

RESOLUTION 2023-19

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PINES OF WESTLAKE – PHASE II, A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT “V”, PINES OF WESTLAKE – PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF 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 Pines of Westlake – Phase II, a subdivision in Section 5, Township 43 South, Range 41 East, City of Westlake, Palm Beach County, Florida, being a replat of Tract “V”, Pines of Westlake – Phase I, Plat Book 136, pages 3 through 21, inclusive, Pubic Records of Palm Beach County, Florida, containing approximately 55.117 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 Pines of Westlake – Phase II, as described in the attached Exhibit "A", containing approximately 55.117 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.

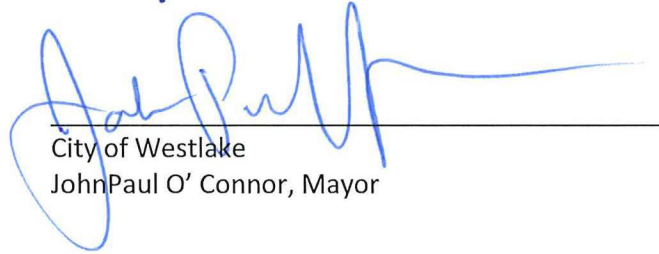
Section 5: **EFFECTIVE DATE.** This resolution shall take effect immediately upon its adoption.

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.

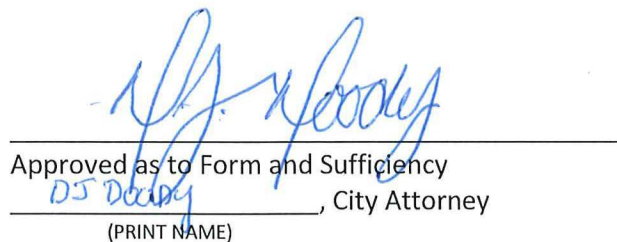
PUBLISHED on this 19th day of July in the Palm Beach Post.



City of Westlake
John Paul O' Connor, Mayor



Zoie Burgess, City Clerk



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

Exhibit 'A'
PINES OF WESTLAKE – PHASE II
LEGAL DESCRIPTION

DESCRIPTION: PINES OF WESTLAKE – PHASE 2

DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS THE PINES OF WESTLAKE - PHASE II, A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "V", THE PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.88°40'55"W., ALONG THE NORTH LINE OF SAID SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 2240.94 FEET; THENCE S.01°19'05"E., DEPARTING SAID NORTH LINE OF SECTION 5, A DISTANCE OF 1758.01 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT "V", AS SHOWN ON THE PINES OF WESTLAKE - PHASE I, RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 325.00 FEET AND A RADIAL BEARING OF N.15°55'35"E., AT SAID INTERSECTION, AND THE POINT OF BEGINNING; THENCE BY THE FOLLOWING SIX (6) COURSES BEING ALONG SAID NORTHERLY LINE OF TRACT "V": 1) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°16'35", A DISTANCE OF 115.01 FEET TO A POINT OF TANGENCY; 2) THENCE N.85°39'00"E., A DISTANCE OF 203.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 2150.00 FEET; 3) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°25'58", A DISTANCE OF 166.33 FEET TO A POINT OF TANGENCY; 4) THENCE S.89°55'02"E., A DISTANCE OF 796.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 570.00 FEET; 5) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°39'56", A DISTANCE OF 225.49 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 250.00 FEET; 6) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°25'41", A DISTANCE OF 150.22 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 180.00 FEET, ALSO A POINT ON THE EASTERLY LINE OF SAID TRACT "V": THENCE BY THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID EASTERLY LINE OF TRACT "V": 1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 120°37'16", A DISTANCE OF 378.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 350.00 FEET; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°09'06", A DISTANCE OF 178.08 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 570.00 FEET; 3) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°07'23", A DISTANCE OF 120.60 FEET TO A POINT OF TANGENCY AND REFERENCE POINT "A"; 4) THENCE S.01°54'46"W., A DISTANCE OF 769.80 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "V"; THENCE BY THE FOLLOWING NINE (9) COURSES BEING ALONG SAID SOUTHERLY LINE OF TRACT "V": 1) THENCE N.88°05'14"W., A

DISTANCE OF 125.00 FEET; 2) THENCE S.01°54'46"W., A DISTANCE OF 60.00 FEET; 3) THENCE N.88°05'14"W., A DISTANCE OF 683.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 2332.00 FEET; 4) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°05'14", A DISTANCE OF 288.46 FEET TO A POINT OF TANGENCY; 5) THENCE N.81°00'00"W., A DISTANCE OF 224.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 968.00 FEET; 6) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°00'00", A DISTANCE OF 253.42 FEET TO A POINT OF TANGENCY; 7) THENCE S.84°00'00"W., A DISTANCE OF 255.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 982.00 FEET; 8) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°57'44", A DISTANCE OF 222.16 FEET TO A POINT OF TANGENCY; 9) THENCE N.83°02'16"W., A DISTANCE OF 51.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "V"; THENCE BY THE FOLLOWING NINE (9) COURSES BEING ALONG SAID WESTERLY LINE OF TRACT "V": 1) THENCE N.06°57'44"E., A DISTANCE OF 45.00 FEET; 2) THENCE N.39°48'08"W., A DISTANCE OF 34.25 FEET; 3) THENCE N.03°26'00"E., A DISTANCE OF 212.40 FEET; 4) THENCE N.50°11'52"E., A DISTANCE OF 36.43 FEET; 5) THENCE N.00°04'08"W., A DISTANCE OF 50.38 FEET; 6) THENCE S.83°02'16"E., A DISTANCE OF 70.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 625.00 FEET; 7) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°49'45", A DISTANCE OF 30.86 FEET TO A NON-TANGENT INTERSECTION; 8) THENCE N.03°26'00"E., A DISTANCE OF 116.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 575.00 FEET; 9) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°51'12", A DISTANCE OF 8.56 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 500.00 FEET AND A RADIAL BEARING OF N.04°18'02"E., AT SAID INTERSECTION, ALSO A POINT ON THE BOUNDARY OF WATER MANAGEMENT TRACT #5, AS SHOWN ON SAID PLAT; THENCE BY THE FOLLOWING EIGHT (8) COUSES BEING BY THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY OF SAID WATER MANAGEMENT TRACT #5: 1) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°18'02", A DISTANCE OF 89.89 FEET TO A POINT OF TANGENCY; 2) THENCE N.84°00'00"E., A DISTANCE OF 255.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1450.00 FEET; 3) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°47'31", A DISTANCE OF 197.20 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2850.00 FEET AND A RADIAL BEARING OF N.85°14'15"W., AT SAID INTERSECTION; 4) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°40'47", A DISTANCE OF 232.78 FEET TO A POINT OF TANGENCY; 5) THENCE N.00°04'58"E., A DISTANCE OF 302.95 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1850.00 FEET AND A RADIAL BEARING OF S.02°12'52"E., AT SAID INTERSECTION; 6) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°10'08", A DISTANCE OF 70.03 FEET TO A POINT OF TANGENCY; 7) THENCE S.85°39'00"W., A DISTANCE OF 202.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 625.00 FEET; 8) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°47'48", A DISTANCE OF 106.87 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 625.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°57'23", A DISTANCE OF 130.42 FEET TO A NON-TANGENT INTERSECTION, ALSO A POINT ON THE WESTERLY LINE OF SAID TRACT "V"; THENCE BY THE FOLLOWING SEVEN (7) COURSES BEING ALONG SAID WESTERLY LINE OF TRACT "V": 1) THENCE N.16°37'40"E., A DISTANCE OF 19.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE

TO THE SOUTHEAST, WITH A RADIUS OF 1275.00 FEET; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°22'31", A DISTANCE OF 75.11 FEET TO A POINT OF TANGENCY; 3) THENCE N.20°00'11"E., A DISTANCE OF 7.39 FEET; 4) THENCE N.62°16'14"E., A DISTANCE OF 33.63 FEET; 5) THENCE N.14°32'16"E., A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 450.00 FEET AND A RADIAL BEARING OF N.14°32'16"E., AT SAID INTERSECTION; 6) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°23'19", A DISTANCE OF 10.91 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE N.15°55'35"E., A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,400,920 SQUARE FEET OR 55.117 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #6, AS SHOWN ON THE PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SAID REFERENCE POINT "A", SAID POINT BEING ON THE EASTERLY LINE OF TRACT "V", THE PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.88°05'14"W., A DISTANCE OF 300.00 FEET TO A POINT ON BOUNDARY OF SAID WATER MANAGEMENT TRACT #6, ALSO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #6; THENCE S.01°54'46"W., A DISTANCE OF 347.80 FEET; THENCE N.88°05'14"W., A DISTANCE OF 530.10 FEET; THENCE N.01°54'46"E., A DISTANCE OF 13.17 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 3462.00 FEET AND A RADIAL BEARING OF N.85°05'01"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°50'02", A DISTANCE OF 292.07 FEET TO A POINT OF TANGENCY; THENCE N.00°04'58"E., A DISTANCE OF 304.43 FEET; THENCE S.89°55'02"E., A DISTANCE OF 258.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 270.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°49'48", A DISTANCE OF 432.74 FEET TO A POINT OF TANGENCY AND TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #6.

CONTAINING: 310,342 SQUARE FEET OR 7.124 ACRES, MORE OR LESS.

TOTAL CONTAINING: 2,090,578 SQUARE FEET OR 47.993 ACRES, MORE OR LESS.

Exhibit 'B'
PINES OF WESTLAKE – PHASE II
PLAT

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PINES OF WESTLAKE - PHASE II

A SUBDIVISION IN SECTION 45, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS PINES OF WESTLAKE - PHASE II, A SUBDIVISION IN SECTION 45, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S 8°40'55" W, ALONG THE NORTH LINE OF SAID SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 234.04 FEET; THENCE S 81°19'07" E, DEPARTING SAID NORTH LINE OF SECTION 5, A DISTANCE OF 175.89 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT "A"; AS SHOWN ON PINES OF WESTLAKE - PHASE I, RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 152.46 FEET AND A CENTRAL ANGLE OF 81°59'22" E, AT SAID INTERSECTION, AND THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT "A", FOR THE FOLLOWING SIX (6) COURSES: 1) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°16'19", A DISTANCE OF 115.01 FEET TO A POINT OF TANGENCY; 2) THENCE N 8°59'30" W, A DISTANCE OF 201.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 216.00 FEET; 3) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°25'09", A DISTANCE OF 106.33 FEET TO A POINT OF TANGENCY; 4) THENCE S 89°55'02" E, A DISTANCE OF 76.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 72.00 FEET; 5) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°39'30", A DISTANCE OF 22.49 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 26.00 FEET; 6) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°29'47", A DISTANCE OF 150.22 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 16.00 FEET; ALSO A POINT ON THE EASTERLY LINE OF SAID TRACT "A" THENCE ALONG THE EASTERLY LINE OF SAID TRACT "A", FOR THE FOLLOWING FOUR (4) COURSES: 1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 130°37'16", A DISTANCE OF 378.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 38.00 FEET; 2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°29'50", A DISTANCE OF 17.00 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 17.00 FEET; 3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 120°27'23", A DISTANCE OF 120.00 FEET TO A POINT OF TANGENCY AND BEARING POINT "A"; 4) THENCE S 41°52'24" W, A DISTANCE OF 70.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID TRACT "A" THENCE ALONG THE SOUTHWESTERLY LINE OF SAID TRACT "A", FOR THE FOLLOWING NINE (9) COURSES: 1) THENCE N 8°00'14" W, A DISTANCE OF 125.00 FEET; 2) THENCE S 01°24'09" W, A DISTANCE OF 12.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 232.00 FEET; 4) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°07'14", A DISTANCE OF 208.44 FEET TO A POINT OF TANGENCY; 5) THENCE N 87°00'00" E, A DISTANCE OF 224.20 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 06.00 FEET; 6) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°00'00", A DISTANCE OF 25.82 FEET TO A POINT OF TANGENCY; 7) THENCE S 82°00'00" E, A DISTANCE OF 225.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 92.20 FEET; 8) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°57'44", A DISTANCE OF 32.11 FEET TO A POINT OF TANGENCY; 9) THENCE WESTERLY, ALONG THE WESTERLY LINE OF SAID TRACT "A", FOR THE FOLLOWING NINE (9) COURSES: 1) THENCE N 9°37'44" E, A DISTANCE OF 45.00 FEET; 2) THENCE N 24°30'56" E, A DISTANCE OF 147.00 FEET; 3) THENCE N 05°00'00" W, A DISTANCE OF 212.40 FEET; 4) THENCE N 50°11'52" E, A DISTANCE OF 30.41 FEET; 5) THENCE N 09°00'00" W, A DISTANCE OF 30.00 FEET; 6) THENCE S 87°02'16" E, A DISTANCE OF 70.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 134.00 FEET; 7) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°45'45", A DISTANCE OF 30.86 FEET TO A NON-TANGENT INTERSECTION; 8) THENCE N 81°20'00" E, A DISTANCE OF 116.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 29.00 FEET; 9) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°31'27", A DISTANCE OF 8.50 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 56.00 FEET AND A RADIAL BEARING OF N 41°00'00" E, AT SAID INTERSECTION, ALSO A POINT ON THE BOUNDARY OF WATER MANAGEMENT TRACT #5, AS SHOWN ON SAID PLAT; THENCE ALONG THE SOUTHWESTERLY, EASTERLY AND NORTHERLY BOUNDARY LINES OF SAID WATER MANAGEMENT TRACT #5, FOR THE FOLLOWING EIGHT (8) COURSES: 1) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°10'20", A DISTANCE OF 80.89 FEET TO A POINT OF TANGENCY; 2) THENCE N 41°00'00" E, A DISTANCE OF 25.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 149.00 FEET; 3) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°47'11", A DISTANCE OF 197.29 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 42.00 FEET AND A RADIAL BEARING OF R 85°17'56" W; 4) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°40'47", A DISTANCE OF 232.78 FEET TO A POINT OF TANGENCY; 5) THENCE N 09°00'00" E, A DISTANCE OF 82.99 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 18.00 FEET AND A RADIAL BEARING OF S 87°12'29" E, AT SAID INTERSECTION; 6) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°07'00", A DISTANCE OF 7.00 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE S 89°39'00" W, A DISTANCE OF 202.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 62.00 FEET; 8) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°47'44", A DISTANCE OF 108.87 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 42.50 FEET AND A RADIAL BEARING OF N 14°37'05" E, AT SAID INTERSECTION; 9) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°27'21", A DISTANCE OF 130.42 FEET TO A NON-TANGENT INTERSECTION, ALSO A POINT ON THE WESTERLY LINE OF SAID TRACT "A"; THENCE ALONG THE WESTERLY LINE OF SAID TRACT "A", FOR THE FOLLOWING SEVEN (7) COURSES: 1) THENCE N 10°37'49" E, A DISTANCE OF 192.52 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 129.00 FEET; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°22'11", A DISTANCE OF 15.11 FEET TO A POINT OF TANGENCY; 3) THENCE S 20°00'11" E, A DISTANCE OF 1.39 FEET; 4) THENCE S 82°10'41" E, A DISTANCE OF 114.19 FEET; 5) THENCE N 14°12'51" E, A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 45.00 FEET AND A RADIAL BEARING OF N 14°37'05" E, AT SAID INTERSECTION; 6) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°27'21", A DISTANCE OF 14.91 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE N 13°55'35" E, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,464.92 SQUARE FEET OR 51.17 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #6, AS SHOWN ON PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SAID BEARING POINT "A", SAID POINT BEING ON THE EASTERLY LINE OF TRACT "A", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 8°00'14" W, A DISTANCE OF 70.00 FEET TO A POINT ON BOUNDARY OF SAID WATER MANAGEMENT TRACT #6; THENCE ALONG THE BOUNDARY OF SAID WATER MANAGEMENT TRACT #6, THROUGH THE POINT OF BEGINNING WATER MANAGEMENT TRACT #6, THENCE S 01°24'09" W, A DISTANCE OF 12.00 FEET; THENCE N 81°17'14" W, A DISTANCE OF 51.01 FEET; THENCE N 05°20'46" E, A DISTANCE OF 131.17 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 16.00 FEET AND A RADIAL BEARING OF N 41°00'00" E, AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°59'07", A DISTANCE OF 14.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 72.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°40'44", A DISTANCE OF 43.25 FEET TO A POINT OF TANGENCY AND TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #6.

CONTAINING: 10,342 SQUARE FEET OR 7.124 ACRES, MORE OR LESS.

TOTAL CONTAINING: 2,606.57 SQUARE FEET OR 47.993 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 ALLEPE PINE, LODGEPOLE LANE, PICKLEY CONC DRIVE, SHORTLEAF LANE, THIRTEEN TERRACE AND SERVICE POND DRIVE, ARE HEREBY DEDICATED TO THE PINES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN THE SAME, AS A PRIVATE ROAD, SUBJECT TO INGRESS AND EGRESS, ACCESS, UTILITIES AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AN EASEMENT COVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, REUSE WATER AND WASTEWATER LINES AND APPURTANANT 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 COVER 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.

OPEN SPACE TRACTS

TRACTS 0.5 T, #4 THROUGH 0.5 T, #8, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PINES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN THE SAME, FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECURSE TO THE CITY OF WESTLAKE.

LAKE MAINTENANCE ACCESS EASEMENTS

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

UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THIS PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE. THROUGH, ALL UTILITY RIGHTS AND EASEMENTS ESTABLISHED BY OR RESERVED BY THIS PLAT ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, (A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTERS 189 AND 286, FLORIDA STATUTES, AS A PUBLIC UTILITY PROVIDER OF WATER, SEWER AND RECLAIMED WATER). ITS SUCCESSORS AND ASSIGNS, SUBJECT TO THOSE CERTAIN RESTRICTIONS OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY ORANTOR, PROVIDED FURTHER SAID GRANTS OF ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION. IN FURTHERANCE OF THE FOREGOING, THERE IS HEREBY GRANTED TO FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS, AND ASSIGNS ("FP&L"), 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, APPURTANANT EQUIPMENT, AND APPURTANANT ABOVE-GROUND EQUIPMENT) TO BE INSTALLED FROM TIME TO TIME, TOGETHER WITH THE RIGHT TO PERMIT FLORIDA POWER & LIGHT TO ATTACH OR PLACE WIRES TO OR WITHIN ANY FACILITIES HEREUNDER AND LAY CABLES AND CONDUIT WITHIN THE EASEMENT AREA AND TO OPERATE THE SAME FOR FLORIDA POWER & LIGHT'S COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES.

DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECURSE TO THE CITY OF WESTLAKE.

CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR DRAINAGE PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

DRAINAGE EASEMENTS (PRIVATE)

THE 126 FEET DRAINAGE EASEMENTS (PRIVATE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PINES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECURSE TO THE CITY OF WESTLAKE.

CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR DRAINAGE PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

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

MINTO PBLH, LLC A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: JOHN F. CARTER, MANAGER

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 PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

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

(SEAL)

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

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

(SEAL)

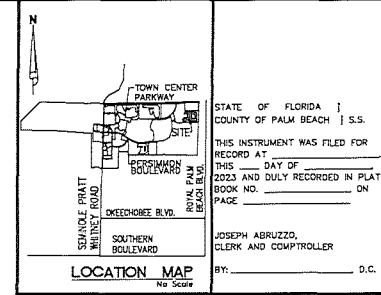
ACKNOWLEDGEMENT

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 SCOTT MASSEY, AS PRESIDENT FOR SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

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

(SEAL)



STATE OF FLORIDA COUNTY OF PALM BEACH THIS INSTRUMENT WAS FILED FOR RECORD AT THIS DAY OF 2023 AND DULY RECORDED IN PLAT BOOK NO. PAGE

BY: JOSEPH ABRUZZO, CLERK AND COMPTROLLER CLERK'S SEAL

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

THE PINES 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: THE PINES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT. PRINT NAME: BY: JOHN CARTER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF 2023, BY JOHN CARTER, AS PRESIDENT FOR THE PINES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

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

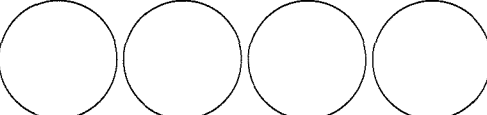
(SEAL)

SURVEYOR'S MAPPER 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 (IF ANY) HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT PERMANENT CONTROL POINTS (IF ANY), AND ALL MONUMENTS ACCORDING TO SECTION 179.08, FLORIDA STATUTES, UNDER THE GUARANTEES POSTED WITH THE CITY OF WESTLAKE FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 179, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WESTLAKE, FLORIDA.

DATE: CARY A. RAGGER, P.S.M., LICENSE NO. 15426 STATE OF FLORIDA THIS INSTRUMENT PREPARED BY: CARY A. RAGGER, P.S.M., 626-262 STATE OF FLORIDA, GEOPoint SURVEYING, INC., 1112 WEST BLUE GRASS BOULEVARD, SUITE 105, SILVERTON BEACH, FLORIDA 33404. CERTIFICATE OF AUTHORIZATION NO. L27769

MINTO PBLH, LLC SEMINOLE IMPROVEMENT DISTRICT THE PINES OF WESTLAKE HOMEOWNERS ASSOCIATION SURVEYOR'S SEAL



PINES OF WESTLAKE - PHASE II

A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE,
PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "M", PINES OF WESTLAKE - PHASE I,
PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF 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. 177.01(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.01(1), F.S.

ATTEST: _____
CITY MANAGER, KEN CASSEL

BY: _____
CITY MAYOR, JOHN PAUL O'CONNOR

AREA TABULATION (IN ACRES)

| | |
|-----------------------------------|---------------|
| SINGLE FAMILY LOTS (232 LOTS): | 37.449 |
| ROADWAY TRACT (TRACT "A"): | 10.372 |
| OPEN SPACE TRACT #14: | 0.057 |
| OPEN SPACE TRACT #15: | 0.057 |
| OPEN SPACE TRACT #16: | 0.057 |
| TOTAL ACRES, MORE OR LESS: | 47.993 |

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) FEEL SIMPLE TITLE TO THE PROPERTY WAS VESTED IN MINTO PBLII, 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 ENCUMBERING 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 UPON 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.

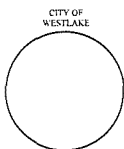
DATED THIS _____ DAY OF _____, 2023.

WINSTON & STRAWN LLP

BY: _____
RAFAEL A. AGUILAR, PARTNER

SURVEYOR'S NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS: * ■ * A 1/2" BRASS DISK STAMPED "PRM L10796" SET IN A 4"x4"x24" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THIS: * * * A MAGNETIC NAIL AND DISK STAMPED "CCL L10766" (UNLESS OTHERWISE NOTED).
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S 89°40'53"E. BEARINGS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 / 83) FOR THE EAST ZONE OF FLORIDA. SAID HASK OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 / 83).
- 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 SINGLE 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 PLANE GRID DATUM = NAD 83 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

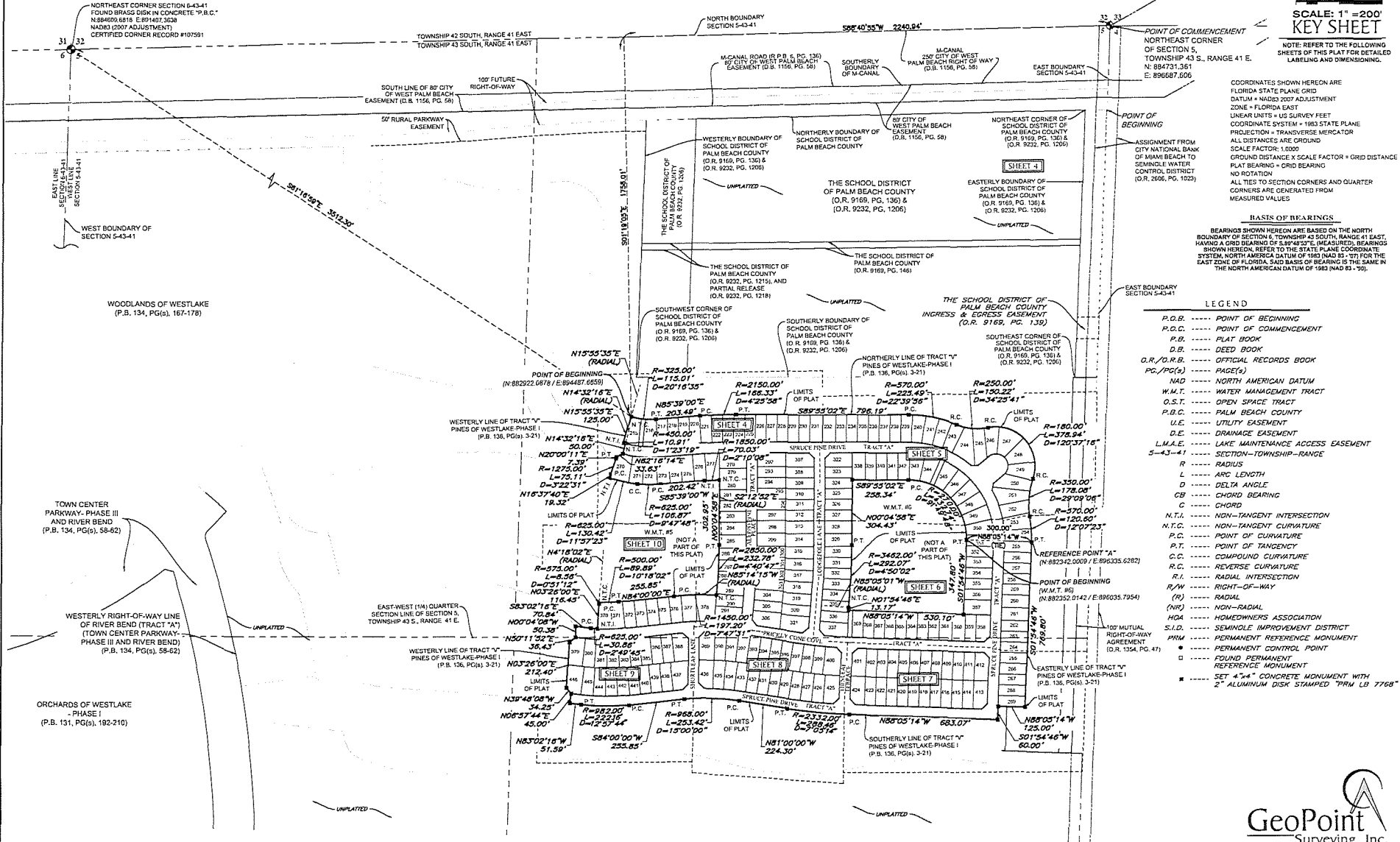
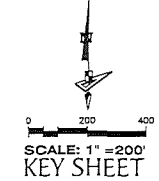


PINES OF WESTLAKE - PHASE II

A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "M", PINES OF WESTLAKE - PHASE I. PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (E.G. UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (E.G. 5' ± 0.01' (E); 7.5' ± 7.50')



NORTHEAST CORNER SECTION 6-43-41 FOUND BRASS DISK IN CONCRETE "P.B.C." N 89°05'08"E L 81'04"± 3.00" NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #107591

WOODLANDS OF WESTLAKE (P.B. 134, PG(s). 167-178)

TOWN CENTER PARKWAY - PHASE III AND RIVER BEND (P.B. 134, PG(s). 58-62)

WESTERLY RIGHT-OF-WAY LINE OF RIVER BEND (TRACT "A") (TOWN CENTER PARKWAY - PHASE II AND RIVER BEND) (P.B. 134, PG(s). 58-62)

ORCHARDS OF WESTLAKE - PHASE I (P.B. 131, PG(s). 192-210)

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POINT OF COMMENCEMENT NORTHEAST CORNER SECTION 5, TOWNSHIP 43 S., RANGE 41 E. N. 89°43'35"E L. 89'6687.606

POINT OF BEGINNING

ASSIGNMENT FROM CITY NATIONAL BANK OF MIAMI BEACH TO SEMINOLE WATER CONTROL DISTRICT (O.R. 2626, PG. 1022)

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

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 15°49'05" (MEASURED). BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 99).

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.B. PLAT BOOK
- D.B. DEED BOOK
- O.R./O.P.R. OFFICIAL RECORDS BOOK
- P.C./PG(S) PAGE(S)
- NAD NORTH AMERICAN DATUM
- W.M.T. WATER MANAGEMENT TRACT
- O.S.T. OPEN SPACE TRACT
- P.B.C. PALM BEACH COUNTY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.M.L.E. LAKE MAINTENANCE ACCESS EASEMENT
- S-RANGE SECTION-TOWNSHIP-RANGE
- R RADIUS
- L ARC LENGTH
- D DELTA ANGLE
- CB CHORD BEARING
- C CHORD
- N.T.I. NON-TANGENT INTERSECTION
- N.T.C. NON-TANGENT CURVATURE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- C.C. COMPOUND CURVATURE
- R.C. REVERSE CURVATURE
- R.I. RADIAL INTERSECTION
- R/W RIGHT-OF-WAY
- (R) RADIAL
- (NR) NON-RADIAL
- H.O.A. HOMEOWNERS ASSOCIATION
- S.I.D. SEMI-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"

UNPLATTED

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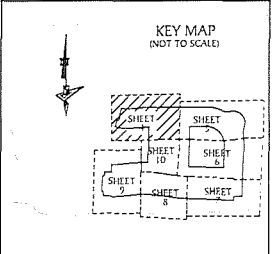
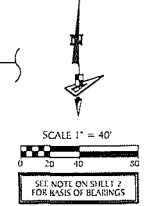
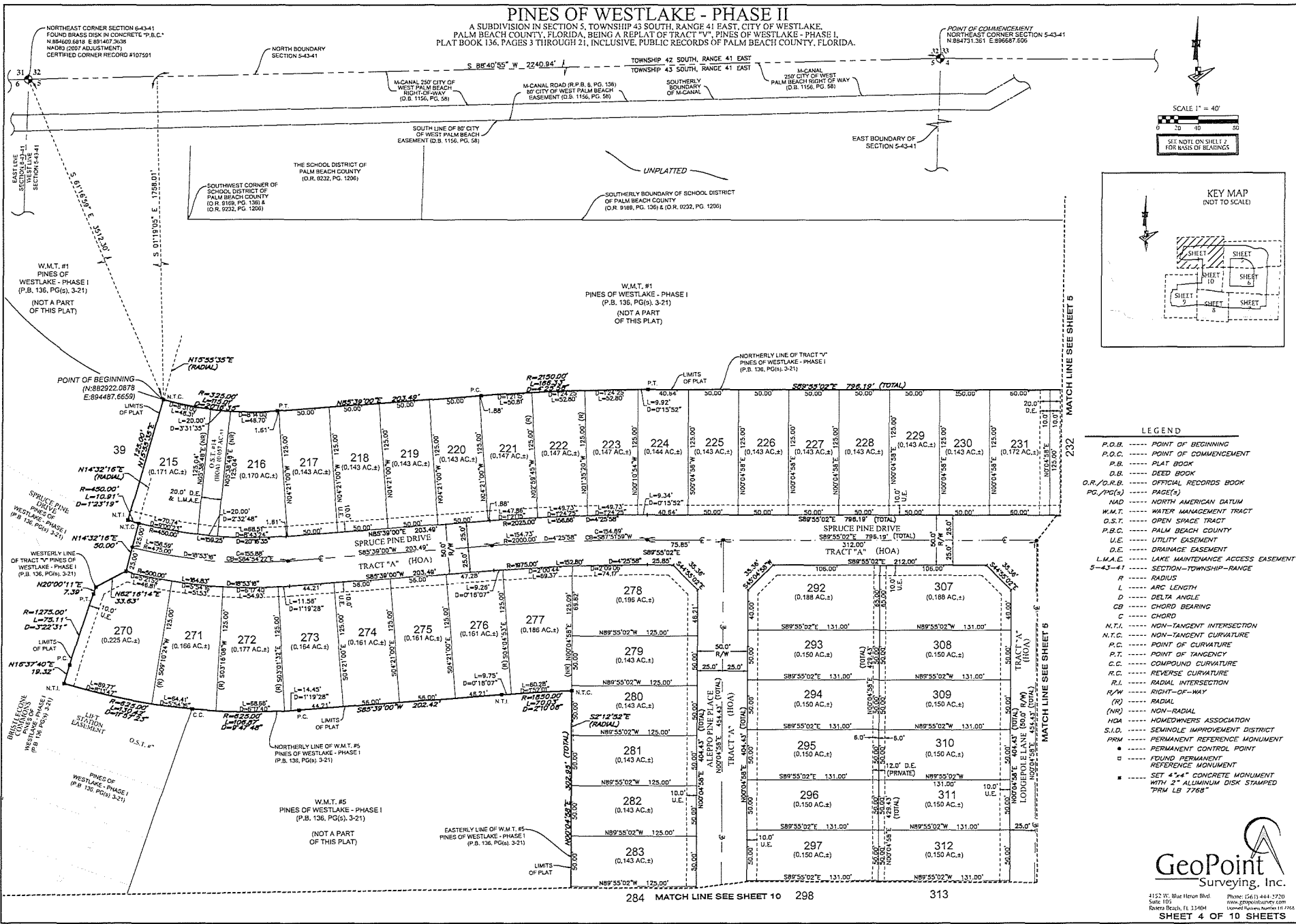
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PINES OF WESTLAKE - PHASE II

A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "M", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - O.R./O.R.B. OFFICIAL RECORDS BOOK
 - PG./PG(s) PAGE(S)
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 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
 - 5-43-41 SECTION-TOWNSHIP-RANGE
 - R RADIUS
 - L ARC LENGTH
 - Δ DELTA ANGLE
 - CB CHORD BEARING
 - C CHORD
 - N.T.I. NON-TANGENT INTERSECTION
 - N.T.C. NON-TANGENT CURVATURE
 - P.C. POINT OF CURVATURE
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 - R/I. RADIAL INTERSECTION
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 - (R) RADIAL
 - (NR) NON-RADIAL
 - HOA HOMEOWNERS ASSOCIATION
 - S.I.D. SEMINOLE IMPROVEMENT DISTRICT
 - PRM PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - ROUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

GeoPoint
Surveying, Inc.

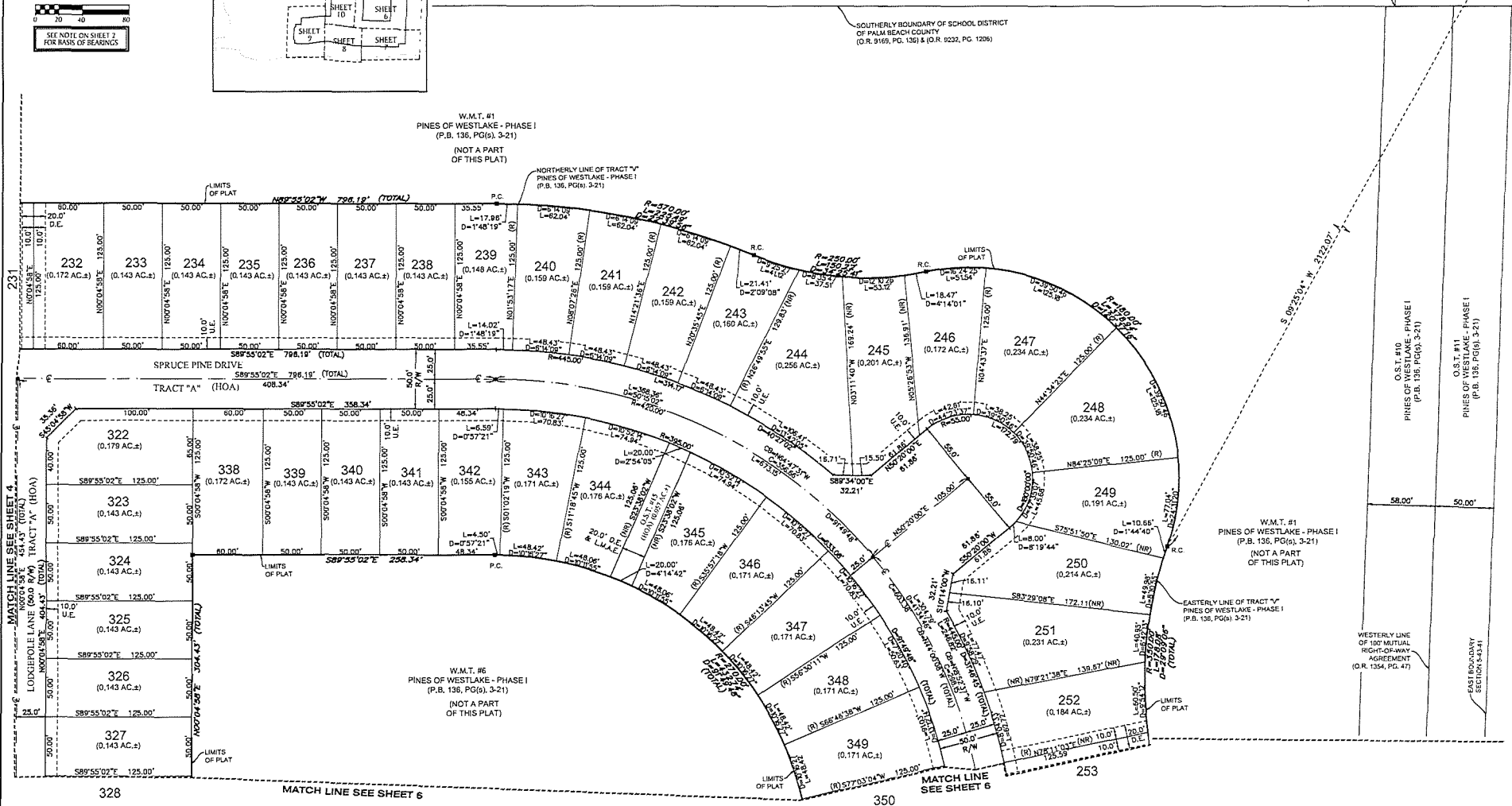
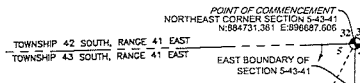
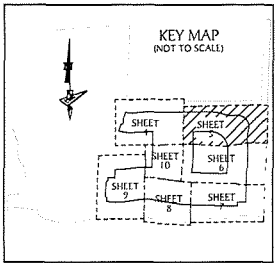
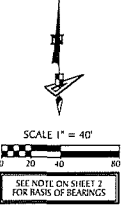
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Suite 105 www.geopointsurvey.com
Boca Raton, FL 33404 Licensed Surveyor Number 191792

SHEET 4 OF 10 SHEETS

284 MATCH LINE SEE SHEET 10 298 313

PINES OF WESTLAKE - PHASE II

A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "V", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



| LEGEND | | | |
|---------------------------------------|---|-------------------------------------|--|
| P.O.B. ——— POINT OF BEGINNING | O.S.T. ——— OPEN SPACE TRACT | D ——— DELTA ANGLE | R.C. ——— REVERSE CURVATURE |
| P.O.C. ——— POINT OF COMMENCEMENT | P.B.C. ——— PALM BEACH COUNTY | CB ——— CHORD BEARING | R.I. ——— RADIAL INTERSECTION |
| P.B. ——— PLAT BOOK | U.E. ——— UTILITY EASEMENT | C ——— CHORD | R/W ——— RIGHT-OF-WAY |
| D.B. ——— DEED BOOK | D.E. ——— DRAINAGE EASEMENT | N.T.I. ——— NON-TANGENT INTERSECTION | (R) ——— RADIAL |
| O.R./O.R.B. ——— OFFICIAL RECORDS BOOK | L.M.A.E. ——— LAKE MAINTENANCE ACCESS EASEMENT | N.T.C. ——— NON-TANGENT CURVATURE | (NR) ——— NON-RADIAL |
| P.C./P.C.(s) ——— PAGE(S) | S-43-41 ——— SECTION-TOWNSHIP-RANGE | P.C. ——— POINT OF CURVATURE | PRM ——— PERMANENT REFERENCE MONUMENT |
| NAD ——— NORTH AMERICAN DATUM | R ——— RADIUS | P.T. ——— POINT OF TANGENCY | ■ ——— PERMANENT CONTROL POINT |
| W.M.T. ——— WATER MANAGEMENT TRACT | L ——— ARC LENGTH | C.C. ——— COMPOUND CURVATURE | ■ ——— FOUND PERMANENT REFERENCE MONUMENT |
| | | | ■ ——— SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED 77MM LB 7758 |

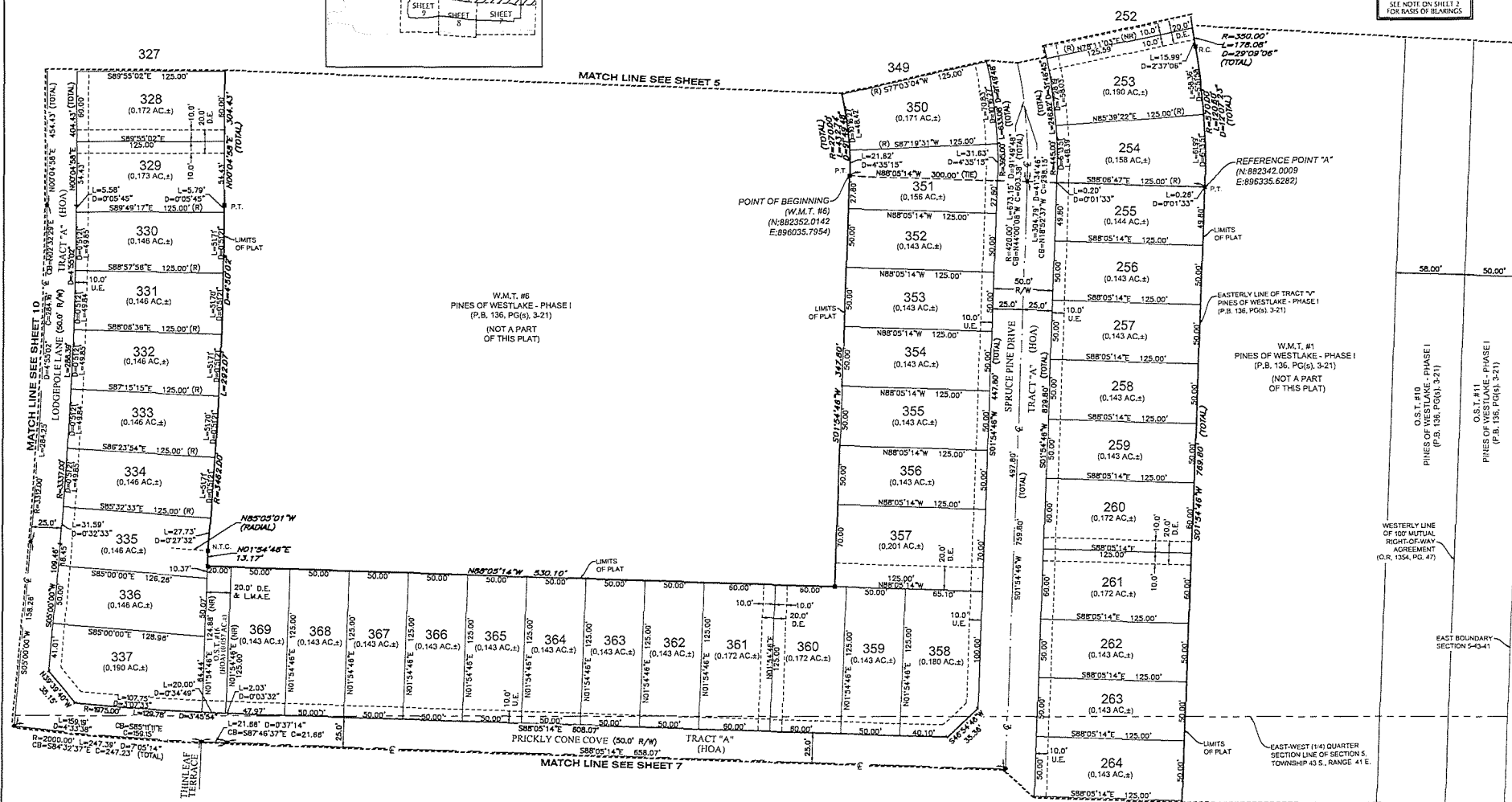
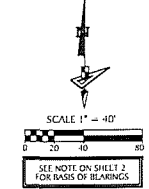
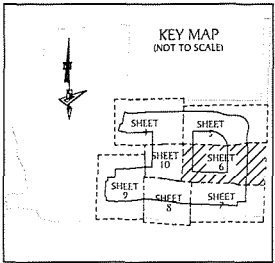
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Suite 105 www.geo-pointsurvey.com
Boca Raton, FL 33404 Email: sales@geo-point.com

SHEET 5 OF 10 SHEETS

PINES OF WESTLAKE - PHASE II

A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



W.M.T. #6
PINES OF WESTLAKE - PHASE I
(P.B. 136, PG(s). 3-21)
(NOT A PART OF THIS PLAT)

REFERENCE POINT "A"
(N:882342.0009
E:8966335.6282)

W.M.T. #1
PINES OF WESTLAKE - PHASE I
(P.B. 136, PG(s). 3-21)
(NOT A PART OF THIS PLAT)

O.S.T. #10
PINES OF WESTLAKE - PHASE I
(P.B. 136, PG(s). 3-21)

O.S.T. #11
PINES OF WESTLAKE - PHASE I
(P.B. 136, PG(s). 3-21)

WESTERLY LINE OF 100' MUTUAL RIGHT-OF-WAY AGREEMENT (C.R. 1354, PG. 47)

EAST BOUNDARY SECTION 5-43-41

EAST-WEST (1/4) QUARTER SECTION LINE OF SECTION 5, TOWNSHIP 43 S., RANGE 41 E.

- P.O.B. --- POINT OF BEGINNING
- P.O.C. --- POINT OF COMMENCEMENT
- P.B. --- PLAT BOOK
- D.B. --- DEED BOOK
- O.R./O.R.B. --- OFFICIAL RECORDS BOOK
- PG./PG(s) --- PAGE(S)
- NAD --- NORTH AMERICAN DATUM
- W.M.T. --- WATER MANAGEMENT TRACT

- O.S.T. --- OPEN SPACE TRACT
- P.B.C. --- PALM BEACH COUNTY
- U.E. --- UTILITY EASEMENT
- D.E. --- DRAINAGE EASEMENT
- L.M.A.E. --- LAKE MAINTENANCE ACCESS EASEMENT
- S-43-41 --- SECTION-TOWNSHIP-RANGE
- R --- RADIUS
- L --- ARC LENGTH

- D --- DELTA ANGLE
- CB --- CHORD BEARING
- C --- CHORD
- N.T.I. --- NON-TANGENT INTERSECTION
- N.T.C. --- NON-TANGENT CURVATURE
- P.C. --- POINT OF CURVATURE
- P.T. --- POINT OF TANGENCY
- C.C. --- COMPOUND CURVATURE

- R.C. --- REVERSE CURVATURE
- R.I. --- RADIAL INTERSECTION
- R/W --- RIGHT-OF-WAY
- (R) --- RADIAL
- (NR) --- NON-RADIAL
- HOA --- HOMEOWNERS ASSOCIATION
- S.I.D. --- SEMINOLE IMPROVEMENT DISTRICT

- PRM --- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- FOUND PERMANENT REFERENCE MONUMENT
- SET 4"x4" CONCRETE MONUMENT WITH 1" ALUMINUM DISK STAMPED "PRM LB 7768"

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Surveying, Inc.

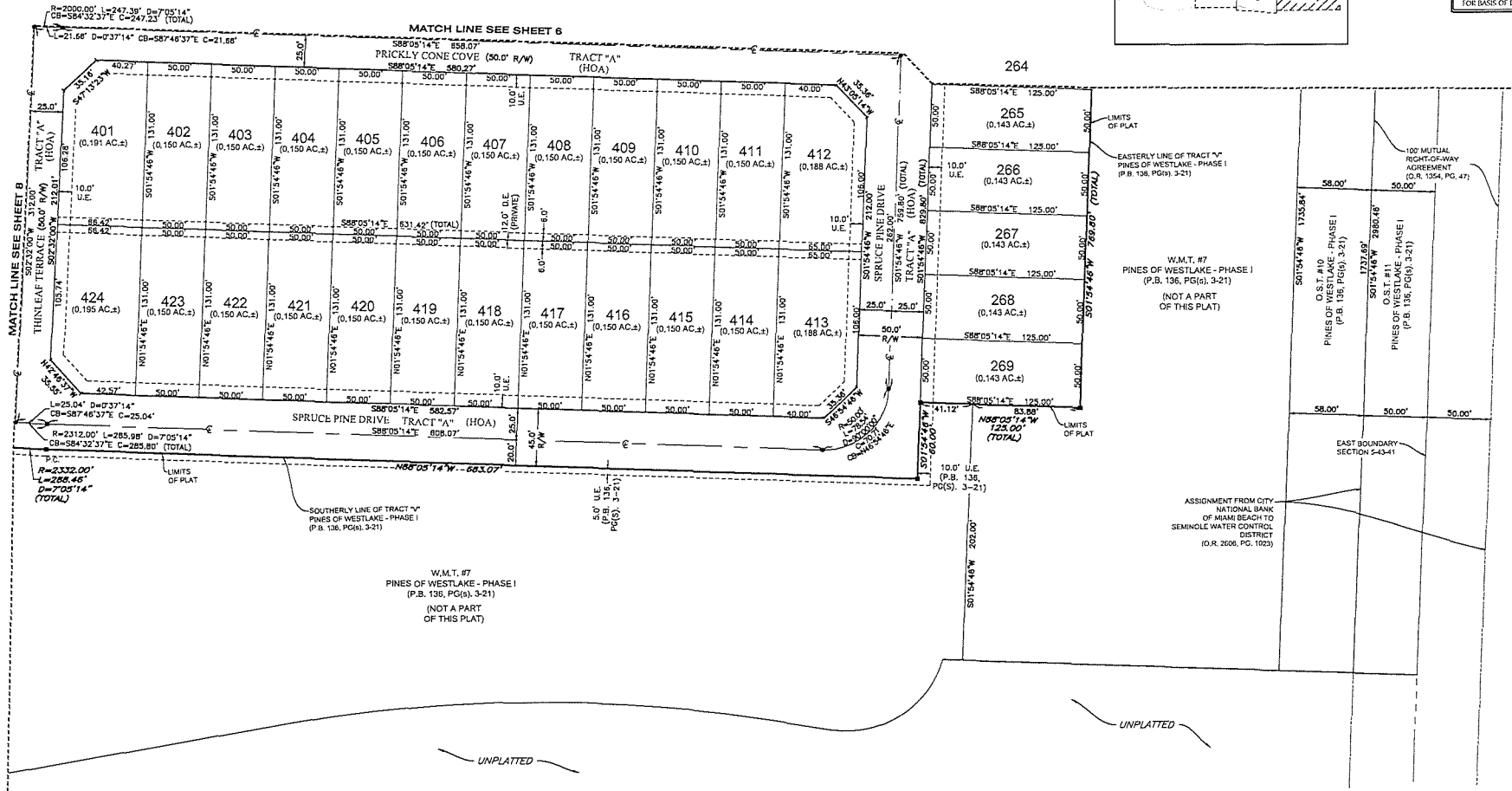
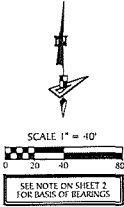
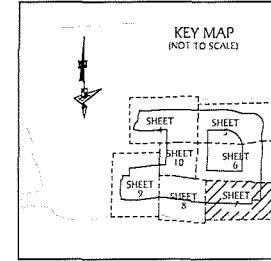
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SHEET 6 OF 10 SHEETS

PINES OF WESTLAKE - PHASE II

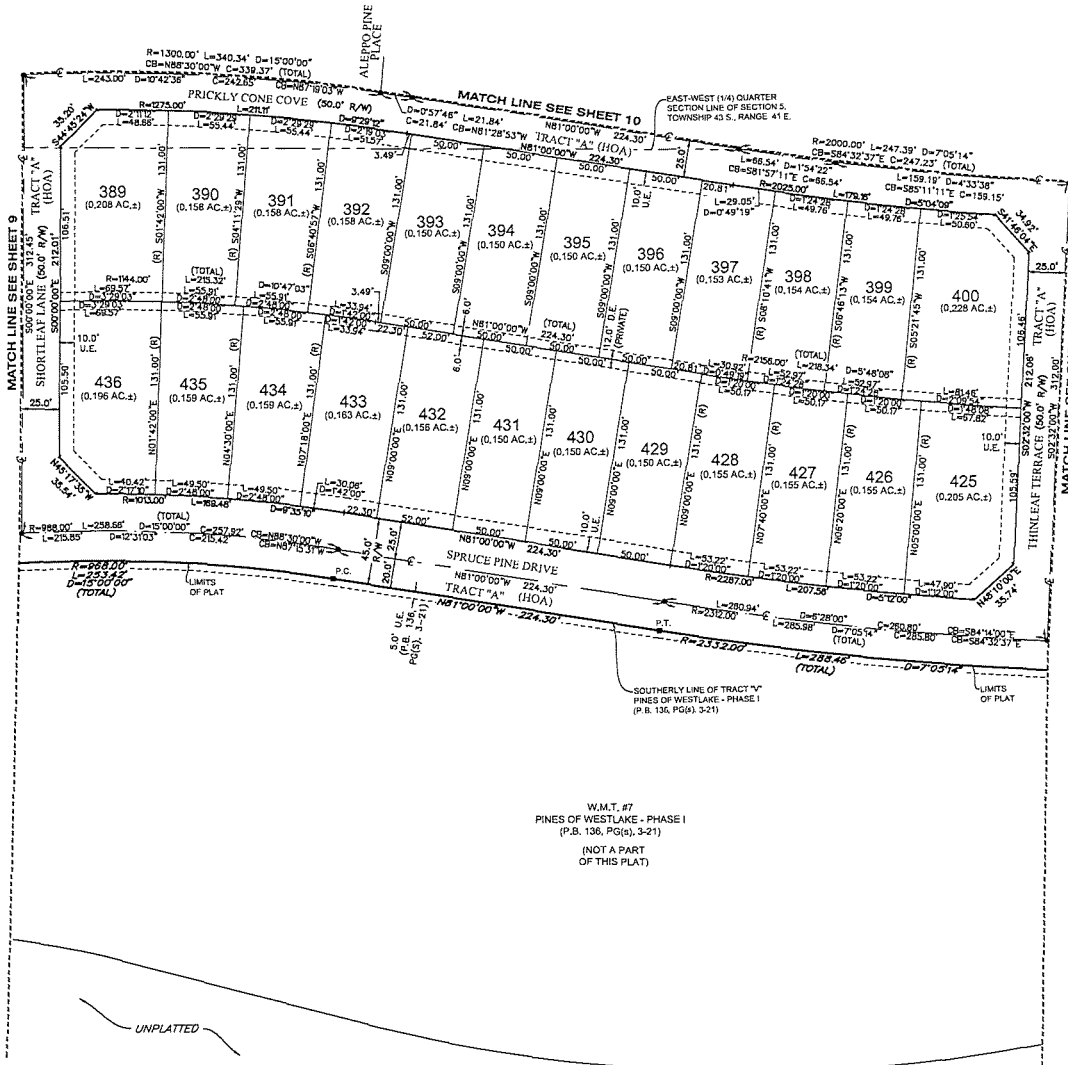
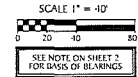
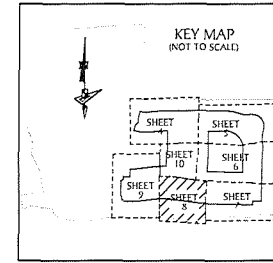
A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "V", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



| | | | | |
|---|---|---------------------------------------|--|---|
| P.O.B. ----- POINT OF BEGINNING | O.S.T. ----- OPEN SPACE TRACT | D ----- DELTA ANGLE | R.C. ----- REVERSE CURVATURE | PRM ----- PERMANENT REFERENCE MONUMENT |
| P.O.C. ----- POINT OF COMMENCEMENT | P.B.C. ----- PALM BEACH COUNTY | CB ----- CHORD BEARING | R.I. ----- RADIAL INTERSECTION | ----- PERMANENT CONTROL POINT |
| P.B. ----- PLAT BOOK | U.E. ----- UTILITY EASEMENT | C ----- CHORD | R/W ----- RIGHT-OF-WAY | □ ----- FOUND PERMANENT REFERENCE MONUMENT |
| D.B. ----- DEED BOOK | D.E. ----- DRAINAGE EASEMENT | N.T.I. ----- NON-TANGENT INTERSECTION | (R) ----- RADIAL | ■ ----- SET 4" x 4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7788" |
| O.R./D.R.B. ----- OFFICIAL RECORDS BOOK PG./PG(S) | L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT | N.T.C. ----- NON-TANGENT CURVATURE | (NR) ----- NON-RADIAL | |
| PG./PG(S) ----- PAGE(S) | 5-43-#1 ----- SECTION-TOWNSHIP-RANGE | P.C. ----- POINT OF CURVATURE | HSA ----- HOMEOWNERS ASSOCIATION | |
| NAD ----- NORTH AMERICAN DATUM | R ----- RADIUS | P.T. ----- POINT OF TANGENCY | S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT | |
| W.M.T. ----- WATER MANAGEMENT TRACT | L ----- ARC LENGTH | C.C. ----- COMPOUND CURVATURE | | |

PINES OF WESTLAKE - PHASE II

A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "V", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



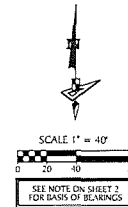
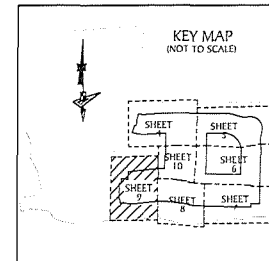
W.M.T. #7
PINES OF WESTLAKE - PHASE I
(P.B. 136, PG(S) 3-21)
(NOT A PART OF THIS PLAT)

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

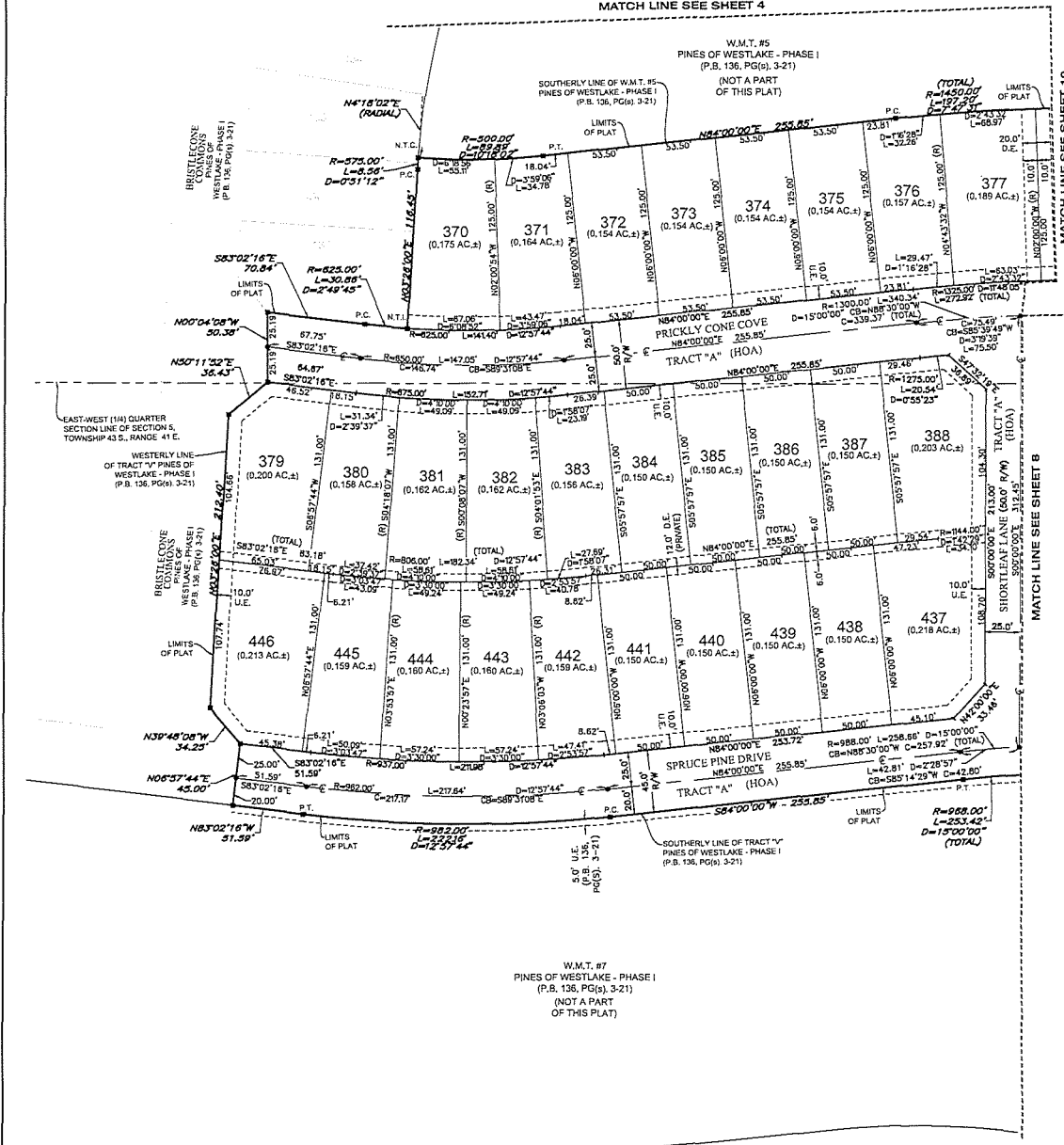
PINES OF WESTLAKE - PHASE II

A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "V", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MATCH LINE SEE SHEET 4



- LEGEND
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - O.R./O.R.B. OFFICIAL RECORDS BOOK
 - P.G./P.G.R. PAGE(S)
 - NAD NORTH AMERICAN DATUM
 - W.M.T. WATER MANAGEMENT TRACT
 - O.S.T. OPEN SPACE TRACT
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 - D.E. DRAINAGE EASEMENT
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 - S-43-41 SECTION-TOWNSHIP-RANGE
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 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED TRM LB 7768

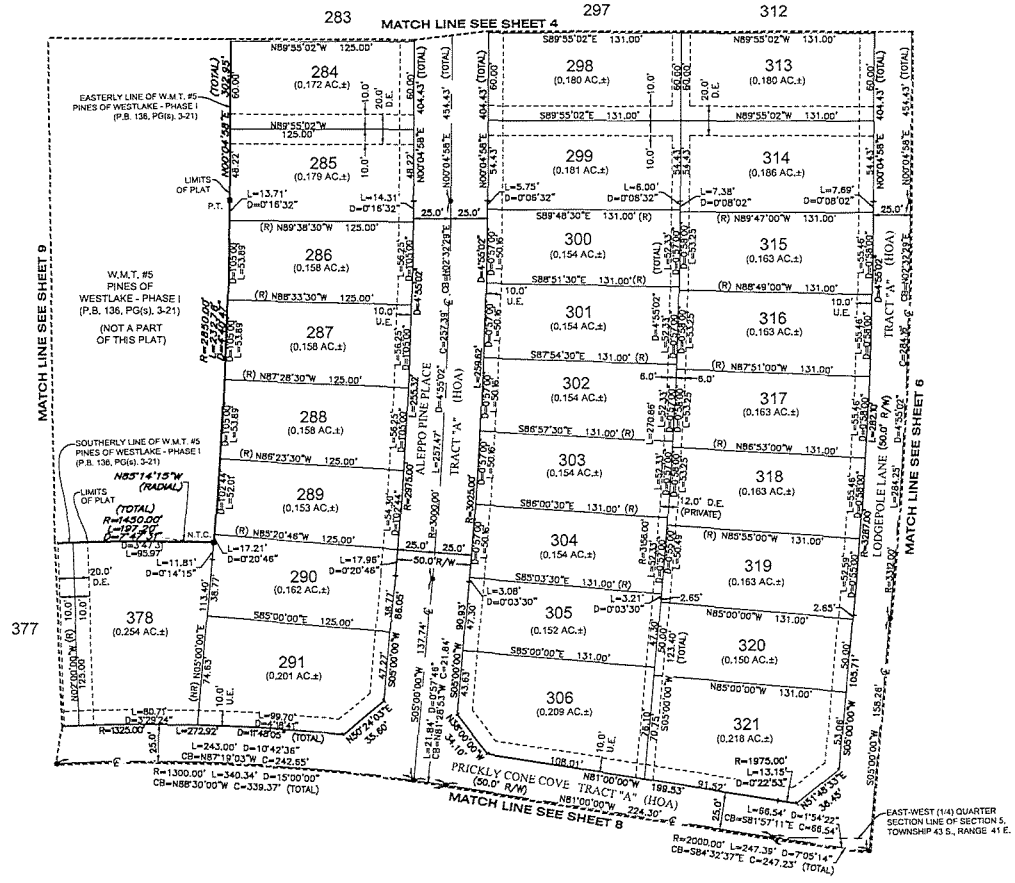
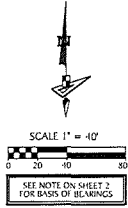
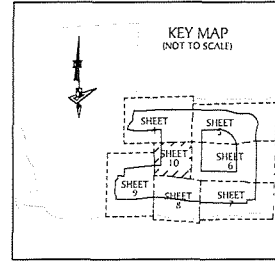


W.M.T. #7
PINES OF WESTLAKE - PHASE I
(P.B. 136, PG(S) 3-21)
(NOT A PART
OF THIS PLAT)

UNPLATTED

PINES OF WESTLAKE - PHASE II

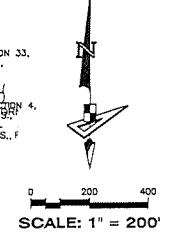
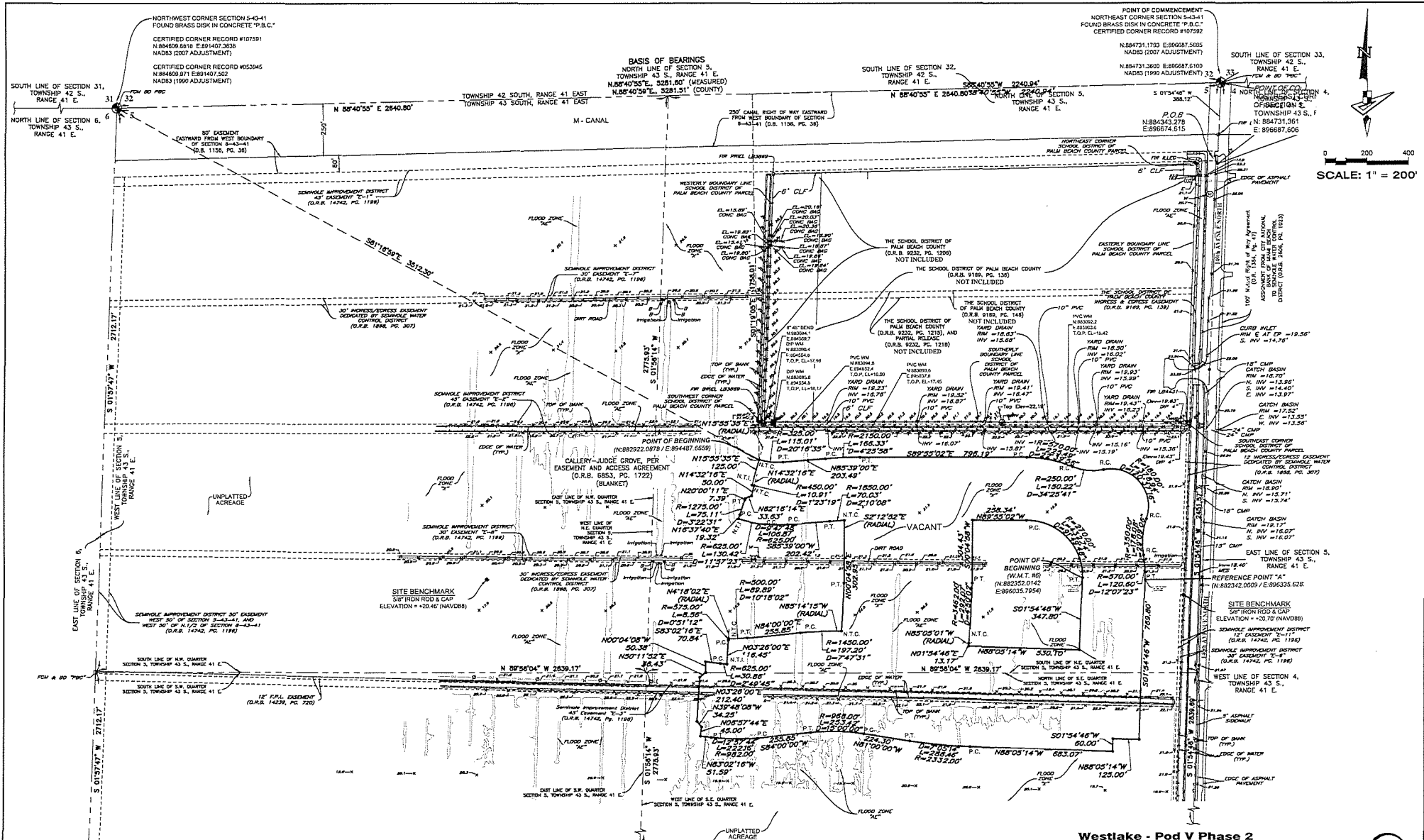
A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE,
PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "V", PINES OF WESTLAKE - PHASE I,
PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
 - PG./PG(s) ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
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 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - 5-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
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 - N.T.C. ----- NON-TANGENT CURVATURE
 - P.C. ----- POINT OF CURVATURE
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 - FOUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "TRM LB 7768"

Exhibit 'C'
PINES OF WESTLAKE – PHASE II
TOPOGRAPHICAL SURVEY

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- LEGEND**
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| <ul style="list-style-type: none"> Plat Book Official Records Book Dual Book Paper Curve Profile Curve Length Curve Delta Non-Tangent Intersection Non-Tangent Curve Reverse Curve Compound Curve Point of Curvature | <ul style="list-style-type: none"> Point of Tangency Found Iron Nail Found Concrete Monument 3rd 3/8" Iron Nail and Cap L87788 Unexcavated Brass Disk Palm Beach County Water Meter (Type) Inset Utility Pole Chain Link Fence | <ul style="list-style-type: none"> Corrugated Metal Pipe Mixed End Section Buried Meter With Warning Marker Meter Water Air Release Valve Water Air Release Valve Water Air Valve Water Meter Fire Hydrant Electric Meter Utility Pole Chain Link Fence | <ul style="list-style-type: none"> Boundary Sign Dig Marker North American Vertical Datum Overhead Utility Lines Top Of Bank Edge of Water Chain Link Fence Location of Reading Spot Elevation |
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**Westlake - Pod V Phase 2
BOUNDARY AND TOPOGRAPHIC SURVEY**

| REVISIONS | | | Prepared For: MINTO COMMUNITIES, LLC | |
|-----------|------|-------------|--------------------------------------|---------------------------------------|
| No. | Date | Description | By | Last Date of Field Survey: 09/10/2022 |
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 Riviera Beach, FL 33404 Licensed Business Number 187163
 Project Name: Date: 09/10/2022 Data File:
 Sheet No. 02 of 02 Sheets

