

RESOLUTION 2022-24

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF WOODLANDS OF WESTLAKE, BEING A PORTION OF SECTIONS 5 AND 6, ALL IN 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.

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Owner has requested approval for the plat of Woodlands of Westlake, being a portion of Sections 5 and 6, all in Township 43 South, Range 41 East, City of Westlake, Palm Beach County, Florida, containing approximately 90.731 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 the plat of Woodlands of Westlake, as described in the attached Exhibit "A", containing approximately 90.731 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.

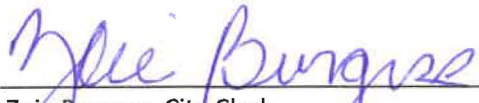
Section 5: **EFFECTIVE DATE.** This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this 6 day of September, 2022.

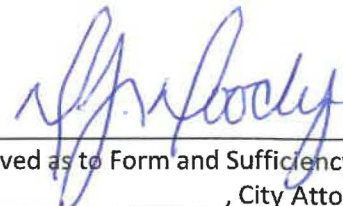
PUBLISHED on this 23rd day of August in the Palm Beach Post.



City of Westlake
JohnPaul O' Connor, Mayor



Zoie Burgess, City Clerk



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

Exhibit 'A'
WOODLANDS OF WESTLAKE
LEGAL DESCRIPTION

DESCRIPTION:

BEING A PORTION OF SECTIONS 5 AND 6, ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.89°48'53"E. ALONG THE NORTH RIGHT-OF-WAY LINE OF THE M-CANAL, PER DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 4756.58 FEET; THENCE S.00°11'07"W., DEPARTING SAID NORTH LINE OF SECTION 6, A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING; THENCE S.89°48'53"E., A DISTANCE OF 519.94 FEET; THENCE N.88°40'55"E., A DISTANCE OF 1741.85 FEET; THENCE S.01°19'05"E., A DISTANCE OF 26.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1400.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°17'32", A DISTANCE OF 544.70 FEET TO A POINT OF TANGENCY; THENCE S.20°58'27"W., A DISTANCE OF 448.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 2060.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°18'46", A DISTANCE OF 730.32 FEET TO A POINT ON THE FUTURE NORTHERLY BOUNDARY LINE OF TOWN CENTER PARKWAY, PER PROPOSED PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, OF SAID PUBLIC RECORDS; THENCE N.48°42'48"W., ALONG SAID FUTURE NORTHERLY BOUNDARY LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE FUTURE NORTHWESTERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, AS SHOWN ON SAID PROPOSED PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, ALSO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2010.00 FEET, AND A RADIAL BEARING OF N.48°42'48"W. AT SAID INTERSECTION; THENCE THE FOLLOWING SIX (6) COURSES BEING BY SAID FUTURE NORTHWESTERLY RIGHT-OF-WAY LINE: 1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°59'04", A DISTANCE OF 139.77 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 50.00 FEET; 2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°54'59", A DISTANCE OF 30.47 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 112.00 FEET; 3) THENCE SOUTHWESTERLY, 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 WEST, WITH A RADIUS OF 40.00 FEET; 4) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°59'24", A DISTANCE OF 25.13 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2010.00 FEET; 5) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°48'35", A DISTANCE OF 1536.89 FEET TO A POINT OF TANGENCY; 6) THENCE N.85°56'19"W., A DISTANCE OF 65.82 FEET TO THE NORTHEAST CORNER OF TOWN CENTER PARKWAY - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO A POINT ON THE EASTERLY LINE OF MEADOWS OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 127, PAGES 140 THROUGH 153, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSES BEING BY SAID

EASTERLY BOUNDARY LINE OF MEADOWS OF WESTLAKE - PHASE I: 1) THENCE N.04°03'38"E., A DISTANCE OF 40.27 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 128.00 FEET, AND A RADIAL BEARING OF N.06°44'44"W. AT SAID INTERSECTION; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°04'10", A DISTANCE OF 185.58 FEET TO A POINT OF TANGENCY; 3) THENCE N.00°11'07"E., A DISTANCE OF 2035.51 FEET TO THE POINT OF BEGINNING.

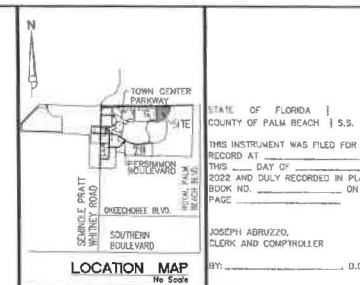
CONTAINING: 3,952,226 SQUARE FEET OR 90.731 ACRES, MORE OR LESS.

Exhibit 'B'
WOODLANDS OF WESTLAKE
PLAT

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WOODLANDS OF WESTLAKE

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



STATE OF FLORIDA
COUNTY OF PALM BEACH | S.S.
THIS INSTRUMENT WAS FILED FOR
RECORD AT
THIS ___ DAY OF
2022 AND DULY RECORDED IN PLAT
BOOK NO. _____ ON
PAGE _____

JOSEPH ABRUZZO,
CLERK AND COMPTROLLER

BY: _____, D.C.

CLERK'S SEAL



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLU, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS WOODLANDS OF WESTLAKE, BEING A PORTION OF SECTIONS 5 AND 6, ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S89°43'37"E ALONG THE NORTH RIGHT-OF-WAY LINES OF THE M-CALL, PER DEED BOOK 1155, PAGE 25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 476.83 FEET; THENCE S60°11'17"W, DEPARTING SAID NORTH LINE OF SECTION 4, A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING; THENCE S89°48'52"E, A DISTANCE OF 519.94 FEET; THENCE N48°54'58"W, A DISTANCE OF 194.25 FEET; THENCE S01°19'57"E, A DISTANCE OF 26.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 149.00 FEET; THENCE S01°19'57"E, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°17'32", A DISTANCE OF 544.70 FEET TO A POINT OF TANGENCY; THENCE S20°52'27"W, A DISTANCE OF 488.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 296.00 FEET; THENCE S01°19'57"E, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°19'46", A DISTANCE OF 76.13 FEET TO A POINT ON THE FUTURE NORTHEASTLY BOUNDARY LINE OF TOWN CENTER PARKWAY, PER PROPOSED PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, OF SAID PUBLIC RECORDS; THENCE N 49°42'44"W, ALONG SAID FUTURE NORTHEASTLY BOUNDARY LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE FUTURE NORTHEASTLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, AS SHOWN ON SAID PROPOSED PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, ALSO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 20.00 FEET, AND A RADIAL BEARING OF N 48°12'48"W, AT SAID INTERSECTION; THENCE THE FOLLOWING SIX (6) COURSES BEING BY SAID FUTURE NORTHEASTLY RIGHT-OF-WAY LINE: 1) THENCE S01°19'57"E, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°59'42", A DISTANCE OF 139.71 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 50.00 FEET; 2) THENCE S01°19'57"E, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°54'57", A DISTANCE OF 30.71 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 112.00 FEET; 3) THENCE S01°19'57"E, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°57'32", A DISTANCE OF 128.71 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 40.00 FEET; 4) THENCE S01°19'57"E, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°24'24", A DISTANCE OF 25.19 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 20.00 FEET; 5) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°19'57", A DISTANCE OF 153.49 FEET TO A POINT OF TANGENCY; 6) THENCE N48°54'58"W, A DISTANCE OF 65.51 FEET TO THE NORTHEAST CORNER OF TOWN CENTER PARKWAY - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGE 34 THROUGH 35, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO A POINT ON THE EASTELY LINE OF MEADOWS OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 127, PAGES 140 THROUGH 151, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSES BEING BY SAID EASTELY BOUNDARY LINE OF MEADOWS OF WESTLAKE - PHASE I: 1) THENCE N48°54'58"W, A DISTANCE OF 40.21 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 120.00 FEET, AND A RADIAL BEARING OF N 26°44'47"W, AT SAID INTERSECTION; 2) THENCE N04°20'45"E, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°49'49", A DISTANCE OF 165.38 FEET TO A POINT OF TANGENCY; 3) THENCE N30°11'17"E, A DISTANCE OF 203.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,583,226 SQUARE FEET OR 36.731 ACRES, MORE OR LESS.

ROAD RIGHT-OF-WAY TRACT "A" SHOWN HEREON AS WOODLANDS DRIVE, WILDWOOD CIRCLE, WOODLOT COURT AND BENCHMOT DRIVE ARE HEREBY DEDICATED TO THE WOODLANDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE AS A PRIVATE ROADWAY FOR INGRESS AND EGRESS, ACCESS, UTILITIES AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, SEWER WATER, WASTEWATER, AND WASTEWATER MANAGEMENT FACILITIES. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT IN ITS SOLE DISCRETION. AN EASEMENT OVER AND UNDER SAID TRACT "A" SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF WESTLAKE FOR SEWER, WATER AND EMERGENCY VEHICLES. THE CITY OF WESTLAKE AND THE SEMINOLE IMPROVEMENT DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT OR SAID TRACT "A" EXCEPT AS SMALL RELATE TO THE SURVEYORS OF SUCH PUBLIC UTILITIES BY THE SEMINOLE IMPROVEMENT DISTRICT, AND FOR MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE'S SERVICE VEHICLES AND EMERGENCY VEHICLES.

OPEN SPACE TRACTS

TRACTS O.S.T. #1 THROUGH O.S.T. #6, O.S.T. #12 AND O.S.T. #13, AS SHOWN HEREON, ARE HEREBY DEDICATED TO AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

OPEN SPACE TRACTS

TRACT O.S.T. #11, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

LIFT STATION EASEMENT

LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

FORCE MAIN EASEMENT

FORCE MAIN EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

WATER MAIN EASEMENT

WATER MAIN EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

WATER MANAGEMENT TRACTS

WATER MANAGEMENT TRACTS W.M.T. #1 THROUGH W.M.T. #4, 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 FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

LAKE MAINTENANCE ACCESS EASEMENTS

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

UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THIS 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 199 AND 206, FLORIDA STATUTES, AS A PUBLIC UTILITY PROVIDER OF WATER, SEWER AND RECLAIMED WATER), ITS SUCCESSORS AND ASSIGNS, SUBJECT TO THOSE CERTAIN RESTRICTIONS OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY 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 THIS 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 THIS PLAT, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT, AND APPURTENANT ABOVEGROUND EQUIPMENT TO BE INSTALLED FROM TIME TO TIME TOGETHER WITH THE RIGHT TO PERMIT FLORIDA POWER & LIGHT TO ATTACH OR PLACE WIRES TO OR WITHIN ANY FACILITIES HEREUNDER AND LAY CABLE AND CONDUIT WITHIN THE EASEMENT AREA AND TO OPERATE THE SAME FOR FLORIDA POWER & LIGHT'S CONVENIENCE AND PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES.

DRAINAGE EASEMENTS

THE 20-FOOT WIDE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE. CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR DRAINAGE PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, MINTO PBLU, 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.

WITNESS: _____ MINTO PBLU, LLC
A FLORIDA LIMITED LIABILITY COMPANY
FRONT NAME: _____ BY: _____
JOHN F. CARTER, MANAGER
WITNESS: _____
FRONT 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 _____, 2022, BY JOHN CARTER, AS MANAGER FOR MINTO PBLU, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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
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 _____, 2022, BY JOHN CARTER, AS PRESIDENT FOR WOODLANDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

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

(SEAL)

WITNESS: _____ SEMINOLE IMPROVEMENT DISTRICT
AN INDEPENDENT SPECIAL DISTRICT
OF THE STATE OF FLORIDA
FRONT NAME: _____ BY: _____
SLUIT MASSEY, PRESIDENT

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 _____, 2022, BY SCOTT MASSEY AS PRESIDENT FOR SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, 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)

ACCEPTANCE OF DEDICATION

WOODLANDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ___ DAY OF _____, 2022.

WITNESS: _____ WOODLANDS OF WESTLAKE
HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT
FRONT NAME: _____ BY: _____
JOHN CARTER, PRESIDENT
WITNESS: _____
FRONT NAME: _____

ACKNOWLEDGEMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ___ DAY OF _____, 2022, BY JOHN CARTER, AS PRESIDENT FOR WOODLANDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

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

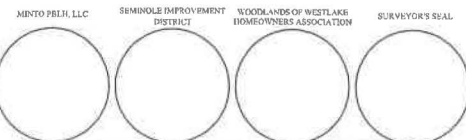
(SEAL)

SURVEYOR'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 ("C.P.'S") AND ADJUSTMENTS ACCORDING TO SEC. 172.09(1)(F), WILL BE SET UNDER THE GUARANTEES PORTED WITH THE CITY OF WESTLAKE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 172, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WESTLAKE, FLORIDA.

DATE: _____
GARY A. ROSE, P.E.M.
LICENSED SURVEYOR
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
BART A. RAISER, F.S.M.
LICENSED STATE OF FLORIDA
GEORPINT SURVEYING, INC.
4152 WEST BLOOMINGDALE BOULEVARD, SUITE 105,
PILVERDA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7758



4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geo-point.com
Palm Beach, FL 33404 License Number: LB7758
Lynnwood, WA 98042
Sheet No. 1 of 12 Sheets

WOODLANDS OF WESTLAKE

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

CITY OF WESTLAKE APPROVAL

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS _____ DAY OF _____ 2021, IN ACCORDANCE WITH SEC. 177.01(2), F.S. AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & STAFFER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SBC 17.06(1), F.S.

ATTEST: _____ BY: _____
CITY MANAGER, KEN CASSEL 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 FIELD, 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 NO ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PREVENT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

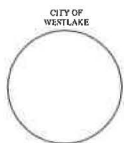
DATED: _____ HARRY BONNE, PRESIDENT, FOUNDERS TITLE

AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (140 LOTS):	44,155
ROADWAY TRACT (TRACT "A"):	16,309
OPEN SPACE TRACT #1:	0.562
OPEN SPACE TRACT #2:	0.497
OPEN SPACE TRACT #3:	0.296
OPEN SPACE TRACT #4:	0.225
OPEN SPACE TRACT #5:	0.212
OPEN SPACE TRACT #6:	0.174
OPEN SPACE TRACT #7:	0.476
OPEN SPACE TRACT #8:	0.069
OPEN SPACE TRACT #9:	0.078
OPEN SPACE TRACT #10:	2.714
OPEN SPACE TRACT #11:	1.986
OPEN SPACE TRACT #12:	0.037
OPEN SPACE TRACT #13:	0.069
WATER MANAGEMENT TRACT #1:	4.151
WATER MANAGEMENT TRACT #2:	11.181
WATER MANAGEMENT TRACT #3:	5.602
WATER MANAGEMENT TRACT #4:	16.241
TOTAL ACRES, MORE OR LESS:	90.721

SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS: "■" = 1" X 1" BRASS DISK STAMPED "TBM 187248" SET IN A 4" X 5" X 24" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS TIPS "■" = A MAGNETIC NAIL AND DISK STAMPED "CPI 187248" (UNLESS OTHERWISE NOTED).
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 4, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF 8°44'53"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 TRESS OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR SEMI-CITY IMPROVEMENT DISTRICT APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF WESTLAKE ZONING REGULATIONS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE 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 CONTACT, 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.
- ALL LINES INTERSECTING CURVULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD 83 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



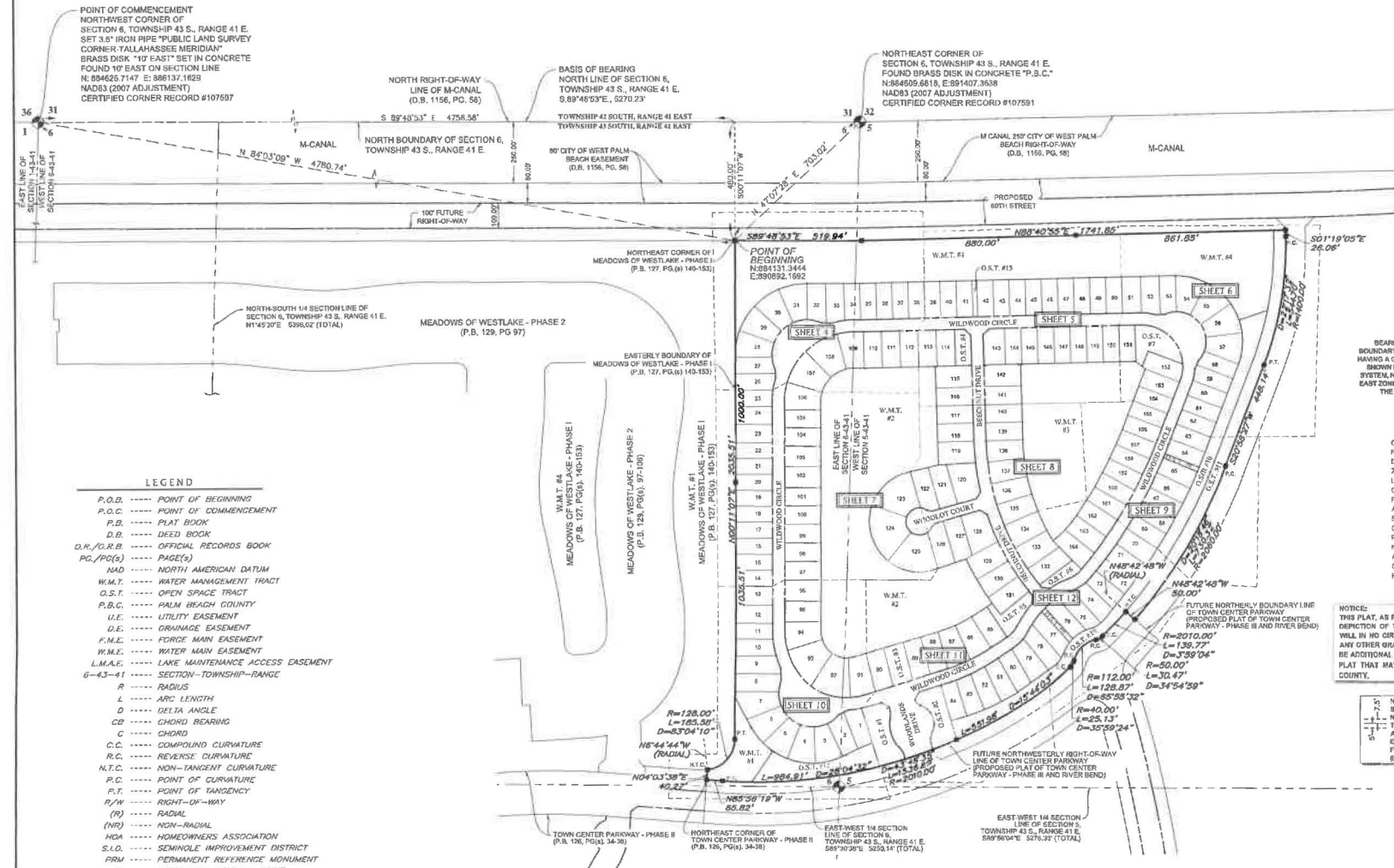
WOODLANDS OF WESTLAKE

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

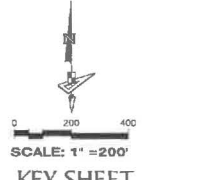
POINT OF COMMENCEMENT
NORTHWEST CORNER OF
SECTION 6, TOWNSHIP 43 S., RANGE 41 E.
SET 3.5" IRON PIPE "PUBLIC LAND SURVEY
CORNER-TALLAHASSEE MERIDIAN"
BRASS DISK "10" EAST" SET IN CONCRETE
FOUND 10' EAST ON SECTION LINE
N: 89°46'53" E: 886137.1829
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107697

NORTH RIGHT-OF-WAY
LINE OF M-CANAL
(D.B. 1156, PG. 58)
S 89°46'53" E 4758.58'

NORTHEAST CORNER OF
SECTION 6, TOWNSHIP 43 S., RANGE 41 E.
FOUND BRASS DISK IN CONCRETE "P.B.C."
N864609.6818, E891407.3638
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107691



- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - D.R./D.R.B. ----- OFFICIAL RECORDS BOOK
 - PG./PG(S) ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
 - P.B.C. ----- PALM BEACH COUNTY
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - F.M.E. ----- FORGE MAIN EASEMENT
 - W.M.E. ----- WATER MAIN EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - 6-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - Δ ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - C.C. ----- COMPOUND CURVATURE
 - R.C. ----- REVERSE CURVATURE
 - N.T.C. ----- NON-TANGENT CURVATURE
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - R/W ----- RIGHT-OF-WAY
 - (R) ----- RADIAL
 - (NR) ----- NON-RADIAL
 - HOA ----- HOMEOWNERS ASSOCIATION
 - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - ◉ ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



KEY SHEET

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

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°46'53" E (MAGNETIC). BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 97) FOR THE EAST ZONE OF FLORIDA. GRID 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 DRAWING 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. UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (E. 9" = 9.99" (E. 7.5" = 7.50"))

GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd.
Suite 101
Palm Beach, FL 33404
Phone: (561) 444-7720
www.geopointsurvey.com
License Number: LR 7768

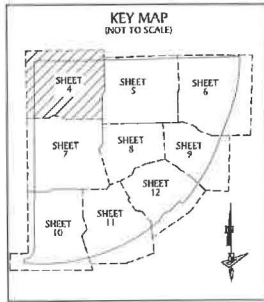
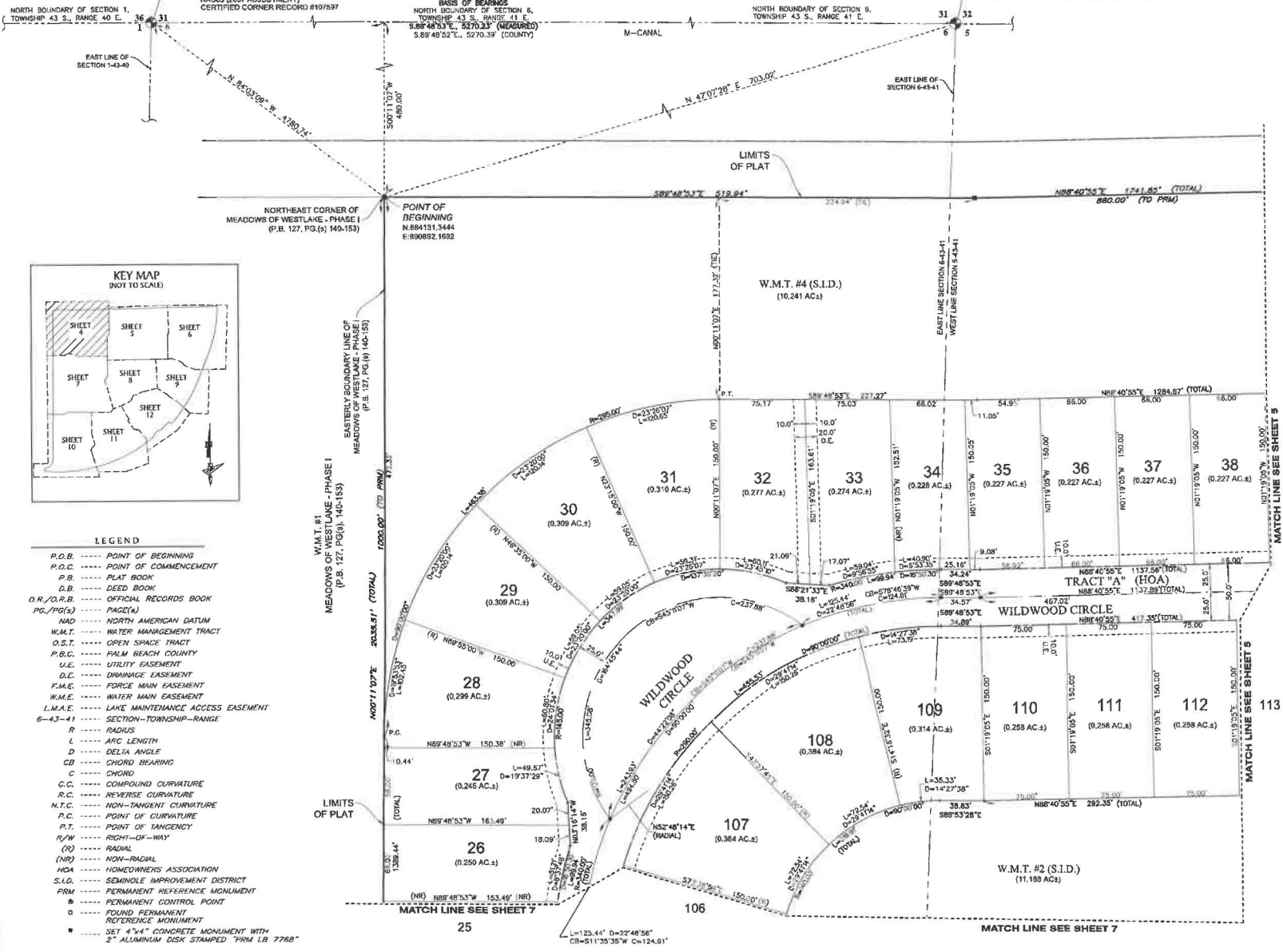
WOODLANDS OF WESTLAKE

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

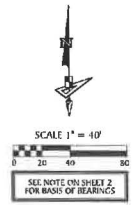
NORTHEAST CORNER OF
SECTION 6, TOWNSHIP 43 S., RANGE 41 E.
FOUND BRASS DISK IN CONCRETE "P.B.C."
N:884609.6818, E:351407.3038
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107591

POINT OF COMMENCEMENT
NORTHWEST CORNER OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 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:885137.1629
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107597

BASES OF BEARINGS
NORTH BOUNDARY OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.
S:89°48'52"E, 5270.33' (MEASURED)
S:89°48'52"E, 5270.39' (COUNTY)



- LEGEND**
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 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - O.R./O.R.B. OFFICIAL RECORDS BOOK
 - PG./PG(s) PAGE(s)
 - NAD NORTH AMERICAN DATUM
 - W.M.T. WATER MANAGEMENT TRACT
 - O.S.T. OPEN SPACE TRACT
 - P.B.C. PALM BEACH COUNTY
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - F.M.E. FORCE MAIN EASEMENT
 - W.M.E. WATER MAIN EASEMENT
 - L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
 - 6-43-41 SECTION-TOWNSHIP-RANGE
 - R RADIUS
 - L ARC LENGTH
 - D DELTA ANGLE
 - CB CHORD BEARING
 - C CHORD
 - C.C. COMPOUND CURVATURE
 - R.C. REVERSE CURVATURE
 - N.T.C. NON-TANGENT CURVATURE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - R/W RIGHT-OF-WAY
 - (R) RADIAL
 - (NR) NON-RADIAL
 - HOA HOMEOWNERS ASSOCIATION
 - S.I.D. SEMINOLE IMPROVEMENT DISTRICT
 - PRM PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - ◻ FOUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

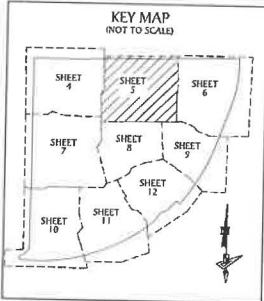


GeoPoint
Surveying, Inc.

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Sheet No. 4 of 12 Sheets

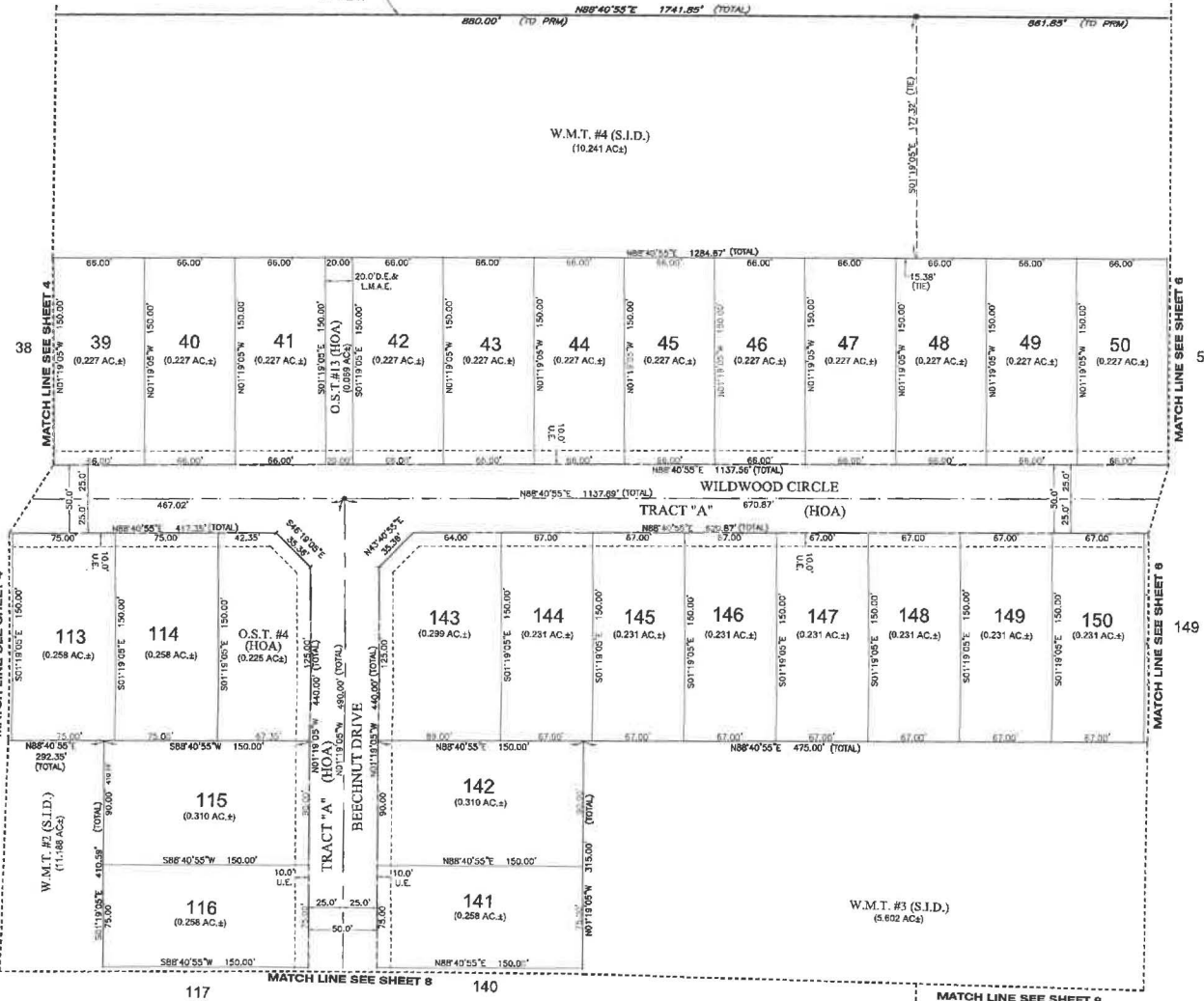
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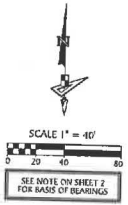


LIMITS
OF PLAT

W.M.T. #4 (S.I.D.)
(10.241 AC±)

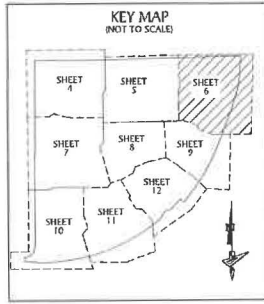


- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - F.B. FLAT BOOK
 - D.B. DEED BOOK
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 - 6-43-41 SECTION-TOWNSHIP-RANGE
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 - N.T.C. NON-TANGENT CURVATURE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - R/W RIGHT-OF-WAY
 - (R) RADIAL
 - (NR) NON-RADIAL
 - HOA HOMEOWNERS ASSOCIATION
 - S.I.D. SEWERAGE IMPROVEMENT DISTRICT
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 - PERMANENT CONTROL POINT
 - FOUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

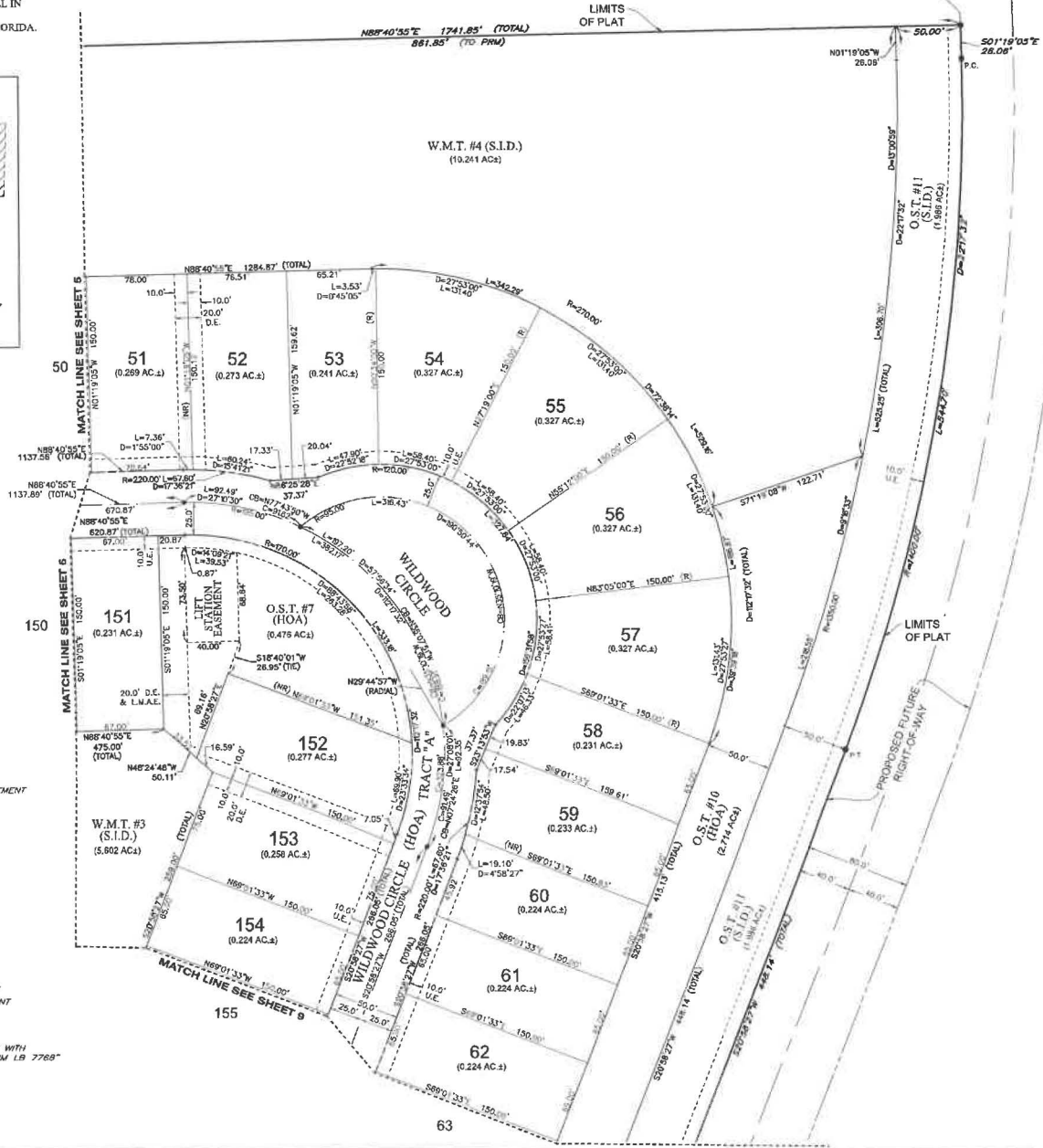


WOODLANDS OF WESTLAKE

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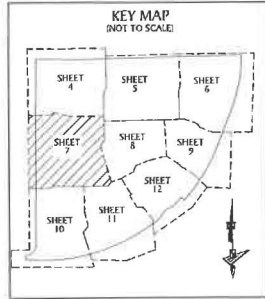


- LEGEND**
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 - C CHORD
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 - S.I.D. SEMINOLE IMPROVEMENT DISTRICT
 - PRM PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - ◻ FOUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

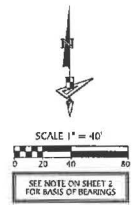
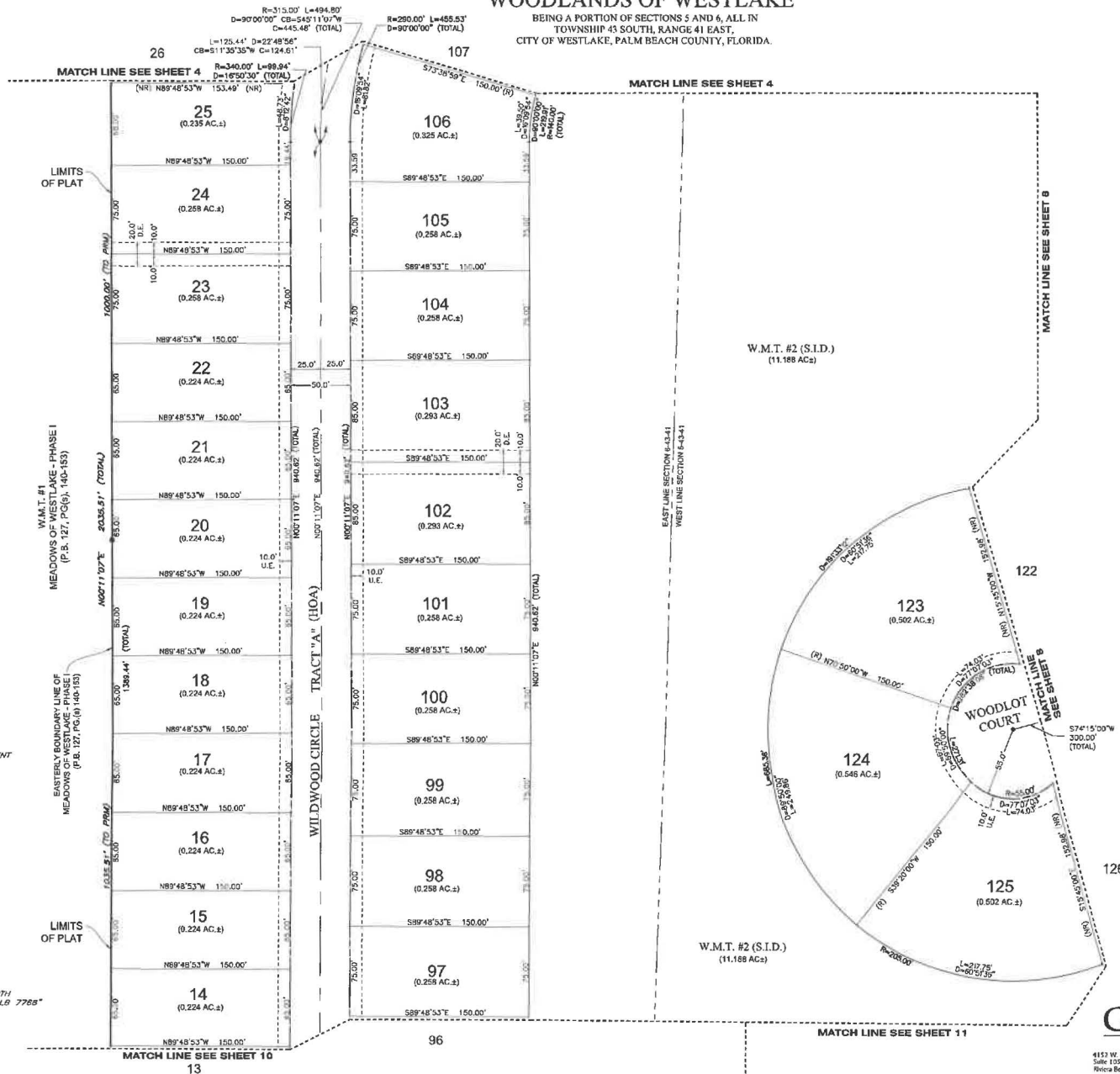


WOODLANDS OF WESTLAKE

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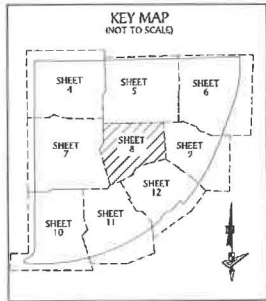


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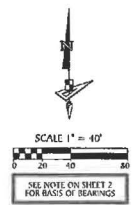


WOODLANDS OF WESTLAKE

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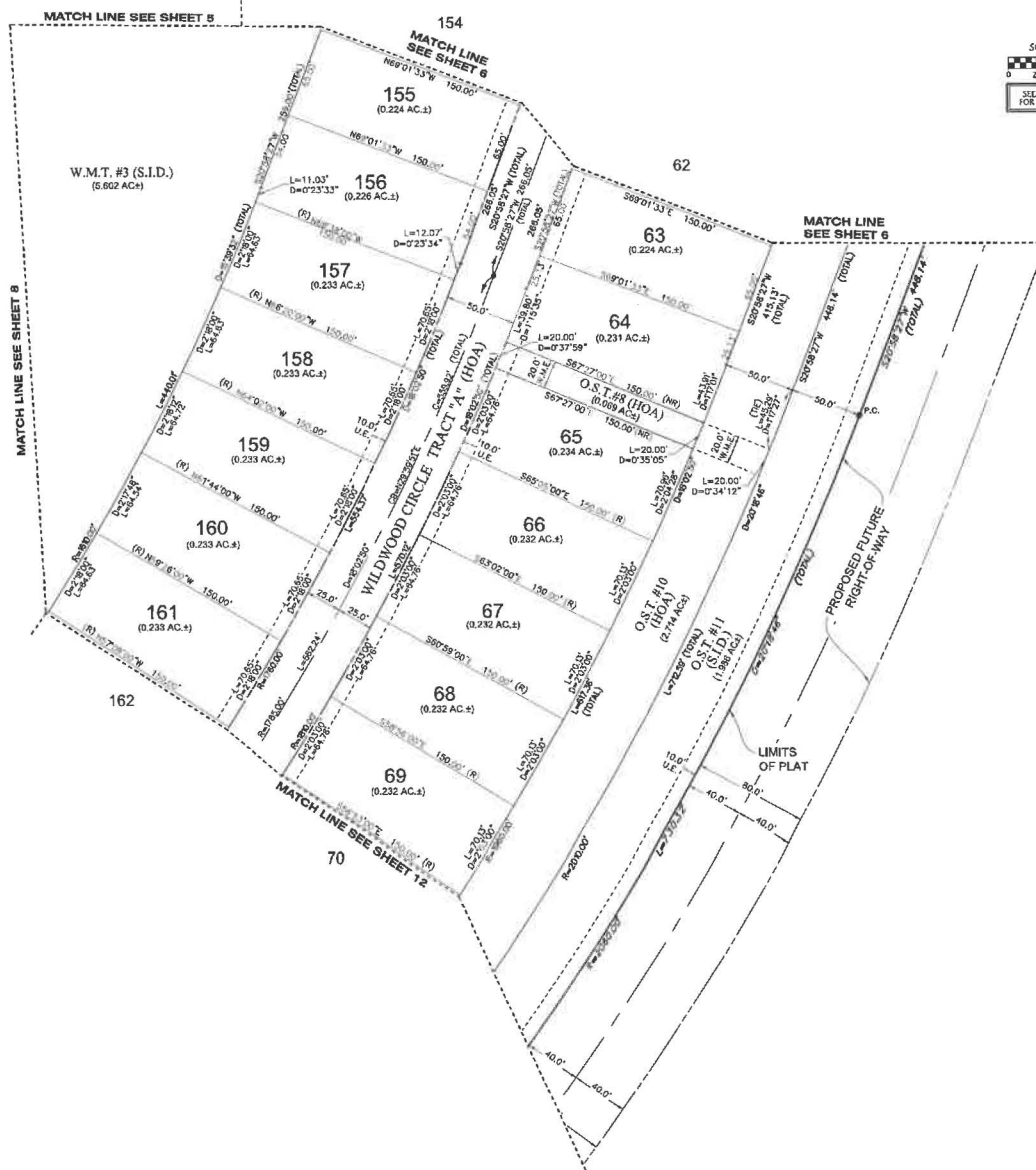
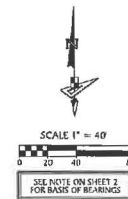
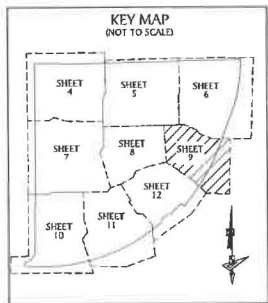


- LEGEND**
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 - F.M.E. ----- FORCE MAIN EASEMENT
 - W.M.E. ----- WATER MAIN EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - 6-43-47 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - C.C. ----- COMPOUND CURVATURE
 - R.C. ----- REVERSE CURVATURE
 - N.T.C. ----- NON-TANGENT CURVATURE
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - R/W ----- RIGHT-OF-WAY
 - (R) ----- RADIAL
 - (NR) ----- NON-RADIAL
 - HOA ----- HOMEOWNERS ASSOCIATION
 - S.I.D. ----- SEMI-CIRCLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



WOODLANDS OF WESTLAKE

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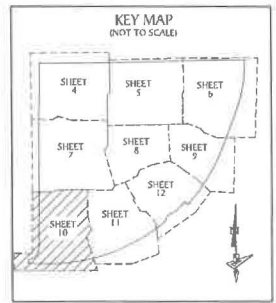
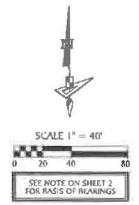
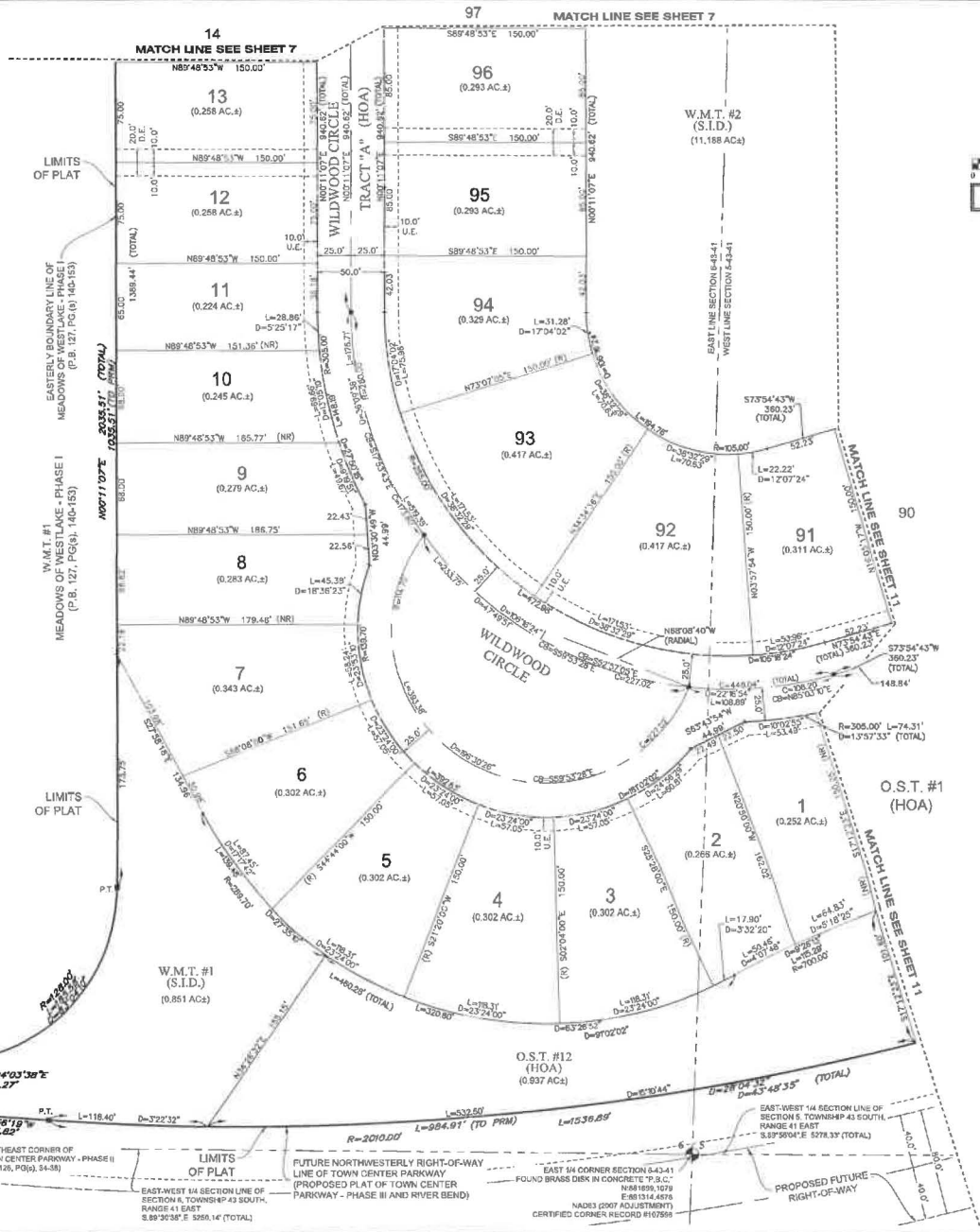


- LEGEND**
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 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - O.R./O.R.B. OFFICIAL RECORDS BOOK
 - PG./PG(S) PAGE(S)
 - NAD NORTH AMERICAN DATUM
 - W.M.T. WATER MANAGEMENT TRACT
 - O.S.T. OPEN SPACE TRACT
 - P.B.C. PALM BEACH COUNTY
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - F.M.E. FORCE MAIN EASEMENT
 - W.M.E. WATER MAIN EASEMENT
 - L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
 - 6-43-41 SECTION-TOWNSHIP-RANGE
 - R RADIUS
 - L ARC LENGTH
 - D DELTA ANGLE
 - CB CHORD BEARING
 - C CHORD
 - C.C. COMPOUND CURVATURE
 - R.C. REVERSE CURVATURE
 - N.T.C. NON-TANGENT CURVATURE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - R/W RIGHT-OF-WAY
 - (R) RADIAL
 - (NR) NON-RADIAL
 - HOA HOMEOWNERS ASSOCIATION
 - S.I.D. SEWINDLE IMPROVEMENT DISTRICT
 - PRM PERMANENT REFERENCE MONUMENT
 - PRM PERMANENT CONTROL POINT
 - o FOUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7785"

WOODLANDS OF WESTLAKE

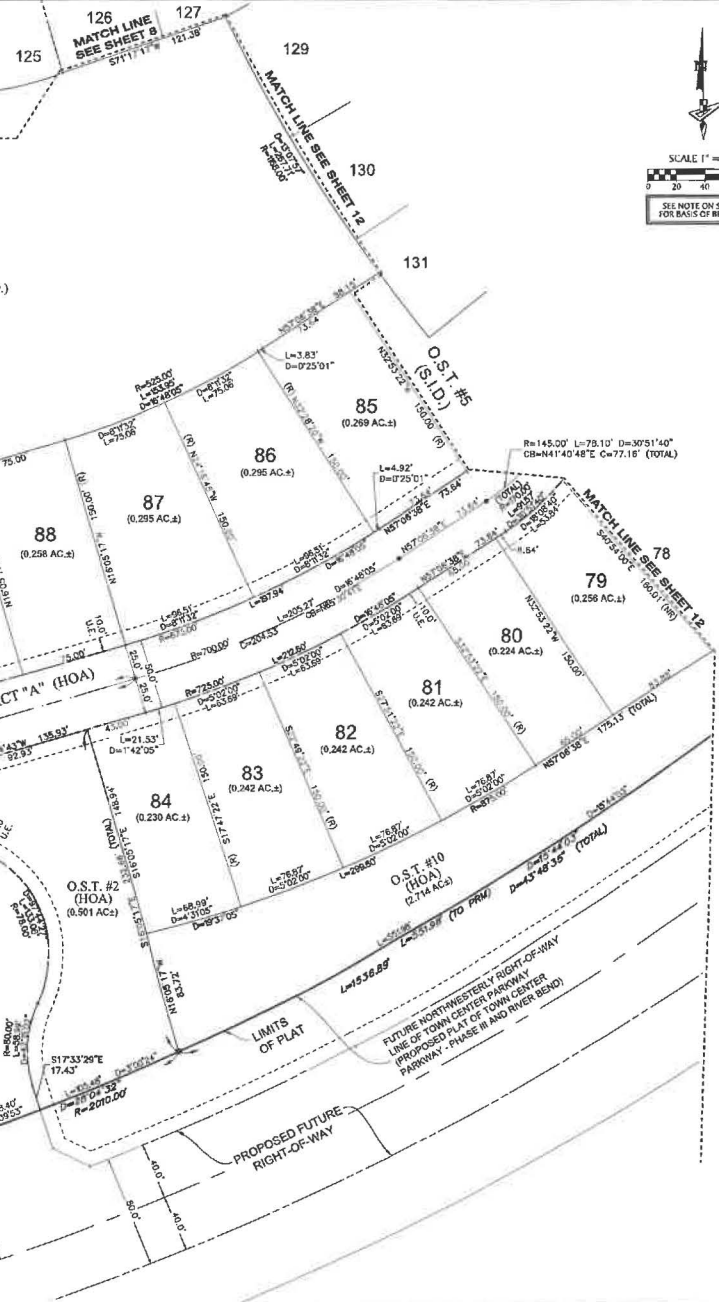
BEING A PORTION OF SECTIONS 5 AND 6, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

LEGEND	
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
D.B.	DEED BOOK
O.P./O.R.B.	OFFICIAL RECORDS BOOK
P.G./P.O.G.	PAGES
NAD	NORTH AMERICAN DATUM
W.M.T.	WATER MANAGEMENT TRACT
O.S.T.	OPEN SPACE TRACT
P.B.C.	PALM BEACH COUNTY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
F.M.E.	FORCE MAIN EASEMENT
W.M.E.	WATER MAIN EASEMENT
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
6-43-41	SECTION-TOWNSHIP-RANGE
R	RADIUS
L	ARC LENGTH
D	DELTA ANGLE
CB	CHORD BEARING
C	CHORD
C.C.	COMPOUND CURVATURE
R.C.	REVERSE CURVATURE
N.T.C.	NON-TANGENT CURVATURE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
R/W	RIGHT-OF-WAY
(R)	RADIAL
(NR)	NON-RADIAL
HGA	HOMEOWNERS ASSOCIATION
S.I.D.	SEMIHOLE IMPROVEMENT DISTRICT
PRM	PERMANENT REFERENCE MONUMENT
●	PERMANENT CONTROL POINT
□	FOUND PERMANENT REFERENCE MONUMENT
■	SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "FORM LB 7768"

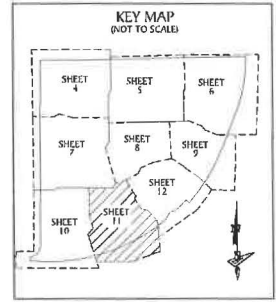
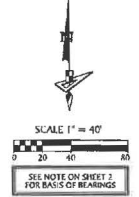


WOODLANDS OF WESTLAKE

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

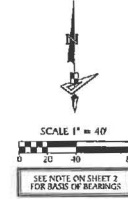
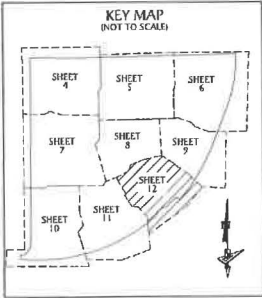


- LEGEND**
- P.O.B. POINT OF BEGINNING
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 - P.B. PLAT BOOK
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 - L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
 - 6-43-41 SECTION-TOWNSHIP-RANGE
 - R' RADII(S)
 - L' ARC LENGTH
 - D' DELTA ANGLE
 - CB' CHORD BEARING
 - C' CHORD
 - G.C. COMPOUND CURVATURE
 - R.C. REVERSE CURVATURE
 - N.T.C. NON-TANGENT CURVATURE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - R/W' RIGHT-OF-WAY
 - (R) RADIAL
 - (NR) NON-RADIAL
 - HOA HOMEOWNERS ASSOCIATION
 - S.I.D. SEMINOLE IMPROVEMENT DISTRICT
 - PRM PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - ◻ FOUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



WOODLANDS OF WESTLAKE

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



- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
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 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - 6-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - C.C. ----- COMPOUND CURVATURE
 - R.C. ----- REVERSE CURVATURE
 - N.T.C. ----- NON-TANGENT CURVATURE
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - R/W ----- RIGHT-OF-WAY
 - (R) ----- RADIAL
 - (NR) ----- NON-RADIAL
 - HOA ----- HOMEOWNERS ASSOCIATION
 - S.I.D. ----- SINGLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
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 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED 'PRM LB 7768'

GeoPoint
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Suite 102 www.geopointsurvey.com
Palm Beach, FL 33404 Licensed Professional Surveyor
Sheet No. 12 of 12 Sheets

Exhibit 'C'
WOODLANDS OF WESTLAKE
TOPOGRAPHICAL SURVEY

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DESCRIPTION:
 BEING A PORTION OF SECTIONS 2 AND 4, ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S89°10'55"E, ALONG THE NORTH RIGHT-OF-WAY LINE OF THE CANAL, PER DEED BOOK 1156, PAGE 35, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 476.58 FEET; THENCE S09°19'17"W, DEPARTING SAID NORTH LINE OF SECTION 6, A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING; THENCE S39°43'35"E, A DISTANCE OF 19.84 FEET; THENCE N38°58'55"E, A DISTANCE OF 174.65 FEET; THENCE S61°19'59"E, A DISTANCE OF 56.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1600.00 FEET; THENCE S01°12'17"W, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 121°15'11", A DISTANCE OF 64.76 FEET TO A POINT OF TANGENCY; THENCE S49°27'17"W, A DISTANCE OF 484.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 266.00 FEET; THENCE S01°12'17"W, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°15'41", A DISTANCE OF 725.52 FEET TO A POINT ON THE FUTURE NORTHERLY BOUNDARY LINE OF TOWN CENTER PARKWAY, PER PROPOSED PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, OF SAID PUBLIC RECORDS; THENCE S49°27'17"W, ALONG SAID FUTURE NORTHERLY BOUNDARY LINE, A DISTANCE OF 50.66 FEET TO A POINT ON THE FUTURE NORTHWESTERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, AS SHOWN ON SAID PROPOSED PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, ALSO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2010.00 FEET, AND A RADIAL BEARING OF N41°12'40"W AT SAID INTERSECTION; THENCE THE FOLLOWING SIX (6) COURSES BEING BY SAID FUTURE NORTHWESTERLY RIGHT-OF-WAY LINE, 1) THENCE S01°12'17"W, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°59'44", A DISTANCE OF 129.77 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2010.00 FEET; 2) THENCE S01°12'17"W, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°54'59", A DISTANCE OF 70.47 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 11.00 FEET; 3) THENCE S01°12'17"W, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°32'12", A DISTANCE OF 129.87 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 46.90 FEET; 4) THENCE S01°12'17"W, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°59'24", A DISTANCE OF 25.11 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2010.00 FEET; 5) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°49'45", A DISTANCE OF 153.89 FEET TO A POINT OF TANGENCY; 6) THENCE N45°55'19"W, A DISTANCE OF 65.82 FEET TO THE NORTHEAST CORNER OF TOWN CENTER PARKWAY - PHASE II, AS RECORDED IN PLAT BOOK 134, PAGES 34 THROUGH 36, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO A POINT ON THE EASTERLY LINE OF MEADOWS OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 127, PAGES 140 THROUGH 143, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSES BEING BY SAID EASTERLY BOUNDARY LINE OF MEADOWS OF WESTLAKE - PHASE I: 1) THENCE N84°40'37"E, A DISTANCE OF 49.27 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 120.00 FEET, AND A RADIAL BEARING OF N66°46'47"W AT SAID INTERSECTION; 2) THENCE N08°11'27"E, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°46'49", A DISTANCE OF 182.26 FEET TO A POINT OF TANGENCY; 3) THENCE N00°11'27"E, A DISTANCE OF 305.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,552,226 SQUARE FEET OR 80.71 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- CURRENT TITLE INFORMATION ON THE SUBJECT PROPERTY HAS NOT BEEN FURNISHED TO GEOPPOINT SURVEYING, INC. AT THE TIME OF THIS SURVEY, AND IS SUBJECT TO TITLE REVIEW AND/OR ABSTRACT, GEOPPOINT 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 GRID BEARINGS BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF 2.88425"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 03) FOR THE EAST ZONE OF FLORIDA, SAID BASIS OF BEARINGS IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 90).
- THIS SURVEY IS INTENDED TO BE DISPLAYED AT 1" = 200' 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 "A" AND "X" ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 10056C0245F FOR PALM BEACH COUNTY, COMMUNITY NO. 126192, PALM BEACH COUNTY, FLORIDA, DATED OCTOBER 30, 2022 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, LINES SHOWN HAVE BEEN DIGITALLY TRANSLATED FROM FIRM 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 "OUTBACK 6", HAVING A PUBLISHED ELEVATION OF 22.87 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 EXPRESS. 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, SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), OR DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.) WETLAND LINES AND AREAS, IF ANY, ARE NOT SHOWN HEREON.
- 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 GALLERY JUDGE GROVES:
 - THE "M" CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 135.
 - 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 GALLERY JUDGE GROVES, PREPARED BY LIBBERG LAND SURVEYING, INC. (JOB NO.: 05-106-1910), DATED OCTOBER 5, 2007.
 - SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 6, 1985.

The user opposing on this document was authorized by Gary A. Rager, Professional Surveyor and Mapper, State of Florida, License No. 15489.
 This item has been electronically signed and sealed by Gary A. Rager, P.S.M., on 02/20/2024 using a 2048-bit digital signature code.
 Printed copies of this document are not considered signed and sealed and the S.M.A. (notarization) code must be verified on any electronic copies.

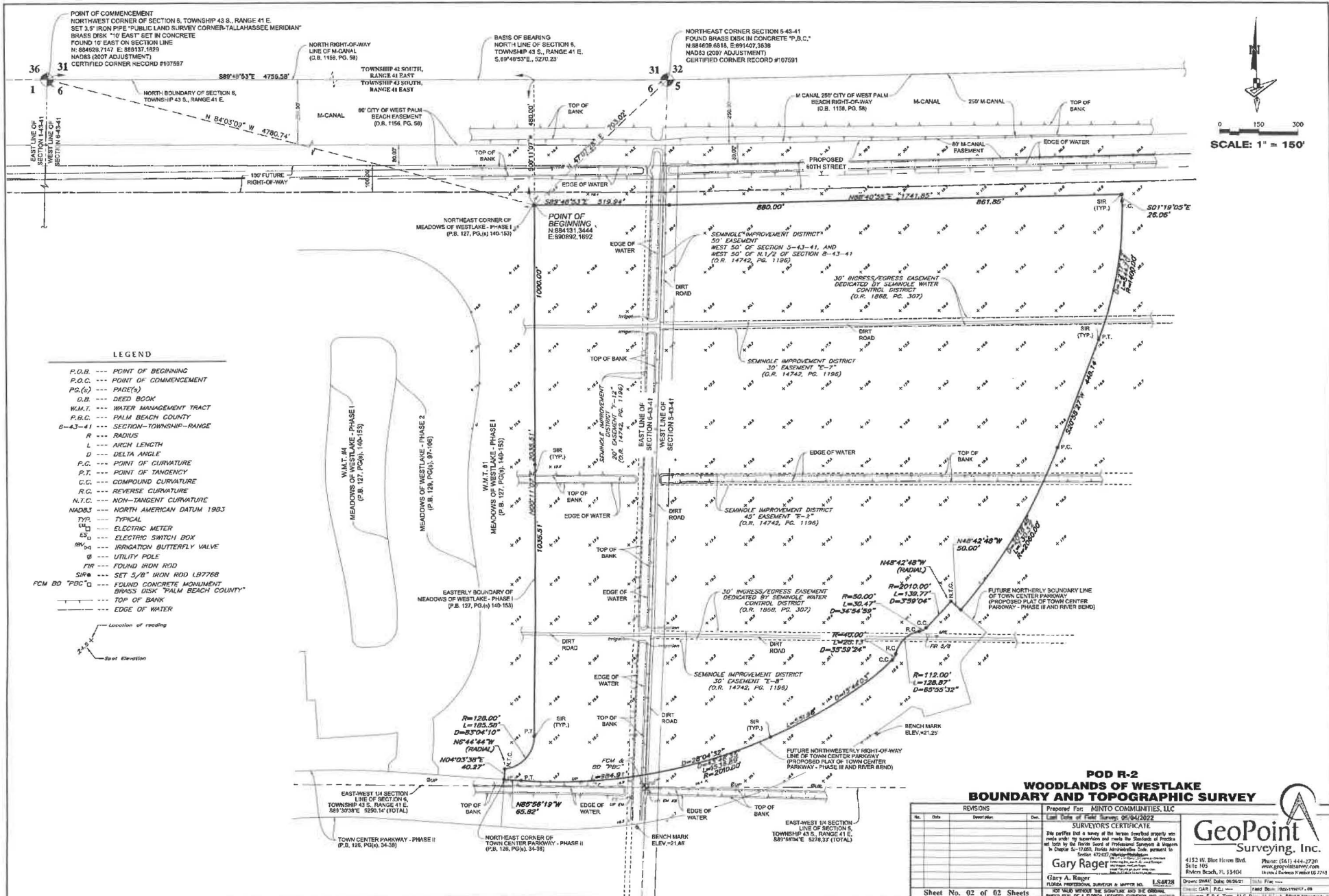
**POD R-2
 WOODLANDS OF WESTLAKE
 BOUNDARY AND TOPOGRAPHIC SURVEY**

REVISIONS			Prepared For: MINTO COMMUNITIES LLC
No.	Date	Description	Date of Field Survey: 08/04/2023

**GeoPoint
 Surveying, Inc.**

4153 W. Blue Heron Blvd. Phone: (561) 444-2720
 Suite 105 www.geopoint-surveying.com
 Palm Beach, FL 33404 Direct: (561) 444-2720
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 License No. 15489 Title: P.S.M.
 State of Florida License No. 15489
 License No. 15489 Title: P.S.M.
 License No. 15489 Title: P.S.M.

Sheet No. 1 of 2 Sheets



LEGEND

- P.O.B. --- POINT OF BEGINNING
 - P.O.C. --- POINT OF COMMENCEMENT
 - PG.(s) --- PAGE(S)
 - D.B. --- DEED BOOK
 - W.M.T. --- WATER MANAGEMENT TRACT
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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.C. --- NON-TANGENT CURVATURE
 - NAD83 --- NORTH AMERICAN DATUM 1983
 - TYL --- TYPICAL
 - EM --- ELECTRIC METER
 - ESD --- ELECTRIC SWITCH BOX
 - IBV --- IRRIGATION BUTTERFLY VALVE
 - U --- UTILITY POLE
 - FIR --- FOUND IRON ROD
 - SIR --- SET 5/8" IRON ROD LB7768
 - FCM BD "PBC" --- FOUND CONCRETE MONUMENT BRASS DISK "PALM BEACH COUNTY"
 - TOP OF BANK
 - EDGE OF WATER
- Location of reading
Start Elevation

**POD R-2
WOODLANDS OF WESTLAKE
BOUNDARY AND TOPOGRAPHIC SURVEY**

REVISIONS		Prepared For: MINTO COMMUNITIES, LLC	
No.	Date	Description	Date

Surveyor's Certificate
 I, Gary A. Rager, a duly Licensed Professional Surveyor in the State of Florida, do hereby certify that a survey of the herein described property was made under my supervision and under the direction of the Florida Board of Professional Surveyors & Engineers in Chapter 47, F.S., Florida Administrative Code pursuant to Section 472.007, Chapter 47, Florida Statutes, and that the same is a true and correct representation of the actual survey made by me or under my direct supervision and control.

Gary A. Rager
 Florida Registration Number: 158428
 License Expiration Date: 06/28/25

GeoPoint Surveying, Inc.
 4152 W. Silver Hicken Blvd.
 Suite 105
 Riviera Beach, FL 33404
 Phone: (561) 444-7731
 www.geopointsurveying.com
 Florida Equal Housing Opportunity
 License Number: 18 27418

Drawn Date: 06/28/25
 Date of Survey: 06/28/25
 Project Name: MINTO COMMUNITIES, LLC
 Project No.: 192211007-08
 Scale: 1" = 150'

Sheet No. 02 of 02 Sheets