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CITY OF WESTLAKE

RESOLUTION NO. 2023-02

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF POD V-2, BEING A PORTION OF SECTION 5, 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 Pod V-2, being a portion of Section 5, Township 43 South, Range 41 East, City of Westlake, Palm Beach County, Florida, containing approximately 6.640 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 OF THE CITY OF WESTLAKE, FLORIDA:

SECTION 1. The foregoing "WHEREAS" clause is hereby ratified and confirmed by the City Council and incorporated herein by this reference.

SECTION 2. The City Council for the City of Westlake hereby approves the final plat, "Exhibit B" and boundary survey, "Exhibit C" for Pod V-2, as

1 described in the attached Exhibit "A", containing approximately 6.640 acres,
2 which is located in the City of Westlake, and in Palm Beach County, Florida.

3 **SECTION 3.** All Resolutions or parts of Resolutions in conflict herewith, be
4 and the same are repealed to the extent of such conflict.

5 **SECTION 4.** The applicant shall provide a certified copy of the recorded
6 plat to the City and the applicant shall cover the costs of recording the plat in the
7 public records in and for Palm Beach County Florida.


8 **SECTION 5. CONFLICTS.** All resolutions or parts of resolutions in
9 conflict herewith are hereby repealed to the extent of such conflict.

10
11 **SECTION 6. SEVERABILITY.** If any clause, section, other part or
12 application of this Resolution is held by any court of competent jurisdiction to be
13 unconstitutional or invalid, in part or application, it shall not affect the validity of
14 the remaining portions or applications of this Resolution.

15
16 **SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect
17 immediately upon its passage and adoption.

18
19 **PASSED AND APPROVED** by City Council for the City of Westlake, on this
20 3rd day of January 2023.

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25 City of Westlake
26 John Paul O'Connor, Mayor

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29 Zoie Burgess, City Clerk

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Exhibit 'A'
Pod V-2
LEGAL DESCRIPTION

DESCRIPTION:

A PORTION OF SECTION 5, 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 5, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.01°57'47"W., ALONG THE WEST LINE OF SAID SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 2712.17 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.89°56'04"E., DEPARTING SAID WEST LINE OF SAID SECTION 5 AND ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, A DISTANCE OF 1336.65 FEET TO THE **POINT OF BEGINNING**, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4694.00 FEET AND A RADIAL BEARING OF S.77°40'53"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°44'32", A DISTANCE OF 470.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY 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 NORTHWEST, WITH A RADIUS OF 2190.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°58'36", A DISTANCE OF 381.34 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.46°08'59"E., A DISTANCE OF 6.43 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5049.00 FEET AND A RADIAL BEARING OF S.69°11'29"W., AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°06'15", A DISTANCE OF 273.56 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 318.00 FEET AND A RADIAL BEARING OF S.72°01'51"E., AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°49'03", A DISTANCE OF 343.10 FEET TO POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 64.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°07'30", A DISTANCE OF 33.65 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5041.00 FEET AND A RADIAL BEARING OF S.76°22'14"W., AT SAID INTERSECTION; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°15'26", A DISTANCE OF 374.56 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.81°54'45"W., A DISTANCE OF 347.09 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 4694.00 FEET AND A RADIAL BEARING OF S.80°31'58"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC

OF SAID CURVE THROUGH A CENTRAL ANGLE OF $02^{\circ}51'04''$, A DISTANCE OF 233.58 FEET TO
POINT OF BEGINNING.

CONTAINING: 289,262 SQUARE FEET OR 6.640 ACRES, MORE OR LESS.

Exhibit 'B'
Pod V-2
PLAT

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POD V-2

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PRLI, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS POD V-2, BEING A PORTION OF SECTION 5, 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 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S 0°17'47"W, ALONG THE WEST LINE OF SAID SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 2712.17 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S 89°58'56"W, DEPARTING SAID WEST LINE OF SAID SECTION 5 AND ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, A DISTANCE OF 13.66 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4694.00 FEET AND A RADIAL BEARING OF S 77°49'57"W, AT SAID INTERSECTION, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°44'27", A DISTANCE OF 216.41 FEET TO A POINT OF KEY/BACK CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 4694.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°38'36", A DISTANCE OF 43.74 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2164.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°36'30", A DISTANCE OF 31.31 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 2064.00 FEET AND A RADIAL BEARING OF S 89°11'29"W, AT SAID INTERSECTION, THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°00'57", A DISTANCE OF 279.56 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 3100.00 FEET AND A RADIAL BEARING OF S 27°51'51", AT SAID INTERSECTION, THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°49'07", A DISTANCE OF 343.10 FEET TO POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 640.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 80°07'30", A DISTANCE OF 33.85 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 3948.00 FEET AND A RADIAL BEARING OF S 32°27'24"W, AT SAID INTERSECTION, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°15'26", A DISTANCE OF 374.50 FEET TO A POINT OF NON-TANGENT INTERSECTION, THENCE S 41°24'49"W, A DISTANCE OF 357.29 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 4694.00 FEET AND A RADIAL BEARING OF S 80°15'55"W, AT SAID INTERSECTION, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°51'54", A DISTANCE OF 233.58 FEET TO POINT OF BEGINNING.

CONTAINING: 299,242 SQUARE FEET OR 6.840 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AND RESERVE AS FOLLOWS:

DEDICATION:

"FUTURE DEVELOPMENT" TRACT

TRACT "FUTURE DEVELOPMENT", AS SHOWN HEREON, IS HEREBY RESERVED FOR WESTLAKE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF WESTLAKE, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WESTLAKE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF WESTLAKE.

UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THIS PLAN ARE PRIVATE, NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY RIGHTS AND EASEMENTS ESTABLISHED BY OR RESERVED BY THIS PLAN ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTERS 189 AND 209, 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 DECLARATIONS 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 APPLICABLE LICENSEES, AGENTS, SUCCESSORS, AND ASSIGNS, (PPL), A NON-EXCLUSIVE EASEMENT FOREVER OVER, UNDER, IN, ON, UPON AND ACROSS THE UTILITY EASEMENTS DESCRIBED ON THE PLAN, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND 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 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 & LIGHTS 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 PRLI, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL, TO BE ATTEST HEREBY BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS _____ DAY OF _____, 2022.

WITNESS: _____ MINTO PRLI, LLC A FLORIDA LIMITED LIABILITY COMPANY

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

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGMENT

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 JOHN CARTER, AS MANAGER FOR MINTO PRLI, 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

(SCALE)

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WESTLAKE MASTER 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 HEREIN, DATED THIS _____ DAY OF _____, 2022.

WITNESS: _____ WESTLAKE MASTER HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT

PRINT NAME: _____ BY: JOHN CARTER, PRESIDENT

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGMENT

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 JOHN CARTER, AS PRESIDENT FOR WESTLAKE MASTER 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

(SCALE)

ACCEPTANCE OF DEDICATION

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 _____, 20____.

WITNESS: _____ SEMINOLE IMPROVEMENT DISTRICT AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA

PRINT NAME: _____ BY: SCOTT MASSEY, PRESIDENT

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGMENT

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 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

(SCALE)

AFFILIATION IN ACRES

"FUTURE DEVELOPMENT" TRACT: 6.789

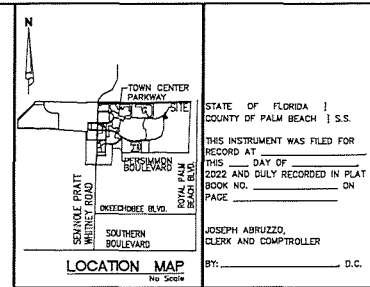
TOTAL ACRES, MORE OR LESS: 6.789

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 (PERM) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (PCP) AND MONUMENTS ACCORDING TO SEC. 177.01(9), F.S., WILL BE SET UNDER THE GUARANTEE PROVIDED WITH THE CITY 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. 12628 STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY GARY A. RAGER, P.S.M., 164428 STATE OF FLORIDA, GEOPOINT SURVEYING, INC. 4152 WEST BLUE HERON BOULEVARD, SUITE 105, RIVERA BEACH, FLORIDA 33409 CERTIFICATE OF AUTHORIZATION NO. 1877668



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

JOSEPH ABRUZZO, CLERK AND COMPTROLLER

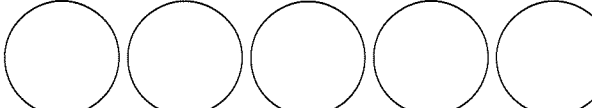
BY: _____ D.C.

LOCATION MAP

CURER'S SEAL



SEMINOLE IMPROVEMENT DISTRICT CITY OF WESTLAKE MINTO PRLI, LLC WESTLAKE MASTER HOMEOWNERS ASSOCIATION SURVEYOR'S SEAL



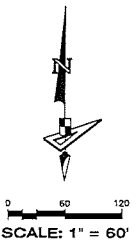
GeoPoint Surveying, Inc.

4152 W. Blue Heron Blvd. Suite 105 Rivera Beach, FL 33409 Phone: (561) 444-2720 Fax: (561) 444-2720 www.geopointsurveying.com

POD V-2

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

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.



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 = 1.000
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
PLAT BEARING = GRID BEARING
NO ROTATION
ALL TIES TO SECTION CORNERS AND QUARTER
CORNERS ARE GENERATED FROM
MEASURED VALUES

BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF
SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
HAVING A GRID BEARING OF S01°57'47" W (MEASURED). BEARINGS
SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE
SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 95) FOR THE
EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN
THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 95).

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

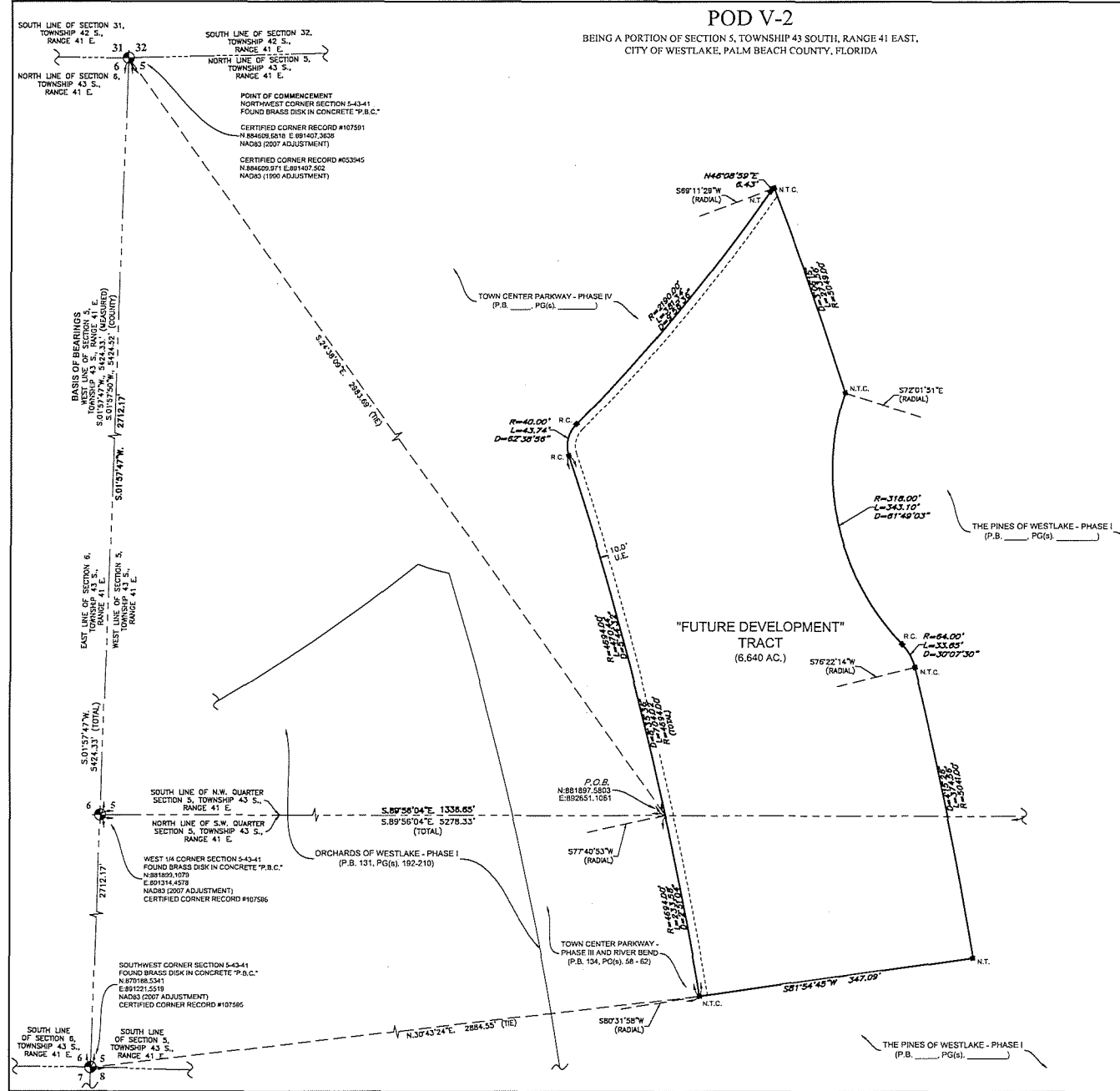
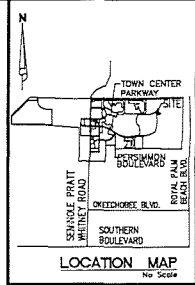


Exhibit 'C'
Pod V-2
TOPOGRAPHICAL SURVEY

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LEGAL DESCRIPTION:

A PORTION OF SECTION 5, 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 5, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.81°57'47"W, ALONG THE WEST LINE OF SAID SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 2712.17 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S.89°56'04"E, DEPARTING SAID WEST LINE OF SAID SECTION 5 AND ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, A DISTANCE OF 1336.65 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4044.00 FEET AND A RADIAL BEARING OF S.77°49'58"W, AT SAID INTERSECTION, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°39'56", A DISTANCE OF 470.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 4049 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°39'56", A DISTANCE OF 43.74 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2100.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°49'52", A DISTANCE OF 304.36 FEET TO A POINT OF NON-TANGENT INTERSECTION, THENCE N.46°08'59"E, A DISTANCE OF 6.43 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5049.00 FEET AND A RADIAL BEARING OF S.09°17'29"W, AT SAID INTERSECTION, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°01'57", A DISTANCE OF 273.56 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 3140.00 FEET AND A RADIAL BEARING OF S.72°01'51"E, AT SAID INTERSECTION, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°00'07", A DISTANCE OF 343.09 FEET TO POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 64.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°07'04", A DISTANCE OF 334.65 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 3041.00 FEET AND A RADIAL BEARING OF S.76°22'14"W, AT SAID INTERSECTION, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°19'20", A DISTANCE OF 374.56 FEET TO A POINT OF NON-TANGENT INTERSECTION, THENCE S.81°54'44"W, A DISTANCE OF 347.09 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 4044.00 FEET AND A RADIAL BEARING OF S.80°19'58"W, AT SAID INTERSECTION, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°39'56", A DISTANCE OF 233.58 FEET TO POINT OF BEGINNING.

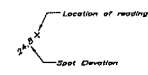
CONTAINING: 249,262 SQUARE FEET OR 6.440 ACRES, MORE OR LESS.

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 WARRANTIES 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 LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF S.01°57'47"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
- THIS SURVEY IS INTENDED TO BE DISPLAYED AT 1" = 60' 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. 22060C042F FOR PALM BEACH COUNTY, COMMUNITY NO. 121910, PALM BEACH COUNTY, FLORIDA, DATED OCTOBER 05, 2022 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN HAVE BEEN DIGITALLY TRANSLATED FROM OPDM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER ([HTTPS://NIMS.FEMA.GOV](https://nims.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, SOUTH FLORIDA WATER MANAGEMENT DISTRICT (S.F.W.M.D.), 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 "C" 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 GALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO. 04-106-1016), DATED OCTOBER 5, 2007.
 - SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.

LEGEND

- PL ----- Plot Book
- D.R.R. ----- Official Records Book
- NAD83 ----- North American Vertical Datum
- P.P.(s) ----- Page(s)
- R ----- Curve Radius
- L ----- Curve Length
- D ----- Curve Delta
- R.C. ----- Reverse Curve
- N.T. ----- Non-Tangent
- N.T.C. ----- Non-Tangent Curve
- C.C. ----- Compound Curve
- 8" ----- 3rd 1/8" Iron Rod and Cap 187788
- LD ----- License Numbers
- BD ----- Brass Disk
- AC ----- Arrow
- PLC ----- Plastic Bench Marker
- PL ----- Plastic Pin or Light
- TPP ----- Taper
- U ----- Utility Pole
- LD ----- Overhead Utility Line
- TL ----- Top Of Bench
- EL ----- Edge Of Marker



The land upon which this document was authored by Gary A. Rager, Professional Surveyor and Mapper, State of Florida, License No. 154428. This form has been electronically signed and sealed by Gary A. Rager, P.S.M., at 8:10:22 AM on 05/04/2022. Printed copies of this document are not considered signed and sealed and the 2-Dk (black) color code must be verified on any electronic copies.

WESTLAKE - POD V2 BOUNDARY AND TOPOGRAPHIC SURVEY

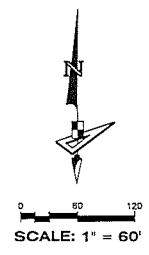
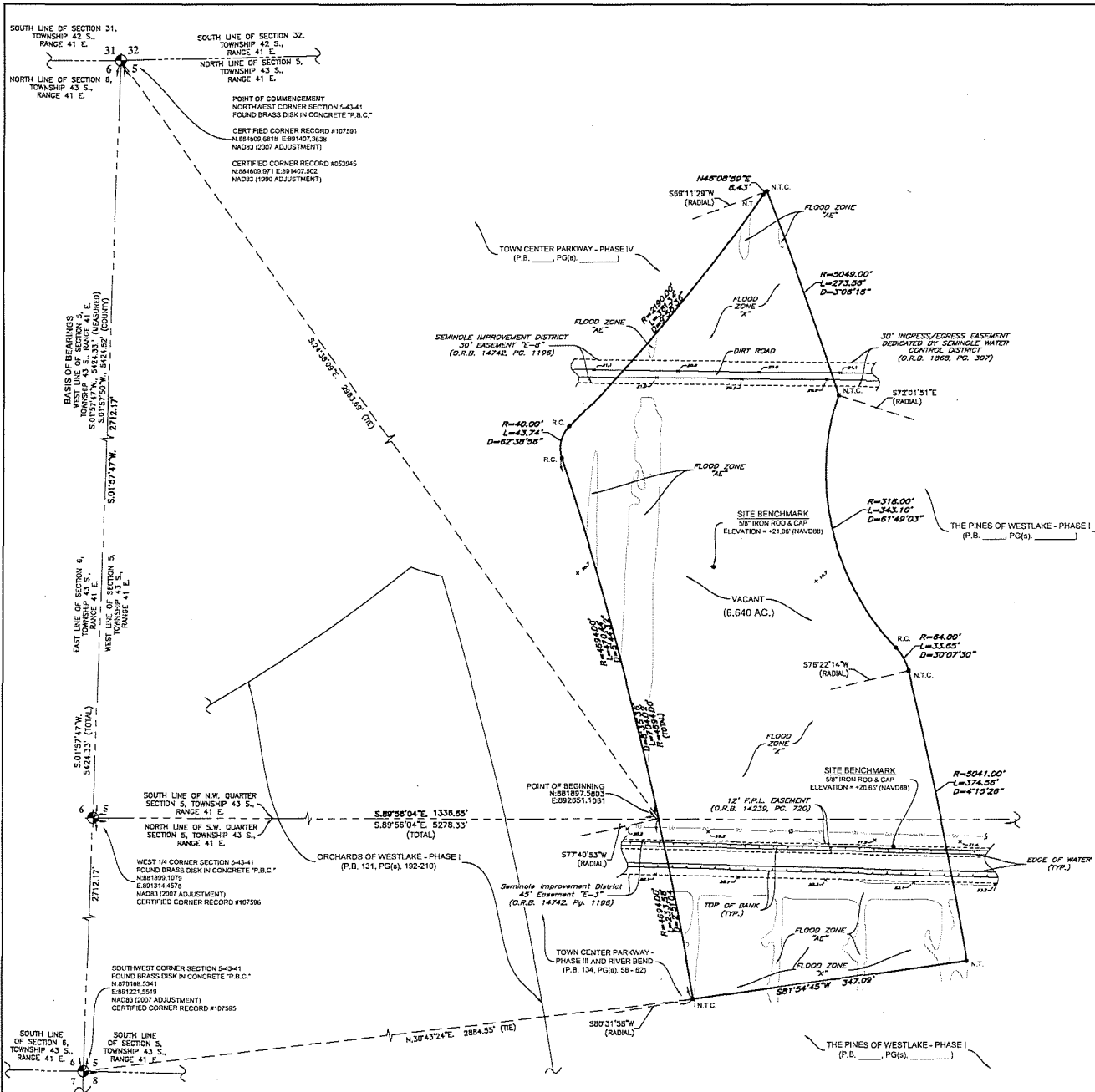
REVISIONS		Prepared For: NINTO COMMUNITIES, LLC	
No.	Date	Description	Drawn

SURVEYOR'S CERTIFICATE
 I, Gary A. Rager, State of Florida Licensed Professional Surveyor, certify that a survey of the herein described property was made under my supervision and meets the Standards of Practice set forth in the Florida Board of Professional Surveyors & Mappers in Chapter 46B-220, Florida Administrative Code, pursuant to Section 46B.22, Florida Statutes.

Gary A. Rager
 P.S.M.
 STATE OF FLORIDA LICENSED SURVEYOR AND MAPPER
 License No. 154428



6152 W. Blue Heron Blvd. Suite 103
 Boca Raton, FL 33409
 Phone: (561) 444-2720
 www.geopointsurveying.com
 Florida Survey Number 10792



LEGEND

- P.B. ----- Plat Book
- O.R.B. ----- Official Records Book
- N.A.S.D. ----- North American Vertical Datum
- S.B. ----- Steel Book
- P.P.G. ----- Page(s)
- R ----- Curve Radius
- L ----- Curve Length
- D ----- Curve Delta
- K.C. ----- Rankin Curve
- N.T. ----- Non-Tangent
- N.T.C. ----- Non-Tangent Curve
- C.C. ----- Compound Curve
- B ----- Set 3/8" Iron Rod and Cap LB7768
- LB ----- Latent Brassless
- BD ----- Brass Disk
- AC ----- Area
- PBC ----- Palm Beach County
- PL ----- Platting Power & Light
- (TYP.) ----- Typical
- USDA ----- USGS Map
- Dashed/Thin Line
- Thin of Stone
- Edge of Water

Location of reading
 X
 Spot Elevation

**WESTLAKE - POD V2
BOUNDARY AND TOPOGRAPHIC SURVEY**

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

Last Date of Field Survey: 05/04/2022
 Date: 06/09/2022
 Drawn: [Name]
 Checked: [Name]
 Title: [Name]

GeoPoint
 Surveying, Inc.
 4152 W. Blue Heron Blvd. Suite 102
 Riviera Beach, FL 33404
 Phone: (561) 444-2720
 Web: www.geopoint.com
 License Number: LR 7748

Sheet No. 02 of 02 Sheets
 NOT VALID WITHOUT THE SURVEILLING AND MAPPING BOARD SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 Section: 65 Twp. 43 S. Rng. 41 E. Job # F2022V2_0270



CITY OF WESTLAKE
Engineering Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

STAFF MEMORANDUM

DATE: 12/8/2022
PETITION NO.: ENG-2022-11
DESCRIPTION: Review of Plat for Pod V-2
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Owner (Minto PBLH, LLC) is requesting approval of the Plat for Pod V-2

Final Recommendation

The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. The approval by the Seminole Improvement District's Engineering Department is scheduled for January 2, 2023, and the approval by the Board of Supervisors for the subject referenced plat is scheduled for January 3, 2023.

Discussion

This submittal is for Pod V-2, which will contain 6.640 acres and is considered a "Future Development" Tract. Pod V-2 is located in the northeast portion of Westlake, south of both East Town Center Parkway, northeast of Pod S Orchards of Westlake, and west of Pod V The Pines of Westlake, as shown in the graphics below.

Location Map





The Legal Description of the Plat can be found in Exhibit A, and replications of the plat topographical survey and plat can be found in Exhibits B and C.

Review Criteria

Plats shall be prepared in accordance with the provisions of Chapter 177 F.S., as amended, and the City of Westlake Land Development Regulations. The plat was reviewed for clarity, legibility, and conformance with this statute and City requirements. The plat provides a graphic depiction of the legal description through geometric data. The data includes but is not limited to parcel, block, tract, right-of-way, street and associated names, easement, permanent reference monuments and permanent control points, and interior excepted parcels. Other requirements such as paper size, line work, layout of sheet and required content including the subdivision name, title, legal description, key map, vicinity map, north arrow, scale, and legend are verified in the Engineering Department review.

Conclusion

Two (2) reviews of the plat occurred, which resulted in an acceptable plat. The review was done for compliance with Chapters 177, 5J-17, Florida Statutes, and the City of Westlake’s codes and ordinances. All comments have been adequately addressed and the plat is in compliance. We therefore recommend that the plat be approved for recording.



CITY OF WESTLAKE
Engineering Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

DATE:	10/14/2022
PETITION NUMBER:	ENG-2022-11
DESCRIPTION:	Pod V-2 Plat
APPLICANT:	Cotleur & Hearing
OWNER:	Minto PBLH, LLC
REQUEST:	Plat & Boundary Survey Review
LOCATION:	Westlake, Florida
STAFF REVIEW:	RECOMMENDED APPROVAL

This is the second review of this plat. This review is done for compliance with Chapters 177, Florida Statutes, and the City of Westlake's codes and ordinances. All previous comments have been adequately addressed. This plat is now in compliance with Chapter 177 Florida Statutes. We therefore recommend that the plat be approved by City Council.

This letter has been prepared by the following individual, in association with their consultants and subconsultants:

Suzanne Dombrowski, P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1035
Email: sdombrowski@chenmoore.com