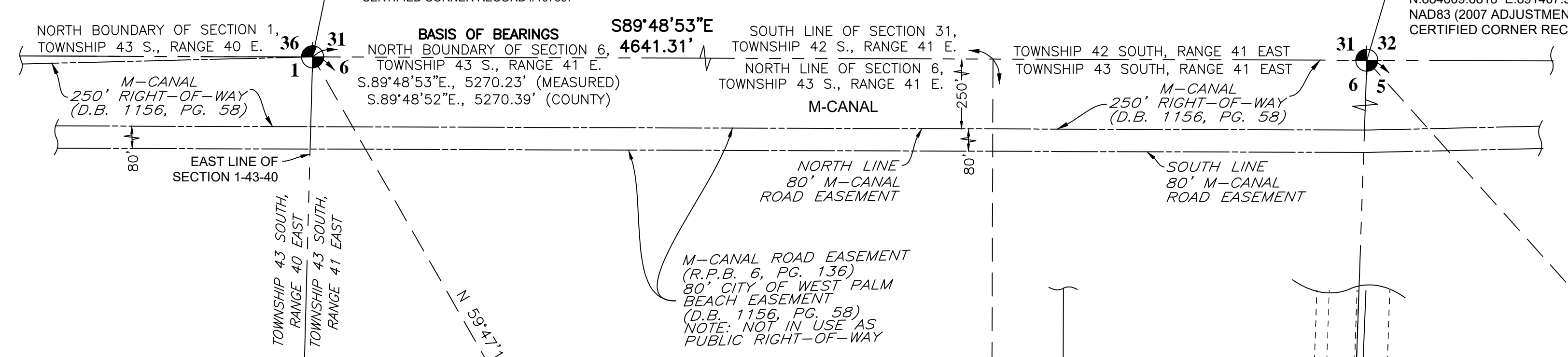


**POINT OF COMMENCEMENT**  
 NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.  
 SET 3.5" IRON PIPE "PUBLIC LAND SURVEY"  
 CORNER-TALLAHASSEE MERIDIAN  
 BRASS DISK "10 EAST" SET IN CONCRETE  
 FOUND 10' EAST ON SECTION LINE  
 N: 884626.7147 / E: 886137.1629  
 NAD83 (2007 ADJUSTMENT)  
 CERTIFIED CORNER RECORD #107597

NORTHEAST CORNER SECTION 6-43-41  
 FOUND BRASS DISK IN CONCRETE "P.B.C."  
 N: 884609.6818 E: 891407.3638  
 NAD83 (2007 ADJUSTMENT)  
 CERTIFIED CORNER RECORD #107591

**LEGEND**

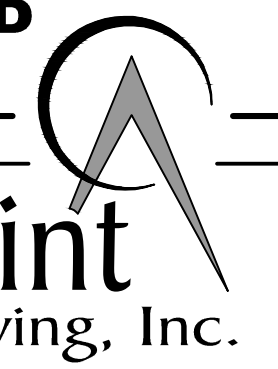
- P.O.B. --- POINT OF BEGINNING
- O.R./O.R.B. --- OFFICIAL RECORD BOOK
- PG.(s) --- PAGE(S)
- D.B. --- DEED BOOK
- W.M.T. --- WATER MANAGEMENT TRACT
- P.B.C. --- PALM BEACH COUNTY
- 6-43-41 --- SECTION-TOWNSHIP-RANGE
- R --- RADIUS
- L --- ARCH LENGTH
- D --- DELTA ANGLE
- P.C. --- POINT OF CURVATURE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



**TOWN CENTER PARKWAY - PHASE III AND RIVER BEND BOUNDARY SURVEY**

REVISIONS				Prepared For: MINTO COMMUNITIES, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey:	12/11/17

Sheet No. 2 of 2 Sheets

  
**GeoPoint**  
 Surveying, Inc.  
 4152 W. Blue Heron Blvd. Phone: (561) 444-2720  
 Suite 105 www.geopointsurvey.com  
 Riviera Beach, FL 33404 Licensed Business Number LB 7768  
 Drawn: SWM Date: 01/09/19 Data File: Westlake TCP\_III  
 Check: GAR P.C.: Field Book:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Sections: 5, 6, & 8 Twn. 43S Rng. 41E Job #: TCP-Ph-III\_BS