

February 7, 2023

RESOLUTION 2023-05

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING PERSIMMON BOULEVARD EAST – PLAT 5, BEING A PORTION OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, KH Westlake, LLC, a Florida Limited Liability Company, as the Owner has requested approval for Persimmon Boulevard East – Plat 5, Being a Portion of Sections 7 and 8, Township 43 South, Range 41 East, City of Westlake, Palm Beach County, FL, containing approximately 12.526 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 APPROVAL. The City Council for the City of Westlake hereby approves the final plat, "Exhibit B" and boundary survey, "Exhibit C" for Persimmon Boulevard East – Plat 5, as described in the attached Exhibit "A", containing approximately 12.526 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.

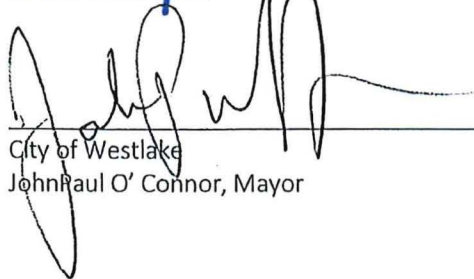
Section 5: EFFECTIVE DATE. This resolution shall take effect immediately upon its adoption.

Section 6: CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7: SEVERABILITY. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

PASSED AND APPROVED by City Council for the City of Westlake, on this 7 day of Feb, 2022.

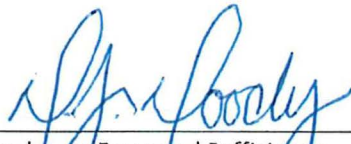
PUBLISHED on this 19th day of January in the Palm Beach Post.



City of Westlake
John Paul O' Connor, Mayor



Zoie Burgess, City Clerk



Approved as to Form and Sufficiency
Donald J. Dady, City Attorney
(PRINT NAME)

Exhibit 'A'
PERSIMMON BOULEVARD EAST – PLAT 5
LEGAL DESCRIPTION

DESCRIPTION: PERSIMMON BOULEVARD EAST – PLAT 5

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 EAST - PLAT 5, BEING A PORTION OF SECTIONS 7 AND 8, 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 BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 4149.27 FEET; THENCE S.00°11'07"W., DEPARTING SAID NORTH BOUNDARY LINE OF SECTION 6, A DISTANCE OF 6111.74 FEET TO THE NORTHEAST PLAT CORNER OF THE PLAT OF PERSIMMON BOULEVARD EAST - PLAT 4, AS RECORDED IN PLAT BOOK 131, PAGES 106 THROUGH 107, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE PLAT OF ORCHARDS OF WESTLAKE - PHASE II, AS RECORDED IN PLAT BOOK 133, PAGES 88 THROUGH 98, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING THE POINT OF BEGINNING: THENCE BY THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID SOUTHERLY BOUNDARY LINE OF THE PLAT OF ORCHARDS OF WESTLAKE - PHASE II; 1) THENCE S.87°22'37"E., A DISTANCE OF 292.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1998.00 FEET; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°34'37", A DISTANCE OF 1170.88 FEET TO A POINT OF TANGENCY; 3) THENCE N.59°02'46"E., A DISTANCE OF 520.37 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 140.00 FEET, AND A RADIAL BEARING OF S.74°07'51"E. AT SAID INTERSECTION; 4) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°25'19", A DISTANCE OF 132.98 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 4506.00 FEET, AND A RADIAL BEARING OF N.66°56'58"W. AT SAID INTERSECTION; 5) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°10'31", A DISTANCE OF 13.79 FEET TO A POINT OF NON-TANGENCY, ALSO BEING THE SOUTHWEST PLAT CORNER OF THE PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, AS RECORDED IN PLAT BOOK 134, PAGES 58 THROUGH 62, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE SAID PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND; THENCE S.67°07'30"E., DEPARTING SAID SOUTHERLY BOUNDARY LINE OF THE PLAT OF ORCHARDS OF WESTLAKE - PHASE II, AND ALONG THE SAID SOUTHERLY BOUNDARY LINE OF THE SAID PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, A DISTANCE OF 188.00 FEET TO THE SOUTHEAST PLAT CORNER OF THE SAID PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 30.00 FEET, AND A RADIAL BEARING OF S.67°07'30"E. AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°36'53", A DISTANCE OF 45.35 FEET TO A POINT OF TANGENCY; THENCE S.63°44'22"E., A DISTANCE OF 502.13 FEET; THENCE S.26°15'37"W., A DISTANCE OF 188.00 FEET; THENCE N.63°44'23"W., A DISTANCE OF 490.24 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 140.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°12'51", A DISTANCE OF 139.80 FEET TO A POINT OF TANGENCY; THENCE S.59°02'46"W., A

DISTANCE OF 488.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2194.50 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°34'37", A DISTANCE OF 1286.03 FEET TO A POINT OF TANGENCY; THENCE N.87°22'37"W., A DISTANCE OF 292.26 FEET TO THE SOUTHEAST PLAT CORNER OF THE SAID PLAT OF PERSIMMON BOULEVARD EAST - PLAT 4, ALSO BEING A POINT ON THE EASTERLY BOUNDARY OF THE SAID PLAT OF PERSIMMON BOULEVARD EAST - PLAT 4; THENCE N.02°37'23"E., ALONG THE SAID EASTERLY BOUNDARY OF PERSIMMON BOULEVARD EAST - PLAT 4, A DISTANCE OF 196.50 FEET TO THE POINT OF BEGINNING.

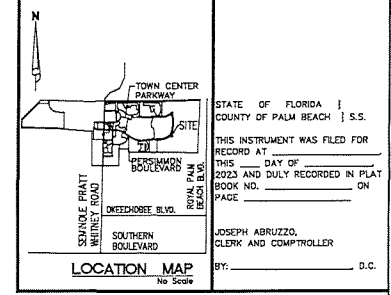
CONTAINING: 545,616 SQUARE FEET OR 12.526 ACRES, MORE OR LESS.

Exhibit 'B'
PERSIMMON BLVD. EAST – PLAT 5
PLAT

THIS SPACE INTENTIONALLY LEFT BLANK

PERSIMMON BOULEVARD EAST - PLAT 5

BEING A PORTION OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PILLI, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREIN AS PERSIMMON BOULEVARD EAST - PLAT 5, BEING A PORTION OF SECTIONS 7 AND 8, 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°45'31"E, ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 414.27 FEET; THENCE S.89°11'47"W, DEPARTING SAID NORTH BOUNDARY LINE OF SECTION 6, A DISTANCE OF 411.34 FEET TO THE NORTHEAST PLAT CORNER OF THE PLAT OF PERSIMMON BOULEVARD EAST - PLAT 4, AS RECORDED IN PLAT BOOK 131, PAGES 106 THROUGH 107, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE PLAT OF ORCHARDS OF WESTLAKE - PHASE II, AS RECORDED IN PLAT BOOK 131, PAGES 86 THROUGH 98, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING THE POINT OF BEGINNING; THENCE BY THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID SOUTHERLY BOUNDARY LINE OF THE PLAT OF ORCHARDS OF WESTLAKE - PHASE II, 1) THENCE S.47°22'37"E, A DISTANCE OF 292.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1908.66 FEET; 2) THENCE N.04°24'47"W, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°34'37", A DISTANCE OF 1170.88 FEET TO A POINT OF TANGENCY; 3) THENCE N.59°02'46"W, A DISTANCE OF 503.27 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 480.00 FEET, AND A RADIAL BEARING OF S.20°07'57"E, AT SAID INTERSECTION; 4) THENCE N.04°24'47"W, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°34'37", A DISTANCE OF 1228.92 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 4808.00 FEET, AND A RADIAL BEARING OF N.66°56'00"W, AT SAID INTERSECTION; 5) THENCE N.04°24'47"W, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°34'37", A DISTANCE OF 13.39 FEET TO A POINT OF NON-TANGENCY, ALSO BEING THE SOUTHWEST PLAT CORNER OF THE PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, AS RECORDED IN PLAT BOOK 131, PAGES 58 THROUGH 62, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE SAID PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND; THENCE S.67°07'10"E, DEPARTING SAID SOUTHERLY BOUNDARY LINE OF THE PLAT OF ORCHARDS OF WESTLAKE - PHASE II, AND ALONG THE SAID SOUTHERLY BOUNDARY LINE OF THE SAID PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, A DISTANCE OF 180.00 FEET TO THE SOUTHEAST PLAT CORNER OF THE SAID PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 480.00 FEET, AND A RADIAL BEARING OF S.67°07'10"E, AT SAID INTERSECTION; THENCE SOUTH THE ASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°05'11", A DISTANCE OF 1260.11 FEET TO A POINT OF TANGENCY; THENCE S.64°34'42"E, A DISTANCE OF 582.13 FEET; THENCE S.22°12'57"W, A DISTANCE OF 1800.00 FEET; THENCE N.04°24'47"W, A DISTANCE OF 462.24 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 148.00 FEET; THENCE N.04°24'47"W, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°11'41", A DISTANCE OF 119.81 FEET TO A POINT OF TANGENCY; THENCE S.59°02'46"W, A DISTANCE OF 488.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2148.00 FEET; THENCE S.04°24'47"W, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°34'37", A DISTANCE OF 1260.11 FEET TO A POINT OF TANGENCY; THENCE N.04°22'37"W, A DISTANCE OF 292.26 FEET TO THE SOUTHEAST PLAT CORNER OF THE SAID PLAT OF PERSIMMON BOULEVARD EAST - PLAT 4, ALSO BEING A POINT ON THE EASTERLY BOUNDARY OF THE SAID PLAT OF PERSIMMON BOULEVARD EAST - PLAT 4; THENCE N.03°17'32"E, ALONG THE SAID EASTERLY BOUNDARY OF PERSIMMON BOULEVARD EAST - PLAT 4, A DISTANCE OF 196.50 FEET TO THE POINT OF BEGINNING.

IN WITNESS WHEREOF, MINTO PILLI, 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 2023.

MINTO PILLI, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: JOHN F. CARTER, MANAGER

WITNESS:
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 2023, BY 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 2023.

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA

WITNESS: BY: SCOTT MASSLEY, 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 2023, BY 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)

CONTAINING: 345618.6 SQUARE FEET OR 12.526 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 EAST, 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 2000-41, LAWS OF FLORIDA AND CHAPTERS 189 AND 298, FLORIDA STATUTES. RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE, OPERATION, 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.

OPEN SPACE TRACT

TRACTS O.S.T. #1 THROUGH O.S.T. #3, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY RIGHTS AND EASEMENTS ESTABLISHED BY OR RESERVED BY THIS PLAT ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, (A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTERS 189 AND 298, FLORIDA STATUTES, AS A PUBLIC 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 IMPROVED 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 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 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 TO PROVIDE THE RIGHT TO PERMIT FPL TO ATTACH OR PLACE WIRES TO OR WITHIN ANY FACILITIES HEREUNDER AND LAY CABLE AND CONDUIT UNDER, IN, ON, UPON, AND ACROSS 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 2023.

CITY OF WESTLAKE
A MUNICIPAL CORPORATION

WITNESS:
PRINT NAME:
WITNESS:
PRINT NAME:
CITY MAYOR, JOHN PAUL O'CONNOR

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 2023, BY JOHN PAUL O'CONNOR 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 2023, 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 177.75

CITY MANAGER, KEN CASSILL
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 PILLI, 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 ARE 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 DESCRIBED BY THIS PLAT.

DATED: HARRY BINNIE, PRESIDENT
FOUNDERS TITLE

AREA TABULATION (IN ACRES)

Table with 2 columns: Description, Area. Rows include ROADWAY TRACT (TRACT "A"), OPEN SPACE TRACT #1, OPEN SPACE TRACT #2, OPEN SPACE TRACT #3, and TOTAL ACRES, MORE OR LESS.

SURVEYOR'S NOTES

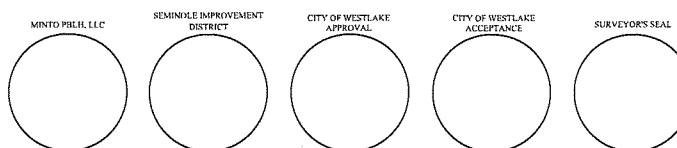
- 1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS: ... 2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 4, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°45'31"E. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83) UNLESS OTHERWISE NOTED. 3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR SEMINOLE IMPROVEMENT DISTRICT APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP. 4. NOTES TO THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WELL 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. 5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. 6. COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2011 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE PLAT BEARING = GRID BEARING NO ROTATION ALL THIS TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

SURVEYOR'S & 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 AND THAT I HAVE PERSONALLY AND INDIVIDUALLY EXAMINED THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SECTION 177.07(1), WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WESTLAKE FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF WESTLAKE, FLORIDA.

GARY A. RAGER, P.E.S.M.
LICENSE NO. 15038
STATE OF FLORIDA

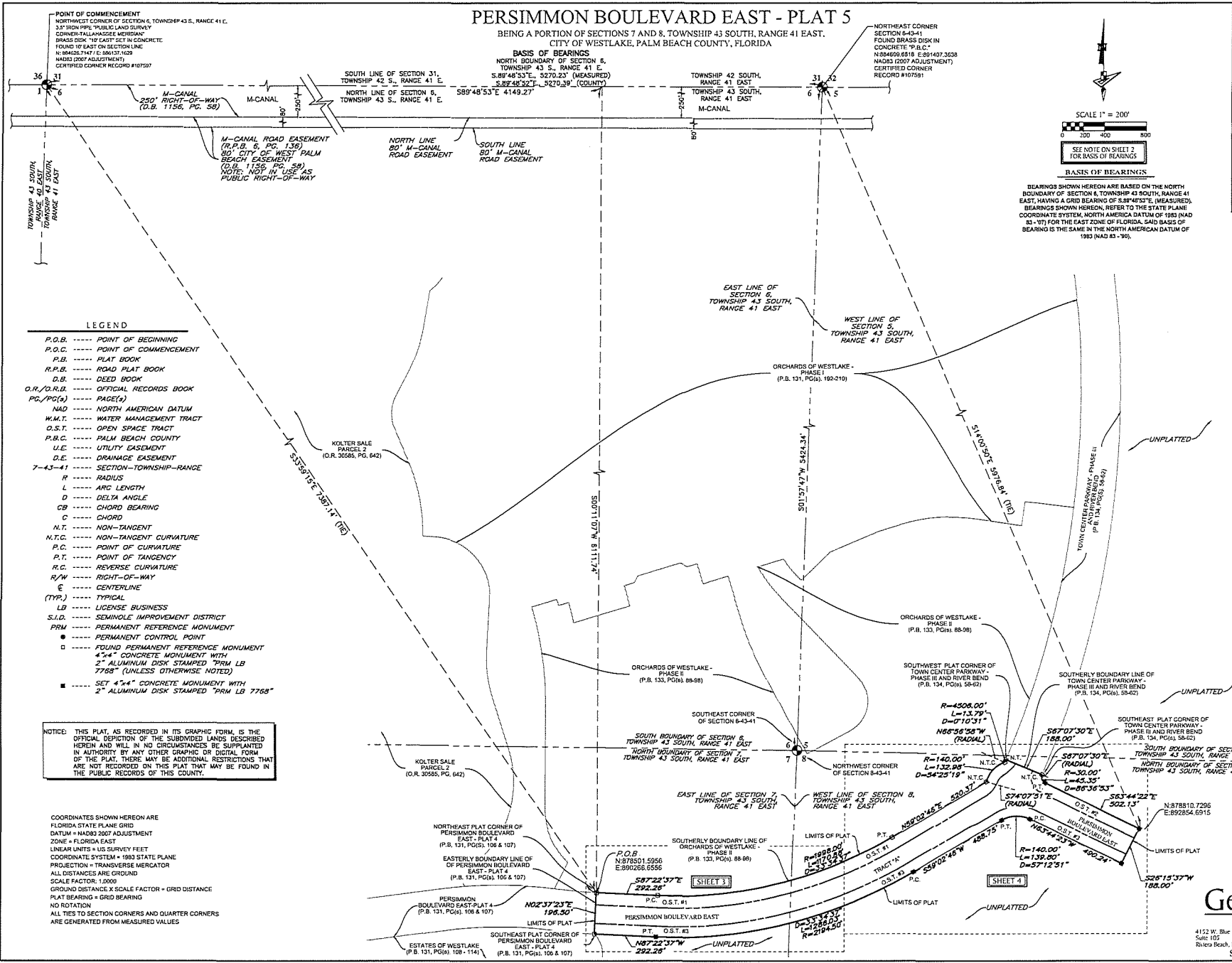
THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.E.S.M.
154622 STATE OF FLORIDA
GEODETIC SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
PALM BEACH, FLORIDA 33410-2544
CERTIFICATE OF AUTHORIZATION NO. LB77768



GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd.
Suite 105
Palm Beach, FL 33410
Phone: (561) 444-2720
www.geo-pointsurveying.com
License No. 15038
Sheet No. 1 of 4 Sheets

PERSIMMON BOULEVARD EAST - PLAT 5

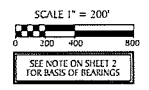
BEING A PORTION OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



POINT OF COMMENCEMENT
 NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 S., RANGE 41 E.
 3.5 IRON PIPE PUBLIC LAND SURVEY
 CORNER-TALLAHASSEE MERIDIAN
 BRASS DISK "10" EAST 25" IN LENGTH
 FOUND BY EAST ON SECTION LINE
 N: 88426.7147' E: 296.037' 1620
 NAD83 (2007 ADJUSTMENT)
 CERTIFIED CORNER RECORD #107597

BASIS OF BEARINGS
 NORTH BOUNDARY OF SECTION 8,
 TOWNSHIP 43 S., RANGE 41 E.
 S 89°48'53"E, 5270.23' (MEASURED)
 S 89°48'53"E, 5270.23' (CALCULATED)

NORTHEAST CORNER
 SECTION 8-43-41
 FOUND BRASS DISK IN
 CONCRETE "9" I.D.C."
 N: 88469.6818' E: 821407.3638
 NAD83 (2007 ADJUSTMENT)
 CERTIFIED CORNER
 RECORD #107591



BASIS OF BEARINGS
 BEARINGS SHOWN HEREON ARE BASED ON THE NORTH
 BOUNDARY OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41
 EAST, HAVING A GRID BEARING OF S 89°48'53"E, (MEASURED).
 BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE
 COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD
 83 - 97) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF
 BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF
 1983 (NAD 83 - 90).

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.B. PLAT BOOK
- R.P.B. ROAD PLAT BOOK
- D.B. DEED BOOK
- 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
- 7-43-41 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.C. REVERSE CURVATURE
- R/W RIGHT-OF-WAY
- ☉ CENTERLINE
- (TYP) TYPICAL
- LD LICENSE BUSINESS
- S.I.D. SEMI-MILE IMPROVEMENT DISTRICT
- PRM PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- FOUND PERMANENT REFERENCE MONUMENT
- 4"x4" CONCRETE MONUMENT WITH
 2" ALUMINUM DISK STAMPED "PRM LB 7768"
 (UNLESS OTHERWISE NOTED)
- SET 4"x4" CONCRETE MONUMENT WITH
 2" ALUMINUM DISK STAMPED "PRM LB 7768"

NOTE: 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: 1.0000
 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

GeoPoint
 Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
 Suite 102 www.geopointsurvey.com
 Palm Beach, FL 33404 License/Record Number: LB 7768

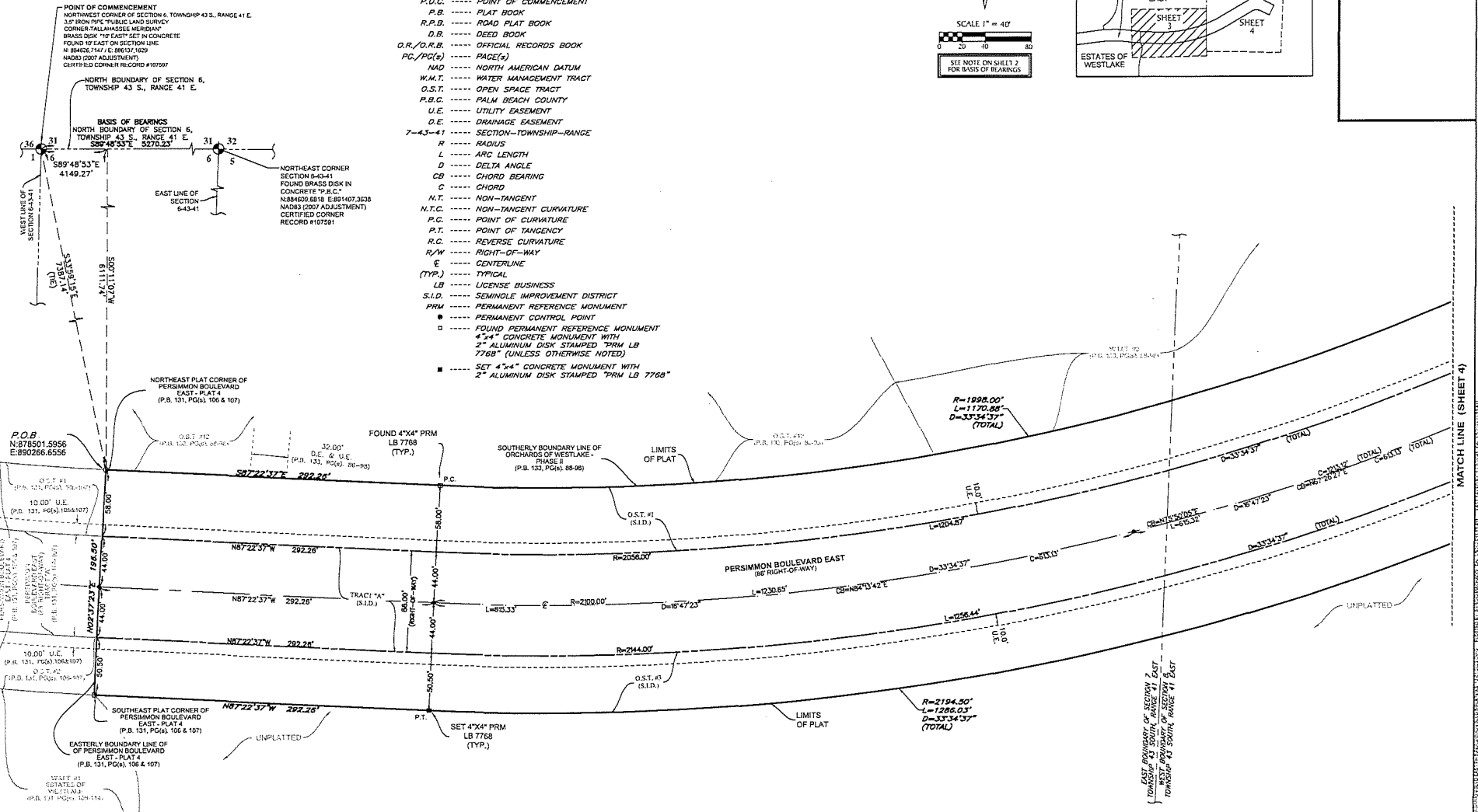
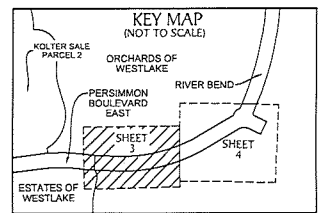
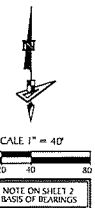
Sheet No. 2 of 4 Sheets

PERSIMMON BOULEVARD EAST - PLAT 5

BEING A PORTION OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- R.P.B. ----- ROAD PLAT BOOK
- D.B. ----- DEED BOOK
- 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
- 7-43-41 ----- 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.C. ----- REVERSE CURVATURE
- R/W ----- RIGHT-OF-WAY
- E ----- CENTERLINE
- (TYP.) ----- TYPICAL
- LB ----- LICENSE BUSINESS
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- 4" 4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768" (UNLESS OTHERWISE NOTED)
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



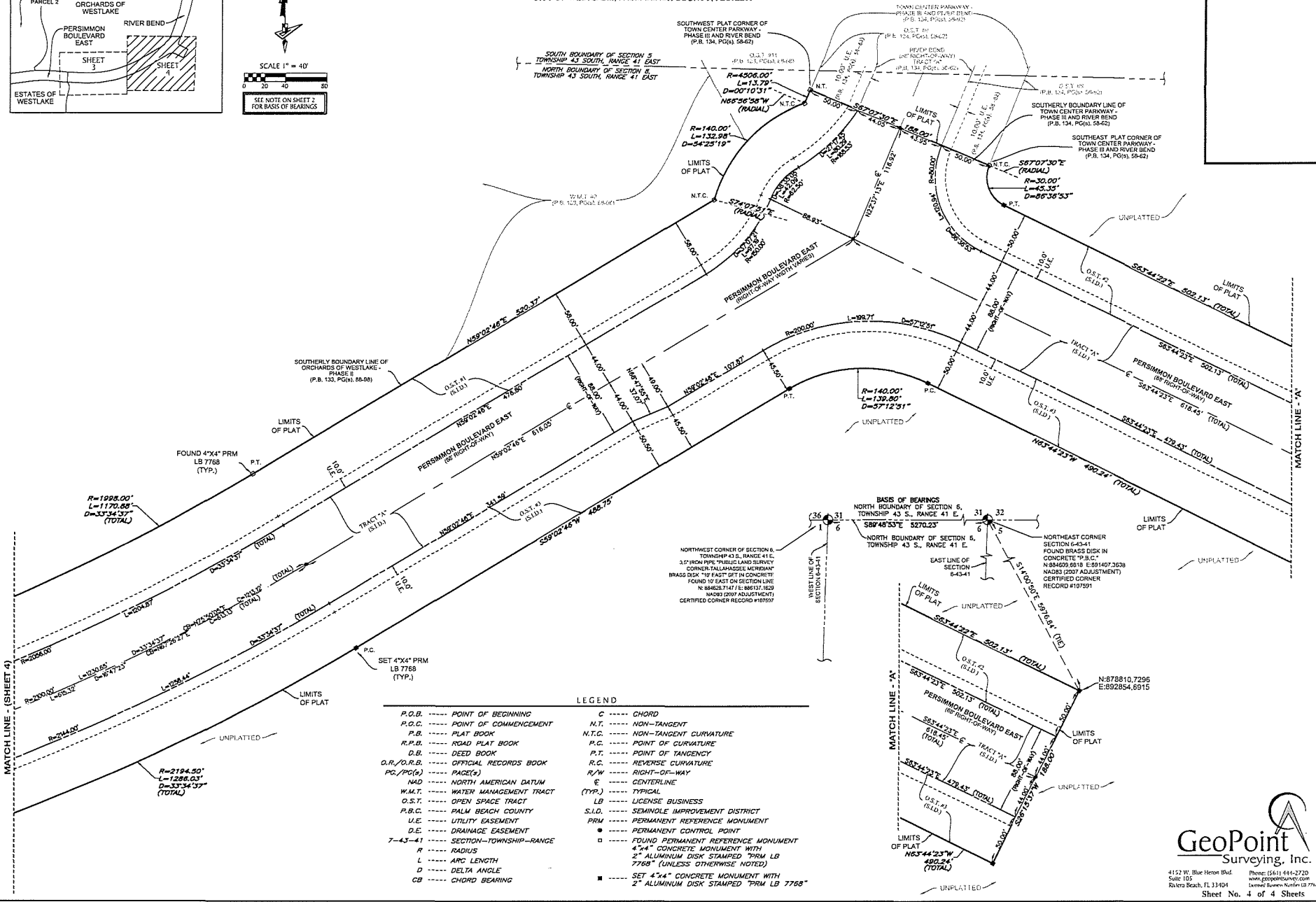
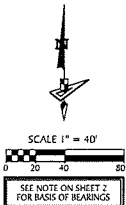
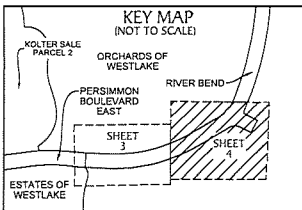
GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-3720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404
Lynnelle Brown, Surveyor License #17874

Sheet No. 3 of 4 Sheets

PERSIMMON BOULEVARD EAST - PLAT 5

BEING A PORTION OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



LEGEND

P.O.B. ----- POINT OF BEGINNING	C ----- CHORD
P.O.C. ----- POINT OF COMMENCEMENT	N.T. ----- NON-TANGENT
P.B. ----- PLAT BOOK	N.T.C. ----- NON-TANGENT CURVATURE
R.P.B. ----- ROAD PLAT BOOK	P.C. ----- POINT OF CURVATURE
D.B. ----- DEED BOOK	P.T. ----- POINT OF TANGENCY
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK	R.C. ----- REVERSE CURVATURE
P.G./P.G.(s) ----- PAGE(S)	R/W ----- RIGHT-OF-WAY
NAD ----- NORTH AMERICAN DATUM	ε ----- CENTERLINE
W.M.T. ----- WATER MANAGEMENT TRACT	(TYP.) ----- TYPICAL
O.S.T. ----- OPEN SPACE TRACT	LB ----- LICENSE BUSINESS
P.B.C. ----- PALM BEACH COUNTY	S.I.D. ----- SEMINDOLE IMPROVEMENT DISTRICT
U.E. ----- UTILITY EASEMENT	PRM ----- PERMANENT REFERENCE MONUMENT
D.E. ----- DRAINAGE EASEMENT	● ----- PERMANENT CONTROL POINT
7-43-41 ----- SECTION-TOWNSHIP-RANGE	□ ----- FOUND PERMANENT REFERENCE MONUMENT
R ----- RADIUS	■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
L ----- ARC LENGTH	
D ----- DELTA ANGLE	
CB ----- CHORD BEARING	

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
 Suite 105 www.geopointinc.com
 Riviera Beach, FL 33404 Licensed Surveyor Number 037976

Sheet No. 4 of 4 Sheets

Exhibit 'C'
PERSIMMON BLVD. EAST – PLAT 5
TOPOGRAPHICAL SURVEY

THIS SPACE INTENTIONALLY LEFT BLANK

DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS PERSIMMON BOULEVARD EAST - PLAT 5, BEING A PORTION OF SECTIONS 7 AND 8, 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 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S 89°45'21"E, ALONG THE NORTH BOUNDARY LINE OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 4149.27 FEET; THENCE S 00°11'07"W, DEPARTING SAID NORTH BOUNDARY LINE OF SECTION 8, A DISTANCE OF 5111.74 FEET TO THE NORTHEAST PLAT CORNER OF THE PLAT OF PERSIMMON BOULEVARD EAST - PLAT 4, AS RECORDED IN PLAT BOOK 131, PAGES 88 THROUGH 98, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S 89°45'21"E, ALONG THE SOUTHERLY BOUNDARY LINE OF THE PLAT OF ORCHARDS OF WESTLAKE - PHASE II, AS RECORDED IN PLAT BOOK 131, PAGES 106 THROUGH 107, INCLUSIVE, OF SAID PUBLIC RECORDS; ALSO BEING THE POINT OF BEGINNING; THENCE BY THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID SOUTHERLY BOUNDARY LINE OF THE PLAT OF ORCHARDS OF WESTLAKE - PHASE II, (1) THENCE S 87°22'27"E, A DISTANCE OF 292.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1998.00 FEET; (2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°50'27", A DISTANCE OF 1170.88 FEET TO A POINT OF TANGENCY; (3) THENCE N 89°24'24"E, A DISTANCE OF 520.37 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 140.00 FEET, AND A RADIAL BEARING OF S 74°07'51"E, AT SAID INTERSECTION; (4) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°29'11", A DISTANCE OF 132.98 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 4000.00 FEET, AND A RADIAL BEARING OF N 89°50'59"W, AT SAID INTERSECTION; (5) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°10'31", A DISTANCE OF 13.79 FEET TO A POINT OF NON-TANGENCY; ALSO BEING THE SOUTHWEST PLAT CORNER OF THE PLAT OF TOWN CENTER PARKWAY - PHASE II AND RIVER BEND, AS RECORDED IN PLAT BOOK 124, PAGES 58 THROUGH 62, INCLUSIVE, OF SAID PUBLIC RECORDS; ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE SAID PLAT OF TOWN CENTER PARKWAY - PHASE II AND RIVER BEND; THENCE S 67°07'00"E, DEPARTING SAID SOUTHERLY BOUNDARY LINE OF THE PLAT OF ORCHARDS OF WESTLAKE - PHASE II, AND ALONG THE SAID SOUTHERLY BOUNDARY LINE OF THE SAID PLAT OF TOWN CENTER PARKWAY - PHASE II AND RIVER BEND, A DISTANCE OF 189.50 FEET TO THE SOUTHEAST PLAT CORNER OF THE SAID PLAT OF TOWN CENTER PARKWAY - PHASE II AND RIVER BEND; ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 30.00 FEET, AND A RADIAL BEARING OF S 87°07'00"E, AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°03'51", A DISTANCE OF 45.35 FEET TO A POINT OF TANGENCY; THENCE S 83°44'22"E, A DISTANCE OF 502.13 FEET, THENCE S 26°13'37"W, A DISTANCE OF 189.50 FEET; THENCE N 83°44'22"E, A DISTANCE OF 495.24 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 140.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°12'51", A DISTANCE OF 139.80 FEET TO A POINT OF TANGENCY; THENCE S 57°02'40"W, A DISTANCE OF 488.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2104.50 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°34'07", A DISTANCE OF 1366.03 FEET TO A POINT OF TANGENCY; THENCE N 87°23'07"W, A DISTANCE OF 292.29 FEET TO THE SOUTHEAST PLAT CORNER OF THE SAID PLAT OF PERSIMMON BOULEVARD EAST - PLAT 4; ALSO BEING A POINT ON THE EASTERLY BOUNDARY OF THE SAID PLAT OF PERSIMMON BOULEVARD EAST - PLAT 4; THENCE N 02°37'28"E, ALONG THE SAID EASTERLY BOUNDARY OF PERSIMMON BOULEVARD EAST - PLAT 4, A DISTANCE OF 196.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 545.160 SQUARE FEET OR 12.526 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- CURRENT TITLE INFORMATION ON THE SUBJECT PROPERTY HAS NOT BEEN FURNISHED TO GEOPONT SURVEYING, INC. AT THE TIME OF THIS SURVEY, AND IS SUBJECT TO TITLE REVIEW AND/OR ABSTRACT. GEOPONT 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 NORTH BOUNDARY OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF S 89°45'21"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83) ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 70).
- 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 "7" AND "A", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12099C0331F, 12099C0253F, 12099C0245F FOR PALM BEACH COUNTY, COMMUNITY NO. 129162, 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/>).
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON PALM BEACH COUNTY BENCHMARK "MANDA", HAVING A PUBLISHED ELEVATION OF 25.536 FEET (NAVD88).
- 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 (SFWMD), OR DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.), WETLAND LINES AND AREAS, IF ANY, ARE NOT SHOWN HEREON.

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

BENCHMARK NOTE:

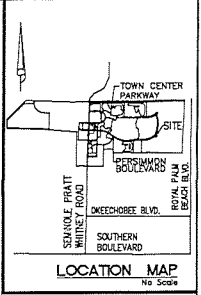
BENCHMARK: PALM BEACH COUNTY "AMANDA"
 PALM BEACH COUNTY BRASS DISK; ELEVATION = 25.537 (NAVD88)
 TO REACH THE STATION FROM THE INTERSECTION OF SEMINOLE PRATT WHITNEY ROAD AND ORANGE BOULEVARD (EAST), GO SOUTH ON SEMINOLE PRATT WHITNEY ROAD FOR 1.4 MILE TO THE M-CANAL AND 60TH STREET NORTH.

THE STATION IS LOCATED IN THE SOUTHWEST WINDOW OF THE CONCRETE BRIDGE OVER THE M-CANAL, 6.6 FEET SOUTH OF THE SOUTHWEST END OF THE WEST HANDRAIL, 66 FEET NORTH OF THE CENTERLINE OF 60TH STREET, 48.2 FEET WEST OF THE CENTERLINE OF THE 2 LANE SEMINOLE PRATT WHITNEY ROAD.

THE STATION IS A P.B.C. BRASS DISK STAMPED "AMANDA".

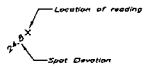
NOTE: ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 MEAN SEA LEVEL = 0.00' (NAVD88)

NOTE: CONVERSION FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) = +1.47 Feet.



LEGEND

P.O.B.	-----	POINT OF BEGINNING
P.O.C.	-----	POINT OF COMMENCEMENT
P.B.	-----	PLAT BOOK
R.P.B.	-----	ROAD PLAT BOOK
D.B.	-----	DEED BOOK
O.R./O.R.B.	-----	OFFICIAL RECORDS BOOK
PG./PG(S)	-----	PAGE(S)
NAD	-----	NORTH AMERICAN DATUM
NAVD	-----	NORTH AMERICAN VERTICAL DATUM
W.M.T.	-----	WATER MANAGEMENT TRACT
G.S.T.	-----	OPEN SPACE TRACT
P.B.C.	-----	PALM BEACH COUNTY
U.E.	-----	UTILITY EASEMENT
D.E.	-----	DRAINAGE EASEMENT
7-43-41	-----	SECTION-TOWNSHIP-RANGE
R	-----	RADIUS
L	-----	ARC LENGTH
D	-----	DELTA ANGLE
N.T.	-----	NON-TANGENT
N.T.C.	-----	NON-TANGENT CURVATURE
P.C.	-----	POINT OF CURVATURE
P.T.	-----	POINT OF TANGENCY
R.C.	-----	REVERSE CURVATURE
R/W	-----	RIGHT-OF-WAY
E	-----	CENTERLINE
(TYP.)	-----	TYPICAL
LB	-----	LICENSE BUSINESS
S.I.D.	-----	SEMINOLE IMPROVEMENT DISTRICT
PRM	-----	PERMANENT REFERENCE MONUMENT
□	-----	FOUND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED 7/94 LB 7768" (UNLESS OTHERWISE NOTED)
●	-----	SET 3/8" IRON ROD AND CAP LB 7768"

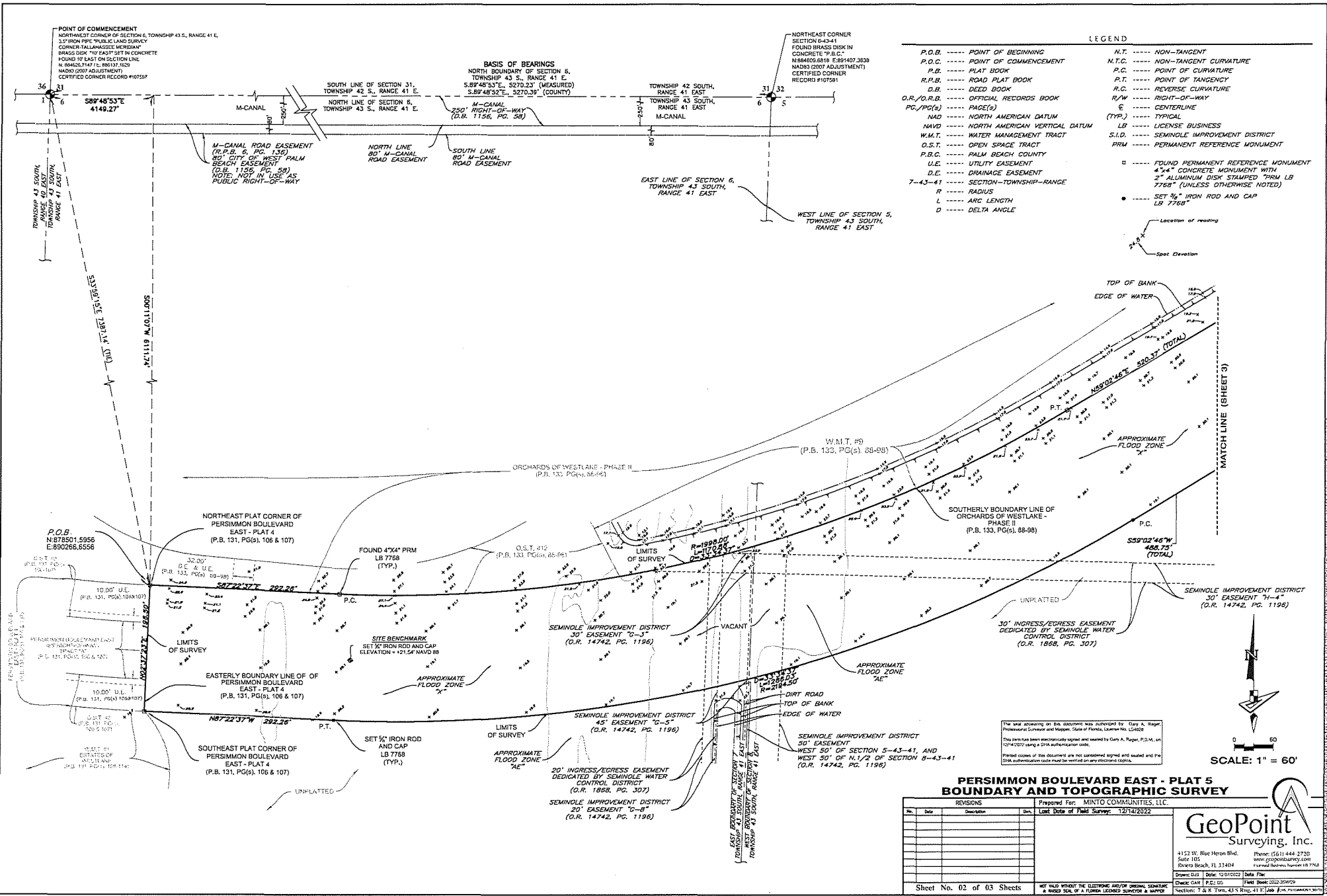


The seal appearing on this document was authorized by Gary A. Rager, Professional Engineer and Mapper, State of Florida, License No. 12429. This seal has been electronically signed and sealed by Gary A. Rager, P.E., M., on 10/14/2022 using a DTA authentication code. Printed copies of this document are not considered signed and sealed and the DTA authentication code must be verified on any electronic copies.

PERSIMMON BOULEVARD EAST - PLAT 5 BOUNDARY AND TOPOGRAPHIC SURVEY

<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> <th>Drawn</th> <th>Checked</th> <th>Date of Field Survey</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>12/14/2022</td> </tr> </tbody> </table>		No.	Date	Description	Drawn	Checked	Date of Field Survey						12/14/2022	<p>Prepared For: MINTO COMMUNITIES, LLC.</p> <p>SURVEYORS CERTIFICATE</p> <p>This certificate is a warranty of the herein described property and is made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 12-17.002, Florida Administrative Code, pursuant to Section 472.021, Florida Statutes.</p> <p>Gary A. Rager Florida Professional Surveyor & Mapper No. 12429</p> <p>NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & INKED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER</p>
No.	Date	Description	Drawn	Checked	Date of Field Survey									
					12/14/2022									
<p>Sheet No. 01 of 03 Sheets</p>		<p>4172 W. Blue Heron Blvd. Phone: (561) 444-2720 Suite 105 Riviera Beach, FL 33404 Internet: www.geopoint-surveying.com Licensed Public Notary 18-2762</p> <p>Check Date: PCE: 10/14/2022 Date Filed: - Check Date: PCE: 10/14/2022 Date Filed: -</p> <p>Section: T-8 S. Town 43 S. Range 41 E. Plate 5 (M-100000000)</p>												

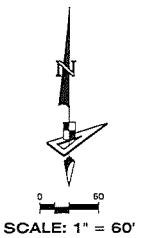




LEGEND

P.O.B. ----- POINT OF BEGINNING	N.T. ----- NON-TANGENT
P.O.C. ----- POINT OF COMMENCEMENT	N.T.C. ----- NON-TANGENT CURVATURE
P.B. ----- PLAT BOOK	P.C. ----- POINT OF CURVATURE
R.P.B. ----- ROAD PLAT BOOK	P.T. ----- POINT OF TANGENCY
D.B. ----- DEED BOOK	R.C. ----- REVERSE CURVATURE
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK	R/W ----- RIGHT-OF-WAY
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NAD ----- NORTH AMERICAN DATUM	(TYP.) ----- TYPICAL
NAVD ----- NORTH AMERICAN VERTICAL DATUM	LB ----- LICENSE BUSINESS
W.M.T. ----- WATER MANAGEMENT TRACT	S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
O.S.T. ----- OPEN SPACE TRACT	PRM ----- PERMANENT REFERENCE MONUMENT
P.B.C. ----- PALM BEACH COUNTY	□ ----- FOUND PERMANENT REFERENCE MONUMENT
U.E. ----- UTILITY EASEMENT	4"x4" CONCRETE MONUMENT WITH
D.E. ----- DRAINAGE EASEMENT	2" ALUMINUM DISK STAMPED "PRM LB
7-43-41 ----- SECTION-TOWNSHIP-RANGE	7768" (UNLESS OTHERWISE NOTED)
R ----- RADIUS	● ----- SET 3/4" IRON ROD AND CAP
L ----- ARC LENGTH	LB 7768"
D ----- DELTA ANGLE	

The work shown on this document was authorized by Cary A. Raper, Professional Surveyor and Mapper, State of Florida, License No. 154828.
 This plan has been electronically signed and sealed by Cary A. Raper, P.D.M., on 12/14/2022 using a digital signature code.
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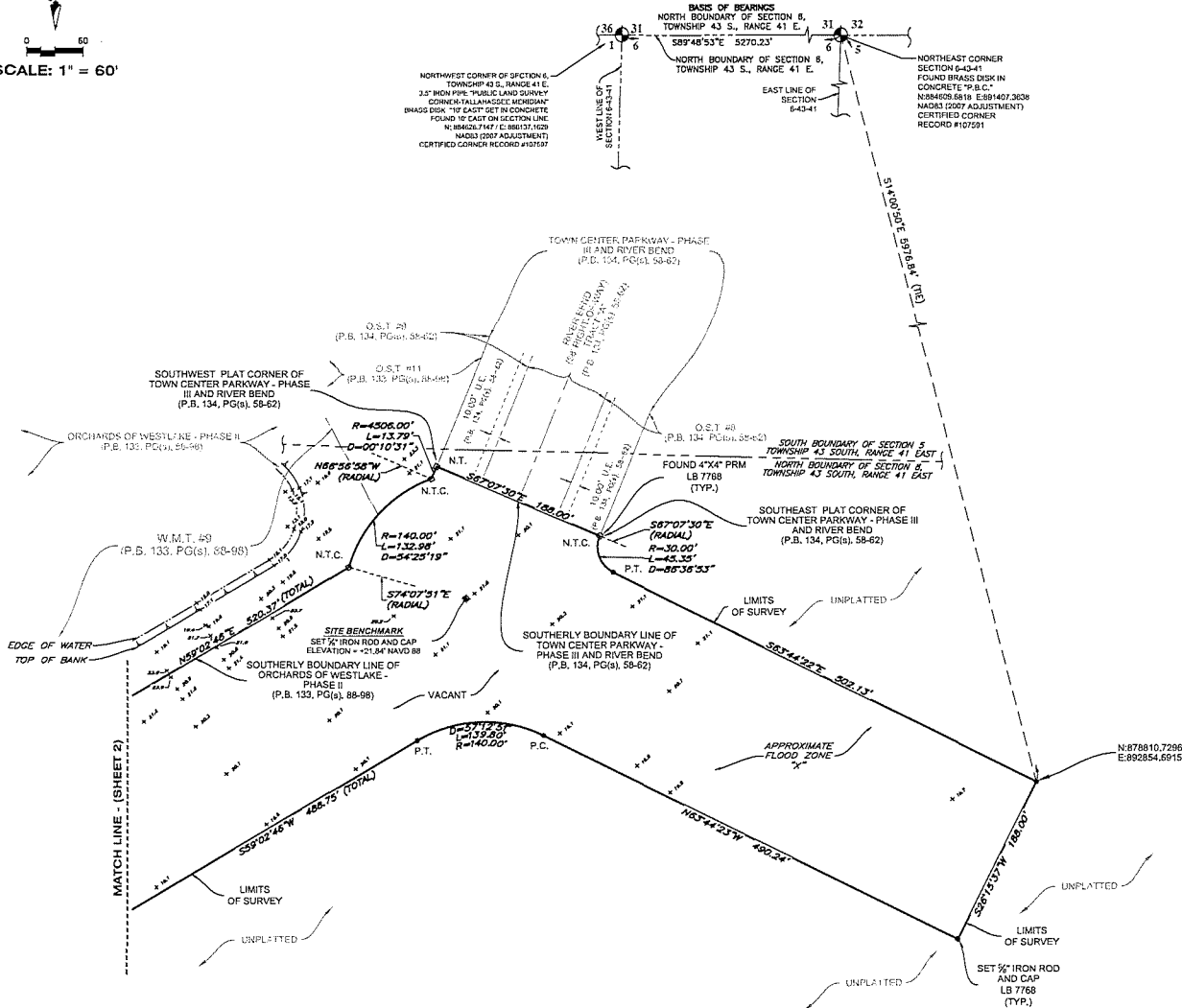
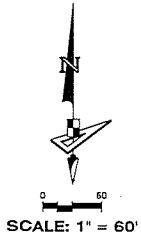
**PERSIMMON BOULEVARD EAST - PLAT 5
BOUNDARY AND TOPOGRAPHIC SURVEY**

REVISIONS			Prepared For: MINTO COMMUNITIES, LLC	
No.	Date	Description	Drawn	Last Date of Field Survey: 12/14/2022

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
 Suite 102 www.geopointsurvey.com
 Riviera Beach, FL 33404 Florida Notary Number 18 7742

Drawn: GJM Date: 12/07/2022 Data File:
 Check: GJM Date: 12/07/2022 Title Block: 2022-2024
 Section: 5 & 6 Twp. 43 S. Rng. 41 E. Sub. 10



LEGEND

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
R.P.B.	ROAD PLAT BOOK
D.B.	DEED BOOK
O.R./O.R.B.	OFFICIAL RECORDS BOOK
PG./PG(s)	PAGE(S)
NAD	NORTH AMERICAN DATUM
NABD	NORTH AMERICAN VERTICAL 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
7-43-41	SECTION-TOWNSHIP-RANGE
R	RADIUS
L	ARC LENGTH
D	DELTA ANGLE
N.T.	NON-TANGENT
N.T.C.	NON-TANGENT CURVATURE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
R.C.	REVERSE CURVATURE
R/W	RIGHT-OF-WAY
E	CENTERLINE
(TYP.)	TYPICAL
LB	LICENSE BUSINESS
S.I.D.	SEMINOLE IMPROVEMENT DISTRICT
PRM	PERMANENT REFERENCE MONUMENT
□	FOUND PERMANENT REFERENCE MONUMENT
●	4\"/>

The seal appearing on this document was authorized by Gary A. Raper, Professional Surveyor and Mapper, State of Florida, License No. 154829.
 This item has been electronically signed and sealed by Gary A. Raper, P.S.M., on 12/14/2022 using a GIN multi-factor code.
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**PERSIMMON BOULEVARD EAST - PLAT 5
 BOUNDARY AND TOPOGRAPHIC SURVEY**

REVISIONS		Prepared For: MINTO COMMUNITIES, LLC.	
No.	Date	Description	Drawn Date of Field Survey: 12/14/2022

GeoPoint
 Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
 Suite 105 www.geopointsurvey.com
 Riviera Beach, FL 33404 Licensed Surveyor Number 187965

Drawn Date: 12/14/2022 Date Plotted: 12/14/2022
 Drawn By: JAC/PLC
 Check Date: 12/14/2022
 Scale: 1" = 60'