

RESOLUTION 2023-18

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.

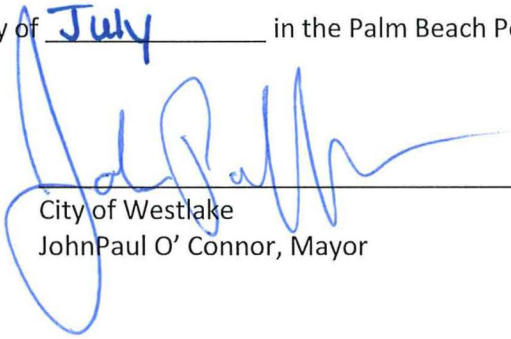
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, THAT:

- 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 the 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 1st day of August, 2023.

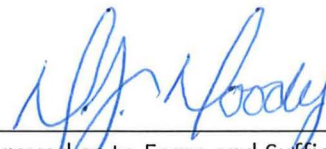
PUBLISHED on this 19th day of July in the Palm Beach Post.



City of Westlake
JohnPaul O' Connor, Mayor



Zoie Burgess, City Clerk



Approved as to Form and Sufficiency
DJ 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

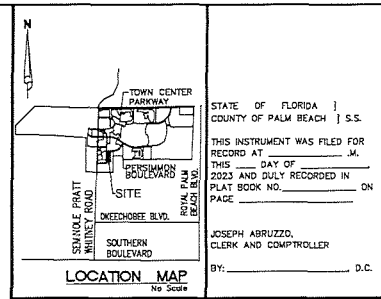
CURVE THROUGH A CENTRAL ANGLE OF $01^{\circ}29'36''$, A DISTANCE OF 209.81 FEET TO A POINT OF TANGENCY; THENCE $S.89^{\circ}46'44''E.$, A DISTANCE OF 11.73 FEET TO THE POINT OF BEGINNING.

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 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.



STATE OF FLORIDA
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR RECORD AT _____ M.
THIS _____ DAY OF _____ 2003 AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE _____
JOSEPH ABRUZZO,
CLERK AND COMPTROLLER
BY: _____ D.C.
CLERK'S SEAL

SURVIVOR'S NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS: "A" 1 1/2" BRASS DISK, STAMPED "PCL 10728" SET IN A 4"x4"x24" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THIS: "B" A MAGNETIC NAIL AND DISK STAMPED "PCL 10728" (UNLESS OTHERWISE NOTED).
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S 89°54'10"W. BEARINGS SHOWN HEREON, REFER TO THE STATE PLATE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83) 70.
- 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.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF WESTLAKE ZONING REGULATIONS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE 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.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN HEREON ARE FLORIDA STATE PLATE GRID DATUM - NAD83 2011 ADJUSTMENT ZONE - FLORIDA EAST LINEAR UNITS - US SURVEY FEET COORDINATE SYSTEM - 1983 STATE PLATE 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

SURVIVOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SEC. 17(19)(F), F.S., WAS SET UNDER THE GUARANTEE POSTED WITH THE CITY OF WESTLAKE FOR THE RECORDING OF THIS INSTRUMENT. FURTHER, THAT THE SURVEY DATA COMPILES WITH ALL THE REQUIREMENTS OF CHAPTER 17, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WESTLAKE, FLORIDA.

DATE: _____
GARY A. KAHER, P.S.M.
LICENSE NO. 15828
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
GARY A. KAHER, P.S.M.
43428 STATE OF FLORIDA,
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HILL BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768

DESCRIPTION:
KNOW ALL MEN BY THESE PRESENTS THAT MINTO PULL, 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 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°54'10"W, ALONG THE NORTH LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 2053.00 FEET; THENCE S 00°00'00"W, DEPARTING SAID NORTH LINE OF SECTION 1, A DISTANCE OF 691.41 FEET TO THE NORTHEAST CORNER OF TRACT "A", WESTLAKE POD 1 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 40°22'49"W, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 1043.39 FEET; THENCE S 08°17'17"W, A DISTANCE OF 618.7 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "A" AND FROM THE ADDITIONAL EASTERLY RIGHT-OF-WAY OF ILEY WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2120, PAGE 776, OF SAID PUBLIC RECORDS; THENCE BY THE FOLLOWING SIXTEEN (16) CURVES, BEING ALONG SAID WESTERLY LINE OF TRACT "A" AND ADDITIONAL EASTERLY RIGHT-OF-WAY OF ILEY WAY: 1) A DISTANCE OF 11.814297', A DISTANCE OF 21.44 FEET; 2) THENCE N 145°59'01" A DISTANCE OF 38.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 908.09 AND A RADIAL BEARING OF N 88°49'57"W, AT SAID INTERSECTION; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°19'50", A DISTANCE OF 573.10 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 4953.00 FEET; 4) THENCE NORTHEAST, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°07'29", A DISTANCE OF 92.14 FEET TO A NON-TANGENT INTERSECTION; 5) THENCE N 01°42'52"W, A DISTANCE OF 173.57 FEET; 6) THENCE N 49°31'06"W, A DISTANCE OF 15.63 FEET; 7) THENCE N 01°42'52"W, A DISTANCE OF 118.28 FEET; 8) THENCE N 41°00'01"W, A DISTANCE OF 31.53 FEET; 9) THENCE N 01°42'52"W, A DISTANCE OF 409.91 FEET; 10) THENCE N 49°04'00"W, A DISTANCE OF 14.24 FEET; 11) THENCE N 01°42'52"W, A DISTANCE OF 327.18 FEET; 12) THENCE N 41°00'01"W, A DISTANCE OF 5.16 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 1148.60 AND A RADIAL BEARING OF S 80°19'01"W, AT SAID INTERSECTION; 13) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°06'29", A DISTANCE OF 24.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1210.10 FEET; 14) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°07'29", A DISTANCE OF 18.22 FEET TO A POINT OF TANGENCY; 15) THENCE N 01°42'52"W, A DISTANCE OF 190.40 FEET; 16) THENCE N 40°22'49"W, A DISTANCE OF 131.68 FEET TO A POINT ON THE EASTERLY LINE OF ILEY WAY, AS SHOWN ON ILEY WAY - PHASE I, RECORDED IN PLAT BOOK 129, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S 08°17'17"W, ALONG SAID WESTERLY LINE OF TRACT "A" AND SAID SOUTHERLY RIGHT-OF-WAY OF ILEY WAY, A DISTANCE OF 14.14 FEET; THENCE N 48°42'52"W, ALONG SAID EASTERLY LINE OF ILEY 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 131, PAGES 84 THROUGH 87, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S 08°17'17"W, ALONG SAID NORTH LINE OF TRACT "A" AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, A DISTANCE OF 348.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 8059.60 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 103°03'29", A DISTANCE OF 2094.10 FEET TO A POINT OF TANGENCY; THENCE S 89°46'44", A DISTANCE OF 11.73 FEET TO A POINT OF BEGINNING.

CONTAINING 1,606,827 SQUARE FEET OR 23.159 ACRES, MORE OR LESS.

HAS 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", SHOWN HEREON AS BANCROFT GARDENS LANE, BUTCHART LANE, GRAND TERRACE ISLE, LONGWOOD LAKE SQUARE, NORTH LONGWOOD LAKE SQUARE AND SOUTH 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 DRUGS, AND FERRIS, 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 MANAGING 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.

PRIVATE ROADS
TRACTS "B" THROUGH "M" 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 INGRESS 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 MANAGING 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 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.

OPEN SPACE TRACTS
TRACTS O.S.T. #1 THROUGH O.S.T. #5, AS SHOWN HEREON, ARE HEREBY DEDICATED TO TERRACES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

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

WATER MAIN EASEMENT
WATER MAIN EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, 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 ASSOCIATION, 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.

CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ESTABLISHED PURSUANT TO CHAPTERS 39 AND 298, FLORIDA STATUTES, AS A PUBLIC UTILITY PROVIDER OF WATER, SEWER AND RFL (AMP) WATER, ITS SUCCESSORS AND ASSIGNS, SUBJECT TO THOSE CERTAIN RESTRICTIONS OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREIN BE IMPROVED BY GRANTEE. PROVIDED FURTHER SAID GRANTEE OR ASSIGNS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION.

IN FURTHERANCE OF THE FOREGOING, THERE IS HEREBY GRANTED TO FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS, AND ASSIGNS ("FPL"), A NON-EXCLUSIVE EASEMENT FOREVER OVER, UNDER, IN, ON, UPON AND ACROSS THE UTILITY EASEMENTS DESCRIBED ON THE PLAT, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT, AND APPURTENANT ABOVE-GROUND EQUIPMENT TO BE INSTALLED FROM TIME TO TIME, TOGETHER WITH THE RIGHT TO PERMIT FPL TO ATTACH OR PLACE WIRES TO OR WITHIN ANY FACILITIES HEREUNDER AND LAY CABLE AND CONDUIT WITHIN THE EASEMENT AREA AND TO OPERATE THE SAME FOR FPL'S COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES.

IN WITNESS WHEREOF, MINTO PULL, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE FORWARDED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS _____ DAY OF _____, 2023.

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

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

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY JOHN CARTER, AS MANAGER FOR MINTO PULL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR I WAS PRODUCED _____ AS IDENTIFICATION.

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

(SEAL)

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

PRINT NAME: _____ BY: _____ SCOTT MASSEY, PRESIDENT

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY SCOTT MASSEY AS PRESIDENT FOR SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

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

ACCEPTANCE OF DEDICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

TERRACES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 2023.

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

PRINT NAME: _____ BY: _____ JOHN CARTER, PRESIDENT

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY JOHN CARTER, AS PRESIDENT FOR TERRACES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR I WAS PRODUCED _____ AS IDENTIFICATION.

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

(SEAL)

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

(SEAL)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY JOHN CARTER, AS MANAGER FOR MINTO PULL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

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

(SEAL)

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

(SEAL)

MINTO PULL, LLC SEMINOLE IMPROVEMENT DISTRICT TERRACES OF WESTLAKE HOMEOWNERS ASSOCIATION SURVEYOR'S SEAL

GeoPoint
Surveying, Inc.

4152 W. Blue Hill Blvd. Phone: (561) 444-4720
Suite 105 www.geo-point.com
Riviera Beach, FL 33404

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 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

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 SEC. 177.07(1), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.08(1), F.S.

ATTEST: _____
 CITY MANAGER, KEN CASSEL

BY: _____
 CITY MAYOR, JOHN PAUL O'CONNOR

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

WE, WINSTON & STRAWN LLP, MEMBERS OF THE FLORIDA BAR, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THAT CERTAIN PLAT PROPERTY INFORMATION REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (THE "TITLE EVIDENCE") WITH AN EFFECTIVE DATE OF FEBRUARY 27, 2023 AT 5:00 P.M. (THE "EFFECTIVE DATE"), WITH RESPECT TO THE PROPERTY MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION SHOWN HEREON AND INCORPORATED BY REFERENCE HEREIN (THE "PROPERTY").

BASED SOLELY ON OUR REVIEW OF THE TITLE EVIDENCE, AND WITHOUT INDEPENDENT INVESTIGATION, WE HEREBY CERTIFY THAT, AS OF THE EFFECTIVE DATE, (1) FEE SIMPLE TITLE TO THE PROPERTY WAS VESTED IN MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), (2) REAL ESTATE TAXES FOR THE PROPERTY FOR THE YEAR 2022 HAVE BEEN PAID, AND (3) THERE ARE NO RECORDED MORTGAGES ENCLUMBERING THE PROPERTY.

THIS TITLE CERTIFICATION IS FURNISHED BY US TO THE CITY OF WESTLAKE (THE "CITY") AND IS RENDERED SOLELY IN CONNECTION WITH THE OWNER'S SUBMISSION OF THIS PLAT TO THE CITY. THIS TITLE CERTIFICATION MAY BE RELIED ONLY BY THE CITY SOLELY IN CONNECTION WITH THE OWNER'S SUBMISSION OF THIS PLAT AND MAY NOT BE RELIED UPON BY ANY OTHER PERSON OR ENTITY IN ANY MANNER WHATSOEVER.

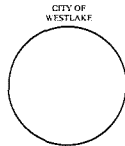
DATED THIS _____ DAY OF _____, 2023.

WINSTON & STRAWN LLP

BY: _____
 RAFAEL A. AGUILAR, PARTNER

AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (109 LOTS):	7.022
ROADWAY TRACT "A":	3.267
ALLEYWAY TRACT "B-1":	0.147
ALLEYWAY TRACT "B-2":	0.080
ALLEYWAY TRACT "B-3":	0.085
OPEN SPACE TRACT #1:	0.315
OPEN SPACE TRACT #2:	0.481
OPEN SPACE TRACT #3:	0.150
OPEN SPACE TRACT #4:	0.461
OPEN SPACE TRACT #5:	0.144
TRACT "I":	10.971
TOTAL ACRES, MORE OR LESS:	23.159



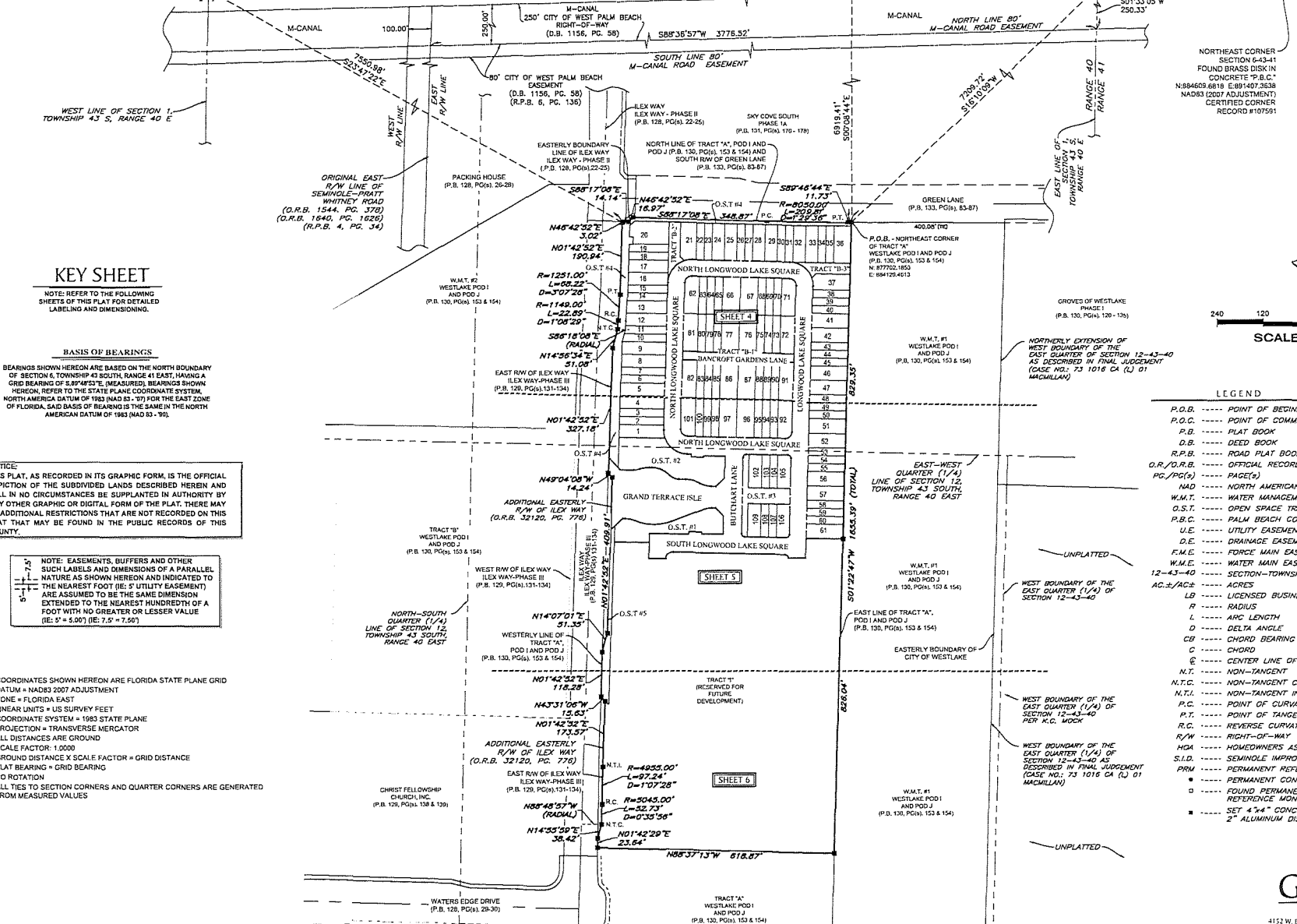
TERRACES OF WESTLAKE - PHASE I

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.

NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E. FOUND BRASS DISK IN CONCRETE "P.B.C." N. 88°51'07" E. 372.13' NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #107585

P.O.C. 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 NAD83 (2007 ADJUSTMENT) / CERTIFIED CORNER RECORD #107597

SOUTH LINE OF SECTION 31, TOWNSHIP 42 S., RANGE 41 E. BASIS OF BEARING NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 S., RANGE 41 E. S. 89°48'53" E., 5270.23' (MEASURED) S. 89°48'52" E., 5270.39' (COUNTY) CERTIFIED CORNER RECORD #107591



KEY SHEET

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

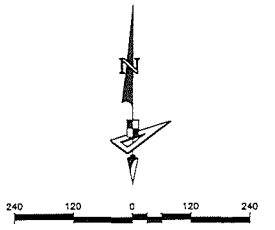
BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S. 89°48'52" E. (MEASURED). BEARINGS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 - 93) FOR THE EAST ZONE OF FLORIDA, SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 93).

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 UNPLANTED 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 HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00") (IE: 7.5' = 7.50")

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



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
- 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. FUTURE 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
- ⊙ CENTER LINE OF ROAD
- NT. 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 "PRM LB 7768"

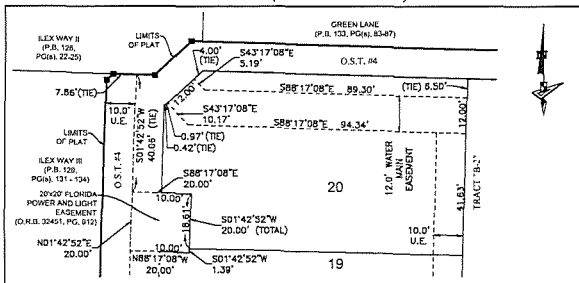


4152 W. Blue Heron Blvd Suite 105 Boca Raton, FL 33404
Phone: (561) 444-2720 www.geopointsurvey.com
Licensure Number: 18794

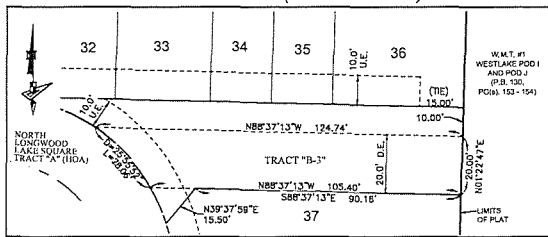
TERRACES OF WESTLAKE - PHASE I

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')



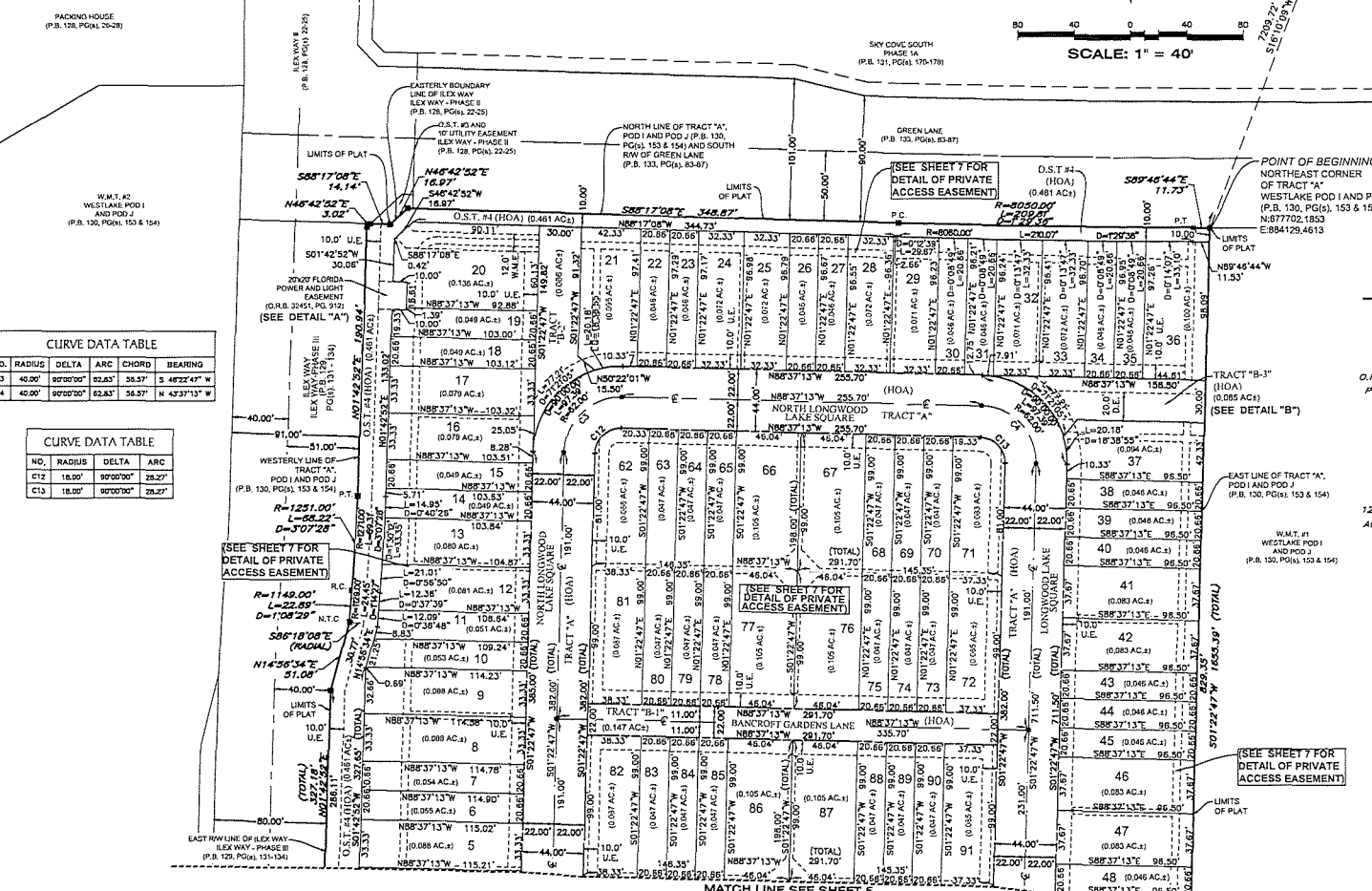
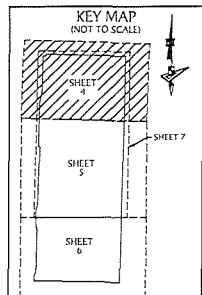
DETAIL "B" (SCALE: 1"=20')



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: 884626.7147 / E: 886137.1529
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107597

SOUTH LINE OF SECTION 31,
TOWNSHIP 42 S., RANGE 41 E.
BASIS OF BEARINGS
NORTH BOUNDARY OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.
5.89°48'53" E, 5270.23' (MEASURED)
5.89°48'52" E, 5270.39' (COUNTY)
NORTHEAST CORNER
SECTION 6-43-41
FOUND BRASS DISK IN
CONCRETE "P.B.C."
N: 884608.6818 E: 891407.3639
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER
RECORD #107551

SCALE: 1" = 40'



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C3	40.00'	99°00'00"	82.83'	35.37'	S 49°22'47" W
C4	40.00'	99°00'00"	82.83'	35.37'	N 43°37'13" W

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC
C12	18.00'	99°00'00"	28.27'
C13	18.00'	99°00'00"	28.27'

- 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
 - 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
 - P.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.A. ----- ACRES
 - LB ----- LICENSED BUSINESS
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - DB ----- 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. ----- SINGLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - PM ----- PERMANENT CONTROL POINT
 - FO ----- FOUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

TERRACES OF WESTLAKE - PHASE I

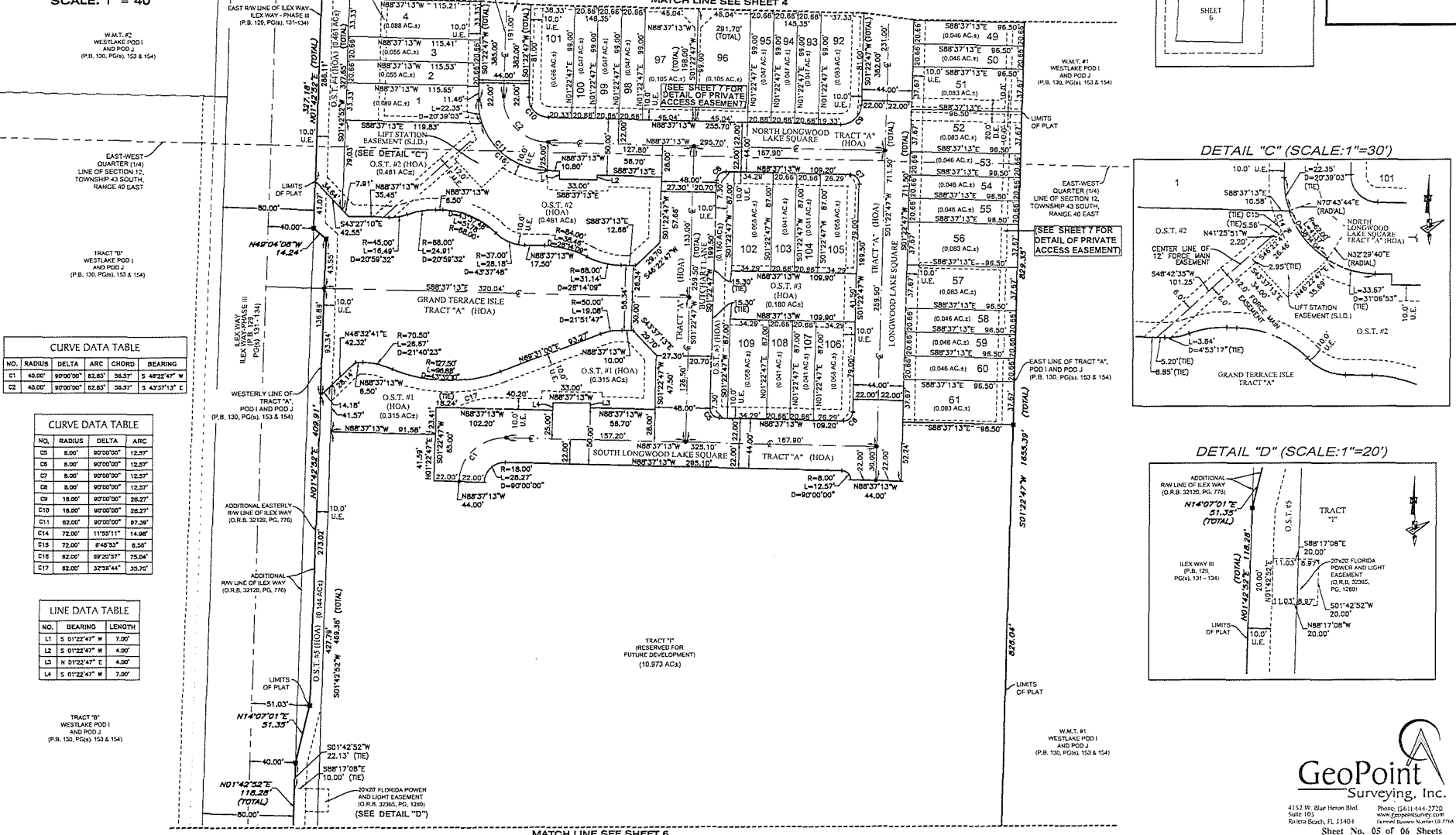
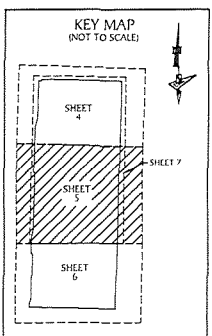
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LEGEND

- | | | | |
|--|---------------------------------------|--------------------------------------|---|
| P.O.B. POINT OF BEGINNING | O.S.T. OPEN SPACE TRACT | R RADIUS | P.T. POINT OF TANGENCY |
| P.O.C. POINT OF COMMENCEMENT | P.B.C. PALM BEACH COUNTY | L ARC LENGTH | R.C. REVERSE CURVATURE |
| P.B. PLAT BOOK | U.E. UTILITY EASEMENT | D DELTA ANGLE | R/W RIGHT-OF-WAY |
| D.B. DEED BOOK | D.E. DRAINAGE EASEMENT | CB CHORD BEARING | HMA HOMEOWNERS ASSOCIATION |
| R.P.B. ROAD PLAT BOOK | F.H.E. FORCE MAIN EASEMENT | C CHORD | S.I.D. SEWINDLE IMPROVEMENT DISTRICT |
| O.R./O.R.B. OFFICIAL RECORDS BOOK | W.M.E. WATER MAIN EASEMENT | ☉ CENTER LINE OF ROAD | PRM PERMANENT REFERENCE MONUMENT |
| PG./PG.(S) PAGE(S) | 12-43-40 SECTION-TOWNSHIP-RANGE | N.T. NON-TANGENT | ■ PERMANENT CONTROL POINT |
| NAD NORTH AMERICAN DATUM | AC.±/AC± ACRES | N.T.C. NON-TANGENT CURVATURE | ■ FOUND PERMANENT REFERENCE MONUMENT |
| W.M.T. WATER MANAGEMENT TRACT | LB LICENSED BUSINESS | N.T.I. NON-TANGENT INTERSECTION | ■ SET 4" x 4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "TRM LB 7768" |



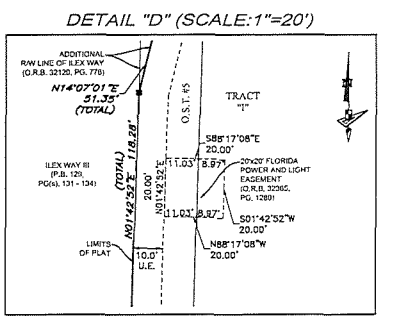
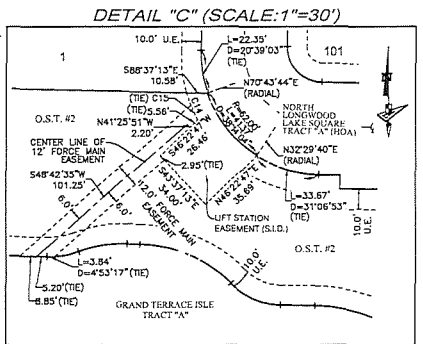
SCALE: 1" = 40'



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	40.00'	90°00'00"	82.83'	36.37'	S 48°22'47" W
C2	40.00'	90°00'00"	82.83'	36.37'	S 43°37'13" E

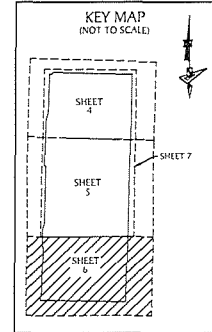
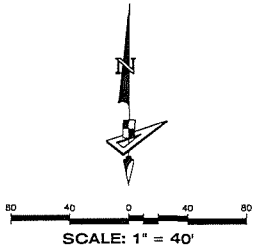
NO.	RADIUS	DELTA	ARC
C3	8.00'	90°00'00"	12.57'
C4	8.00'	90°00'00"	12.57'
C5	8.00'	90°00'00"	12.57'
C6	8.00'	90°00'00"	12.57'
C7	8.00'	90°00'00"	12.57'
C8	8.00'	90°00'00"	12.57'
C9	18.00'	90°00'00"	28.27'
C10	18.00'	90°00'00"	28.27'
C11	82.00'	90°00'00"	97.39'
C14	72.00'	11°50'11"	14.98'
C15	72.00'	8°48'30"	8.38'
C16	82.00'	89°20'37"	75.04'
C17	82.00'	32°38'44"	35.70'

NO.	BEARING	LENGTH
L1	S 01°25'47" W	7.00'
L2	S 01°22'47" W	4.00'
L3	N 01°23'47" E	4.00'
L4	S 01°22'47" W	7.00'

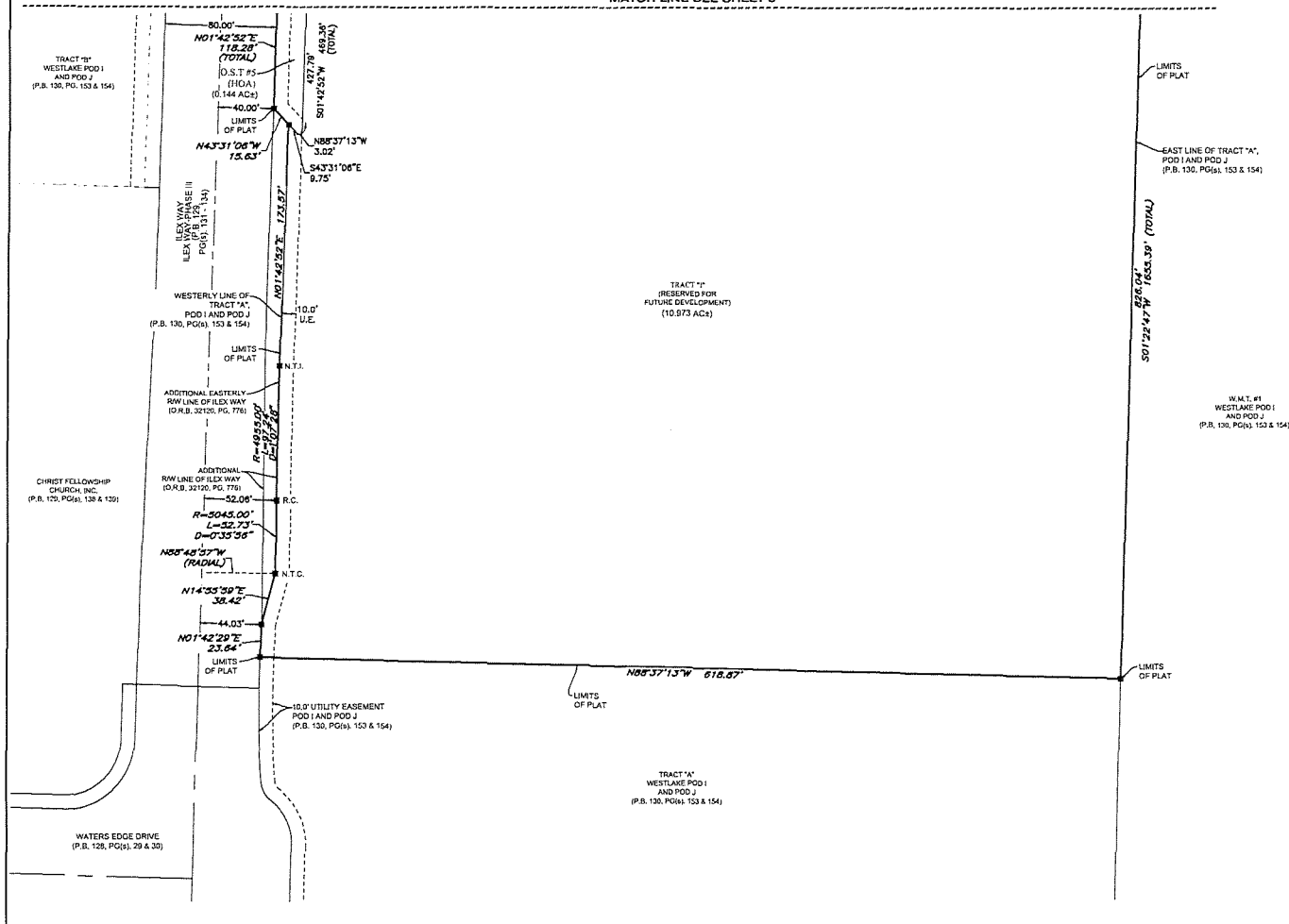


TERRACES OF WESTLAKE - PHASE I

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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
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- 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 ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- E ----- 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
 - ----- 2" ALUMINUM DISK STAMPED "PRM LB 7768"

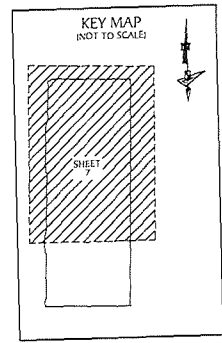
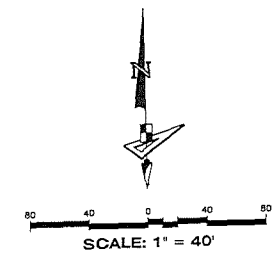
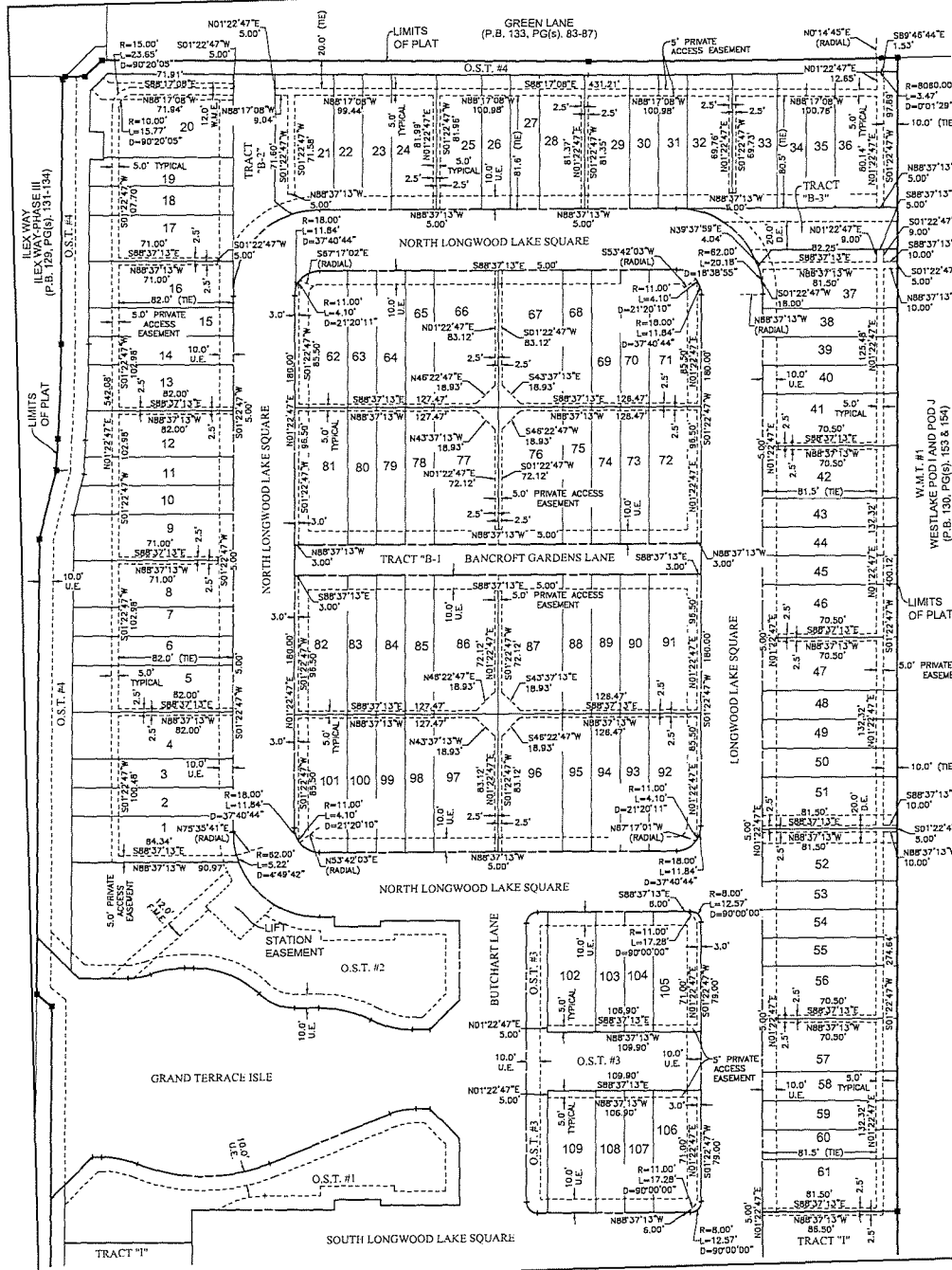
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Sheet No. 06 of 07 Sheets

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 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
 - P.C./P.C.(r) ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
 - H.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 ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- 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
 - HOA ----- HOMEOWNERS ASSOCIATION
 - S.I.D. ----- SINGLE 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"

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

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DESCRIPTION:

BEING A PORTION OF TRACT "A", WESTLAKE P001 AND P002, 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°28'44"E, DEPARTING SAID NORTH LINE OF SECTION 1, A DISTANCE OF 6919.41 FEET TO THE NORTHEAST CORNER OF TRACT "A", WESTLAKE P001 AND P002, 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°22'14"W, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 1655.39 FEET; THENCE N.87°07'17"W, A DISTANCE OF 6147 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 32169, PAGE 176, 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 5945.00 AND A RADIAL BEARING OF N.88°48'27"W, AT SAID INTERSECTION; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°29'56", A DISTANCE OF 22.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 4956.00 FEET; 4) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°07'28", A DISTANCE OF 81.24 FEET TO A NON-TANGENT INTERSECTION; 5) THENCE N.01°42'29"E, A DISTANCE OF 173.57 FEET; 6) THENCE N.43°19'09"W, A DISTANCE OF 15.83 FEET; 7) THENCE N.01°42'29"E, A DISTANCE OF 116.28 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°50'09"W, A DISTANCE OF 14.24 FEET; 11) THENCE N.01°42'29"E, A DISTANCE OF 327.18 FEET; 12) THENCE N.43°50'24"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°18'09"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 07°07'28", A DISTANCE OF 88.22 FEET TO A POINT OF TANGENCY; 15) THENCE N.01°42'29"E, A DISTANCE OF 180.04 FEET; 16) THENCE N.48°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.48°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 8620.00 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 61°29'03", A DISTANCE OF 209.81 FEET TO A POINT OF TANGENCY; THENCE S.88°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.

SURVEYOR'S NOTES:

- 1) CURRENT TITLE INFORMATION ON THE SUBJECT PROPERTY HAS NOT BEEN FURNISHED TO GEOPINT SURVEYING, INC. AT THE TIME OF THIS SURVEY, AND IS SUBJECT TO TITLE REVIEW AND/OR ABSTRACT. GEOPINT SURVEYING, INC. MAKES NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, RESERVATIONS, AGREEMENTS, AND OTHER SIMILAR MATTERS.
- 2) 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.
- 3) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF S.88°48'52"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 - 10).
- 4) THIS SURVEY IS INTENDED TO BE DISPLAYED AT 1" = 60' OR SMALLER.
- 5) ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.
- 6) 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.
- 7) THE SUBJECT PARCEL LIES IN FLOOD ZONE "X" AND "AE", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 100905051F FOR PALM BEACH COUNTY, COMMENTARY NO. 120162, PALM BEACH COUNTY, FLORIDA, DATED OCTOBER 05, 2017 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN HAVE BEEN DIGITALLY TRANSLATED FROM OFFICIAL DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER (HTPS://MSG.FEMA.GOV).
- 8) 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 29.536 FEET (NAVD 88).
- 9) 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.
- 10) 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.
- 11) THE LANDS DESCRIBED HEREON MAY CONTAIN LANDS THAT ARE CONSIDERED ENVIRONMENTALLY SENSITIVE WETLANDS THAT ARE SUBJECT TO CLAIM OR RESTRICTION BY ONE OR MORE OF THE FOLLOWING AGENCIES: ARMY CORP. OF ENGINEERS, SOUTH FLORIDA WATER MANAGEMENT DISTRICT (S.F.W.M.D.), OR DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.). WETLAND LINES AND AREAS, IF ANY, ARE NOT SHOWN HEREON.

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 = 25.536(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.

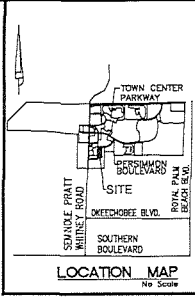
THE STATION IS LOCATED IN THE SOUTHWEST WINDWALL OF THE CONCRETE BRIDGE OVER THE M-CANAL, 16 FEET SOUTH OF THE SOUTHWEST END OF THE WEST HANDRAIL, 88 FEET NORTH OF THE CENTERLINE OF BOTH STREET, 46.2 FEET WEST OF THE CENTERLINE OF THE 2 LANE SEMINOLE PRATT WHITNEY ROAD.

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 (NAVD88)

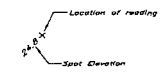
MEAN SEA LEVEL = 0.00' (NAVD88)

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



LEGEND

D.B.	DEED BOOK
R.P.S.	ROAD PLAT BOOK
P.B.	PLAT BOOK
PG./PG(S)	PAGE(S)
O.R./O.R.B.	OPTICAL RECORDS BOOK
R.O.W.	RIGHT-OF-WAY
W.M.	WATER MANAGEMENT TRACT
NAD	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 "TRM LB 7768"
●	SET 5/8" IRON ROD AND CAP LB 7768"



The seal appearing on this document was submitted by Gary A. Rager, Professional Surveyor and Mapper, State of Florida, License No. 154828. This item has been electronically signed and sealed by Gary A. Rager, P.S.M., on 12/02/2022 using a digital authentication tool. Printed copies of this document are not considered signed and sealed and the digital authentication tool must be verified on any electronic format.

TERRACES OF WESTLAKE - PHASE 1 BOUNDARY AND TOPOGRAPHICAL SURVEY

REVISIONS		Prepared For: MINTO COMMUNITIES	
No.	Date	Description	Drawn: 12/02/2022

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly licensed Professional Surveyor and Mapper in the State of Florida, do hereby certify that a survey of the herein described property was made under my supervision and meets the Standards of Practice set forth in the Florida Board of Professional Surveyors & Mappers in Chapter 34-7.00, Florida Administrative Code, pursuant to Section 473.02, Florida Statutes.

Gary Rager
GARY A. RAGER
FLORIDA PROFESSIONAL SURVEYOR & MAPPER No. 154828

Sheet No. 01 of 03 Sheets

GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105, Boca Raton, FL 33404. Email: gpr@geopointsurveying.com
Florida Professional Surveyor License No. 154828
Florida Board of Professional Surveyors & Mappers License No. 18774

Checked: GARY A. RAGER Date: 12/02/2022 Date Plotted: 12/02/2022
Scale: 1" = 60' (Horizontal) 1" = 40' (Vertical)
Section: 12 Twp, 43 S, Rng 40 E, Sec 12

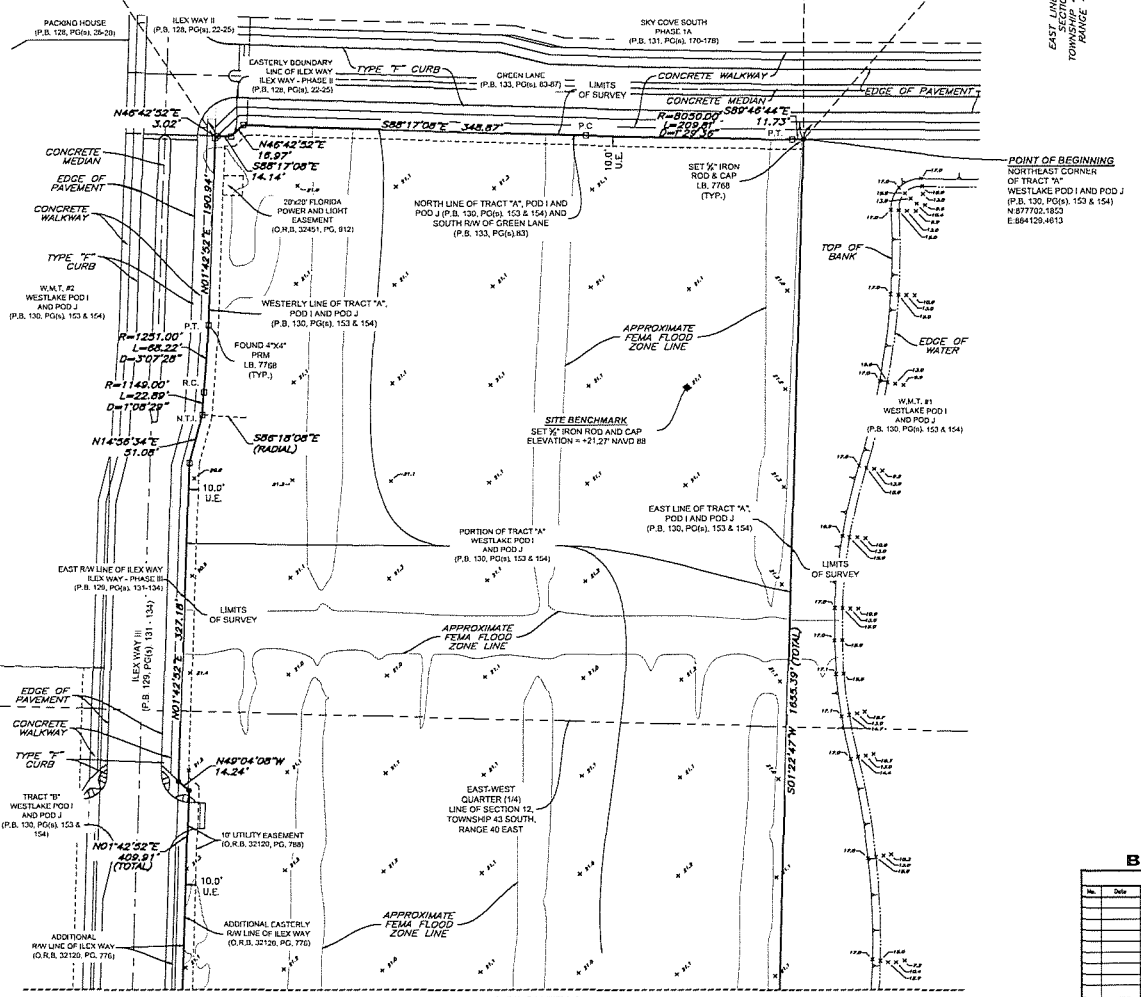
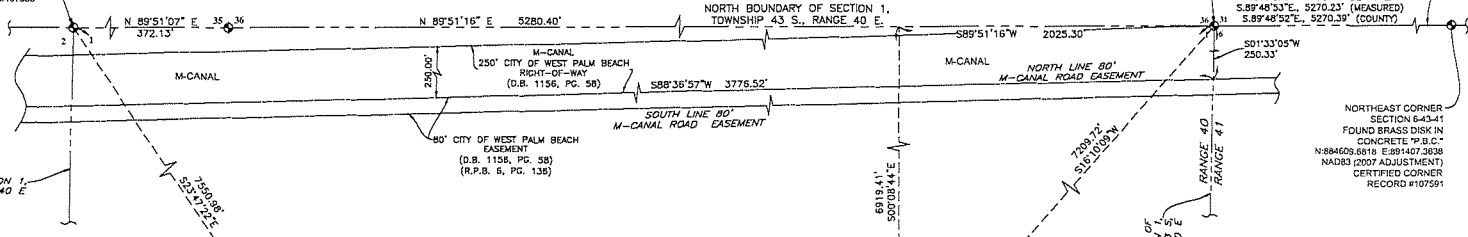
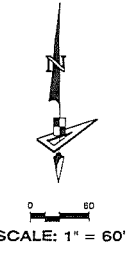
NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E. FOUND BRASS DISK IN CONCRETE "P.B.C." N. 89°51'07" E. 372.13' NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #107585

POINT OF COMMENCEMENT
NORTH EAST 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. 89°52'14" E. 491.07' (MEASURED) NAD83 (2007 ADJUSTMENT) / CERTIFIED CORNER RECORD #107597

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. 89°48'53" E. 5270.23' 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
 - R/W RIGHT-OF-WAY
 - W/MT WATER MANAGEMENT TRACT
 - NAD 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. SEWER 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'
- Location of reading
- Spot Elevation

This deed appearing on this document was examined by Gary A. Raper, Professional Surveyor and Mapper, State of Florida, License No. LS4828. This form has been electronically signed and sealed by Gary A. Raper, P.S.M., on 12/02/2022 using a digital authentication code.

Printed copies of this document are not considered signed and sealed and the DMS authentication code must be verified on any electronic copies.

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

REVISIONS			Prepared For: MINTO COMMUNITIES	
No.	Date	Description	Date of Field Survey	12/02/2022

Sheet No. 02 of 03 Sheets

NOT VALID WITHOUT THE ELECTRONIC SEAL OR ORIGINAL SIGNATURE & RADIUS SEAL BY A LICENSED SURVEYOR AS SHOWN

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-5720
Suite 105 www.geo-point.com
Beverly Beach, FL 33404 Licensed Surveyor Number 18794

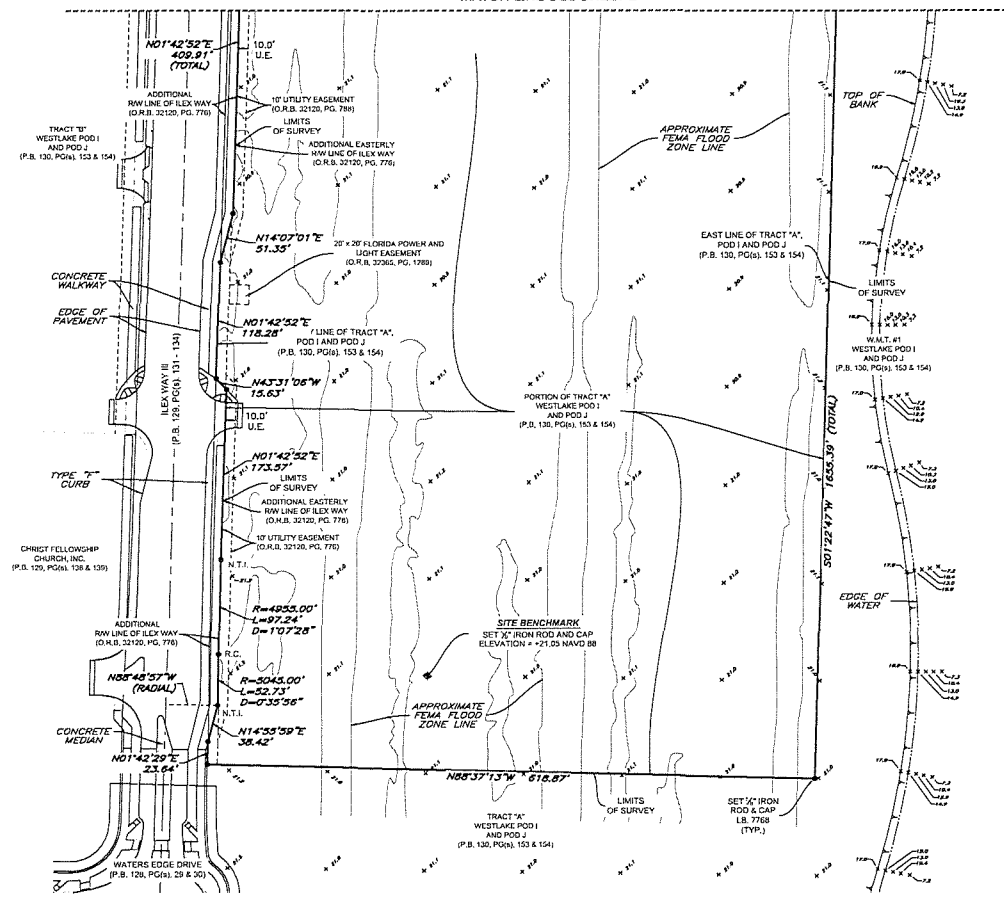
Drawn: G.A.R. Date: 11/20/22 Date Plotted: 12/02/22
Checked: G.A.R. Date: 11/20/22 Date Plotted: 12/02/22
Scale: 1" = 60' (1" = 60')

MATCH LINE SEE SHEET 3



SCALE: 1" = 60'

MATCH LINE SEE SHEET 2



- 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
 - R/W ----- RIGHT-OF-WAY
 - WMT ----- WATER MANAGEMENT TRACT
 - NAD ----- 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
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 - N.T. ----- NON-TANGENT
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 - P.C. ----- POINT OF CURVATURE
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 - S.I.D. ----- SEWERAGE 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"
- Location of reading
- Spot Elevation

The field data upon this document was authored by Gary A. Hager, Professional Surveyor and Mapper, State of Florida, License No. 15463g.
 This item has been electronically signed and sealed by Gary A. Hager, P.S.M., on 12/02/2022 using a SHA authentication code.
 Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic files.

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

REVISIONS		
No.	Date	Description

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

GeoPoint
 Surveying, Inc.

4173 W. Blue Heron Blvd. Phone: 561.444.2720
 Suite 105 www.geo-pointsurvey.com
 Riviera Beach, FL 33404 (Turned Book Number 18 7763)

Drawn: GSH Date: 12/02/2022 Date Plotted: -
 Check: GSH PLS: 111 Field Book: 2022-44916
 Section: 12 Twp. 43 S. Rng. 48 E. Job #: PPO1, RP-10