

RESOLUTION 2022-09

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING PERSIMMON BOULEVARD WEST – PLAT 2, BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF ALL OF TRACT "C", AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY SOUTH - WEST, PLAT BOOK 132, PAGES 57 AND 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Owner has requested approval for Persimmon Boulevard West – Plat 2, being a portion of Section 1, Township 43 South, Range 40 East, City of Westlake, Palm Beach County, Florida, and being a replat of all of Tract "C", as shown on the plat of Town Center Parkway South – West, Plat Book 132, Pages 57 and 58, of the Public Records of Palm Beach County, Florida in the City of Westlake, Palm Beach County, Florida containing approximately 3.175 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:

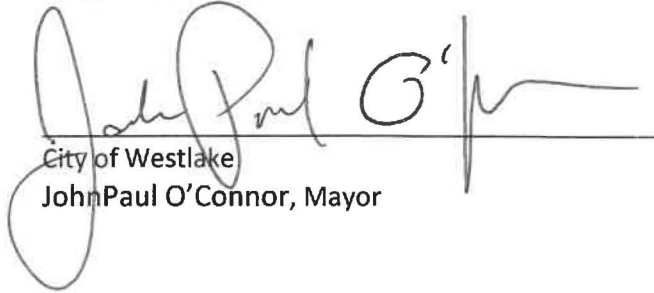
- Section 1: **INCORPORATION.** The above recitals are true and correct and are incorporated herein by this reference.
- Section 2: **CITY COUNCIL APPROVALS.** The City Council for the City of Westlake hereby approves the final plat, "Exhibit B" and boundary survey, "Exhibit C" for Persimmon Boulevard West – Plat 2, as described in the attached Exhibit "A", containing approximately 3.175 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 9th day of May, 2022.

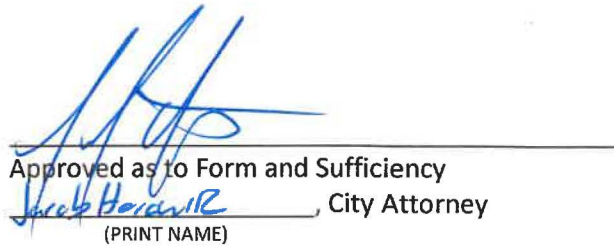
PUBLISHED on this 26th day of April in the Palm Beach Post.



City of Westlake
John Paul O'Connor, Mayor



Zoie Burgess, City Clerk



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

Exhibit 'A'
PERSIMMON BLVD. WEST – PLAT 2
LEGAL DESCRIPTION

DESCRIPTION:

BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF ALL OR TRACT "C", AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY SOUTH - WEST, PLAT BOOK 132, PAGES 57 AND 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.00°56'07"E. ALONG THE WEST BOUNDARY LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 521.71 FEET; THENCE S.89°00'54"E., DEPARTING SAID WEST BOUNDARY LINE OF SECTION 1, A DISTANCE OF 198.03 FEET TO THE POINT OF BEGINNING: THENCE N.02°39'52" W., A DISTANCE OF 64.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1196.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°56'26", A DISTANCE OF 124.01 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1093.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°33'42", A DISTANCE OF 29.79 FEET TO A POINT OF TANGENT INTERSECTION; THENCE N.01°42'52" E., A DISTANCE OF 371.42 FEET; THENCE N.43°17'08" W., A DISTANCE OF 31.72 FEET; THENCE N.88°17'08" E., A DISTANCE OF 6.86 FEET; THENCE N.01°42'52" E., A DISTANCE OF 129.14 FEET; THENCE N.46°42'52" E., A DISTANCE OF 25.86 FEET; THENCE N.01°42'52" E., A DISTANCE OF 34.03 FEET; THENCE S.88°17'08" E., A DISTANCE OF 114.00 FEET; THENCE S.01°42'52" W., A DISTANCE OF 23.03 FEET; THENCE S.43°17'08" E., A DISTANCE OF 31.72 FEET; THENCE S.88°17'08" E., A DISTANCE OF 270.83 FEET; THENCE S.75°52'41" E., A DISTANCE OF 51.20 FEET; THENCE S.88°17'08" E., A DISTANCE OF 92.09 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF THE PLAT OF TOWN CENTER PARKWAY SOUTH - WEST, AS RECORDED IN PLAT BOOK 132, PAGES 57 AND 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°42'52" W., ALONG SAID WESTERLY BOUNDARY LINE OF THE PLAT OF TOWN CENTER PARKWAY SOUTH - WEST, A DISTANCE OF 115.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF THE PLAT OF POD G SOUTH - WEST, AS RECORDED IN PLAT BOOK 132, PAGES 55 AND 56, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE THE FOLLOWING ELEVEN (11) COURSES BEING ALONG THE NORTHERLY AND EASTERLY BOUNDARY LINES OF SAID PLAT OF POD G SOUTH - WEST; 1) THENCE N.88°17'08" W., DEPARTING SAID WESTERLY BOUNDARY LINE OF THE PLAT OF TOWN CENTER PARKWAY SOUTH - WEST, A DISTANCE OF 316.56 FEET; 2) THENCE N.75°52'41" W., A DISTANCE OF 51.16 FEET; 3) THENCE N.88°17'08" W., A DISTANCE OF 39.54 FEET; 4) THENCE S.46°42'52" W., A DISTANCE OF 40.00 FEET; 5) THENCE S.01°42'52" W., A DISTANCE OF 11.00 FEET; 6) THENCE S.01°42'55" W., A DISTANCE OF 262.90 FEET; 7) THENCE S.14°10'08" W., A DISTANCE OF 51.16 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2036.00 FEET, AND A RADIAL BEARING OF N.87°57'44"W. AT SAID INTERSECTION; 8) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°05'21", A DISTANCE OF 38.70 FEET TO A POINT OF NON-TANGENT INTERSECTION; 9) THENCE S.39°56'41" E., A DISTANCE OF 16.86 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 1963.99 FEET, AND A RADIAL BEARING OF S.84°37'47"E. AT SAID INTERSECTION; 10) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°39'21", A DISTANCE OF

193.87 FEET TO A POINT OF TANGENT INTERSECTION; 11) THENCE S.00°17'08" E., A DISTANCE OF 32.61 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF THE PLAT OF PERSIMMON BOULEVARD - REPLAT, AS RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.89°42'52" W., DEPARTING SAID EASTERLY BOUNDARY LINE OF THE PLAT OF POD G SOUTH - WEST, OF THE SAID PUBLIC RECORD, AND ALONG SAID NORTHERLY BOUNDARY LINE OF THE PLAT OF PERSIMMON BOULEVARD - REPLAT, OF THE SAID PUBLIC RECORD, A DISTANCE OF 94.40 FEET TO THE POINT OF BEGINNING.

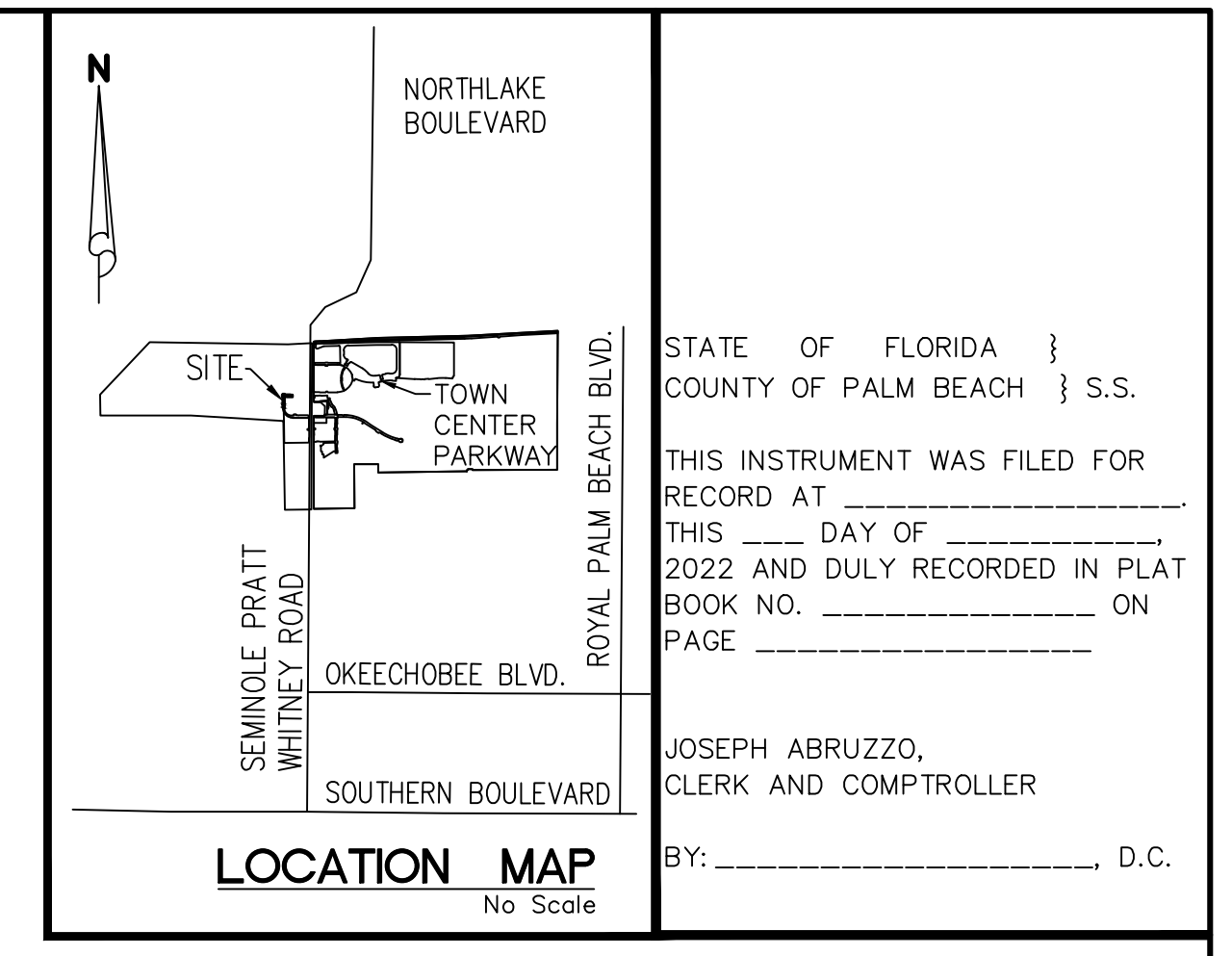
CONTAINING: 138,297 SQUARE FEET OR 3.175 ACRES, MORE OR LESS.

Exhibit 'B'
PERSIMMON BLVD. WEST – PLAT 2
PLAT

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PERSIMMON BOULEVARD WEST - PLAT 2

BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF ALL OF TRACT "C",
AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY SOUTH - WEST, PLAT BOOK 132, PAGES 57
AND 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



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 PERSIMMON BOULEVARD WEST - PLAT 2, BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF ALL OR TRACT "C", AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY SOUTH - WEST, PLAT BOOK 132, PAGES 57 AND 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING: 138,297 SQUARE FEET OR 3.175 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 PERSIMMON BOULEVARD WEST, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR ROAD RIGHT-OF-WAY PURPOSES AND FOR ANY 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, IN SO FAR 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. #2, AS SHOWN HEREON, ARE HEREBY DEDICATED IN FEE SIMPLE TO MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

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 HEREUNDER 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.

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: _____

BY: _____

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, ON BEHALF OF THE MUNICIPAL CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

SIGNATURE

(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: _____
CITY MANAGER, KEN CASSEL

BY: _____
CITY MAYOR, JOHN PAUL O'CONNOR

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"):	2.887
OPEN SPACE TRACT #1:	0.142
OPEN SPACE TRACT #2:	0.146
TOTAL ACRES, MORE OR LESS:	3.175

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: _____

SIGNATURE

(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, AN INDEPENDENT
SPECIAL 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.

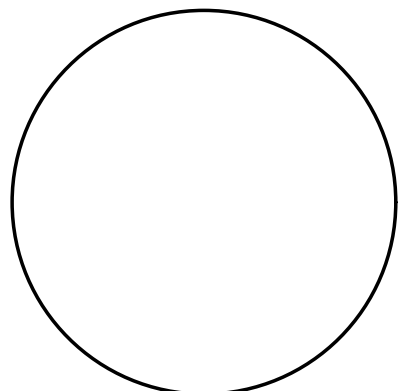
MY COMMISSION EXPIRES: _____

SIGNATURE

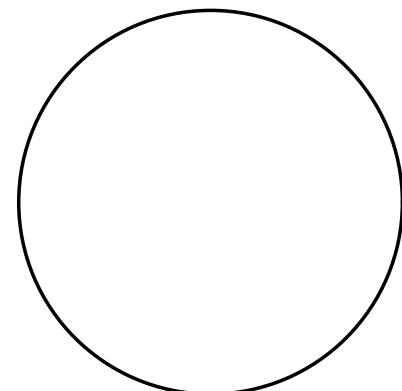
(PRINT NAME) - NOTARY PUBLIC

(SEAL)

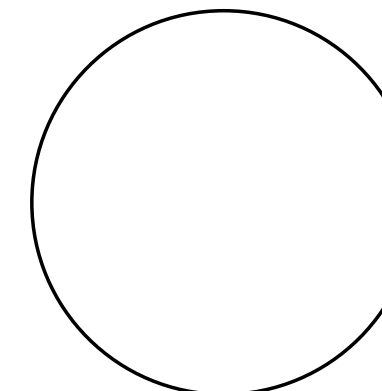
MINTO PBLH, LLC



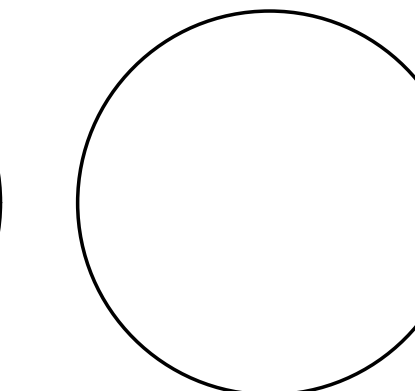
SEMINOLE IMPROVEMENT DISTRICT



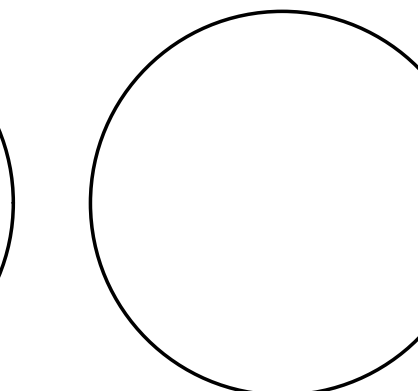
CITY OF WESTLAKE APPROVAL



CITY OF WESTLAKE ACCEPTANCE



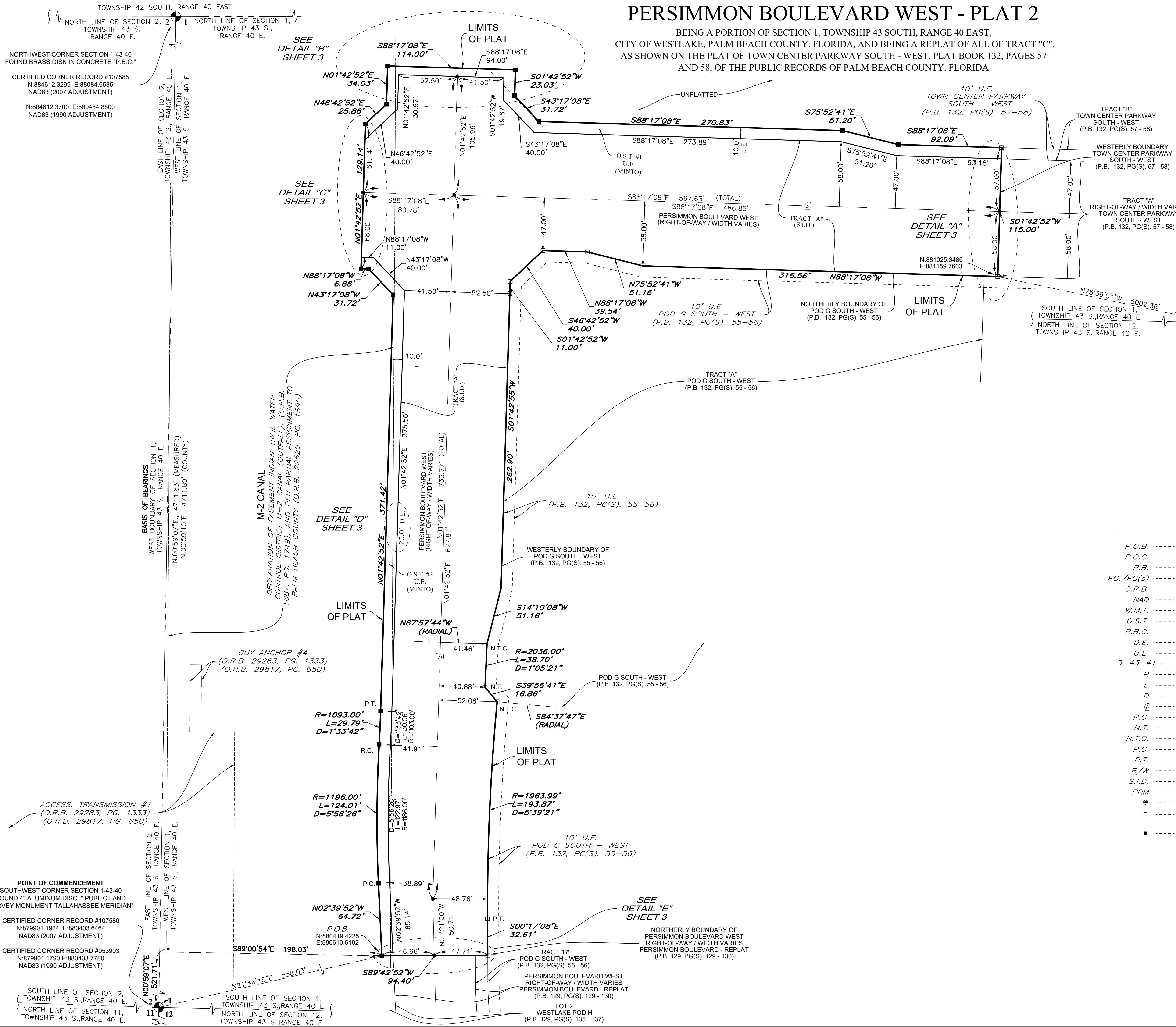
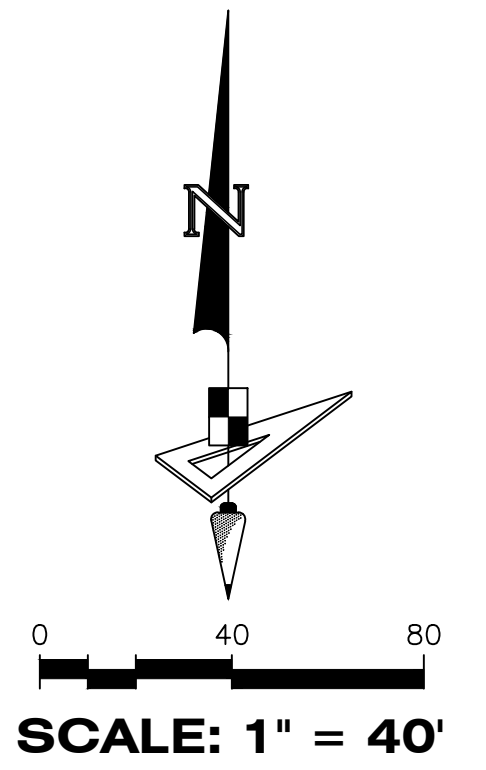
SURVEYOR'S SEAL



GeoPoint
Surveying, Inc.
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number: LB 7768
Sheet No. 1 of 3 Sheets

PERSIMMON BOULEVARD WEST - PLAT 2

BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF ALL OF TRACT "C",
AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY SOUTH - WEST, PLAT BOOK 132, PAGES 57
AND 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



LEGEND

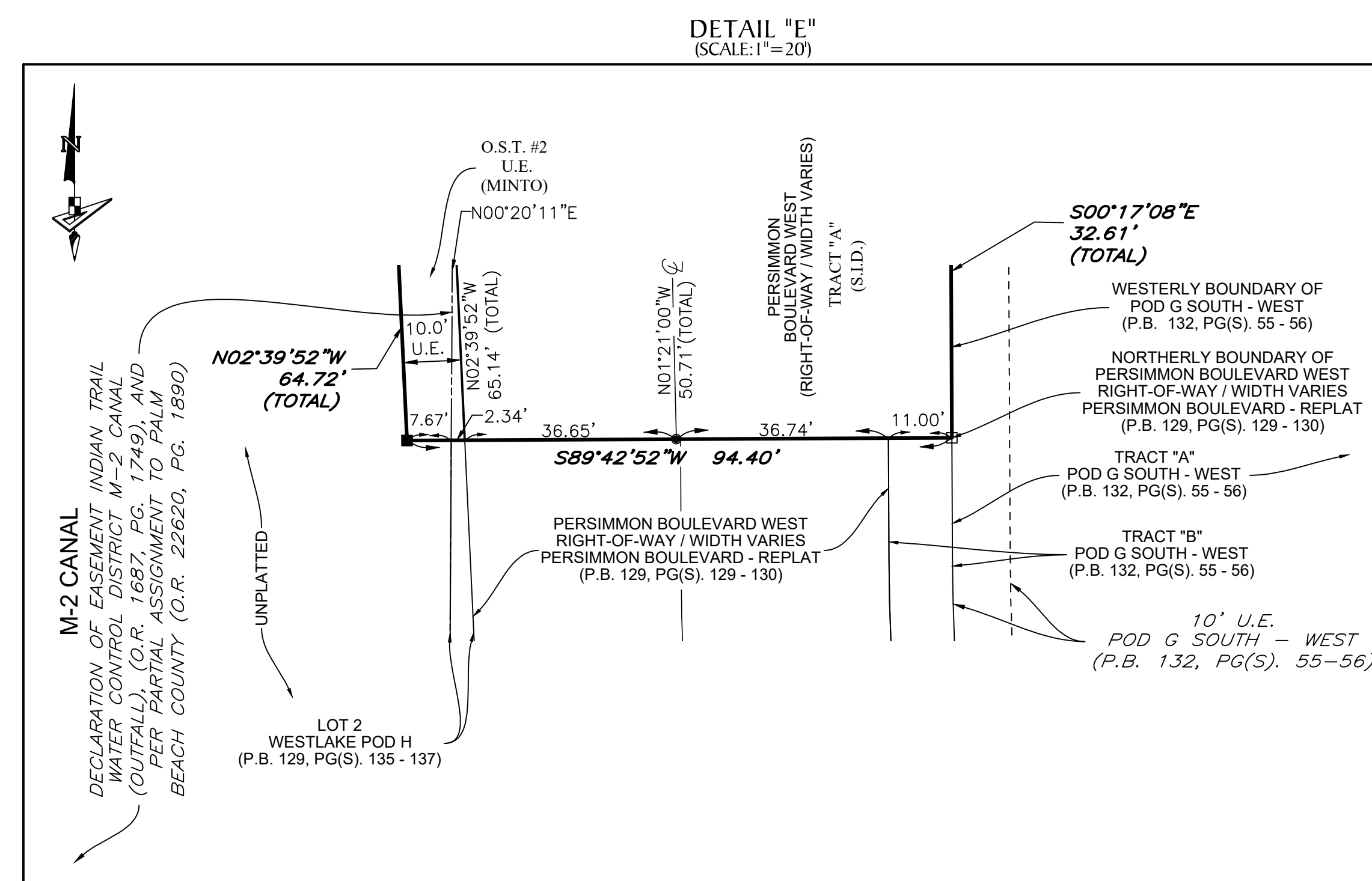
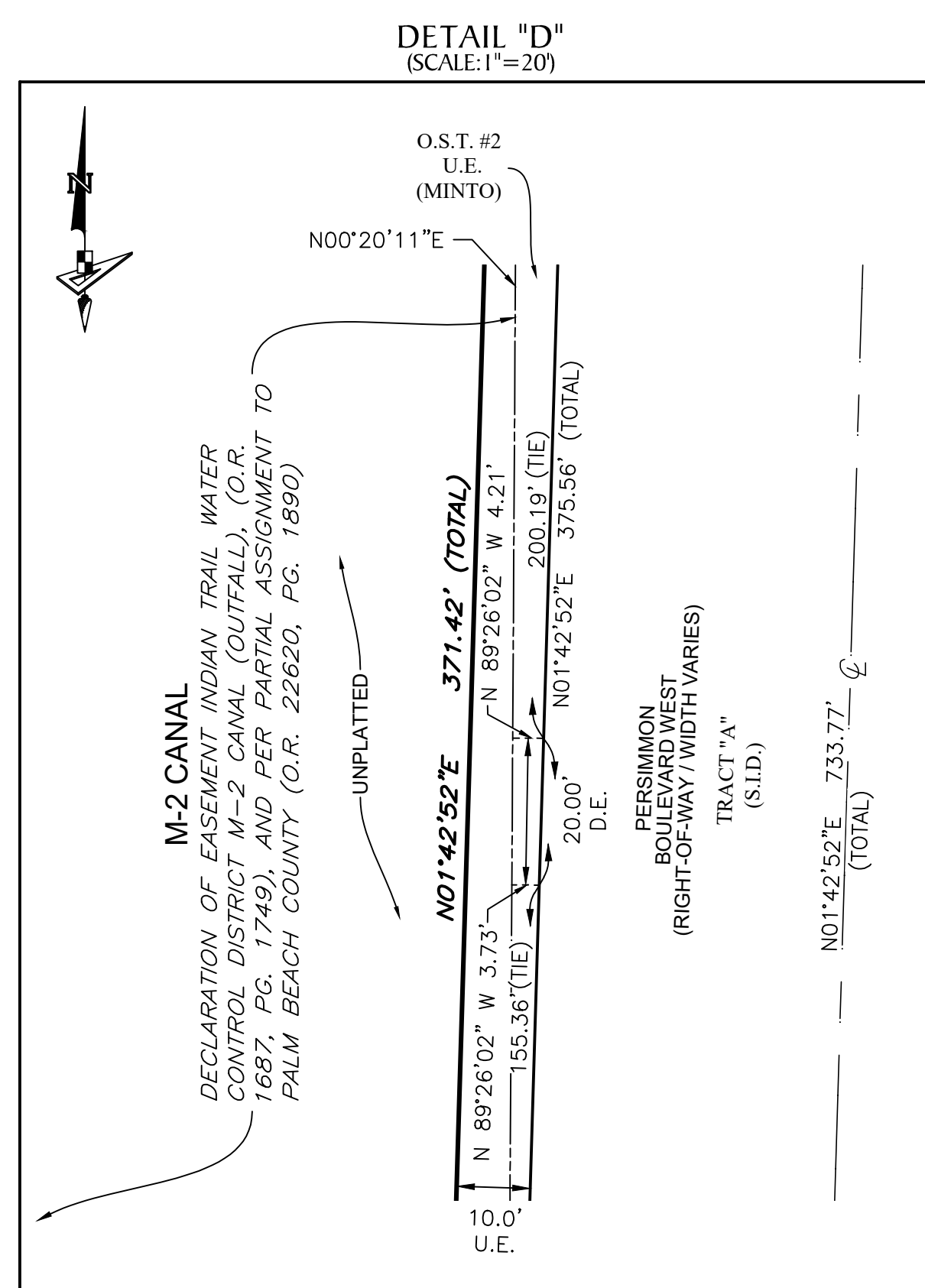
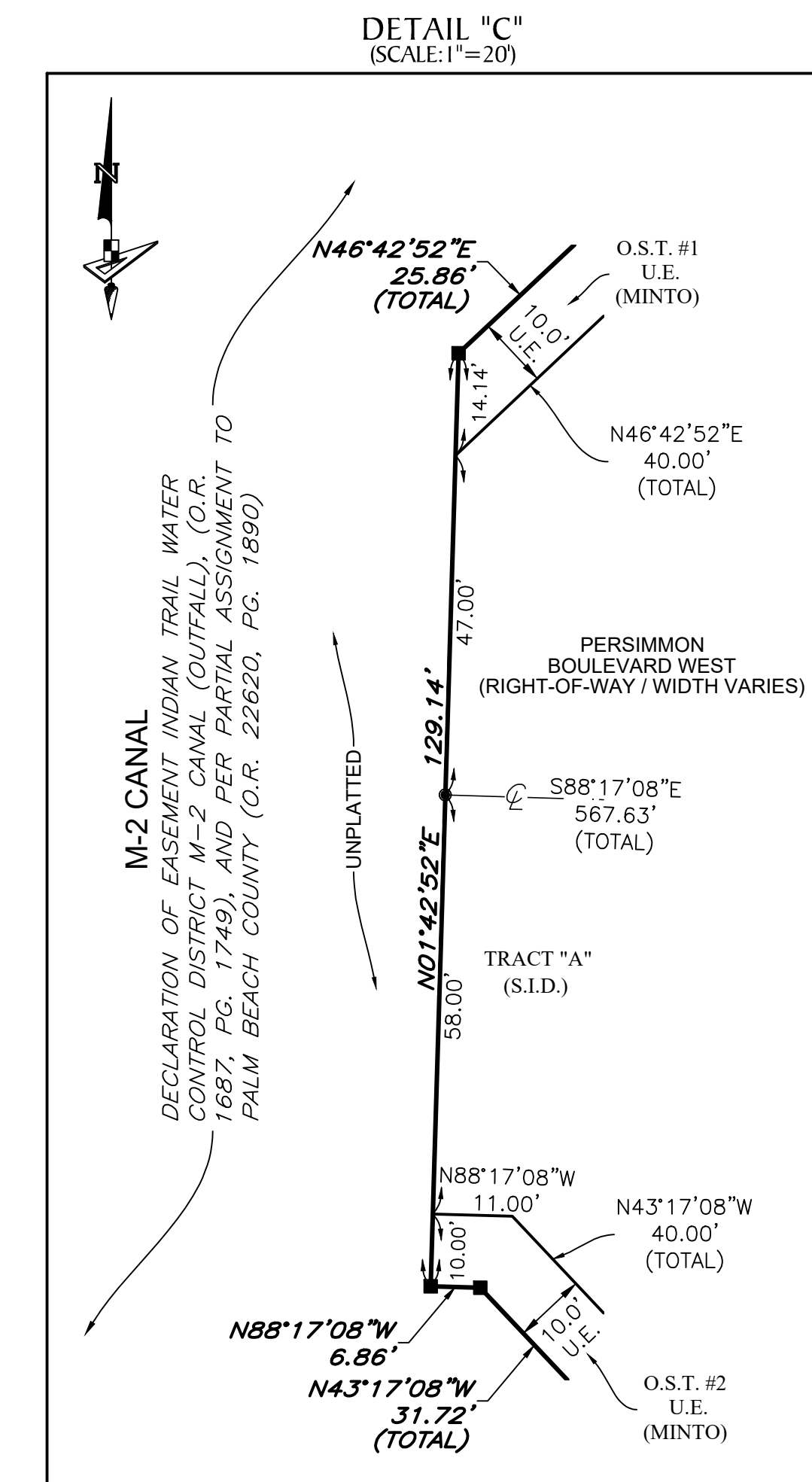
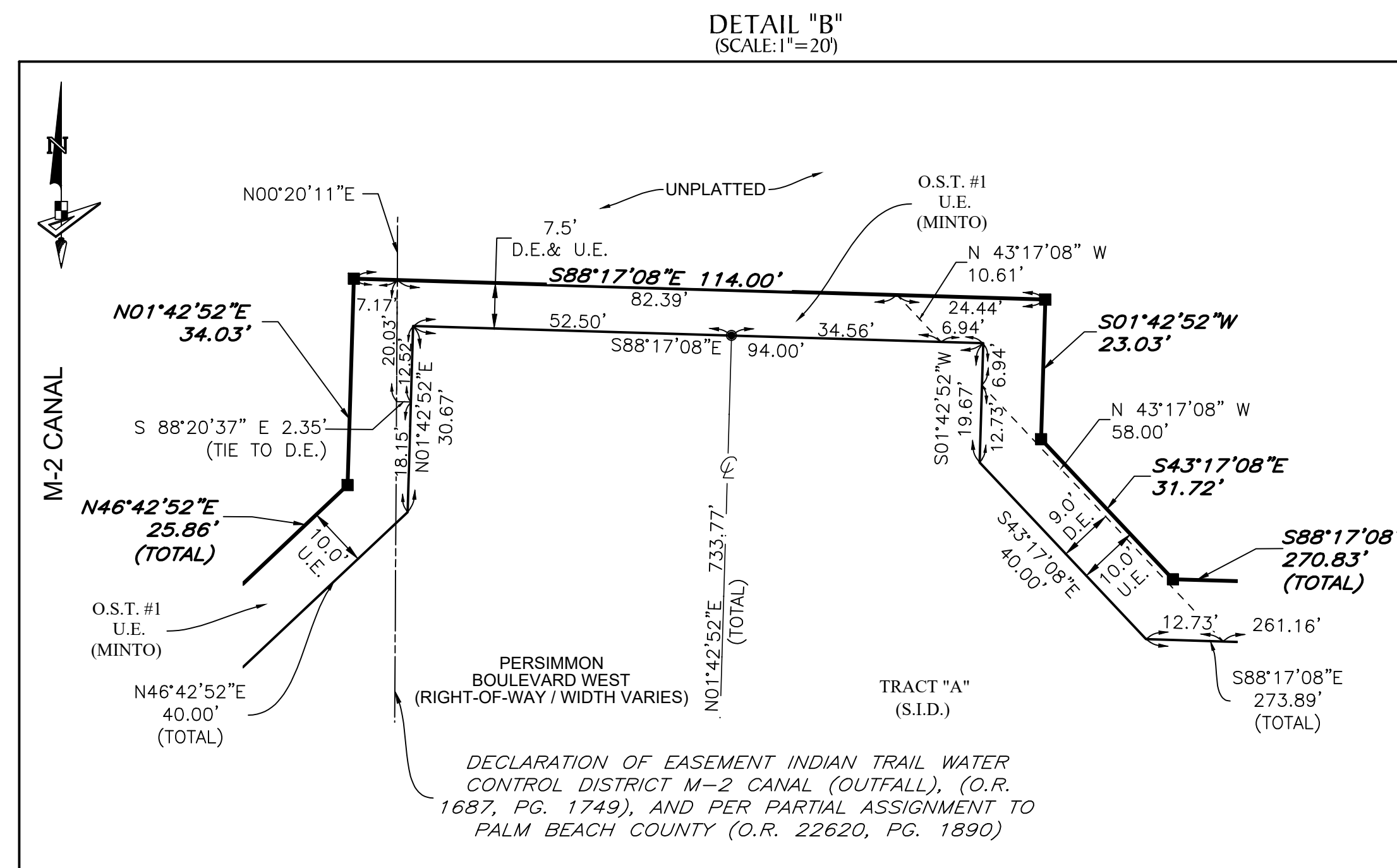
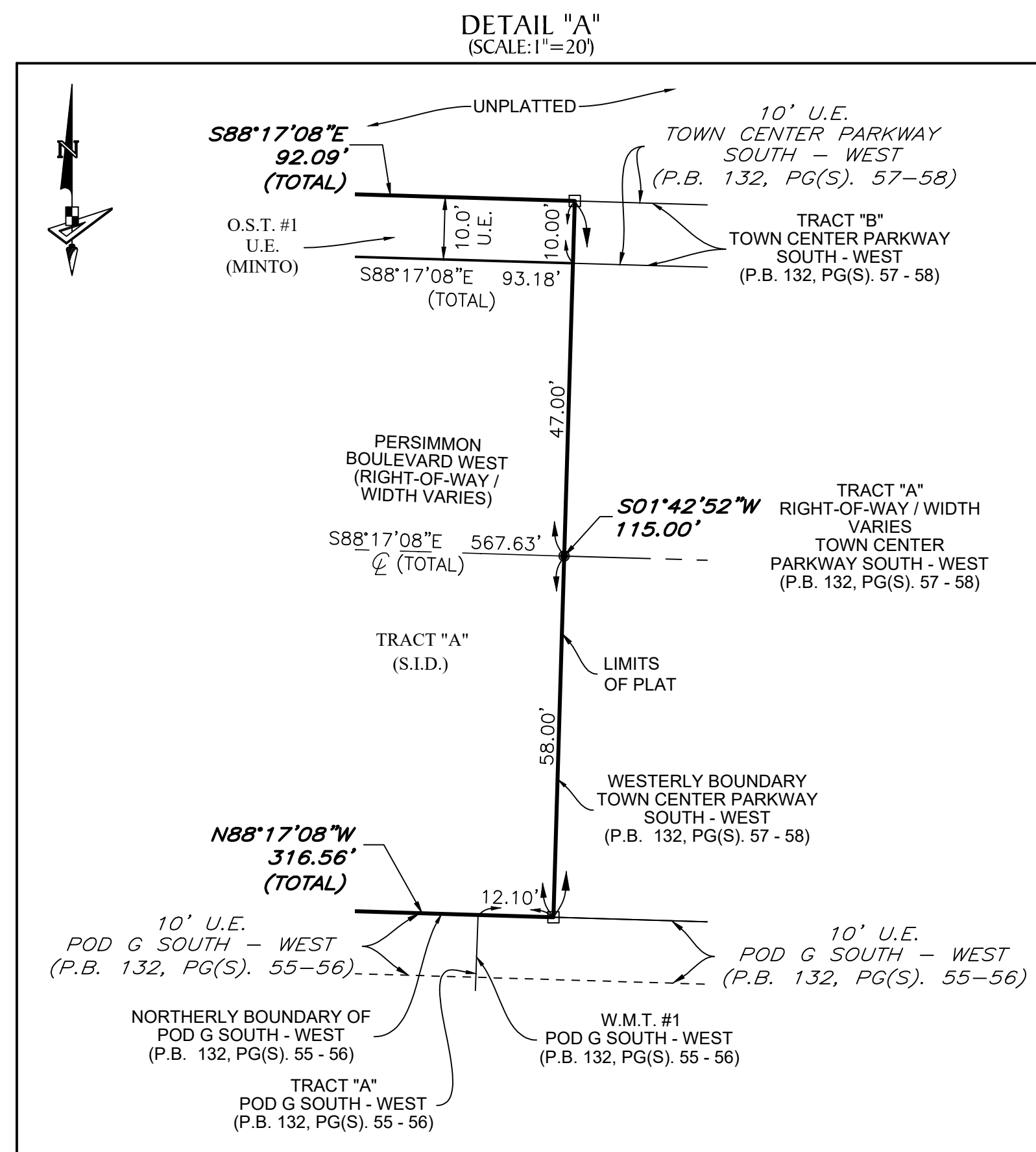
- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- PG./PG(S) ----- PAGE(S)
- O.R.B. ----- ROAD PLAT BOOK
- NAD ----- NORTH AMERICAN DATUM
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- D.E. ----- DRAINAGE EASEMENT
- U.E. ----- UTILITY EASEMENT
- 5-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CL ----- CENTER LINE OF ROAD
- 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 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



4152 W. Blue Heron Blvd. Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number: LB 7768

PERSIMMON BOULEVARD WEST - PLAT 2

BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF ALL OF TRACT "C",
AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY SOUTH - WEST, PLAT BOOK 132, PAGES 57
AND 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



LEGEND

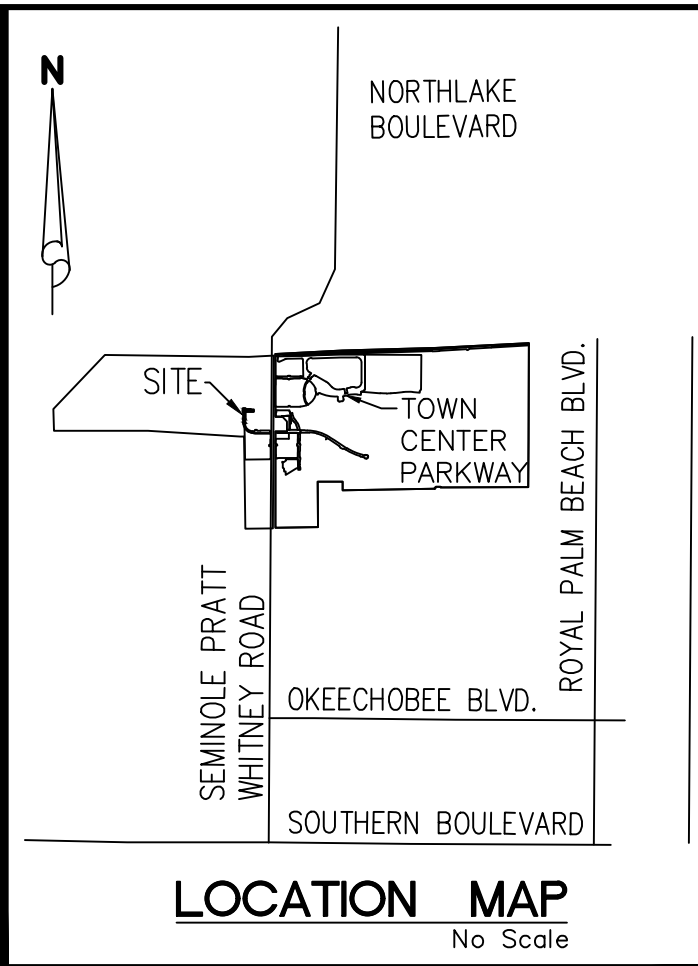
- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- PG./PG(S) ----- PAGE(S)
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- 5-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
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- R/W ----- RIGHT-OF-WAY
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



TOWNSHIP 43 SOUTH, RANGE 40 EAST, SECTION 1, PALM BEACH COUNTY, FLORIDA. PLOTTED BY: SERGIO MACHADO ON: 3/26/22 2:29 PM. LAST SAVED BY: SERGIO ON: 3/26/22 12:30 PM.

Exhibit 'C'
PERSIMMON BLVD. WEST – PLAT 2
TOPOGRAPHICAL SURVEY

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DESCRIPTION:

BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF ALL OR TRACT "C", AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY SOUTH - WEST, PLAT BOOK 132, PAGES 57 AND 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.00°56'07"E. ALONG THE WEST BOUNDARY LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 521.71 FEET; THENCE S.89°00'54"E., DEPARTING SAID WEST BOUNDARY LINE OF SECTION 1, A DISTANCE OF 198.03 FEET TO THE **POINT OF BEGINNING**:

THENCE N.02°39'52" W., A DISTANCE OF 64.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1196.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°56'26", A DISTANCE OF 124.01 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1093.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°33'42", A DISTANCE OF 29.79 FEET TO A POINT OF TANGENT INTERSECTION; THENCE N.01°42'52" E., A DISTANCE OF 371.42 FEET; THENCE N.43°17'08" W., A DISTANCE OF 31.72 FEET; THENCE N.88°17'08" E., A DISTANCE OF 6.86 FEET; THENCE N.01°42'52" E., A DISTANCE OF 129.14 FEET; THENCE N.46°42'52" E., A DISTANCE OF 25.86 FEET; THENCE N.01°42'52" E., A DISTANCE OF 34.03 FEET; THENCE S.88°17'08" E., A DISTANCE OF 114.00 FEET; THENCE S.01°42'52" W., A DISTANCE OF 23.03 FEET; THENCE S.43°17'08" E., A DISTANCE OF 31.72 FEET; THENCE S.88°17'08" E., A DISTANCE OF 270.83 FEET; THENCE S.75°52'41" E., A DISTANCE OF 51.20 FEET; THENCE S.88°17'08" E., A DISTANCE OF 92.09 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF THE PLAT OF TOWN CENTER PARKWAY SOUTH - WEST, AS RECORDED IN PLAT BOOK 132, PAGES 57 AND 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°42'52" W., ALONG SAID WESTERLY BOUNDARY LINE OF THE PLAT OF TOWN CENTER PARKWAY SOUTH - WEST, A DISTANCE OF 115.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF THE PLAT OF POD G SOUTH - WEST, AS RECORDED IN PLAT BOOK 132, PAGES 55 AND 56, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE THE FOLLOWING ELEVEN (11) COURSES BEING ALONG THE NORTHERLY AND EASTERLY BOUNDARY LINES OF SAID PLAT OF POD G SOUTH - WEST; 1) THENCE N.88°17'08" W., DEPARTING SAID WESTERLY BOUNDARY LINE OF THE PLAT OF TOWN CENTER PARKWAY SOUTH - WEST, A DISTANCE OF 316.56 FEET; 2) THENCE N.75°52'41" W., A DISTANCE OF 51.16 FEET; 3) THENCE N.88°17'08" W., A DISTANCE OF 39.54 FEET; 4) THENCE S.46°42'52" W., A DISTANCE OF 40.00 FEET; 5) THENCE S.01°42'52" W., A DISTANCE OF 11.00 FEET; 6) THENCE S.01°42'55" W., A DISTANCE OF 262.90 FEET; 7) THENCE S.14°10'08" W., A DISTANCE OF 51.16 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2036.00 FEET, AND A RADIAL BEARING OF N.87°57'44"W. AT SAID INTERSECTION; 8) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°05'21", A DISTANCE OF 38.70 FEET TO A POINT OF NON-TANGENT INTERSECTION; 9) THENCE S.39°56'41" E., A DISTANCE OF 16.86 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 1963.99 FEET, AND A RADIAL BEARING OF S.84°37'47"E. AT SAID INTERSECTION; 10) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°39'21", A DISTANCE OF 193.87 FEET TO A POINT OF TANGENT INTERSECTION; 11) THENCE S.00°17'08" E., A DISTANCE OF 32.61 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF THE PLAT OF PERSIMMON BOULEVARD - REPLAT, AS RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.89°42'52" W., DEPARTING SAID EASTERLY BOUNDARY LINE OF THE PLAT OF POD G SOUTH - WEST, OF THE SAID PUBLIC RECORD, AND ALONG SAID NORTHERLY BOUNDARY LINE OF THE PLAT OF PERSIMMON BOULEVARD - REPLAT, OF THE SAID PUBLIC RECORD, A DISTANCE OF 94.40 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 138,297 SQUARE FEET OR 3.175 ACRES, MORE OR LESS.

LEGEND

P.O.B. --- POINT OF BEGINNING
O.R./O.R.B. --- OFFICIAL RECORD BOOK
PG.(s) --- PAGE(S)
D.B. --- DEED BOOK
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
N.T. --- NON-TANGENT
R.C.. --- REVERSE CURVATURE
N.T.C. --- NON-TANGENT CURVATURE
NAVD83 --- NORTH AMERICAN VERTICAL DATUM 1983
FCM --- FOUND CONCRETE MONUMENT
BD --- BRASS DISK
PBC --- PALM BEACH COUNTY
TYP. --- TYPICAL
ELEV. --- ELEVATION
LB --- LICENCE BUSINESS
● --- SET 5/8" IRON ROD LB7768
□ --- FOUND 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
--- TOP OF BANK
--- EDGE OF WATER
--- TOE OF SLOPE
--- Location of reading
--- Spot Elevation

SURVEYOR'S NOTES:

- CURRENT TITLE INFORMATION ON THE SUBJECT PROPERTY HAD NOT BEEN FURNISHED TO GEOPOINT SURVEYING, INC. AT THE TIME OF THIS SURVEY, AND IS SUBJECT TO TITLE REVIEW AND/OR ABSTRACT. GEOPOINT SURVEYING, INC. MAKES NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, RESERVATIONS, AGREEMENTS, AND OTHER SIMILAR MATTERS.
- THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, EXCEPT AS SHOWN HEREON, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC.
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST BOUNDARY OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF N.00°59'07"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-2007 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
- THIS SURVEY IS INTENDED TO BE DISPLAYED AT 1" = 40" OR SMALLER.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE SUBJECT PARCEL LIES IN FLOOD ZONE "AE" AND "X", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12099C0345F FOR PALM BACH COUNTY, COMMUNITY NO. 120192, PALM BEACH COUNTY, FLORIDA, DATED OCTOBER 05, 2017 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN HAVE BEEN DIGITALLY TRANSLATED FROM DFIRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER ([HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)).
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED ON NATIONAL GEODETIC SURVEY BENCHMARK "CUTBACK 6", HAVING A PUBLISHED ELEVATION OF 22.57' FEET (NAVD 88).
- USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- ON THIS DRAWING, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FINDINGS OR FACTS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER IMPLIED OR EXPRESSED. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. THIS CERTIFICATION IS NOT A CERTIFICATE OF TITLE, EASEMENTS, ZONING, OR FREEDOM OF ENCUMBRANCES.
- THE LANDS DESCRIBED HEREON MAY CONTAIN LANDS THAT ARE CONSIDERED ENVIRONMENTALLY SENSITIVE WETLANDS THAT ARE SUBJECT TO CLAIM OR RESTRICTION BY ONE OR MORE OF THE FOLLOWING AGENCIES: ARMY CORP. OF ENGINEERS, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (S.W.F.W.M.D.), OR DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.). WETLAND LINES AND AREAS, IF ANY, ARE NOT SHOWN HEREON.
- AERIAL IMAGERY SHOWN HEREON WAS PROVIDED BY LABINS (LAND AND BOUNDARY INFORMATION SYSTEM) AND IS SHOWN FOR INFORMATIONAL PURPOSES. THE IMAGERY WAS FLOWN IN 2017 IN THE COUNTY OF PALM BEACH FLORIDA, AND MAY NOT REFLECT CURRENT SITE CONDITIONS.
- 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. THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR CALLERY JUDGE GROVES:
 - THE 'M' CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
 - STATE OF FLORIDA PALM BEACH COUNTY RIGHT OF WAY MAP FOR SEMINOLE-PRATT WHITNEY ROAD, RECORDED IN ROAD PLAT BOOK 4, PAGE 34.
 - BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.
 - SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.

The seal appearing on this document was authorized by Gary A. Rager, Professional Surveyor and Mapper, State of Florida, License No. LS4828
This item has been electronically signed and sealed by Gary A. Rager, P.S.M., on 3/8/2022 using a SHA authentication code.
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

PERSIMMON BLVD WEST PHASE 2 BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS				Prepared For: MINTO COMMUNITIES, LLC.
No.	Date	Description	Dwn.	Last Date of Field Survey: 02/25/22
				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.
				Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828
				NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

GeoPoint
Surveying, Inc.

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Phone: (561) 444-2720
www.geopointsurvey.com
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Drawn: DJR Date: 02/23/22 Data File: -
Check: GAR P.C.: CK Field Book: 2022-05W09
Section: 01 Twn. 43 S Rng. 40 E Job #: Persimmon-BS/TS

PERSIMMON BLVD WEST PHASE 2 BOUNDARY AND TOPOGRAPHIC SURVEY PERSIMMON BLVD WEST PLAT 2 BS-TS-DWG. PLOTTED BY: SERGIO MACHADO, ON: 3/8/2022 2:42 PM. DLS-SAVED BY: SERGIO, ON: 3/8/2022 2:42 PM.

TOWNSHIP 42 SOUTH, RANGE 40 EAST
 NORTH LINE OF SECTION 2, TOWNSHIP 43 S., RANGE 40 E.
 NORTH LINE OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.

NORTHWEST CORNER SECTION 1-43-40
 FOUND BRASS DISK IN CONCRETE "P.B.C."
 CERTIFIED CORNER RECORD #107585
 N:884612.3299 E:88084.6585
 NAD83 (2007 ADJUSTMENT)
 N:884612.3700 E:880484.8800
 NAD83 (1990 ADJUSTMENT)

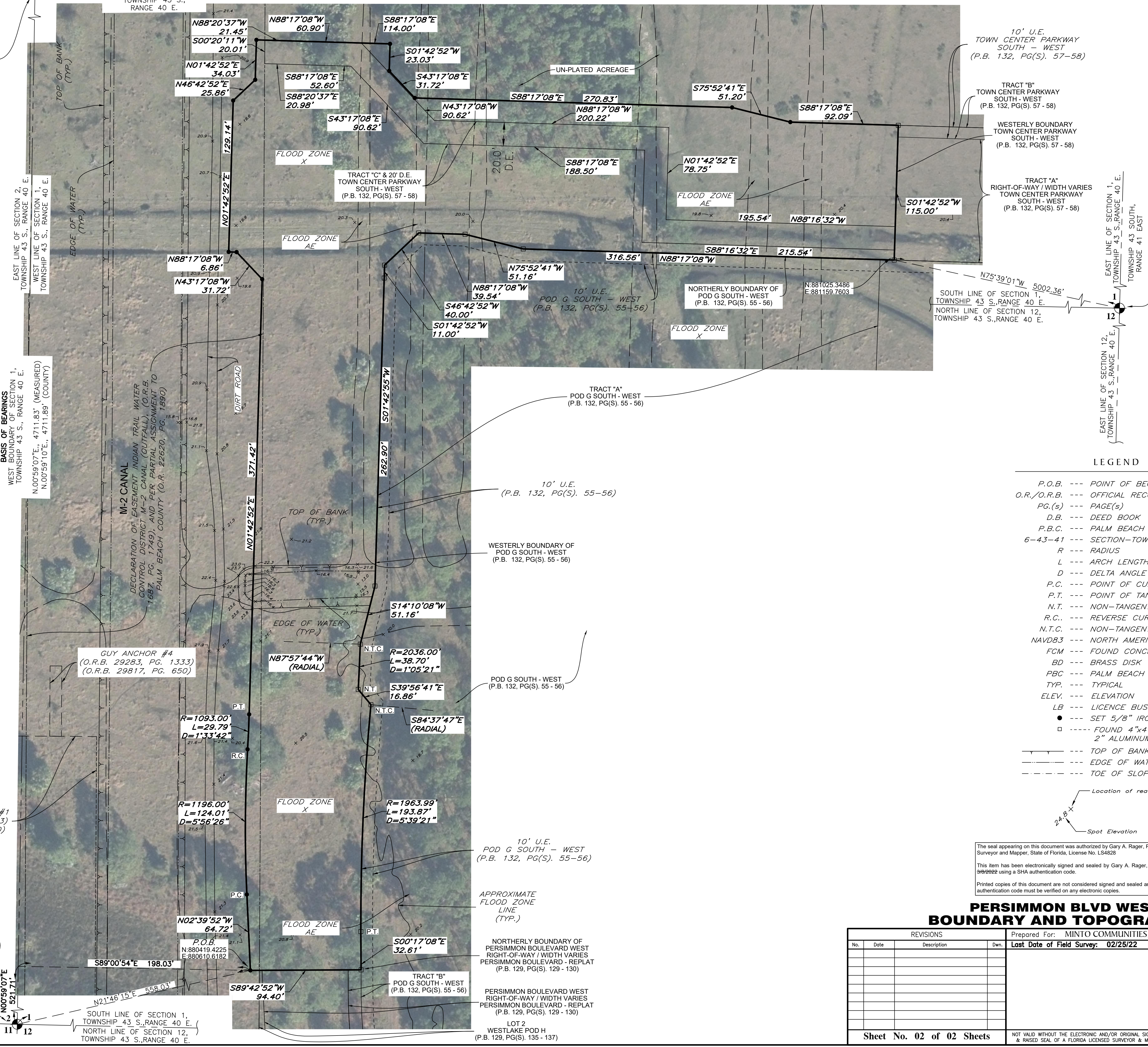
BASIS OF BEARINGS
 WEST BOUNDARY OF SECTION 1,
 TOWNSHIP 43 S., RANGE 40 E.
 N:00°59'07"E, 4711.83' (MEASURED)
 N:00°59'10"E, 4711.89' (COUNTY)

M-2 CANAL
 DECLARATION OF EASEMENT INDIAN TRAIL WATER
 CONTROL DISTRICT M-2 CANAL (OUTFALL), (O.R.B.
 1687, PG. 1749), AND PER PARTIAL ASSIGNMENT TO
 PALM BEACH COUNTY (O.R. 22620, PG. 1890)

ACCESS, TRANSMISSION #1
 (O.R.B. 29283, PG. 1333)
 (O.R.B. 29817, PG. 650)

POINT OF COMMENCEMENT
 SOUTHWEST CORNER SECTION 1-43-40
 FOUND 4" ALUMINUM DISC "PUBLIC LAND
 SURVEY MONUMENT TALLAHASSEE MERIDIAN"
 CERTIFIED CORNER RECORD #107586
 N:879901.1924 E:880403.6464
 NAD83 (2007 ADJUSTMENT)
 CERTIFIED CORNER RECORD #053903
 N:879901.1790 E:880403.7780
 NAD83 (1990 ADJUSTMENT)

SOUTH LINE OF SECTION 2,
 TOWNSHIP 43 S., RANGE 40 E.
 NORTH LINE OF SECTION 11,
 TOWNSHIP 43 S., RANGE 40 E.
 SOUTH LINE OF SECTION 1,
 TOWNSHIP 43 S., RANGE 40 E.
 NORTH LINE OF SECTION 12,
 TOWNSHIP 43 S., RANGE 40 E.



10' U.E.
 TOWN CENTER PARKWAY
 SOUTH - WEST
 (P.B. 132, PG(S). 57-58)

TRACT "B"
 TOWN CENTER PARKWAY
 SOUTH - WEST
 (P.B. 132, PG(S). 57 - 58)

WESTERLY BOUNDARY
 TOWN CENTER PARKWAY
 SOUTH - WEST
 (P.B. 132, PG(S). 57 - 58)

TRACT "A"
 RIGHT-OF-WAY / WIDTH VARIES
 TOWN CENTER PARKWAY
 SOUTH - WEST
 (P.B. 132, PG(S). 57 - 58)

SOUTHEAST CORNER SECTION 1-43-40
 N:879785.5536 E:886006.0493
 NAD83 (2007 ADJUSTMENT)
 N:879785.7000 E:886006.0300
 NAD83 (1990 ADJUSTMENT)

TRACT "A"
 POD G SOUTH - WEST
 (P.B. 132, PG(S). 55 - 56)

10' U.E.
 (P.B. 132, PG(S). 55-56)

WESTERLY BOUNDARY OF
 POD G SOUTH - WEST
 (P.B. 132, PG(S). 55 - 56)

POD G SOUTH - WEST
 (P.B. 132, PG(S). 55 - 56)

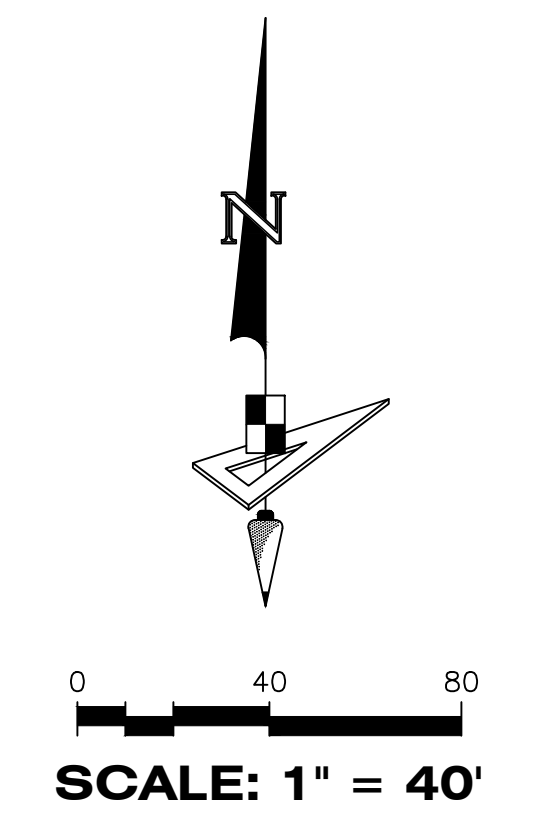
10' U.E.
 POD G SOUTH - WEST
 (P.B. 132, PG(S). 55-56)

APPROXIMATE
 FLOOD ZONE
 LINE
 (TYP.)

NORTHERLY BOUNDARY OF
 PERSIMMON BOULEVARD WEST
 RIGHT-OF-WAY / WIDTH VARIES
 PERSIMMON BOULEVARD - REPLAT
 (P.B. 129, PG(S). 129 - 130)

PERSIMMON BOULEVARD WEST
 RIGHT-OF-WAY / WIDTH VARIES
 PERSIMMON BOULEVARD - REPLAT
 (P.B. 129, PG(S). 129 - 130)

LOT 2
 WESTLAKE POD H
 (P.B. 129, PG(S). 135 - 137)



LEGEND

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- NAVD83 --- NORTH AMERICAN VERTICAL DATUM 1983
- FCM --- FOUND CONCRETE MONUMENT
- BD --- BRASS DISK
- PBC --- PALM BEACH COUNTY
- TYP. --- TYPICAL
- ELEV. --- ELEVATION
- LB --- LICENCE BUSINESS
- --- SET 5/8" IRON ROD LB7768
- --- FOUND 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
- TOP OF BANK
- EDGE OF WATER
- TOE OF SLOPE

The seal appearing on this document was authorized by Gary A. Rager, Professional Surveyor and Mapper, State of Florida, License No. LS4828
 This item has been electronically signed and sealed by Gary A. Rager, P.S.M., on 04/20/22 using a SHA authentication code.
 Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

**PERSIMMON BLVD WEST PHASE 2
 BOUNDARY AND TOPOGRAPHIC SURVEY**

REVISIONS			Prepared For: MINTO COMMUNITIES, LLC.
No.	Date	Description	Last Date of Field Survey: 02/25/22

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: DJS Date: 02/23/22 Data File: -
 Check: GAR P.C.: CK Field Book: 2022-05W109
 Section: 01 Twn. 43 S Rng. 40 E Job #: Persimmon-BS/T

FILED BY: SERGIO MACHADO, ON: 02/22/22, AT: 2:42 PM. L.S. 4828 BY: SERGIO MACHADO, ON: 02/22/22, AT: 2:42 PM.