

RESOLUTION 2023-12

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE TERRACES OF WESTLAKE - PHASE I, BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 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 the Terraces of Westlake – Phase I, being a replat of a portion of Tract “A”, Westlake Pod I and Pod J, Plat Book 130, pages 153 and 154, Public Records of Palm Beach County, Florida, lying in Section 12, Township 43 South, Range 40 East, City of Westlake, Palm Beach County, Florida, containing approximately 23.159 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 Terraces of Westlake – Phase I, as described in the attached Exhibit "A", containing approximately 23.159 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.

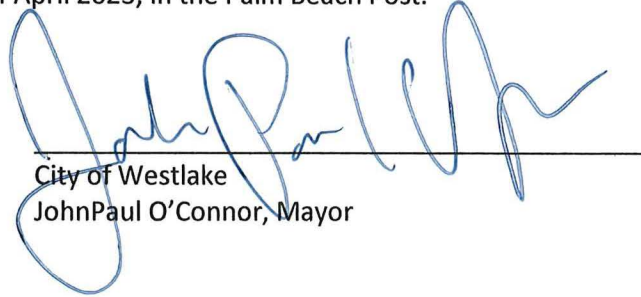
Section 5: **EFFECTIVE DATE.** This resolution shall take effect immediately upon its adoption.

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 26th day of April 2023.

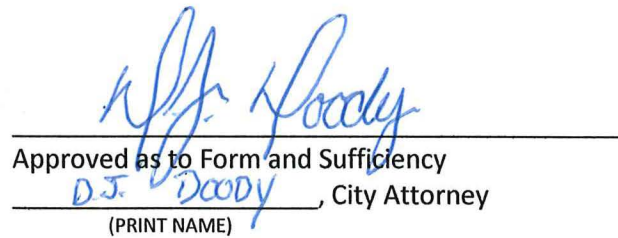
PUBLISHED on this 13th day of April 2023, in the Palm Beach Post.



City of Westlake
JohnPaul O'Connor, Mayor



Zoie Burgess, City Clerk



Approved as to Form and Sufficiency
D.J. Doody, City Attorney
(PRINT NAME)

Exhibit 'A'
TERRACES OF WESTLAKE – PHASE I
LEGAL DESCRIPTION

DESCRIPTION:

BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.89°51'16"W., ALONG THE NORTH LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 2025.30 FEET; THENCE S.00°08'44"E., DEPARTING SAID NORTH LINE OF SECTION 1, A DISTANCE OF 6919.41 FEET TO THE NORTHEAST CORNER OF TRACT "A", WESTLAKE POD I AND POD J, AS RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER BEING THE POINT OF BEGINNING: THENCE S.01°22'47"W., ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 1655.39 FEET; THENCE N.88°37'13"W., A DISTANCE OF 618.87 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "A" AND A POINT ON THE ADDITIONAL EASTERLY RIGHT-OF-WAY OF ILEX WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 32120, PAGE 776, OF SAID PUBLIC RECORDS; THENCE BY THE FOLLOWING SIXTEEN (16) COURSES, BEING ALONG SAID WESTERLY LINE OF TRACT "A" AND ADDITIONAL EASTERLY RIGHT-OF-WAY OF ILEX WAY; 1) N.01°42'29"E., A DISTANCE OF 23.64 FEET; 2) THENCE N.14°55'59"E., A DISTANCE OF 38.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 5045.00 AND A RADIAL BEARING OF N.88°48'57"W., AT SAID INTERSECTION; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°35'56", A DISTANCE OF 52.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 4955.00 FEET; 4) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°07'28", A DISTANCE OF 97.24 FEET TO A NON-TANGENT INTERSECTION; 5) THENCE N.01°42'52"E., A DISTANCE OF 173.57 FEET; 6) THENCE N.43°31'06"W., A DISTANCE OF 15.63 FEET; 7) THENCE N.01°42'52"E., A DISTANCE OF 118.28 FEET; 8) THENCE N.14°07'01"E., A DISTANCE OF 51.35 FEET; 9) THENCE N.01°42'52"E., A DISTANCE OF 409.91 FEET; 10) THENCE N.49°04'08"W., A DISTANCE OF 14.24 FEET; 11) THENCE N.01°42'52"E., A DISTANCE OF 327.18 FEET; 12) THENCE N.14°56'34"E., A DISTANCE OF 51.08 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1149.00 AND A RADIAL BEARING OF S.86°18'08"E., AT SAID INTERSECTION; 13) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'29", A DISTANCE OF 22.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1251.00 FEET; 14) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°07'28", A DISTANCE OF 68.22 FEET TO A POINT OF TANGENCY; 15) THENCE N.01°42'52"E., A DISTANCE OF 190.94 FEET; 16) THENCE N.46°42'52"E., A DISTANCE OF 3.02 FEET TO A POINT ON THE EASTERLY LINE OF ILEX WAY, AS SHOWN ON ILEX WAY - PHASE II, RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., ALONG SAID EASTERLY LINE OF ILEX WAY, A DISTANCE OF 14.14 FEET; THENCE N.46°42'52"E., ALONG SAID EASTERLY LINE OF ILEX WAY, A DISTANCE OF 16.97 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "A" AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, AS RECORDED IN PLAT BOOK 133, PAGES 83 THROUGH 87, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., ALONG SAID NORTH LINE OF TRACT "A" AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN LANE A DISTANCE OF 348.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 8050.00 FEET; THENCE EASTERLY, ALONG SAID NORTH LINE OF TRACT "A" AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, AND ALONG THE ARC OF SAID

CURVE THROUGH A CENTRAL ANGLE OF $01^{\circ}29'36''$, A DISTANCE OF 209.81 FEET TO A POINT OF TANGENCY; THENCE $S.89^{\circ}46'44''E.$, A DISTANCE OF 11.73 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,008,827 SQUARE FEET OR 23.159 ACRES, MORE OR LESS.

Exhibit 'B'
TERRACES OF WESTLAKE – PHASE I
PLAT

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TERRACES OF WESTLAKE - PHASE I

BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD 1 AND POD 2, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PHIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS TERRACES OF WESTLAKE - PHASE I, BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD 1 AND POD 2, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S89°51'19"W, ALONG THE NORTH LINE OF SAID SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 382.00 FEET; THENCE S20°44'41"W, DEPARTING SAID NORTH LINE OF SECTION 12, A DISTANCE OF 491.41 FEET TO THE NORTHEAST CORNER OF TRACT "A", WESTLAKE POD 1 AND POD 2, AS RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE S01°22'24"W, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 165.59 FEET; THENCE N86°17'17"W, A DISTANCE OF 514.87 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "A" AND A POINT ON THE ADDITIONAL EASTERLY RIGHT-OF-WAY OF ILEX WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 131A, PAGE 716, OF SAID PUBLIC RECORDS; THENCE BY THE FOLLOWING SIXTEEN (16) COURSES, BEING: ALONG SAID WESTERLY LINE OF TRACT "A" AND ADDITIONAL EASTERLY RIGHT-OF-WAY OF ILEX WAY, 1) N10°42'29"E, A DISTANCE OF 23.64 FEET; 2) THENCE N14°25'25"E, A DISTANCE OF 14.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 5045.06 AND A RADIAL BEARING OF N38°48'57"W, AT SAID INTERSECTION; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°33'36", A DISTANCE OF 52.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 4056.00 FEET; 4) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°07'24", A DISTANCE OF 97.24 FEET TO A NON-TANGENT INTERSECTION; 5) THENCE N40°42'25"E, A DISTANCE OF 118.28 FEET; 6) THENCE N43°31'37"W, A DISTANCE OF 15.61 FEET; 7) THENCE N40°42'25"E, A DISTANCE OF 173.57 FEET; 8) THENCE N14°27'01"E, A DISTANCE OF 51.35 FEET; 9) THENCE N40°42'25"E, A DISTANCE OF 409.81 FEET; 10) THENCE N46°40'00"W, A DISTANCE OF 14.24 FEET; 11) THENCE N40°42'25"E, A DISTANCE OF 119.78 FEET; THENCE N14°50'50"E, A DISTANCE OF 51.08 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 1740.00 AND A RADIAL BEARING OF S80°18'01"W, AT SAID INTERSECTION; 13) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°07'24", A DISTANCE OF 22.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 121.00 FEET; 14) THENCE N40°42'25"E, A DISTANCE OF 118.28 FEET; 15) THENCE N40°42'25"E, A DISTANCE OF 170.44 FEET; 16) THENCE N46°40'00"W, A DISTANCE OF 3.02 FEET TO A POINT ON THE EASTERLY LINE OF ILEX WAY, AS SHOWN ON ILEX WAY - PHASE I, AS RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; 17) THENCE S87°10'01"W, ALONG SAID NORTH LINE OF TRACT "A" AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, A DISTANCE OF 34.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 80.00 FEET; THENCE EASTERLY, ALONG SAID NORTH LINE OF TRACT "A" AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 105°34'11", A DISTANCE OF 28.11 FEET TO A POINT OF TANGENCY; THENCE S87°46'46"E, A DISTANCE OF 11.73 FEET TO THE POINT OF BEGINNING.

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, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, 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, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

PRIVATE ACCESS EASEMENTS: THE PRIVATE ACCESS EASEMENTS, SHOWN HEREON ARE HEREBY DEDICATED TO TERRACES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND OWNERS OF SUCH LOTS BENEFITTED BY THE EASEMENTS FOR THE CONTINUED PRIVATE USE FOR ACCESS, INGRESS, EGRESS AND OTHER PURPOSES NOT INCONSISTENT WITH THE DEDICATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

DRAINAGE EASEMENTS: THE 20-FOOT-WIDE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY 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.

TRACT "A": AS SHOWN HEREON, IS HEREBY RESERVED FOR MINTO PHIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WESTLAKE, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MINTO PHIL, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

TRACT "B": AS SHOWN HEREON, IS HEREBY RESERVED FOR MINTO PHIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WESTLAKE, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MINTO PHIL, LLC, 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 194 AND 296, 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 CONDITIONS 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 TO THE SEMINOLE IMPROVEMENT DISTRICT UNLESS HEREBY IDENTIFIED AND GRANTED TO SEMINOLE IMPROVEMENT DISTRICT.

ROAD RIGHT-OF-WAY: TRACT "A", SHOWN HEREON AS BANCROFT GARDENS LANE, BUTCHART LANE, GRAND TERRACE ISLE AND LONGWOOD LAKE SQUARE, ARE HEREBY DEDICATED TO TERRACES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AS A PRIVATE ROADWAY FOR ACCESS 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 STORMWATER, WATER, REUSE WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, REUSE WATER, WASTEWATER, AND WATER 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" AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF WESTLAKE FOR SERVICE VEHICLES AND EMERGENCY VEHICLES. THE CITY OF WESTLAKE AND THE SEMINOLE IMPROVEMENT DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SAID TRACT "A" EXCEPT AS SHALL RELATE TO THE SERVING 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.

TRACTS "B" THROUGH "J": SHOWN HEREON, ARE HEREBY DEDICATED TO TERRACES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AS PRIVATE ROADS FOR THE PRIVATE ACCESS AND EGRESS OF THE ADDING LOT OWNERS OF SAID TRACTS, ACCESS, UTILITIES AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AN EASEMENT OVER AND UNDER SAID TRACTS 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 STORMWATER, WATER, REUSE WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, REUSE WATER, WASTEWATER, AND WATER 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 TRACTS "B" THROUGH "J" AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF WESTLAKE FOR SERVICE VEHICLES AND EMERGENCY VEHICLES. THE CITY OF WESTLAKE AND THE SEMINOLE IMPROVEMENT DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SAID TRACTS EXCEPT AS SHALL RELATE TO THE SERVING 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.

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 CARTER, AS MANAGER FOR MINTO PHIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AS PRODUCED _____ AS IDENTIFICATION.

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

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 CARTER, AS MANAGER FOR MINTO PHIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AS PRODUCED _____ AS IDENTIFICATION.

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

STATE OF FLORIDA, COUNTY OF PALM BEACH

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

STATE OF FLORIDA, COUNTY OF PALM BEACH

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 _____, 2023.

WITNESS: _____ SIGNATURE _____ (PRINT NAME) - NOTARY PUBLIC

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 CARTER, 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

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 CARTER, 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

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 CARTER, 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

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 CARTER, 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

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 CARTER, 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

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 CARTER, 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

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 CARTER, 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

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 _____, 2023.

WITNESS: _____ SIGNATURE _____ (PRINT NAME) - NOTARY PUBLIC

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 CARTER, 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

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 CARTER, 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

STATE OF FLORIDA, COUNTY OF PALM BEACH

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

STATE OF FLORIDA, COUNTY OF PALM BEACH

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

STATE OF FLORIDA, COUNTY OF PALM BEACH

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

STATE OF FLORIDA, COUNTY OF PALM BEACH

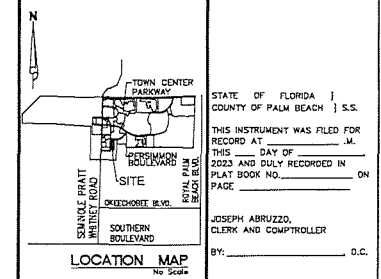
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY JOHN CARTER, AS PRESIDENT FOR SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

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

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 CARTER, 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



STATE OF FLORIDA, COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR RECORD AT _____ M.
THIS _____ DAY OF _____, 2023 AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE _____
BY: _____ C.L.
CLERK AND COMPTROLLER

SURVEYORS NOTES:

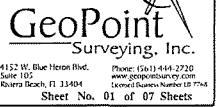
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS: 1 1/2" BRASS DISK STAMPED "M8M LBT768" SET IN A 4"x4"x24" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THIS: A MAGNETIC NAIL AND DISK STAMPED "PCP LBT768". (UNLESS OTHERWISE NOTED)
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF S89°50'33"W. BEARINGS SHOWN HEREON, REFERRING TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83) FOR THE EAST ZONE OF FLORIDA, SAID BASS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1929 (NAD 29).
- 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 OVERLAY.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF WESTLAKE ZONING REGULATIONS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORAL IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL BE 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 CONCIDE, 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 CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD 83 ADJUSTMENT ZONE = FLORIDA EAST LINE AR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION - TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR = 1.000 GROUND ANGLE'S SCALE FACTOR - GRID DISTANCE PLAT BEARING - GRID BEARING NO ROTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

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 (PERMITS) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (PCP'S), AND MONUMENTS ACCORDING TO SEC. 177.01(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WESTLAKE FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH 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. 15428
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY GARY A. RAGER, P.S.M., 5848N STATE OF FLORIDA, GEODETIC SURVEYING, INC., 4152 WEST BLUE HORIZON BOULEVARD, SUITE 105, WESTLAKE, FLORIDA 33410. CERTIFICATE OF AUTHORIZATION NO. LBT768



4152 W. Blue Horizon Blvd. Phone: (561) 444-2720
Suite 105 www.geo-pointsurveying.com
Westlake Beach, FL 33444
Sheet No. 01 of 07 Sheets

TERRACES OF WESTLAKE - PHASE I

BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E. FOUND BRASS DISK IN CONCRETE "P.B.C." N: 88412.300; E: 88484.585 NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #107585

NORTH BOUNDARY OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.

P.O.C.

SOUTH LINE OF SECTION 31, TOWNSHIP 42 S., RANGE 41 E. BASIS OF BEARING NORTH BOUNDARY OF SECTION 5, TOWNSHIP 43 S., RANGE 41 E. S: 89°48'53"E, 5270.23' (MEASURED) S: 89°48'52"E, 5270.39' (COUNTY)

NORTHEAST CORNER SECTION 6-43-41 FOUND BRASS DISK IN CONCRETE "P.B.C." N: 884608.8818; E: 881407.3838 NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #107581

KEY SHEET

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

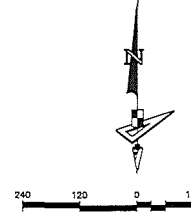
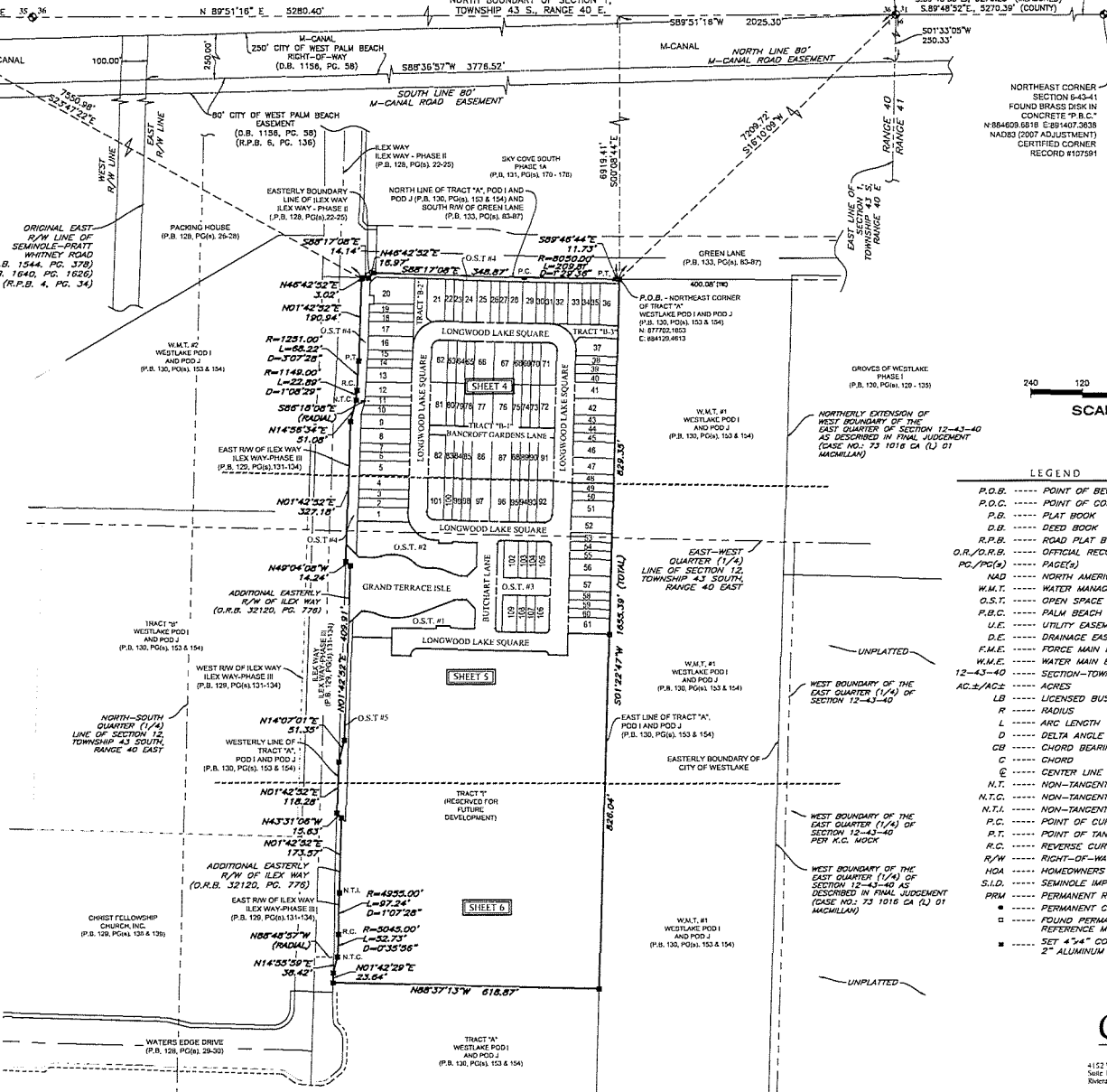
BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 4, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF 3.89°48'53"E, (MEASURED). BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 107) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 109).

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.

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5 = 5.000) (IE: 7.5 = 7.500)

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



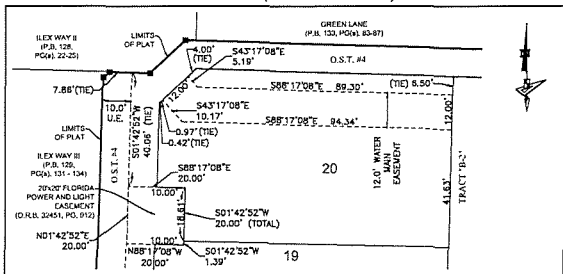
LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- R.P.B. ----- ROAD PLAT BOOK
- O.R./D.R.B. ----- OFFICIAL RECORDS BOOK
- PC/(PG#) ----- 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
- 12-43-40 ----- SECTION-TOWNSHIP-RANGE
- AC.3/AC2 ----- ACRES
- LB ----- LICENSED BUSINESS
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- CL ----- CENTER LINE OF ROAD
- N.T. ----- NON-TANGENT
- N.T.C. ----- NON-TANGENT CURVATURE
- N.T.I. ----- NON-TANGENT INTERSECTION
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- R.C. ----- REVERSE CURVATURE
- R/W ----- RIGHT-OF-WAY
- H.O.A. ----- HOMEOWNERS ASSOCIATION
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4" x 4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

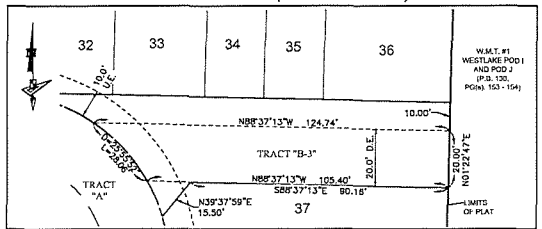
TERRACES OF WESTLAKE - PHASE I

BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

DETAIL "A" (SCALE: 1"=20')



DETAIL "B" (SCALE: 1"=20')



POINT OF COMMENCEMENT
 NORTHEAST CORNER OF SECTION 1,
 TOWNSHIP 43 S., RANGE 40 E.
 SET 3.5" IRON PIPE "PUBLIC LAND SURVEY
 CORNER-TALLAHASSEE MERIDIAN"
 BRASS DISK "10" EAST SET IN CONCRETE
 FOUND 10' EAST ON SECTION LINE
 N: 88426.7147 / E: 886137.1629
 NAD83 (2011 ADJUSTMENT)
 CERTIFIED CORNER RECORD #1071997

SOUTH LINE OF SECTION 31,
 TOWNSHIP 42 S., RANGE 41 E.

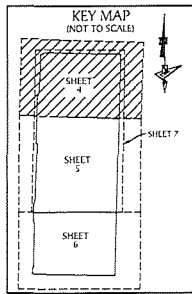
BASE OF BEARINGS
 NORTH BOUNDARY OF SECTION 5,
 TOWNSHIP 43 S., RANGE 41 E.
 S: 89445.531', S: 702.31' (COUNTY)
 S: 89432.2', S: 270.39' (COUNTY)

NORTHEAST CORNER
 SECTION 4-34-41
 FOUND BRASS DISK IN
 CONCRETE "P.B.C."
 N: 88460.6818 / E: 887407.3028
 NAD83 (2011 ADJUSTMENT)
 CERTIFIED CORNER
 RECORD #107591

NORTH BOUNDARY OF SECTION 1,
 TOWNSHIP 43 S., RANGE 40 E.

EAST LINE OF SECTION 1-43-40

SCALE: 1" = 40'



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C3	40.00'	90°00'00"	62.83'	56.37'	S 48°22'49"W
C4	40.00'	90°00'00"	62.83'	56.37'	N 43°37'13"W

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C12	18.00'	90°00'00"	28.21'		
C13	18.00'	90°00'00"	28.21'		

- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - R.P.B. ----- ROAD PLAT BOOK
 - O.R./O.L.R. ----- OFFICIAL RECORDS BOOK
 - P.C./P.C.(s) ----- PAGE(S)
 - MAD ----- 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
 - 12-43-40 ----- SECTION-TOWNSHIP-RANGE
 - AC. S/AC. S ----- ACRES
 - LB ----- LICENSED BUSINESS
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - @ ----- CENTER LINE OF ROAD
 - N.T. ----- NON-TANGENT
 - N.T.C. ----- NON-TANGENT CURVATURE
 - N.T.I. ----- NON-TANGENT INTERSECTION
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - R.C. ----- REVERSE CURVATURE
 - R/W ----- RIGHT-OF-WAY
 - HSA ----- 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"

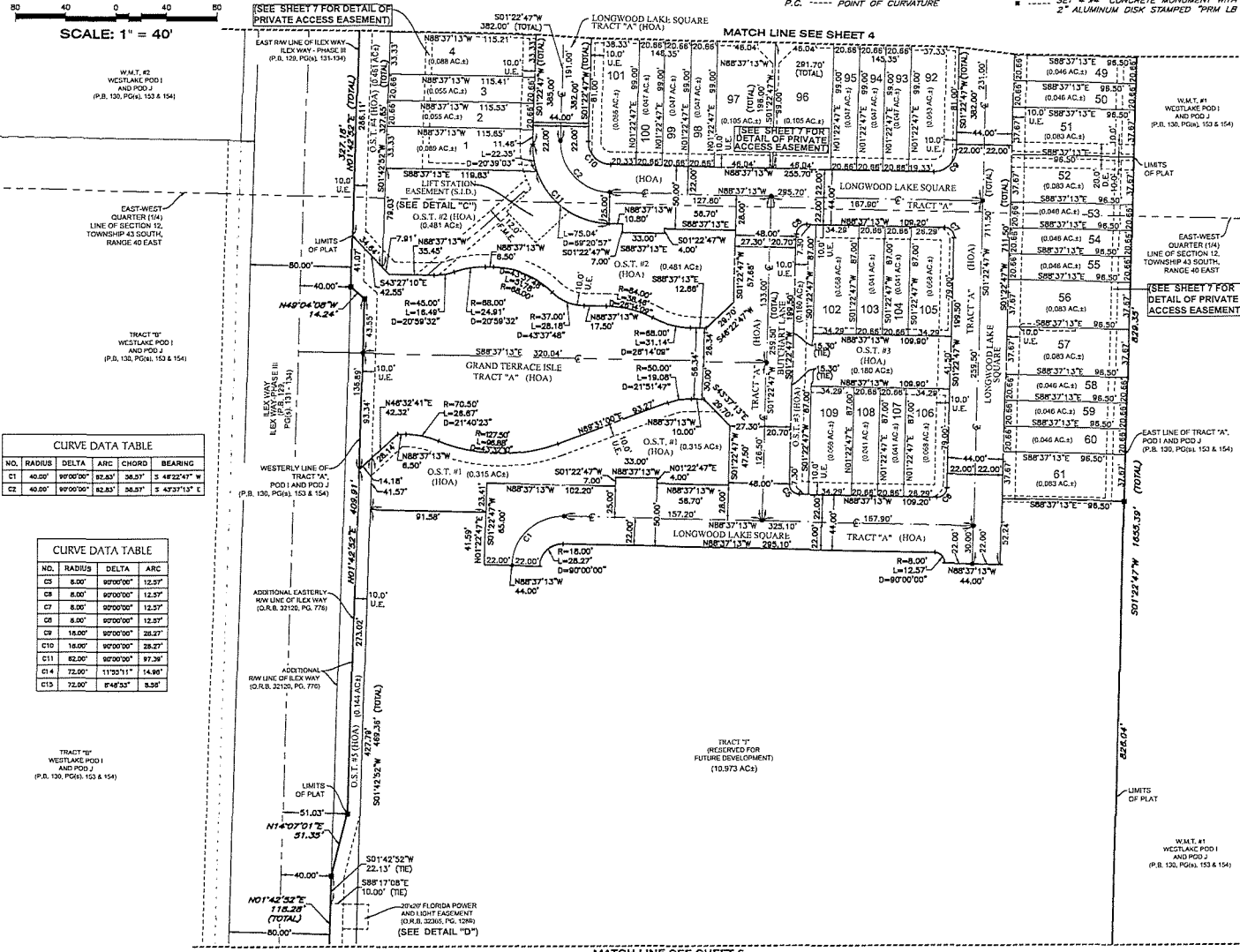
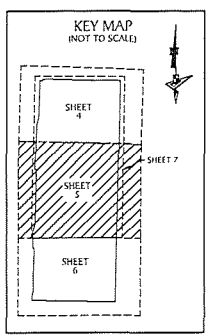
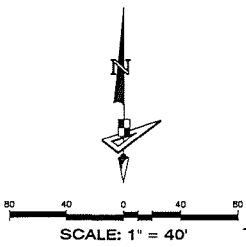


TERRACES OF WESTLAKE - PHASE I

BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

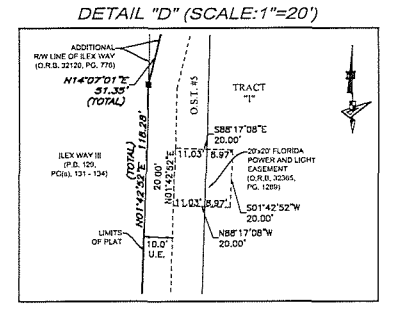
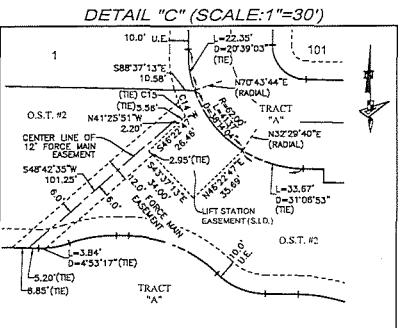
LEGEND

- | | | |
|--|---------------------------------|---|
| P.O.B. POINT OF BEGINNING | O.S.T. OPEN SPACE TRACT | R RADIUS |
| P.O.C. POINT OF COMMENCEMENT | P.B.C. PALM BEACH COUNTY | L ARC LENGTH |
| P.B. PLAT BOOK | U.E. UTILITY EASEMENT | D DELTA ANGLE |
| D.B. DEED BOOK | D.E. DRAINAGE EASEMENT | CH CHORD BEARING |
| R.P.B. ROAD PLAT BOOK | F.M.E. FORCE MAIN EASEMENT | C CHORD |
| O.R./D.R.B. OFFICIAL RECORDS BOOK | W.M.E. WATER MAIN EASEMENT | CL CENTER LINE OF ROAD |
| PG./PG(S) PAGE(S) | 12-43-40 SECTION-TOWNSHIP-RANGE | N.T. NON-TANGENT |
| NAD NORTH AMERICAN DATUM | AC.±/AC± ACRES | N.T.C. NON-TANGENT CURVATURE |
| W.M.T. WATER MANAGEMENT TRACT | LB LICENSED BUSINESS | N.T.I. NON-TANGENT INTERSECTION |
| | | P.C. POINT OF CURVATURE |
| | | P.T. POINT OF TANGENCY |
| | | R.C. REVERSE CURVATURE |
| | | R/W RIGHT-OF-WAY |
| | | HOA HOMEOWNERS ASSOCIATION |
| | | S.I.D. SEWINKLE 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 7758" |



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	40.00'	90°00'00"	82.83'	58.20'	S 48°22'47" W
C2	40.00'	90°00'00"	82.83'	58.20'	S 47°37'13" E

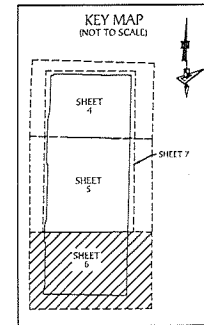
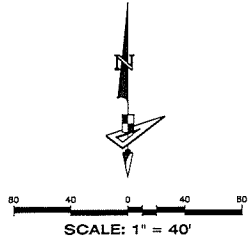
NO.	RADIUS	DELTA	ARC
C3	8.00'	90°00'00"	12.57'
C4	8.00'	90°00'00"	12.57'
C5	8.00'	90°00'00"	12.57'
C6	8.00'	90°00'00"	12.57'
C7	8.00'	90°00'00"	12.57'
C8	8.00'	90°00'00"	12.57'
C9	16.00'	90°00'00"	25.27'
C10	16.00'	90°00'00"	25.27'
C11	82.00'	90°00'00"	97.38'
C14	72.00'	115°31'11"	14.89'
C15	72.00'	8°48'23"	8.59'



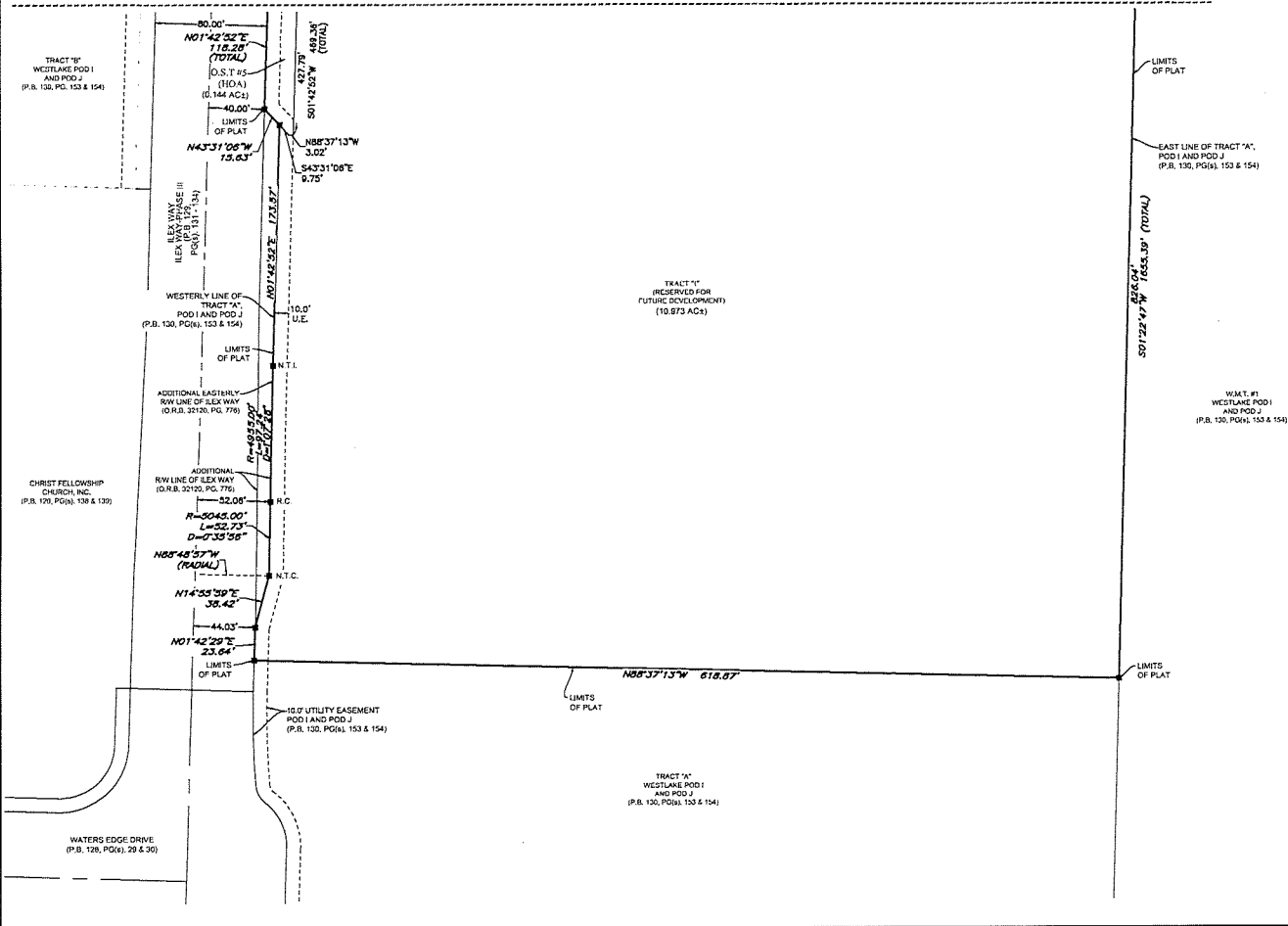
MATCH LINE SEE SHEET 6

TERRACES OF WESTLAKE - PHASE I

BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



MATCH LINE SEE SHEET 5

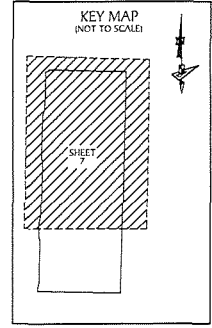
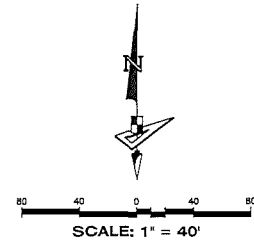
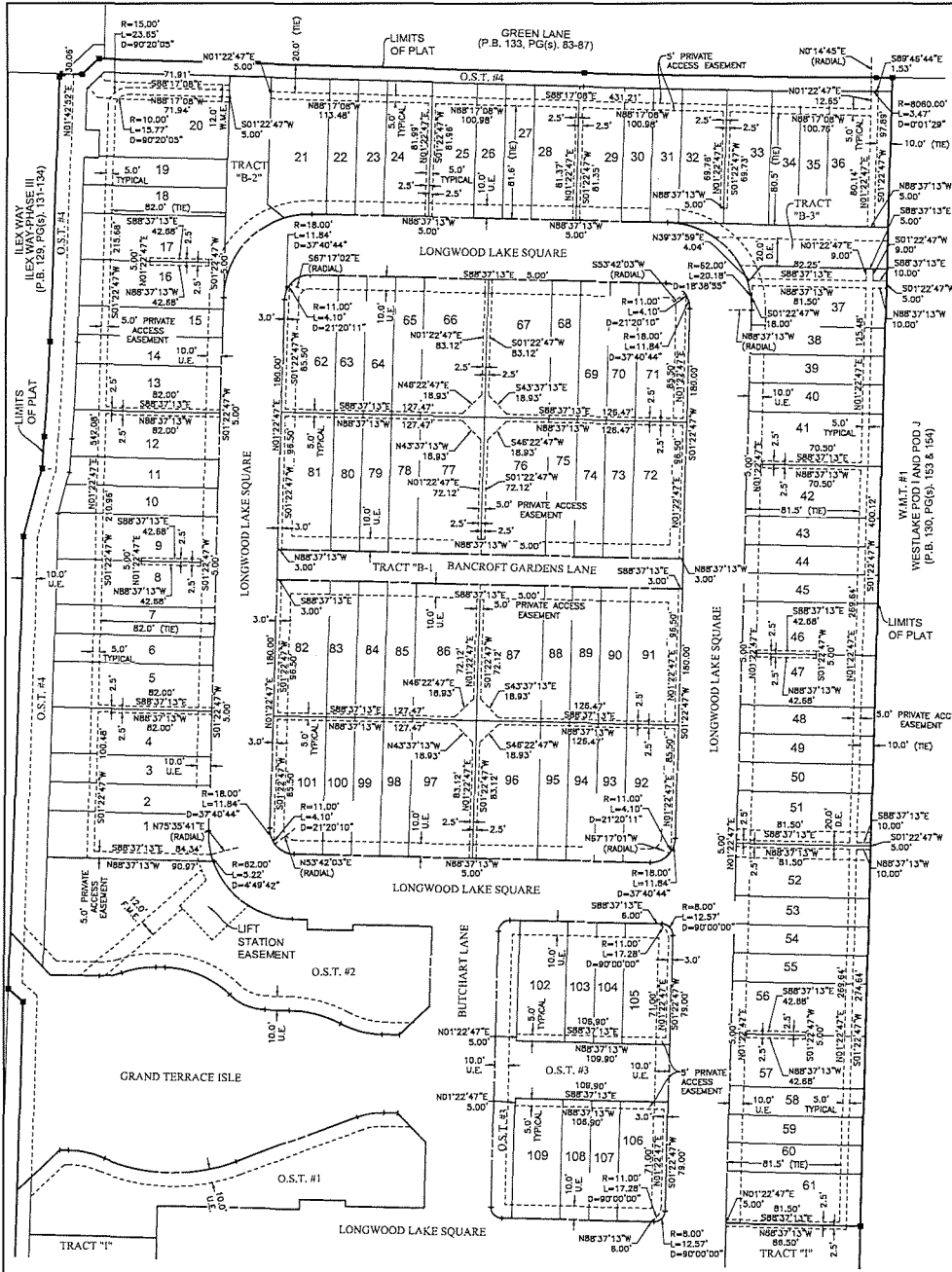


LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- R.P.B. ----- ROAD PLAT 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. ----- FIRE MAIN EASEMENT
- W.M.E. ----- WATER MAIN EASEMENT
- 12-43-40 ----- SECTION-TOWNSHIP-RANGE
- AC.±/AC± ----- ACRES
- LB ----- LICENSED BUSINESS
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- CL ----- CENTER LINE OF ROAD
- N.T. ----- NON-TANGENT
- N.T.C. ----- NON-TANGENT CURVATURE
- N.T.I. ----- NON-TANGENT INTERSECTION
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- R.C. ----- REVERSE CURVATURE
- R/W ----- RIGHT-OF-WAY
- HGA ----- 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 TRIM LB 7768"

TERRACES OF WESTLAKE - PHASE I

BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



PRIVATE ACCESS
EASEMENT
DETAIL SHEET

- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - R.P.B. ----- ROAD PLAT 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
 - 12-43-40 ----- SECTION-TOWNSHIP-RANGE
 - AC.±/AC± ----- ACRES
 - LB ----- LICENSED BUSINESS
 - R ----- RADIIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - CL ----- CENTER LINE OF ROAD
 - N.T. ----- NON-TANGENT
 - N.T.C. ----- NON-TANGENT CURVATURE
 - N.T.I. ----- NON-TANGENT INTERSECTION
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - R.C. ----- REVERSE CURVATURE
 - R/W ----- RIGHT-OF-WAY
 - H.O.A. ----- HOMEOWNERS ASSOCIATION
 - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
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 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

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4122 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 Fax: (561) 444-2720
Palm Beach, FL 33404 www.geopointsurvey.com
Licenses: Professional Surveyor License No. 18746

Sheet No. 07 of 07 Sheets

Exhibit 'C'
TERRACES OF WESTLAKE – PHASE I
TOPOGRAPHICAL SURVEY

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DESCRIPTION:

BEING A PORTION OF TRACT "A", WESTLAKE POD 1 AND POD 2, PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.89°51'46"W, ALONG THE NORTH LINE OF SAID SECTION 11, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 2025.30 FEET, THENCE S.02°08'44"E, DEPARTING SAID NORTH LINE OF SECTION 11, A DISTANCE OF 6919.41 FEET TO THE NORTHEAST CORNER OF TRACT "A", WESTLAKE POD 1 AND POD 2, AS RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE S.51°22'47"W, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 1655.20 FEET; THENCE N.80°37'19"W, A DISTANCE OF 618.87 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "A" AND A POINT ON THE ADDITIONAL EASTERLY RIGHT-OF-WAY OF ILEX WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 23120, PAGE 776, OF SAID PUBLIC RECORDS; THENCE BY THE FOLLOWING SIXTEEN (16) COURSES, BEING ALONG SAID WESTERLY LINE OF TRACT "A" AND ADDITIONAL EASTERLY RIGHT-OF-WAY OF ILEX WAY: 1) N.01°42'29"E, A DISTANCE OF 23.84 FEET; 2) THENCE N.14°53'59"E, A DISTANCE OF 38.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 594.00 AND A RADIAL BEARING OF N.88°46'27"W, AT SAID INTERSECTION; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°25'22", A DISTANCE OF 52.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 4555.00 FEET; 4) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°07'29", A DISTANCE OF 87.24 FEET TO A NON-TANGENT INTERSECTION; 5) THENCE N.01°42'29"E, A DISTANCE OF 172.57 FEET; 6) THENCE N.43°10'09", A DISTANCE OF 15.63 FEET; 7) THENCE N.01°42'29"E, A DISTANCE OF 118.28 FEET; 8) THENCE N.14°07'01"E, A DISTANCE OF 51.35 FEET; 9) THENCE N.01°42'29"E, A DISTANCE OF 409.91 FEET; 10) THENCE N.49°08'09"W, A DISTANCE OF 14.24 FEET; 11) THENCE N.01°42'29"E, A DISTANCE OF 322.18 FEET; 12) THENCE N.14°56'34"E, A DISTANCE OF 51.08 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 1145.00 AND A RADIAL BEARING OF S.81°18'05", AT SAID INTERSECTION; 13) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°18'22", A DISTANCE OF 22.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1251.00 FEET; 14) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°07'28", A DISTANCE OF 66.22 FEET TO A POINT OF TANGENCY; 15) THENCE N.01°42'29"E, A DISTANCE OF 190.84 FEET; 16) THENCE N.01°42'29"E, A DISTANCE OF 3.02 FEET TO A POINT ON THE EASTERLY LINE OF ILEX WAY, AS SHOWN ON ILEX WAY - PHASE II, RECORDED IN PLAT BOOK 130, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.81°17'05", ALONG SAID EASTERLY LINE OF ILEX WAY, A DISTANCE OF 14.14 FEET; THENCE N.40°42'52"E, ALONG SAID EASTERLY LINE OF ILEX WAY, A DISTANCE OF 16.87 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "A" AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, AS RECORDED IN PLAT BOOK 130, PAGES 83 THROUGH 87, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.81°17'05", ALONG SAID NORTH LINE OF TRACT "A" AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, A DISTANCE OF 348.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 805.00 FEET; THENCE EASTERLY, ALONG SAID NORTH LINE OF TRACT "A" AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°29'20", A DISTANCE OF 208.81 FEET TO A POINT OF TANGENCY; THENCE S.89°51'46"E, A DISTANCE OF 11,793 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,008,827 SQUARE FEET OR 23,159 ACRES, MORE OR LESS.

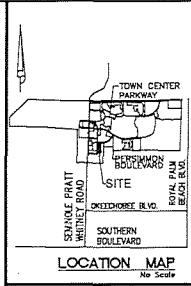
SURVEYOR'S NOTES:

- 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 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 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF S.88°48'37"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (AND 83-07 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA, SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (AND 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 "X" AND "AE", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 220950021F FOR PALM BEACH COUNTY, COMMUNITY NO. 120192, PALM BEACH COUNTY, FLORIDA, DATED OCTOBER 05, 2017 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN HAVE BEEN DIGITALLY TRANSLATED FROM DTPM 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 (NAVD 88) BASED ON PALM BEACH COUNTY BENCHMARK "AMANDA", HAVING A PUBLISHED ELEVATION OF 26.26 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. BY THIS 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 (SEFWMD), 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 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

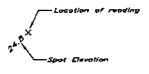
BENCHMARK NOTE:

BENCHMARK: PALM BEACH COUNTY "AMANDA"
 PALM BEACH COUNTY BRASS DISK ELEVATION = 25.526 (NAVD 88)
 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 MCANAL AND 10TH STREET NORTH.
 THE STATION IS LOCATED IN THE SOUTHWEST WINGWALL OF THE CONCRETE BRIDGE OVER THE MCANAL, 6.6 FEET SOUTH OF THE SOUTHWEST END OF THE WEST HANDRAIL, 66 FEET NORTH OF THE CENTERLINE OF 60TH STREET, 46.2 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 (NAVD 88)
 MEAN SEA LEVEL = 0.00 (NAVD 88)
 NOTE: CONVERSION FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) = +1.47 FEET



LEGEND

D.B.	DEED BOOK
R.P.B.	ROAD PLAT BOOK
P.B.	PLAT BOOK
P.C./P.C.(s)	PAGE(S)
O.R./O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT-OF-WAY
WMT	WATER MANAGEMENT TRACT
NAVD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
P.B.C.	PALM BEACH COUNTY
12-43-40	SECTION-TOWNSHIP-RANGE
R	CURVE RADIUS
L	CURVE ARC LENGTH
D	CURVE DELTA ANGLE
N.T.	NON-TANGENT
N.T.I.	NON-TANGENT INTERSECTION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
R.C.	REVERSE CURVATURE
S.I.D.	SEMINOLE IMPROVEMENT DISTRICT
PRM	PERMANENT REFERENCE MONUMENT
U.E.	UTILITY EASEMENT
(TYP.)	TYPICAL
□	FOUND 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
●	SET 5/8" IRON ROD AND CAP "LB 7768"



The final approval of this document was authorized by Gary A. Rager, Professional Surveyor and Mapper, State of Florida, License No. 154628
 This form has been electronically signed and sealed by Gary A. Rager, P.S.M., on 12/02/2022 using a digital certificate.
 Printed copies of this document are not considered signed and sealed and the Sign Authority Code must be verified on any electronic copies.

TERRACES OF WESTLAKE - PHASE 1 BOUNDARY AND TOPOGRAPHICAL SURVEY

<p>Revisions</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> <th>Drawn</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		No.	Date	Description	Drawn					<p>Prepared For: MINTO COMMUNITIES Surveyors Certificate: This certificate that a survey of the herein described property was made under my supervision and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors as required in Chapter 33-17.000, Florida Administrative Code, pursuant to the Surveying and Mapping Act of 1997. License Number: 154628 Expiration Date: 12/31/2024 Surveyed Between Number 18 7768</p>
No.	Date	Description	Drawn							
<p>Sheet No. 01 of 03 Sheets</p>		<p>Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER No. 154628 NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & PROVED SIGN OF A FLORIDA LICENSED SURVEYOR & MAPPER</p>								

GeoPoint
 Surveying, Inc.
 4152 W. Blue Heron Blvd. Phone: (561) 444-2720
 Suite 105 www.geopointsurvey.com
 Riviera Beach, FL 33404 Surveyed Between Number 18 7768

Drawn Date: 12/02/2022 Date Plotted: 12/02/2022
 Check Code: PZ-11-C Title: TERRACES OF WESTLAKE
 Revision: 12 1768-43-N, RAC 40 E, JOB # 19001-00-10

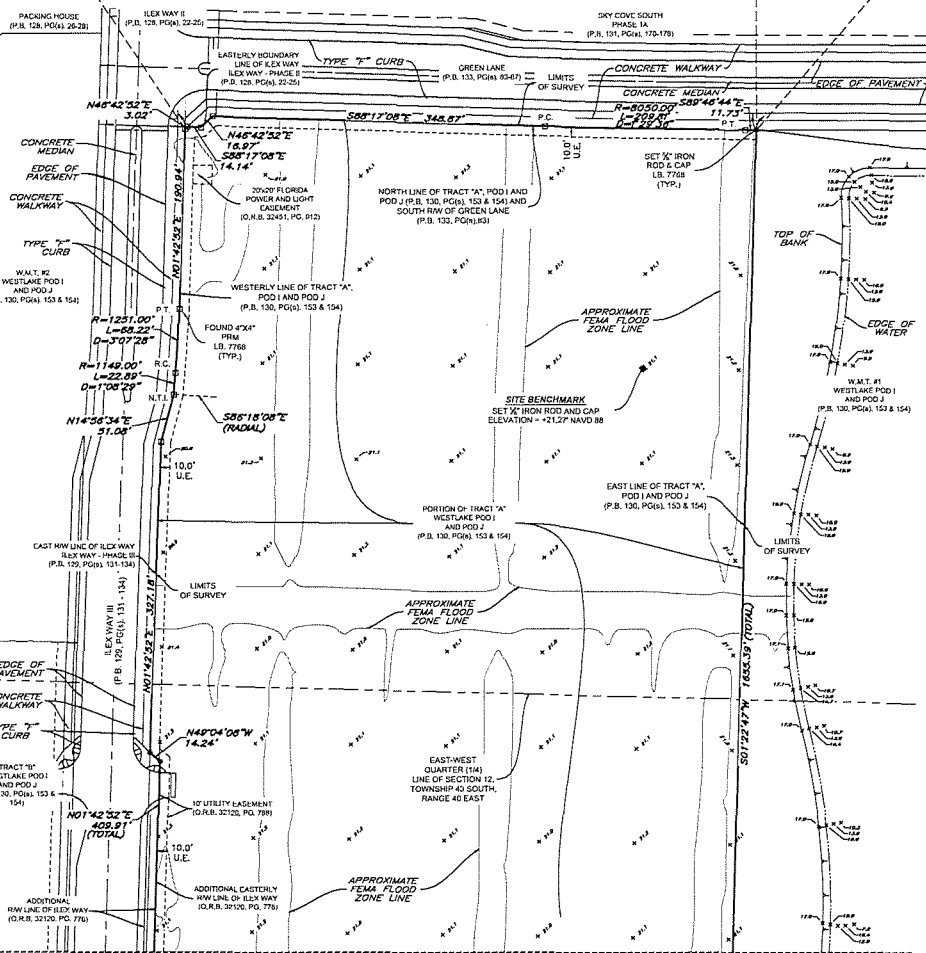
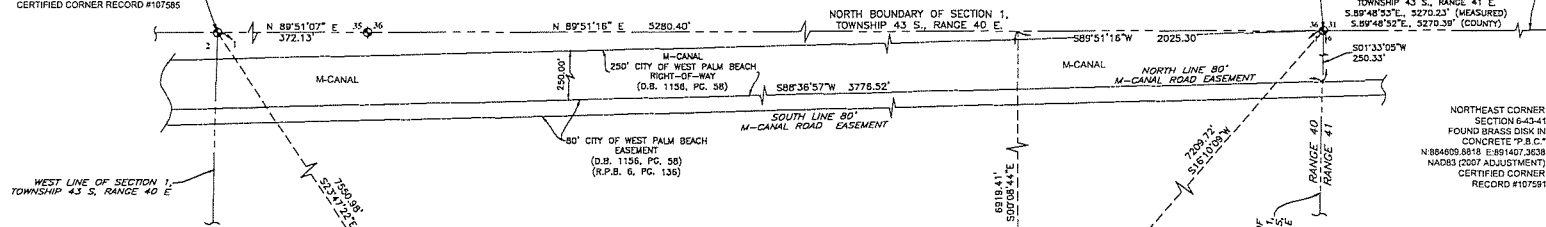
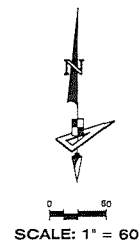
NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E. FOUND BRASS DISK IN CONCRETE "P.B.C." N. 88°42'30.00" E. 880.64 E.265 NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #107585

POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E. SET 3.5" IRON PIPE "PUBLIC LAND SURVEY" CORNER-TALLAHASSEE MERIDIAN BRASS DISK "10' EAST" SET IN CONCRETE / FOUND 10' EAST ON SECTION LINE N. 88°42'30.00" E. 880.64 E.265 NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #107587

SOUTH LINE OF SECTION 31, TOWNSHIP 42 S., RANGE 41 E.

BASE OF BEARING NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 S., RANGE 41 E. S. 89°48'53.71" E. 5270.23' (MEASURED) S. 89°48'52.71" E. 5270.30' (COUNTY)

NORTHEAST CORNER SECTION 6-43-41 FOUND BRASS DISK IN CONCRETE "P.B.C." N. 88°48'58.818" E. 891.407' 3638 NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #107591



LEGEND

- D.B. ----- DEED BOOK
 - R.P.B. ----- ROAD PLAT BOOK
 - P.B. ----- PLAT BOOK
 - PG./PG(S) ----- PAGE(S)
 - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
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 - FEMA ----- FEDERAL EMERGENCY MANAGEMENT AGENCY
 - P.B.C. ----- PALM BEACH COUNTY
 - 12-43-40 ----- SECTION-TOWNSHIP-RANGE
 - R ----- CURVE RADIUS
 - L ----- CURVE ARC LENGTH
 - D ----- CURVE DELTA ANGLE
 - N.T. ----- NON-TANGENT
 - N.T.I. ----- NON-TANGENT INTERSECTION
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - R.C. ----- REVERSE CURVATURE
 - S.I.D. ----- SEMI-CIRCLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - U.E. ----- UTILITY EASEMENT
 - (TYP.) ----- TYPICAL
 - ----- FOUND 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
 - ----- SET 3/8" IRON ROD AND CAP "LB 7768"
- Location of reading
Spot Elevation

This field accounting of this document was authorized by Gary A. Nease, Professional Surveyor and Director of Florida Licensed Land Surveyors.
This form has been electronically signed and sealed by Gary A. Nease, P.S.M., on 12/02/2022 using a digital signature code.
Printed copies of this document are not considered signed and sealed and the digital authentication code must be verified on any electronic copies.

**TERRACES OF WESTLAKE - PHASE 1
BOUNDARY AND TOPOGRAPHICAL SURVEY**

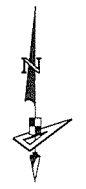
REVISIONS		
No.	Date	Description

Prepared For: AINTO COMMUNITIES
Date: 12/02/2022
Last Date of Field Survey: 12/02/2022
Sheet No. 02 of 03 Sheets

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Surveying, Inc.

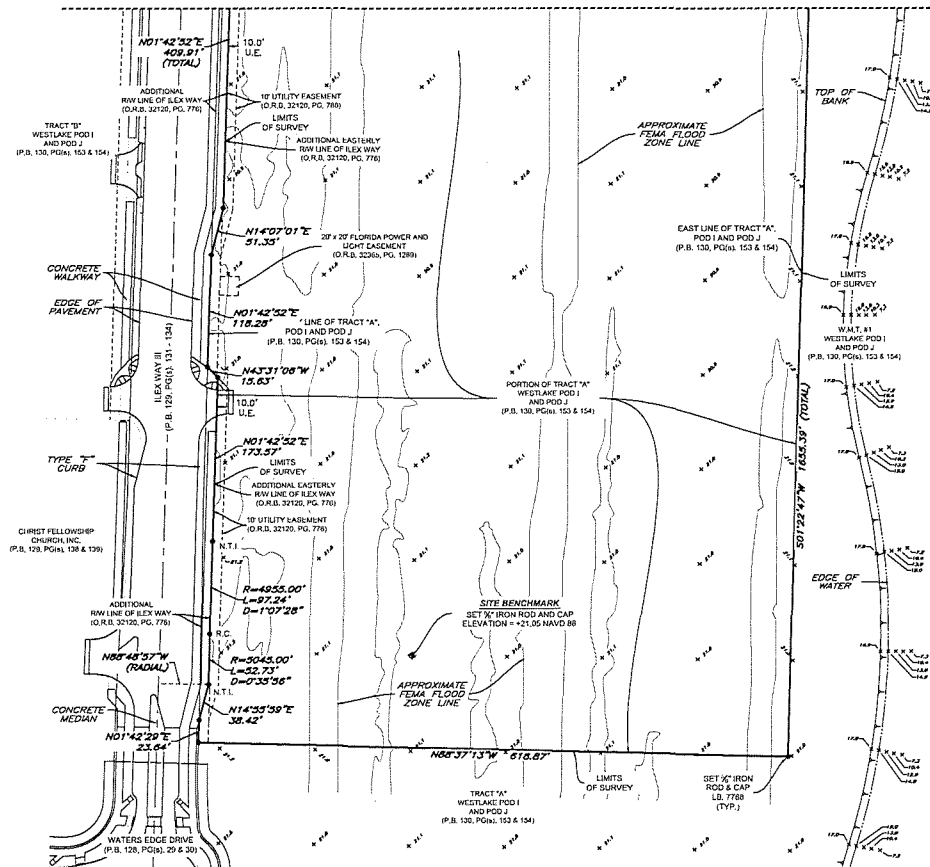
4152 W. Blue Heron Blvd
Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurveying.com
License Number LP 1716

Check Code: P.E.S. 1151
Print Date: 12/02/2022
Scale: 1" = 60'



0 60
SCALE: 1" = 60'

MATCH LINE SEE SHEET 2



- LEGEND**
- D.B. ----- DEED BOOK
 - R.P.B. ----- ROAD PLAT BOOK
 - P.B. ----- PLAT BOOK
 - PG./PC(s) ----- PAGE(S)
 - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
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 - NAVD ----- NORTH AMERICAN VERTICAL DATUM
 - FEMA ----- FEDERAL EMERGENCY MANAGEMENT AGENCY
 - P.B.C. ----- PALM BEACH COUNTY
 - 12-43-42 ----- SECTION-TOWNSHIP-RANGE
 - R ----- CURVE RADIUS
 - L ----- CURVE ARC LENGTH
 - D ----- CURVE DELTA ANGLE
 - N.T. ----- NON-TANGENT
 - N.T.I. ----- NON-TANGENT INTERSECTION
 - P.C. ----- POINT OF CURVATURE
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 - U.E. ----- UTILITY EASEMENT
 - (TYP.) ----- TYPICAL
- ◻ ----- FOUND 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
 ○ ----- SET 3/8" IRON ROD AND CAP "LB 7768"
- [Symbol] Location of reading
 [Symbol] Spot Elevation

The seal appearing on this document was authorized by Gary A. Hager, Professional Surveyor and Member, State of Florida, License No. 124628.
 This form has been electronically signed and sealed by Gary A. Hager, P.E.S.M., on 12/02/2022 using a CPA authentication code.
 Printed copies of this document are not considered signed and sealed and the CPA authentication code shall be verified on any electronic copies.

**TERRACES OF WESTLAKE - PHASE 1
BOUNDARY AND TOPOGRAPHICAL SURVEY**

REVISIONS		
No.	Date	Description

Prepared For: AINTO COMMUNITIES
 Last Date of Field Survey: 12/02/2022



4152 W. Blue Heron Blvd.
 Suite 105
 Riviera Beach, FL 33404
 Phone: 561-844-3720
 www.geopointsurvey.com
 Licensed Surveyor Number 187746

Sheet No. 03 of 03 Sheets
 NOT VALID WITHOUT THE ELECTRONIC ANALOG ORIGINAL SIGNATURE & ANGEL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER
 Check Code: P22, B/C
 File Path: 2022-449916
 Section: 12 Twp., 43N., Rng., 40 E., 100' P.P. 01, 85-15