RESOLUTION 2023-32

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE TERRACES OF WESTLAKE – PHASE II, BEING A REPLAT OF TRACT "I", TERRACES OF WESTLAKE – PHASE I, PLAT BOOK 136, PAGES 143 THROUGH 149, 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 II, being a replat of Tract "I", Terraces of Westlake – Phase I, Plat Book 136, Pages 143 through 149, 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 10.971 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 II, as described in the attached Exhibit "A", containing approximately 10.971 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 5th day of December, 2023.

PUBLISHED on this 24th day of November in the Palm Beach Post.

City of Westlake

JohnPaul O' Connor, Mayor

Zoie Burgess, City Clerk

Approved as to Form and Sufficiency

onald Doody , City Attorney

(PRINT NAME)

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

DESCRIPTION:

BEING A REPLAT OF TRACT "I", TERRACES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 143 THROUGH 149, 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; THENCE S.01°22'47"W., ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 829.35 FEET TO NORTHEAST CORNER OF TRACT "I", TERRACES OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 136, PAGES 143 THROUGH 149, INCLUSIVE, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S.01°22'47"W., ALONG SAID EAST LINE OF TRACT "A" AND THE EAST LINE OF SAID TRACT "I", A DISTANCE OF 826.04 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "I"; THENCE N.88°37'13"W, DEPARTING SAID EAST LINE OF TRACT "A" SAID EAST LINE OF TRACT "I", AND ALONG THE SOUTH LINE OF SAID TRACT "I", A DISTANCE OF 618.87 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "I"; THENCE N.01°42'29"E., ALONG THE WEST LINE OF SAID TRACT "I", A DISTANCE OF 23.64 FEET TO A POINT ON THE ADDITIONAL EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 32120, PAGE 776, OF SAID PUBLIC RECORDS: THENCE BY THE FOLLOWING FOUR (4) COURSES, BEING ALONG SAID WEST LINE OF TRACT "I" AND ADDITIONAL EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY: 1) 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; 2) 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; 3) 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; 4) THENCE N.01°42'52"E., A DISTANCE OF 173.57 FEET; THENCE BY THE FOLLOWING THREE (3) COURSES, BEING ALONG SAID WEST LINE OF TRACT "I": 1) S.43°31'06"W., A DISTANCE OF 9.75 FEET; 2) THENCE S.88°37'13"E., A DISTANCE OF 3.02 FEET; 3) THENCE N.01°42'52"E., A DISTANCE OF 427.79 FEET TO THE NORTHWEST CORNER OF SAID TRACT "I"; THENCE BY THE FOLLOWING NINE (9) COURSES, BEING ALONG THE NORTH LINE OF SAID TRACT "I": 1) S.88°37'13"E., A DISTANCE OF 91.58 FEET; 2) THENCE S.01°22'47"W., A DISTANCE OF 41.59 FEET; 3) THENCE S.88°37'13"E., A DISTANCE OF 44.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 18.00 FEET AND A RADIAL BEARING OF S.88°37'13"E., AT SAID INTERSECTION; 4) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 28.27 FEET TO A POINT OF TANGENCY; 5) THENCE S.88°37'13"E., A DISTANCE OF 295.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 8.00 FEET; 6) THENCE SOUTHEASTERLY,

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 12.57 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE S.88°37'13"E., A DISTANCE OF 44.00 FEET; 8) THENCE N.01°22'47"E., A DISTANCE OF 52.24 FEET; 9) THENCE S.88°37'13"E., A DISTANCE OF 96.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 477,906 SQUARE FEET OR 10.971 ACRES, MORE OR LESS.

Exhibit 'B' TERRACES OF WESTLAKE – PHASE II PLAT

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TERRACES OF WESTLAKE - PHASE II

BEING A REPLAT OF TRACT "I", TERRACES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 143 THROUGH 149, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDAL LYVING IN SECTION 12. TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

DESCRIPTION:

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WITNESS:	A FLORIDA LIMITED LIABILITY COMPANY
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WITNESS:	2007 CONTRACTOR OF THE PARTY OF

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

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PRINT NAME:	BY: SCOTT MASSEY, PRESIDENT
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CITY OF WESTLAKE'S APPROVAL

(SEAL)

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ATTEST:	BY:

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF MIAMI-DADE

W., WINSTON & STRAWN LLF, MEMBERS OF THE FLORIDA BAR, DO HERBHY CERTIFY THAT W. HAVE EXAMINED THAT CERTAIN PLAT BROKENTY INFORMATION REPORT PREPARED BY OLD REPURLIC NATIONAL THEIR INSURANCE COMPANY (THE STRONGEN WITH A SEPECTIVE DEPORT OF AGAINST 9, 30.) AT 53.99 M, RIFE "OFFICTIVE DATE", WITH RENYET TO THE PROPERTY MOBE PARTICULARLY DEPICTED AND DESCRIBED HEREN AS TERRACES OF WISTLAKE. PRINSE HITH: PROPERTY MOBE PARTICULARLY DEPICTED AND DESCRIBED HEREN AS TERRACES.

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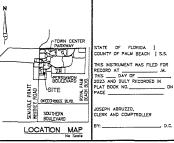
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ATED THIS	DAY OF	, 2623.		
			WINSTON & STRAWN LLP	

RAFAEL A, AGUILAR, PARTNER

AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (141 LOTS):	8.568
ROADWAY TRACT "A";	1,625
ALLEYWAY TRACT "B-4":	0.162
ALLEYWAY TRACT "B-5":	0.162
ALLEYWAY TRACT "B-6":	0.085
ALLEYWAY TRACT "B-7":	D total
OPEN SPACE TRACT #6:	0.002
OPEN SPACE TRACT #7:	0.167
OPEN SPACE TRACT #8:	0.110





- STRUCTURE NOTES

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- COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR: 1,000
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SURVEYOR & MAPPER'S CERTIFICATE

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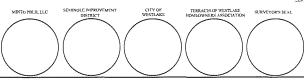
DATE:	
	GARY A. RAGER, P.S.M.
	LICENSE NO. LS4828
	STATE OF BLORIDA

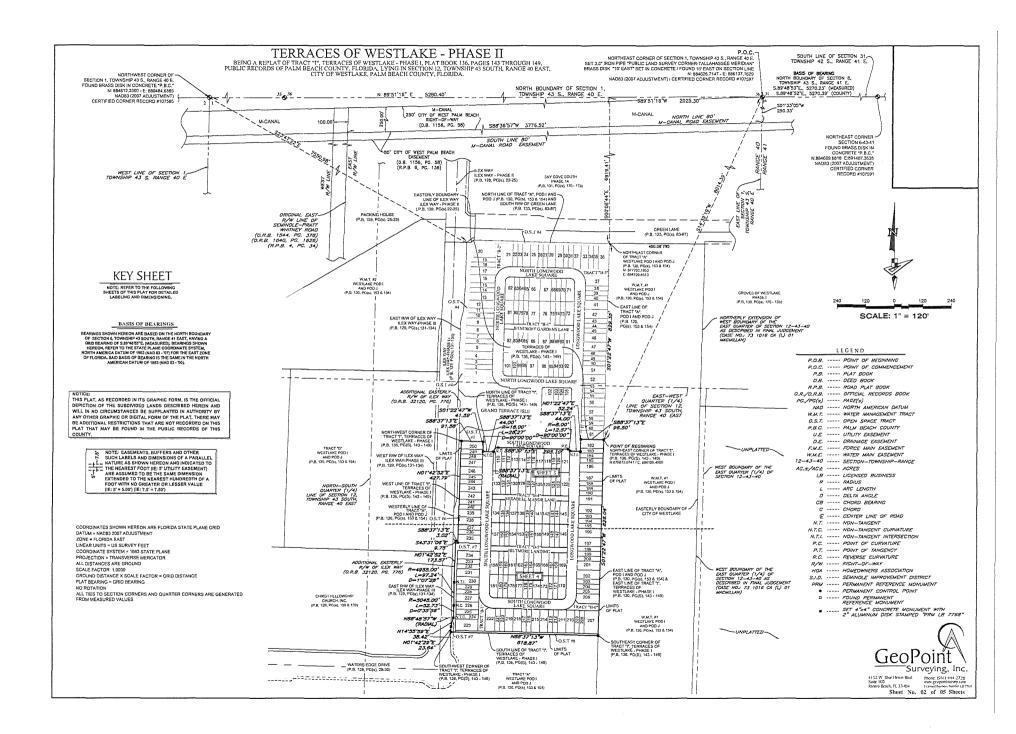
THIS INSTRUMENT PRECAMED BY
GARY A. RAGER, P.5.M.
LORCES TATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
GEOPOINT SURVEYING, INC.
KIVIERA BEACH, FLORIDA BOULEVARD, SUITE 105,
KIVIERA BEACH, FLORIDA 33404.
CENTIFICATE OF AUTHORIZATION NO. UB7768

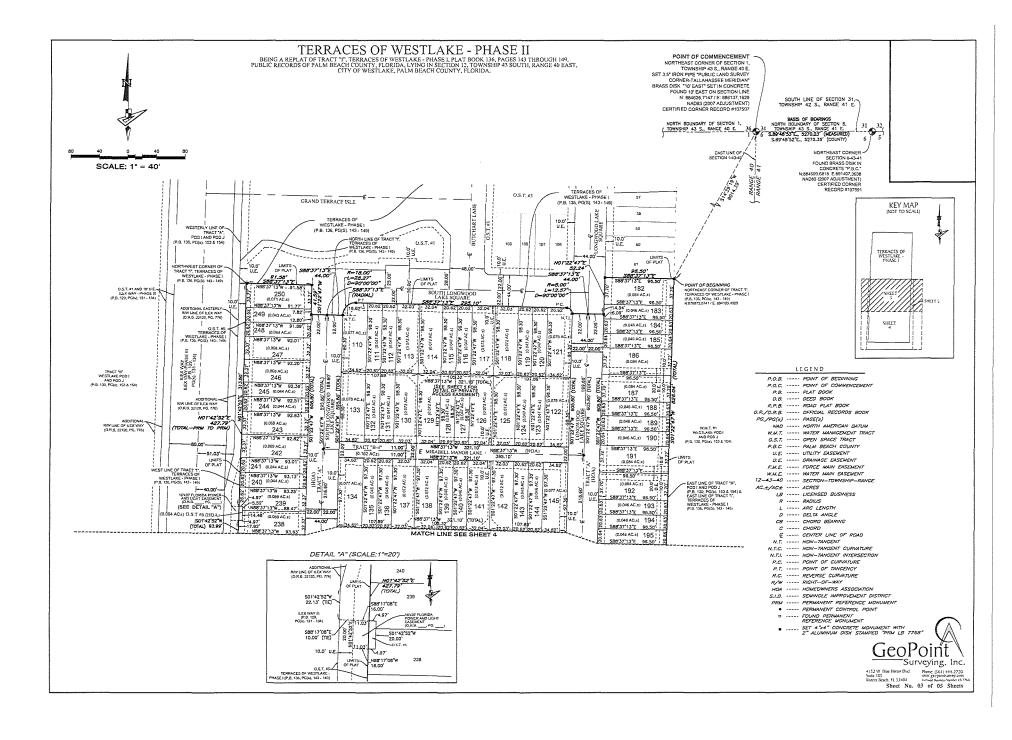


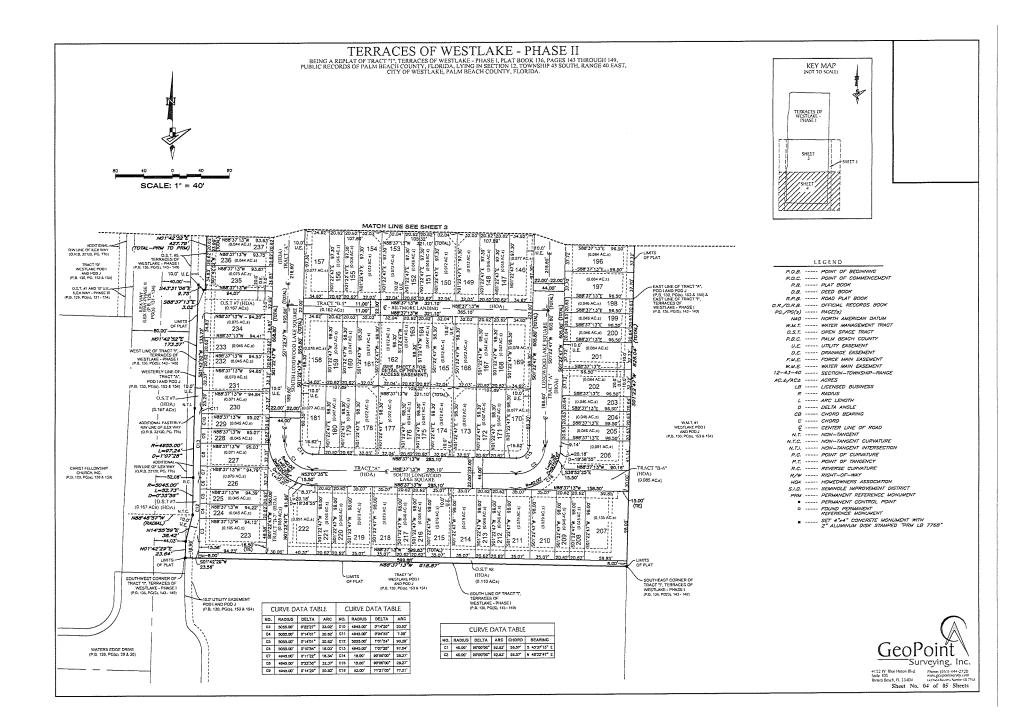


4152 W. Blue Neron Bhd. Phone: (564) 444-2720 Suite 105 Shirra Beach St. 13404 Shirra Beach St. 13404 Shirra Heach St. 13404 Suite 105 Raiera Beach, FL 33404 Sheet No. 01 of 05 Sheets









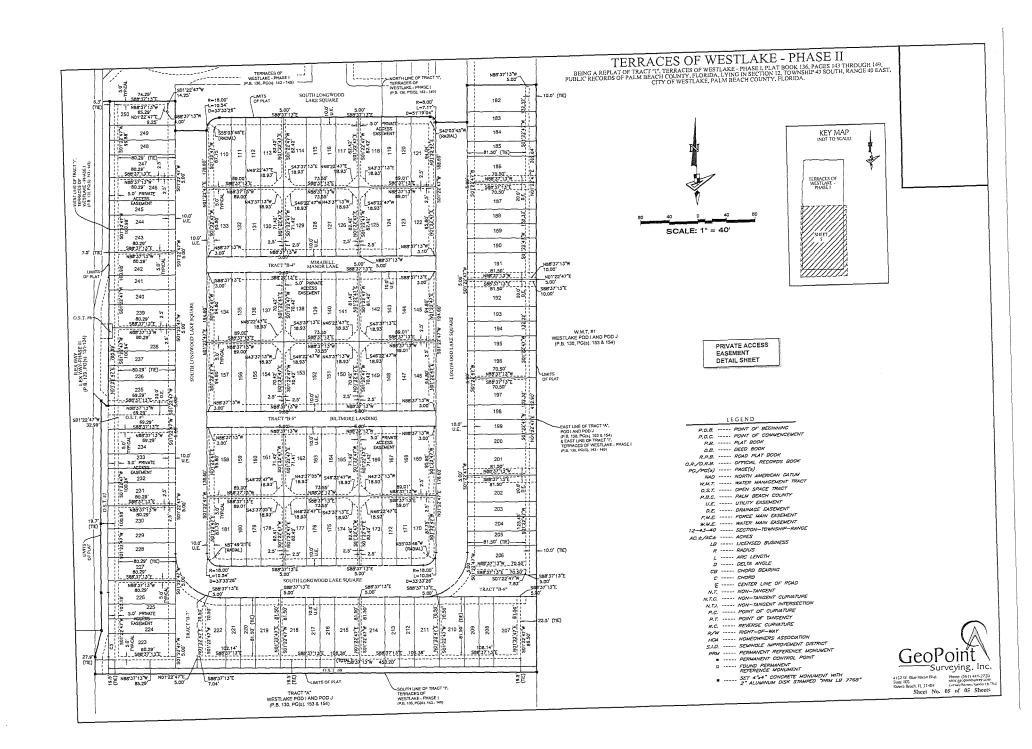


Exhibit 'C' TERRACES OF WESTLAKE – PHASE II TOPOGRAPHICAL SURVEY

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DESCRIPTION:

THESE PART OF TRACT IT. TERRACES OF WISTLANE, PHASE PART BOOK 18, PAGES 103 THEORIES IN STRUCKEL 109.

FRIELLY RECORDS OF PALM BEACH COUNTY, PLORIDA, LYDING IN SECTION 12, TOWNSHIP A SOUTHE RANGE 40 EAST, CITY OF VESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS TOLLOWS.

DATE CITY OF WESTLACE, PALM RECEIP CONST. DESCRIPTOR, I TOWNSHIP AS SOUTH, RANGE 49 EAST, THENCE
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CONTAINING: 477,906 SQUARE FEET OR 10,971 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREION AND DO HEREBY DEDICATE AND RESERVE AS BUT OWN.

SURVEYOR'S NOTES:

- 1) CURRENT TITLE INFORMATION ON THE SUBJECT PROPERTY HAD NOT BEEN FURNISHED TO GEOPOINT SURVEYING, INC, AT THE TIME OF THIS SURVEY, AND IS SUBJECT TO TITLE REVIEW ANDOR ASSTRACT, GEOPOINT SURVEYING, INC. MAKES NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHTSOF-WAY, SET BACK LINES, RESERVATIONS, ACAEMEMENTS, AND OTHER SMILM AMTERS.
- 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 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAWMIG A GRIB BEARING OF 58 894953°C. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, MORTH AMERICA HORIZONTAL DATIMO 1989 (AND 53-07 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA, SAID BASES OF BEARING IS THE SAME IN THE MORTH OF THE SAME IN THE MORTH AND THE SAME SHOWN THE SAME IN THE MORTH. AMERICAN DATUM OF 1983 (NAD 83 - 90).
- 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
- 7) THE SUBJECT PARCEL LIES IN FLOOD ZONE TO AND MET, ACCORDING TO FLOOD INSURANCE INTER MAY MAY NO. ISSUEDDESTIF FOR PLAN BECON COUNTY, COMMANTY NO. ISSUE AND ELECTRICAL PROPERTY OF THE PLAN BECON COUNTY, TOWNSON, THE STREAM THE SEED MICHTALLY TRANSLATED FROM DIFFINI DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER CHTTPS/MSCFFEMA COUNTY.
- 8) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1968 (NAVO 88) BASED ON PALM BEACH COUNTY BENCHMARK "AMANDA", HAWING A PUBLISHED ELEVATION OF 25,505 FEET (NAVO 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 HERGON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONG OTHER THAN THOSE CERTIFIED TO.
- 19) 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 MARRIANTY OR GUARANTEE. GIVEN BIVILED OF CERTIFICATION IS NOT A CERTIFICATE OF TITLE, EASEMENTS, ZONING, OR FREEDOM OF ENCLUMBRACES.
- 11) THE LANGS DESCRIBED HEREON MAY CONTAIN LANDS THAT ARE CONSIDERED ENVIRONMENTALLY SENSITIVE WETLANDS THAT ARE SUBJECT TO CLAIM OR RESTRICTION BY ONE OF MORE OF THE FOLLOWING AGENCIES. AMAY CORP. OF ENVIRENTS, SOUTH FLORIDA WATER MANACEMENT DISTRICT (SE-WALL), OR DEPARTMENT OF ENVIRONMENTAL PROTECTION (SE-)) WETLAND LINES AND AREAS, IF ANY, ARE NOT SENOWH HEREON.

COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NADB3 2007 ADJUSTMENT UNEAR UNITS = US SURVEY FEET COORDINATE SYSTEM # 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND 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 = 25.538'(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-GANAL AND 60TH STREET NORTH,

THE STATION IS LOCATED IN THE SOUTHWEST WINGWALL OF THE CONCRETE BRIDGE OVER THE M-CAMAL, & B. FEET SOUTH OF THE SOUTHWEST BOO OF THE WEST HANDRAIL, & FEET MOTH OF THE CENTERLINE OF FORTS THANDRAIL, & FEET MOTH OF THE CENTERLINE OF THE ZIAMS SEMINOLE PRATY WHITEY 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)

NOTE: CONVERSION FROM NORTH AMERICAN VERTICAL DATUM OF 1888 (NAVDB8) TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) = 4.47 Feet.

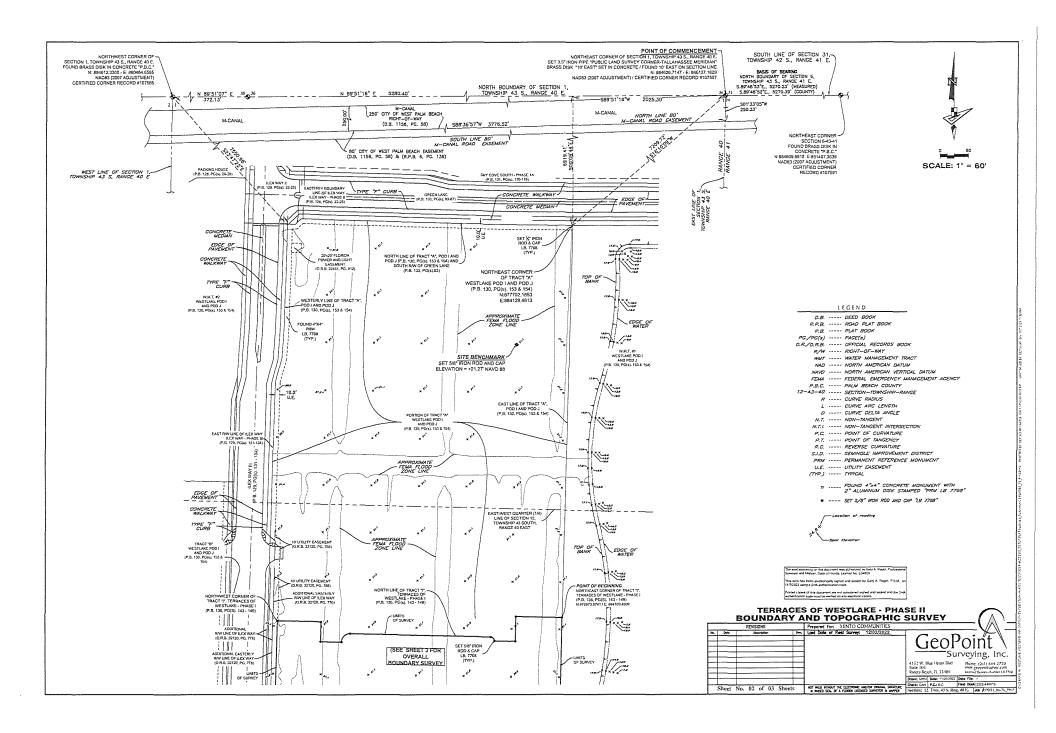


LEGEND D.B. ---- DEED BOOK R.P.B. ---- ROAD PLAT BOOK P.B. ---- PLAT BOOK PG./PG(s) ---- PAGE(s) O.R./O.R.B. ---- OFFICIAL RECORDS BOOK R/W ---- RIGHT-OF-WAY WMT ---- WATER MANAGEMENT TRACT NAD ---- NORTH AMERICAN DATUM NAVD ---- NORTH AMERICAN VERTICAL DATUM FEMA ---- FEDERAL EMERGENCY MANAGEMENT AGENCY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

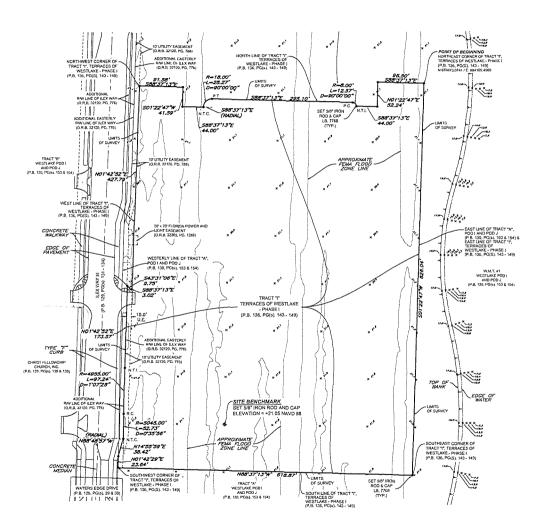
The soid abbounting on this abcurrent was authorized by Curry A. Major, Profession Surveyed and Mather, State of Honda, Liberton No. LGHD25 his nem has been electronically signed and scaled by Goty A. Rager, P.S.M., (12/2023) (seen a Got authoriteston costs.

TERRACES OF WESTLAKE - PHASE II BOUNDARY AND TOPOGRAPHIC SURVEY

г		REVISIONS		Prepared For: MINTO COMMUNITIES		
14.	Dylar	Description	(Jun.	Last Date of Field Survey: 12/02/2022		
				SURVEYOR'S CERTIFICATE This certifies that a survey of the herend described property was much under my supervision and metric the Standards of Proctice and fairth by the Florida Board of Professional Surveyors & Happens in Chapter 31–11200, Pariota Merinderiche Code, pursuant to Sachon 472007, Pariota Stations	Geof-	oint \ rveying, Inc.
E					4152 W. Blue Heron Blvd Suite 105 Biviera Beach, FL 33404	Phone: (564) 444-2720 www.geopeenburvey.com tecnsid Briston Number LB 779
Н	-		_	Gary A. Rager голого в менти но. LS4828	Driven: SWA4 Date: 19269822 Checks GA4 P.G.; B.C.	Date File: - Feet Dooks 2022, 44W/16
Г	Sheet	No. 01 of 03 S	heets	NOT VALUE WITHOUT THE ELECTRONIC AND/ON ORIGINAL SEGNATURES IN MACRO SCAL OF A FLORIDA LICENSES SURVEYEDR & WAPPER		48 E. Jac #POD (BS-TS_PH







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

WINT ---- WATER MANAGEMENT TRACT NAD ---- NORTH AMERICAN DATUM

NAVO ---- NORTH AMERICAN VERTICAL DATUM
FEMA ---- FEDERAL EMERGENCY MANAGEMENT ACENCY

P.B.C. ---- PALM BEACH COUNTY

12-43-40 ---- SECTION-TOWNSHIP-RANGE

R ---- CURVE RADIUS L ---- CURVE ARG LENGTH D ---- CURVE DELTA ANGLE

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.F. ---- UTILITY FASEMENT

D ---- FOUND 4"x4" CONCRETE MONUMENT WITH
2" ALUMINUM DISK STAMPED "PRM LB 7768"

• --- SET 5/8" IRON ROD AND CAP "LB 7758"



This flom has been electronically signed and scalard by Clary A. Rager, P.O.S., 11/7/2023 using a CHA authenication cycle.

TERRACES OF WESTLAKE - PHASE II

	REVISIONS Prepared For: AIINTO COMMUNITIES				
	REVISIONS				
Ho. Dete	Description	Şieri,	Last Date of Field Survey: 12/02/2022	- X-11-	
				GeoPoint \	
				Surveying, Inc.	
				4152 W. Blue Heron Blvd Phone: (561) 444-2720 Suite 105 MWW. peopolitisarives.com Rivera Besch, Fl. 33404 Exercid Biores Number (8 77%)	
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Sheet	No. 03 of 03 S	heets	ACT ANTO ALDERAL DAY INTERDED STRUCTURE AS MAJOR NOT ANTO ALDERAL DAY INTERDED YEAR OUTSING REPORTED	Couch GAH P.G.; BC Park Book; 1072-49876	