RESOLUTION 2024-04

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING A REPLAT OF A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 6 AND 7 TOWNSHIP 43 SOUTH, RANGE 41 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 Pod PC-3, being a replat of a portion of Open Space Tract #2, Persimmon Boulevard East – Plat 2, Plat Book 128, Pages 16 through 19, Inclusive, Public Records of Palm Beach County, Florida, and Lying in Portions of Sections 1 and 12, Township 43 South, Range 41 East, City of Westlake, Palm Beach County, Florida, containing approximately 11.500 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 Pod PC-3, as described in the attached Exhibit "A", containing approximately 11.500 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 March 2024.

PUBLISHED on the 16th day of February in the Sun Sentinel.

City of Westlake JohnPaul O' Connor, Mayor

Zoje Burgess, City Clerk

Af Goody 2024-04

Approved as to Form and Sufficiency , City Attorney

(PRINT NAME)

Exhibit 'A' POD PC-3 LEGAL DESCRIPTION

DEDICATION AND RESERVATIONS

BEING, IN PART, A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 6 AND 7 TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

POD PC-3:

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 6 AND 7 TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.01°33'05"W. ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 4842.94 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.88°49'03"W., DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 257.32 FEET THE POINT OF BEGINNING, ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY OF OPEN SPACE TRACT #19, CRESSWIND PALM BEACH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA; THENCE S.55°21'38"E., ALONG SAID SOUTHERLY LINE OF OPEN SPACE TRACT #19, A DISTANCE OF 714.23 FEET TO THE NORTHWEST CORNER OF OPEN SPACE TRACT #3, CRESSWIND PALM BEACH PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.34°38'24"W., ALONG THE EASTERLY LINE OF SAID OPEN SPACE TRACT #3, A DISTANCE OF 470.25 FEET TO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST, PERSIMMON BOULEVARD EAST - PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.55°21'38"E., ALONG SAID PARALLEL LINE AND THE SOUTHERLY LINE OF SAID OPEN SPACE TRACT #3, A DISTANCE OF 213.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 2797.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID PARALLEL LINE AND SAID SOUTHERLY LINE OF OPEN SPACE TRACT #3, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°52'51", A DISTANCE OF 970.52 FEET TO A POINT OF TANGENCY; THENCE S.75°14'29"E., ALONG SAID PARALLEL LINE AND SAID SOUTHERLY LINE OF OPEN SPACE TRACT #3, A DISTANCE OF 147.60 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PERSIMMON BOULEVARD EAST, AS SHOWN ON SAID PLAT OF PERSIMMON BOULEVARD EAST - PLAT 2; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST FOR THE FOLLOWING SEVEN (7) COURSES; 1) THENCE S.14°45'31"W., A DISTANCE OF 10.00 FEET; 2) THENCE S.59°45'31"W., A DISTANCE OF 56.57 FEET; 3) N.75°14'29"W., A DISTANCE OF 107.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 2847.00 FEET; 4) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°52'51", A DISTANCE OF 987.87 FEET TO A POINT OF TANGENCY; 5) THENCE N.55°21'38"W., A DISTANCE OF 714.53 FEET; 6) THENCE N.54°05'27"W., A DISTANCE OF 135.39 FEET; 7) THENCE N.55°21'38"W., A DISTANCE OF 200.52 FEET TO THE SOUTHEASTERLY CORNER OF SKY COVE PHASE 1 A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 129 THROUGH 137, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.34°38'22"E., ALONG THE EASTERLY BOUNDARY LINE OF SAID SKY COVE PHASE 1A, A DISTANCE OF 517.25 FEET TO THE SOUTHWESTERLY CORNER OF SAID CRESSWIND PALM BEACH PHASE 2 AND A POINT ON THE SOUTHERLY BOUNDARY LINE OF OPEN SPACE TRACT #19 OF SAID PLAT; THENCE S.55°21'38"E., ALONG SAID SOUTHERLY BOUNDARY LINE OF OPEN SPACE TRACT #19, A DISTANCE OF 122.95 FEET TO THE POINT OF BEGINNING.

CONTAINING: 500,940 SQUARE FEET OR 11.500 ACRES MORE OR LESS.

POD PC-3 IS COMPRISED OF TRACT "A" AND TRACT "B" AS DESCRIBED BELOW:

DESCRIPTION: TRACT "A"

A PARCEL OF LAND LYING IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 6 AND 7 TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.01°33'05"W. ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 4842.94 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.88°49'03"W., DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 257.32 FEET THE POINT OF BEGINNING, ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY OF OPEN SPACE TRACT #19, CRESSWIND PALM BEACH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA; THENCE S.55°21'38"E., ALONG SAID SOUTHERLY LINE OF OPEN SPACE TRACT #19, A DISTANCE OF 714.23 FEET TO THE NORTHWEST CORNER OF OPEN SPACE TRACT #3, CRESSWIND PALM BEACH PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.34°38'24"W., ALONG THE EASTERLY LINE OF SAID OPEN SPACE TRACT #3, A DISTANCE OF 470.25 FEET TO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST, PERSIMMON BOULEVARD EAST - PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.55°21'38"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 500.75 FEET; THENCE N.54°05'27"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 135.39 FEET; THENCE N.55°21'38"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 201.07 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SKY COVE PHASE 1 A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 129 THROUGH 137, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.34°38'22"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 467.25 FEET TO THE SOUTHWESTERLY CORNER OF SAID PLAT OF CRESSWIND PALM BEACH PHASE 2; THENCE S.55°21'38"E., ALONG SAID THE SOUTHERLY LINE OF OPEN SPACE TRACT #19, OF SAID PLAT, DISTANCE OF 122.95 FEET TO THE POINT OF BEGINNING.

CONTAINING: 392,878 SQUARE FEET OR 9.019 ACRES MORE OR LESS.

TOGETHER WITH:

DESCRIPTION: TRACT "B" (OFFICIAL RECORDS BOOK 34202, PAGE 535)

A PARCEL OF LAND BEING A PORTION OF OPEN SPACE TRACT #2, AS SHOWN ON PERSIMMON BOULEVARD EAST-PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST AND SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, CITY OF WESTLAKE FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF SKY COVE PHASE 1 A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 129 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.34°38'22"E., ALONG THE EAST LINE OF SAID PLAT OF SKY COVE PHASE 1 A, A DISTANCE OF 50.00 FEET; THENCE S.55°21'38"E., ALONG A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF PERSIMMON BOULEVARD EAST, SHOWN ON PERSIMMON BOULEVARD EAST-PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS, A DISTANCE OF 201.07 FEET; THENCE S.54°05'27"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 135.39 FEET; THENCE S.55°21'38"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 713.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2797.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID PARALLEL LINE, THROUGH A CENTRAL ANGLE OF 19°52'51", A DISTANCE OF 970.52 FEET TO A POINT OF TANGENCY; THENCE S.75°14'29"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 147.60 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST, AS SHOWN ON SAID PLAT; THE FOLLOWING SEVEN (7) COURSES, BEING BY SAID NORTHERLY RIGHT-OF-WAY LINE; 1) THENCE S.14°45'31"W., A DISTANCE OF 10.00 FEET; 2) THENCE S.59°45'31"W., A DISTANCE OF 56.57 FEET; 3) N.75°14'29"W., A DISTANCE OF 107.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2847.00 FEET; 4) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°52'51", A DISTANCE OF 987.87 FEET TO A POINT OF TANGENCY; 5) THENCE N.55°21'38"W., A DISTANCE OF 714.53 FEET; 6) THENCE N.54°05'27"W., A DISTANCE OF 135.39 FEET; 7) THENCE N.55°21'38"W., A DISTANCE OF 200.52 FEET TO THE POINT OF BEGINNING.

CONTAINING: 108,062 SQUARE FEET OR 2.481 ACRES MORE OR LESS.

Exhibit 'B' POD PC-3 PLAT

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DEDICATION AND RESERVATIONS	BEING, IN PART, A REPLAT OF A PORTION OF OPEN SPACE PERSIMMON BOULEVARD EAST-PLAT 2, PLAT BOON PAGES 16 THROUGH 19, INCLUSIVE, PUBLIC RECORDS OF PALM BEAC	LI28. H COUNTY, FLORIDA.	
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PARALLEL LINE AND SAID SCATTIERLY LINE OF OPIN SPACE TRACT AL DISTANCE OF HAZO FET TO A FORM STATE TRACT AND THE ADDRESS AND ADDRESS HOLLINARD DAYS - HAZ 2, TIENCE ALONG SAID NORTHELY RIGHT-OF-WAY LINE OF PERSONNON NOLLING STATEMENT FOR SUFFICIENT DAYS - STATEMENT DAYS AND ADDRESS A HAZONYM, ALDRESS AND READ ADDRESS AND ADDRESS	POBLIC UTILITY PROVIDER OF WATER, SEWER AND RELEARING WATER, HIS SUCCESSION AND ASSAMING, SUBJECT TO THOSE CERTAIN RESTRICTION OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER DE IMPOSED BY THOSE DEDICATED DE TRADUNG OF A DEDICATION OF DEDICATIONS AS MAY HEREAFTER DE IMPOSED BY THOSE DEDICATED DE TRADUNG OF A DEDICATION OF DEDICATIONS AS MAY HEREAFTER DE IMPOSED BY	THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \Box physical presence or \Box onling notarization, this day of \Box_{ab} , ov scott masses? As president for seminole improvement district, an independent special district of the state of philorida. On behalf	 PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■ * A 1.12" BRASS DISK STAMPED "TRM LITTAK" SET IN A 4"x4"x2" CONCRETE MONUMENT. UNLESS OTHERWISE NOTED.
FOR THE PROLOWING SEVEN (7) COURSES, 1) THENCE S 14/49319W, AD DETAINED OF HOM FELT: 3) THEORE S SEVEN (7) COURSES, 1) THEORE S SEVEN (7) COURSES SEVEN (7) COURSES, 1) THEORE S SEVENT (7) COURSES, 1) THEORE S SEVEN (7) COURSES SEVEN (7) COURSES, 1)	UTILITY / ROTIDERS THE ABILITY TO USE THE EROEMENT, IN THIS SOLE DISCRITION.	of the barket, the is a resoluter laboration and or has been	
THROUGH A CINTRAL ANGLE OF 1992-917. A DISTANCE OF 963.57 FEBT TO A FOND OF TANGENCY. STITUNED SSP10399, A DISTANCE OF 1143, FEBT, STIFUEN EX-1992/978, A DISTANCE OF 153, PTETT, TI TINNED X SSP10399, A DISTANCE OF 203.57 FEBT TO THE SOUTHEASTERLY CORNER OF SKY COME PILSE 1. A ACCORDING TO THE PLAT THERLOF, AS ECODED IN PLAT BOOK 135, MORES 137 MERCIGEN 137, INCLUSIVE, OF SAD PULLE RECORDS, THEORY THERLOF, AS ECODED IN PLAT BOOK 137, MORES 137 MERCIGEN 137, INCLUSIVE, OF SAD PULLE RECORDS, THEORY DISTANCE OF 203.57 FEBT TO THE SOUTHEASTERLY CORNER OF SKY COME PILSE 1. A ACCORDING TO THE PLAT THERLOF, AS ECODED IN PLAT BOOK 137, MORES 137 MERCIGEN 137, INCLUSIVE, OF SAD PULLE RECORDS, THEORY DISTANCE OF 203.57 FEBT TO THE SOUTHEASTERLY CORNER OF SKY COME PILSE 1. A ACCORDING TO THE PLAT THERLOF, AS ECODED IN PLAT BOOK 137, MORES 137 MERCIGEN 137, MCLUSIVE, OF SAD PULLE RECORDS, THEORY DISTANCE OF 203.57 FEBT TO THE SOUTHEASTERLY CORNER OF SKY COME PILSE 1. A ACCORDING TO THE PLAT THERLOF, AS ECODED IN PLAT BOOK 137, MCLUSIVE, DISTANCE 05 SM THROUGH 137, MCLUSIVE, OF SAD PULLE RECORDS, THEORY DISTANCE OF 203.57 FEBT TO THE SOUTHEASTERLY CORNER OF SKY COME PILSE 1. A ACCORDING TO THE PLAT THERLOF, AS ECODED IN THE THE ORD 137, MCLUSIVE, OF SAD PULLE RECORDS, THEORY DISTANCE OF 203.57 FEBT TO THE SOUTH AS ACCORDED TO THE PLAT THERLOF, AS ECODED IN THE THE ORD 137, MCLUSIVE, OF SAD PULLE RECORDS, THEORY DISTANCE OF 203.57 FEBT TO THE SOUTH AS ACCORDED TO THE PLAT THEORY AND AS ACCORDED TO THE PLAT THE PLAT AS ACCORDED TO THE PLAT THEORY AS ACCORDED TO THE PLAT THEORY THEORY THEORY AS ACCORDED TO THE PLAT THEORY AS ACCORDED TO THE PLAT THEORY	IN FURTHERANCE OF THE FOREGONG, THERE IS HEREBY GRAVITO TO FORDER A DWEE & LUCHT COMMANY, A FORDER COMPORTANC, ITS APPLIATES, LEPASCIE, AGUNT, SACCESSOR, AM. ASSENCE PTET, A DURANCE AND A DESCRIPTION AND A DESCRIPTION OF A DESCRIPTION AND AND AND TAXAGENE AND A DESCRIPTION AND DESCRIPTION OF THE PALT, FOR THE CONSTRUCTION, OFFANTON AND MAINTENANCE OF UNDERGROUND ELECTRIC TIMITY INCLUTIES (INCLUDING CALLES CONSULTION, APPLICIANA, GOUPALET, AND AND AND ADDRESS AND EQUINARY TO BE ENTENDED AND AND AND TAXES TO THE ADDRESS ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS CONMUNICATIONS FUNDARY. IN CONSECUTION, OFFANTON AND MAINTENANCE OF UNDERGROUND ELECTRIC COMMUNICATIONS FUNDARY. TO BE ENTENDED AND ADDRESS AND ADDRESS CONSUMERCINONS FUNDARY. IN CONSECUTION AND THE TO THE TO THE TOTAL TO TO THE UTILITY INSECUTION ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS CONSUMERCINONS FUNDARY. IN CONSECUTION ADDRESS AND ADDRESS AND ADDRESS CONSUMERCINONS FUNDARY. IN CONSECUTION ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS ON THE DESTINGTION ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRE	MV COMMISSION EXPIRES:	2 BLANNES MOWN HARDOW ARE DESLID OF THE NAMES, A CORNE DES SAN OF SAN OF THE DATABASE AND A DATABASE AND A DATABASE AND A DATABASE AND A SAN OF THE DATABASE AND A DATABASE AND A DATABASE AND A DATABASE COORDINATE SYSTEM, NORTH AMERICAN DATAMOF ING INAD 833 (70) FOR THE EAST ZONG OF FLORED, SAN DIASS OF FLORENGES IS THE SANE IN THE NORTH AMERICAN DATABASE (1983 NAJ) 83 / 991.
N,M-3R22E, ALONG THE EASTERLY HOUNDARY LINE OF SAID SKY COVE PHASE 1A, A DISTANCE OF 317.25 FEBT TO THE SOUTHVESTERLY CORNER OF SAID CRESSWIND PALM BEACH PHASE 2 AND A POINT ON THE SOUTHERLY BOUNDARY LINE OF OPEN SPACE TRACT 419 OF SAID PLAT, THENCE S252'13FE, ALONG SAID SOUTHERLY BOUNDARY LINE OF	ABOYE-GROUND EQUIPMENT; TO BE INSTALLED FROM TIME TO TIME; TOGETHER WITH THE REGIT TO PENUT FLORDA POWER & LIGHT TO ATTACH OR FLACE. WREES TO OR WITHIN ANY FACILITIES HEREINDER AND LAY CARLE AND CONDUCT WITHIN THE FASEMENT AREA AND TO OPERATE THE SAME FOR FLORIDA POWER & LIGHTS COMMUNICATIONS PRIMARY IN CONSECTION WITH IL OFTEN STRUCTURE AND THE EVALUATION FROM THE ADD REPRES	(PRINT NAME) - NOTARY PUBLIC	 ND DIDLING OK AWY KIND OF CONSIGL/HON OK URESTON SIGUESINGLI IN PLACED ON ANY FARSHET WITHOUT PROOF WATTER CONSIST OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF SIGUES DIRFOUCEMENT DISTRICT APPROVALS OF FEMALTS AS REQUES FOR SIGHT ENCIDACIMENTS DISTRICT APPROVALS ON FEMALTS AS REQUES FOR SIGHT WIEBELLARE MAINTENANCE LASSEMINTS AND UTLITVE LASSEMISTACIFICAP WIEBELLARE MAINTENANCE LASSEMINTS AND UTLITVE LASSEMISTACIFICAP WIEBELLARE MAINTENANCE LASSEMINTS AND UTLITVE LASSEMISTATORICAP
OPEN SPACE TRACT #19, A DISTANCE OF 122:05 FEET TO THE POINT OF BRGINNING. CONTAINING: 50:040 SQUARE FEET OR 11:500 ACRES MORE OR LESS.			
FOD FC-3 IS COMPRISED OF TRACT "A" AND TRACT "B" AS DESCRIBED BELOW:	IN WITNESS WITEELOF, MATTO PILILI, LLC, A FLORIDA L'IMITO ILLARI, ITY COMPANY HAS CAUSED THESE PALSIATS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SLAL. TO BE AFFILED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THE DA OF 2024.	CITY OF WENTLAKEY APPROVAL	ZONING REGULATIONS. 5. NOTICE: TILIS PLAT, AS RECORDED IN ITS GRAVING FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISED LANDS DESCRIPED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR
DESCRIPTION: TRACT "A"	MINTO PBLIL LLC WITNESS A PLORIDA LIMITED LIAURLITY COMPANY	THIS CERTIFIES THAT THIS FLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL IDE THE CITY OF WESTLAKE BY A RISOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS OF	CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDS ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
A PARCEL OF LAND LYING IN SECTIONS I AND 12. TOWNSHIP 43 SOLITH, RANGE 40 EAST, AND SECTIONS A AND 1 TOWNSHIP 43 SOLITH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:	PRINT NAME: BV: JOI'N F. CARTER, MANAGER WITNESS:	177.081(1), F.S.	
COMMENCE AT THE NORTHEAST CORNER OF SECTION I, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE SUPESING ALONG THE BAST LINE OF SAID SECTION 1, A DISTANCE OF 4M2 44 FEET TO THE NORTHEAST CORNER OF SECTION 12	PRINT NAMU:	ATTEST:	b. IN HIRRE COS WHERE CONSISTS OF OFFICIARI TYPES TURNS OF OTHERWISE CONCOLD, DANNEE DASSMENTS SIALL INVESTIGATION UTILITY EAGEMENTS SIALL MAYE SECOND PRIORITY, ACCESS EASTMENTS SHALL MAYE THIRD PRIORITY, AND ALL OTHER EASTMENTS SHALL IN SUBORDINATE TO THESE WITH THEIR PRIORITIES MEING DETERMINED BY USE RIGHTS GRANTED.
TOWNSILP 41 SOUTH, RANGE 46 EAST, THENCE NAS*400°W, DEPARTNG SAID EAST LINE AND ALONG THE NORTH LINE OF SAID SECTON 12, A DISTANCE OF 52312 FEET THE FORM FOR FORM OF BEING A POINT OF THE SOUTHERLY DOUNDARY OF OPEN SPACE TRACT 419, CRESSWIND PALM BEACH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS DECONDED IN M A ZEPOCH OR DOLCHY OF DIMENSION OF DOUND HEAD CONTROL TO THE PLAT THEREOF.	ACKNOWLEDGEMENT STATE OF FLORIDA	TITLE CERTIFICATION STATE OF FLORIDA COUNTY OF MANIFADDE	 ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
ALCONDENT FLACE AND ALCONDENT AND A THROUGH 22, INLEASING, OF THE POINT, RECOMES AND AND THE ADDREED COORDING TO THE ADDREED C	COUNTY OF PALM BEACH	NOT WONTON & CTRANNALLS & MEMORIES OF THE ELOSIDAL DAS TO DEPEND CERTED THAT WE HAVE EXAMPLED	COORDINATE'S SHOWN HEREDN ARE FLORIDA STATE PLANE GRID DATUM – NADSI 2007 ADJUSTMENT ZONE – FLORIDA EAST UNICAR UNITN – US SURVEY FEET
COMMENCE AT THE NOTHELST CURRENC OF SECTION 1, TOWNING JS SUCHT, RANCE JG EST, THERET SUFJY ALDING THE SECTION 1, SECTION 1, A DESTACE OF 4524 FHEFT TO THE NOTHELSE CORRER OF SECTION 1, TOWNING JG SUCHT, ANDRE JE LST, THENET SAME MOVE, D'DALTING SADE LST, THEARD, AND ALDING THE NOTHELSE SUCHDATE AND ALDING AND ALST, THENET SAME MOVE, D'DALTING SADE LST, THEARD, AND ALDING THE NOTHELSE SUCHDATE AND ALDING AND ALST, THENET SAME MOVE, D'DALTING SADE LST, THEARD, AND ALDING THE NOTHELSE SUCHDATE AND ALDING AND ALST, THENET SAME MOVE, D'DALTING SADE LST, THE AND ALDING THE NATHELSE SUCHDATE AND ALDING SANE THE ALGORIZATION AND ALDING ALST SAME AND ALDING THE ALST SECONDED IN MART BOOK SID, MARTING SANE SADE SADE SADE SADE SADE SADE SADE SAD	THE FOREOMON INSTRUMENT WAS ACCOMMENSED DEDWE WE IN MEANS OF D PHYSICAL PRESENCE OF D ONLINE STATEATINY, THIS DAVID PLANT DAVID PLANT PRESENCE OF D ONLINE STATEATINY, THIS DAVID PLANT D	THAT CERTAR FLAT PROPERTY INCOMMUN REPORT PREVAIED BY OLD PERUBLY NATIONAL TITLE INSURANCE COMPANY (THE TITLE LYDENCY WITH AN UFFECTIVE DATE OF JANARY 7, 200 AT 350 PM. (THE "EFFECTIVE DATE", WITH RESPECT TO (1) THE PROPERTY MORE PARTICULARLY DEFECTED AND DESCRIBED INSURANCE TACTURET" ACTUALT" AND (1) THE PROPERTY MORE PARTICULARLY DEFECTED AND DESCRIBED	COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR
PAGES 16 THROUGH 19, INCLUSIVE, OF SAD PUBLIC RECORDS: TILINCE N.SS?178W, ALONG SAD PARALLEL LINE, A DISTANCE OF 500.75 FFT; THINCE N.SHS?TW, ALONG SAID PARALLEL LINE, A DISTANCE OF 13.30 FFFT; THINCE N.SS?173FW, ALONG SAID PARALLEL LINE, A DISTANCE OF 201.01 FEET TO A POINT ON THE DASTERLY BOUNDARY LINE	MY COMMISSION EXPIRES:	HEREIN AS TRACT "B" (TRACT "B").	ALL DISTANCES ARE GROUND SCALE FACTOR: L000 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
OF SAY COME PROSE 1 A ALCORDING TO THE PLAY INTERED AS RELORDED IN PLAY BOOK 12, MORE AN EVALUATION TO THE MORE AND	SIGNATURE	HEREBY CERTIFY THAT. AS OF THE EFFECTIVE DATE, (1) FEE SIMPLE TITLE TO TRACT "A" WAS VESTED IN MINTO PRUH, LLC, A FLORIDA LIMITED LABULTY COMPANY (THE "OWNER"), (2) REAL ESTATE TAXES FOR TRACT "A", (4) FE THE YEAR (20) HAVE BEEN PAID, (3) THERE ARE NO RECORDED MORTGAGES ENCUMBERING TRACT "A", (4) FE	PLAT BEARING - GRID REARING NO ROTATION ALL THES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MENURED VALUES
OF BEGINNING, CONTAINING: 392,878 SOLVARE FEET OR 9.019 ACRES MORE OR LESS.	(PRINT NAME) - NOTARY PUBLIC	BASID SOLLEY ON OUR BAYING OF THE TITLE LYDBACK, AND WITHOUT NODENDADYT INVESTIGATION, WI HERENY CERTING THAT, AGO THE BEFORT WE DATE, OTHER STRATE THE TO THAT THAT AND A STREED IN MINIT HELENY CERTING THAT, AGO THE BEFORT WE DATE, OTHER STREED AND THAT AND A STREED IN MINIT HE YAAL 251 OF HERE BEAD AND, DITHER ARE NOT RECORDED ROOT GOADS CAUSABRENCT THAT THAT THE YAAL 251 OF HERE BEAD AND, DITHER ARE NOT RECORDED ROOT GOADS CAUSABRENCT THAT THAT THAT HE YAAL 251 OF HERE BEAD AND, DITHER ARE NOT RECORDED ROOT GOADS CAUSABRENCT THAT THAT THAT HE STREET AND THAT AND A STREET AND A STREET AND A STREET AND A STREET AND A STREET HE STREET AND A STREET HE STREET AND A STREET HE STREET AND A STREET HE STREET AND A STREET HE STREET AND A STREET AND A STREET AND A STREET	FROM MEANURED VALUES
CONTAINING 9028/8 SQUARE PEET OR 9019 ACRES MORE OR LESS. TOGETHER WITH:	(SEAL) IN WITNESS WHERFOR, SEADAGLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF	THIS TITLE CERTIFICATION IS FURNISHED BY US TO THE CITY OF WESTLAKE (THE "CITY") AND IS RENDERED	SURVEYOR & MAPPER'S CERTIFICATE
DESCRIPTION: TRACT "B" (OFFICIAL RECORDS BOOK M202, PAGE 535)	IN WITH SY WIRKER, SYNNOLE IMPROVIMENT DISTRICT, AN ENDERNMENT SPECIAL DISTRICT OF THE STATE OF PLORDAL INS CAUSED THEM EXERNETS TO BE SUBJECT BY ITS PREDENT AND ITS DISTRICT SELL TO DE AFFRED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS		THES 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 SAME SURVEY IN ACCURATE TO THE HEST OF MY KNOWLEDGE
A PARCEL OF LAND BEING A ROFFIDIN OF OPEN \$FACT TRACT 2, AS STORMAGN FREINMORI BOULEVARD ASATLAND ; ACCORDING TO THE IFACT THERE OF AS REGORDED IN FACT BOOK 128, PAGES IN THOUSING II, IN RELEVAND A ROFFIDING STORMAGNET AND A REAL CONTRY, FLORIDA AND A PORTIDO OF SECTION 1, TONNIBIL 94 SOUTH, RANGE OF LAST AND SECTION 1, TONNIBIL 94 SOUTH, RANGE II FAST, TALM BEALT OLDING TO IN WISTLAKE FREDRIDA, AND LAST AND SECTION 1, TONNIBIL 94 SOUTH, RANGE II FAST, TALM BEALTING INTO CITO WISTLAKE FORDEDA. AND	WITNESS	DATED THIS DAY OF 2024. WINSTON & STRAWN LLP	REPRESENTATION OF A SURVEY MAINE UNDER WEIGHTOWING HILLELTOW AND SURVENSIONE, THAT SAID SURVEY IS ACCURATE TO THE HEST OWNED HILLED AND BILLIE: THAT FREMARINE REFERENCE MODINIENTS ("FRANS") HAVE BOEN HACED AS REQUERED BY LAW, AND FRENTIENT THAT HE SURVEY DATA COMPLIES WITH ALL THE REQUERIES OF CHAPTER I'TH, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CHAPTER I'TH, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CHAPTER FRANCE, RORIDA.
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:	PRINT NAME: HY: SCOTT MASSEY, PRESIDENT	DY:	DATE:
BEGIN AT THE SOUTHEASTERLY CORNER OF SKY COVE PHASE 1 A, ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 128, PAGES 129 THROUGH 117, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COMPTY, FLORDAN- THENCE NATIVEZZE, ALONG THE EAST THEN OF SAID PLAT DF SKY COVE PHASE 1 A, A DISTANCE OF 4000 PERT THINKET.	WITNESS.		LICENSE NO, LSACA STATE OF FLORIDA
5.572/DPE, ALONG A LINE SAM FEET NORTH OF AND PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF PERSIMMON BOLLEVARD EAST, SHOWN ON PERSIMMON BOLLEVARD EAST-PLAT2, ACCORDING TO THE FLAT THERLOY AS RECORDED IN PLAT MOKO TRAY RAGES IN FURCHING IN INCLUSIVE, OF SMLP DELICE RECORDS, A DISTANCE OF SMLPT	PRINT NAME:	AREA TABULATION (IN ACRES) TRACT AT: 9.019	THIS INSTRUMENT PREPARED BY
PEET; THENCES 5479577E, ALOND SAID PARALLEL LINE, A DISTANCE OF 15591 FEET; THENCE 5577197E, ALOND SAID PARALLEL LINE, A DISTANCE OF 7139 FEET TO A NONT OF CURAVENUE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 27970F FEET; THENCE SOUTHEASTERILY, ALONG THE ARC OF SAID CURVE AND SAID PARALLEL LINE, THROUGH A CENTRAL AND FOR USE OF UNCENT A INSTANCE OF 032 DISTORTS IN LEDRIC ACTIVITY AND PARALLEL LINE.	ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF FLAIS BEACH	TRACT 'A': 5.019 TRACT '0': 2.481	GARY A. PACER, P.S.M. LS4828 STATE OF FLORIDA. GEOPOINT SURVEYING, INC. 4152 WEST BLUE HERON BOULEVARD, SUITE 105,
ALONG SAID PARALLEL LING, A DISTANCE OF 14740 FEB TO A POINT OF INNERNET IN TIMERENT RIGHT-OF-WAY LINE OF PERSIMMON BOULDVARD EAST, AS SHOWN ON SAID PLAT: THE FOLLOWING SEVEN (7, COURSES, BEENG BY SAID NORTHERLY RIGHT-OF-WAY LINE, 11 THENES S.144'83D'W.A. DISTANCE OF LIND FEET, 21 THENES S.54'93D'W.A	THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF D PHYSICAL PRESENCE OR D OXLINE NOTARIZATION, THIS DAY OF, 20 BY SCOTT MASSY AS PRESIDENT FOR SEMINOLE	TOTAL ACRES, MORE OR LESS: 11,500	RIVIERA BEACH, FLORIGA 33404. CERTIFICATE OF AUTHORIZATION NO. LE7766
BEGIN AT THE SOUTHEASTERLY CORRER OF SKY COVE PHASE 1.4, ACCORDING TO THE PLAT THEREOF. AS RECORDED IN FLAT WOOK, IZP. MAGE 155 THEORUGH 117, INCLUSIVE, OF THE PHALE RECORDS OF PLAN MEACH COMPTY, FLORIDA SCHEDER, AND	OKLINE NOTARIZATION, THIS	SCHINOLE IMPROVEMENT SPHINOLE IMPROVEMENT CITY OF WESTLAN DISTRICT MINTO PBLII, LLC DISTRICT ACCEPTANCE APPROVAL	SURVEYORS SEAL
A DISTANCE OF 20032 FEET TO THE POINT OF BEGINNING.	MY COMMISSION EXPIRES:		
CONTAINING, URLING SQUARE FEET OR 2.4% ACRES MORE OR LESS.	(PRINT NAME) - NOTARY PUBLIC	()()()()()()()()()()()()()($\begin{pmatrix} \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\$
IAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AND RESERVE AS FOLLOWS:	(JA37)		4152 W: Blac Heron Blvd. Phone (6) 1446-220 Stife 105 Notes Borch, RI 31404 - icrosof Baren Werfer B7761
			Rigts Booch, R. 13404 Stewer Needer 18 7761 SHEET 01 OF 02 SHEETS

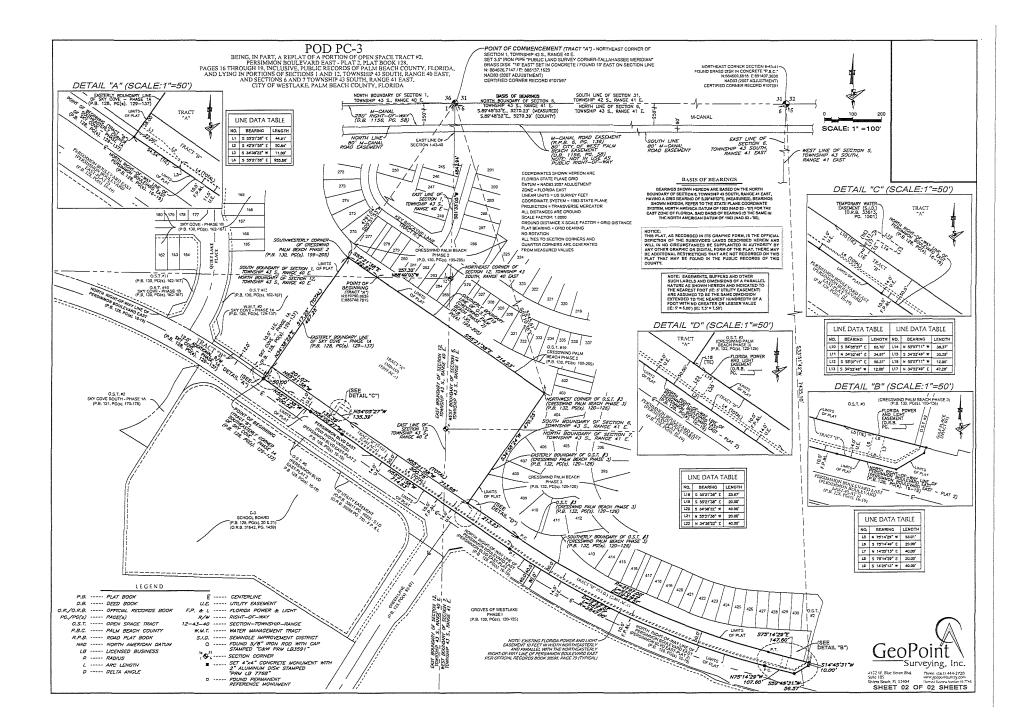


Exhibit 'C' POD PC-3 TOPOGRAPHICAL SURVEY

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