

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.

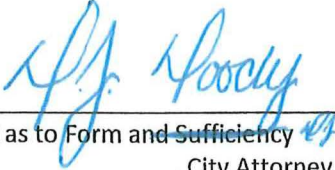
PUBLISHED on the 16th day of February in the Sun Sentinel.



City of Westlake
JohnPaul O' Connor, Mayor



Zoje Burgess, City Clerk

 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 TO 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 TO 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.

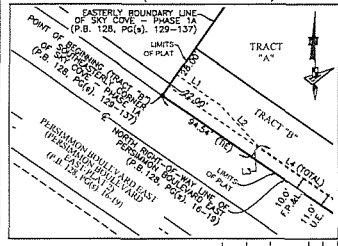
Exhibit 'B'
POD PC-3
PLAT

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POD PC-3

BEING, IN PART, 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.

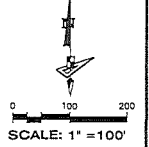
DETAIL "A" (SCALE: 1"=50')



NO.	BEARING	LENGTH
L1	S 29°21'38" E	44.81'
L2	S 42°31'58" E	56.84'
L3	S 34°38'22" W	11.80'
L4	S 29°21'38" E	255.86'

POINT OF COMMENCEMENT (TRACT "A") - NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E. SET 3.0" IRON PIPE "PUBLIC LAND SURVEY CORNER-TALAHASSEE MERIDIAN" BRASS DISK "10" EAST" SET IN CONCRETE / FOUND 10' EAST ON SECTION LINE N 88°45'17" E, 58.97' (MEASURED) NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #107587

NORTHEAST CORNER SECTION 6-43-41 FOUND BRASS DISK IN CONCRETE "P.B. C-1" N 84°09'26" E, 81'1407.3028' NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #19724

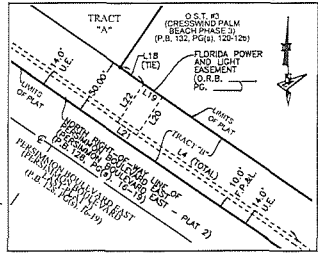


BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF 53°04'02" (MEASURED). BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 97) FOR THE EAST ZONE OF FLORIDA. BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 90).

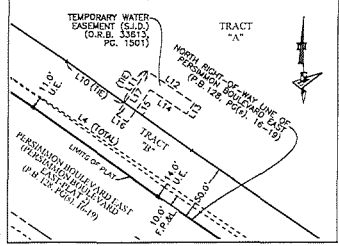
NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (E.G. 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (E.G. 5' = 5.000' OR 7.5' = 7.500').

DETAIL "D" (SCALE: 1"=50')



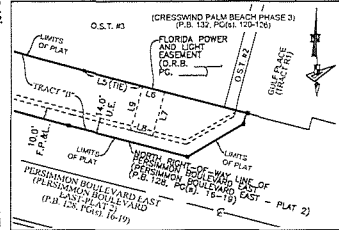
NO.	BEARING	LENGTH
L18	S 29°21'38" E	23.97'
L19	S 32°21'38" E	20.00'
L20	S 34°38'22" W	40.00'
L21	N 29°21'38" W	20.00'
L22	N 34°38'22" E	40.00'

DETAIL "C" (SCALE: 1"=50')



NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L10	S 34°08'22" E	62.70'	L14	N 52°07'11" W	38.31'
L11	N 34°38'48" E	34.87'	L15	S 34°32'48" W	35.28'
L12	S 33°07'11" E	50.23'	L16	N 32°07'11" W	12.00'
L13	S 34°32'48" W	12.00'	L17	N 34°32'48" E	42.28'

DETAIL "B" (SCALE: 1"=50')



NO.	BEARING	LENGTH
L3	N 75°14'29" W	53.01'
L4	S 75°14'40" E	28.90'
L5	N 42°51'1" E	42.00'
L6	S 75°14'29" E	25.00'
L7	S 14°25'12" W	42.00'

- LEGEND**
- P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - O.R./D.R.B. ----- OFFICIAL RECORDS BOOK
 - PG./PG(s) ----- PAGE(S)
 - O.S.T. ----- OPEN SPACE TRACT
 - P.B.C. ----- PALM BEACH COUNTY
 - R.P.B. ----- ROAD PLAT BOOK
 - MAD ----- NORTH AMERICAN DATUM
 - LB ----- LICENSED BUSINESS
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - Δ ----- DELTA ANGLE
 - C ----- CENTERLINE
 - U.E. ----- UTILITY EASEMENT
 - F.P. & L ----- FLORIDA POWER & LIGHT
 - R/W ----- RIGHT-OF-WAY
 - 12-43-40 ----- SECTION-TOWNSHIP-RANGE
 - W.M.I.Z. ----- WATER MANAGEMENT TRACT
 - S.I.D. ----- SEMI-MOORE IMPROVEMENT DISTRICT
 - ----- FOUND 5/8" IRON ROD WITH CAP STAMPED "C&W PIRM LB3591"
 - ⊙ ----- SECTION CORNER
 - ----- SET 4" x 4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PIRM LB 7768"
 - ----- FOUND PERMANENT REFERENCE MONUMENT

NOTE: EXISTING FLORIDA POWER AND LIGHT EASEMENT IS SET IN CONCRETE AND PARALLEL WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RESUBDIVISION BEING 30'00" EAST PER OFFICIAL RECORDS BOOK 38588 PAGE 79 (TYPICAL)

GeoPoint
Surveying, Inc.

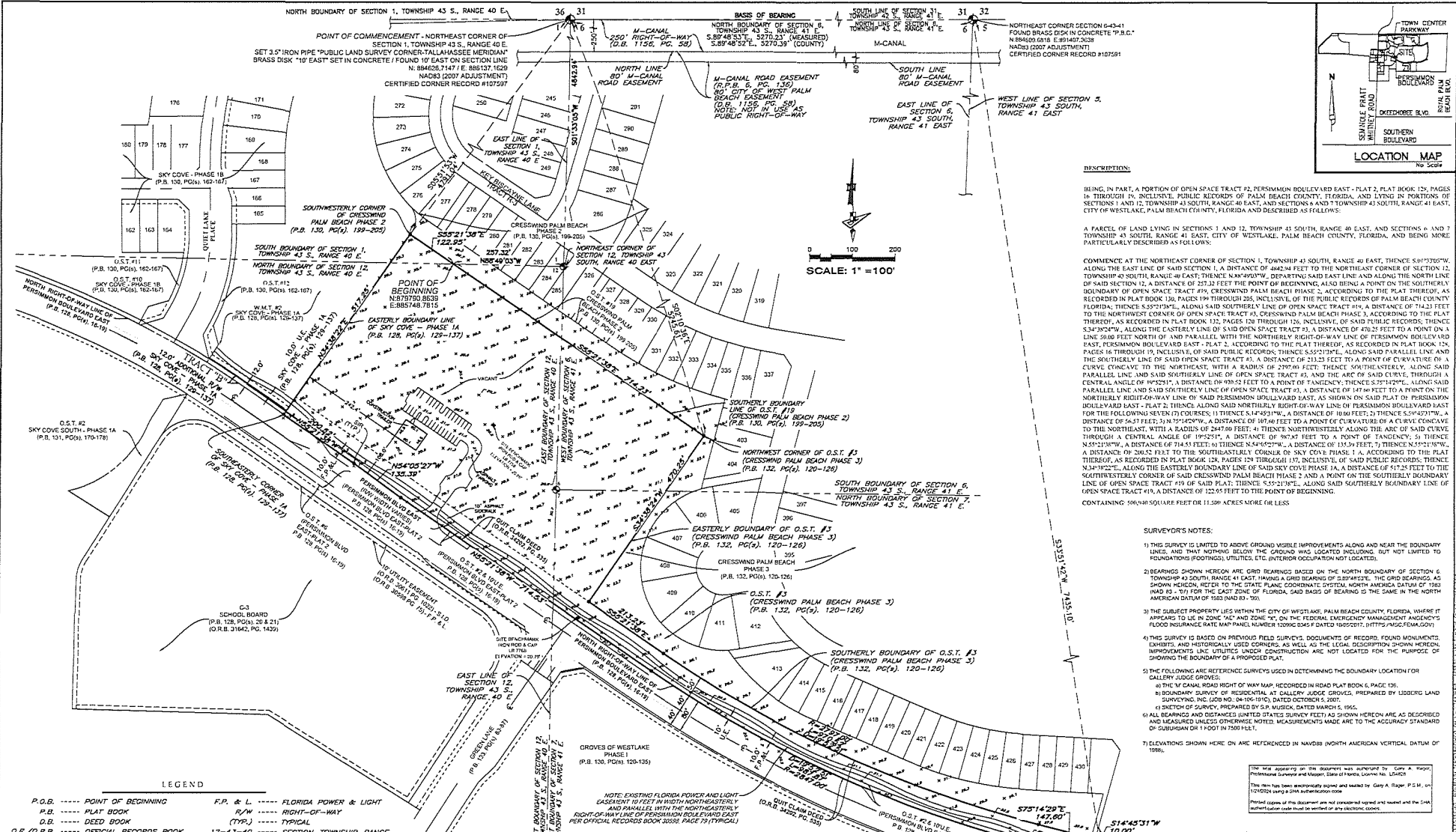
4172 W. Blue Heron Blvd. Suite 100
Rivers Beach, FL 33404

Phone: (561) 444-2720
Fax: (561) 444-2720
www.geopointsurvey.com

SHEET 02 OF 02 SHEETS

Exhibit 'C'
POD PC-3
TOPOGRAPHICAL SURVEY

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LEGEND

- P.O.B. POINT OF BEGINNING
- P.B. PLAT BOOK
- D.B. DEED BOOK
- O.R./P.C.(S) OFFICIAL RECORDS BOOK (PAGE(S))
- O.S.T. OPEN SPACE TRACT
- P.B.C. PALM BEACH COUNTY
- R.P.B. ROAD PLAT BOOK
- NAD NORTH AMERICAN DATUM
- LB LICENSED BUSINESS
- R RADIUS
- L ARC LENGTH
- D DELTA ANGLE
- C CHORD LINE
- U.E. UTILITY EASEMENT
- S SECTION CORNER
- F.P. & L. FLORIDA POWER & LIGHT
- R/W RIGHT-OF-WAY
- (TYP.) TYPICAL
- 12-43-40 SECTION-TOWNSHIP-RANGE
- W.M.T. WATER MANAGEMENT TRACT
- FOUND PERMANENT REFERENCE MONUMENT
- SIR* SET 5/8" IRON ROD LB7768
- FOUND PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH CAP STAMPED 'C&W PHM LB3591'
- FP&L FLORIDA POWER AND LIGHT
- S.I.D. SEMINOLE IMPROVEMENT DISTRICT
- LOCATION OF READING
- SPOT ELEVATION

NOTE: EXISTING FLORIDA POWER AND LIGHT EASEMENT IS 10 FEET WIDTH NORTHWESTERLY AND PARALLEL WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST PER OFFICIAL RECORDS BOOK 30558, PAGE 79 (TYPICAL).

BENCHMARK: PALM BEACH COUNTY 'AMANDA' P.B.C. BRIDGE DISK (ELEVATION = 25.50(INVAD88))

TO REACH THE STATION FROM THE INTERSECTION OF SEMINOLE PRATT HIGHWAY ROAD AND ORANGE BOULEVARD (EAST), GO SOUTH ON SEMINOLE PRATT HIGHWAY ROAD FOR 1.4 MILES TO THE MAGNOLIA AND 60TH STREET NORTH. THE STATION IS LOCATED IN THE SOUTHWEST MGNWALL OF THE CONCRETE BRIDGE OVER THE M-CANAL, 6.0 FEET SOUTH OF THE SOUTHWEST END OF THE WEST MGNWALL, 16 FEET NORTH OF THE CENTERLINE OF THE CENTERLINE OF 60TH STREET, 46.2 FEET WEST OF THE CENTERLINE OF THE 2 LANE SEMINOLE PRATT HIGHWAY ROAD.

NOTE: ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88); MEAN SEA LEVEL - 0.00 (NAV88).

NOTE: CONVERSION FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) = +1.47 FEET.

COORDINATES SHOWN HEREON ARE: FLORIDA STATE PLANE GRID DATUM = FLORIDA EAST ZONE = NAD83 2007 ADJUSTMENT 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 TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

- SURVEYOR'S NOTES:**
- 1) THIS SURVEY IS LIMITED TO ADDING GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINE, AND THAT NOTHING BEHIND THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS, POHOLES, UTILITIES, ETC. (ANTHROPIC OCCUPATION NOT LOCATED).
 - 2) BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST. HAVING A GRID BEARING OF 218°45'00". THE GRID BEARING AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), +/- 0.7" FOR THE EAST ZONE OF FLORIDA, SAID BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1929 (NAD 83 - 700).
 - 3) THE SUBJECT PROPERTY LIES WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, WHERE IT APPEARS TO BE IN ZONE 'A' AND ZONE 'B'. ON THE FEDERAL ENGINEERING MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP PANEL NUMBER 12096-045-D DATED 10/02/07. ([HTTPS://MGD.FEMA.GOV/](https://mgd.fema.gov/))
 - 4) THIS SURVEY IS BASED ON PREVIOUS FIELD SURVEYS, DOCUMENTS OF RECORD, FOUND MONUMENTS, EXHIBITS, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. IMPROVEMENTS, LINE UTILITIES UNDER CONSTRUCTION ARE NOT LOCATED FOR THE PURPOSE OF SHOWING THE BOUNDARY OF A PROPOSED PLAT.
 - 5) THE FOLLOWING ARE REFERENCED SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR GALLERY GREEN GROVES:
 - a) THE M-CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 106.
 - b) BOUNDARY SURVEY OF RESIDENTIAL AT GALLERY GREEN GROVES, PREPARED BY LIDBERRY LAND SURVEYING, INC. JOB NO. 04-106-11415, DATED OCTOBER 5, 2007.
 - c) SKETCH OF SURVEY, PREPARED BY S.P. VUZZI, DATED MARCH 6, 1965.
 - 6) ALL BEARINGS AND DISTANCES UNITED STATES SURVEY FEET AS SHOWN HEREON ARE AS DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED. MEASUREMENTS MADE ARE TO THE ACCURACY STANDARD OF PROFESSIONAL SURVEYING IN 2003.
 - 7) ELEVATIONS SHOWN HEREON ARE REFERENCED IN NAV88 (NORTH AMERICAN VERTICAL DATUM OF 1988).

WESTLAKE - POD PC-3 BOUNDARY & TOPOGRAPHIC SURVEY

REVISIONS		Prepared For:	DATE:
No.	Date	Description	Date
		MINTO	04/09/2022

I, **Gary Rager**, State of Florida, do hereby certify that I am a duly Licensed Professional Engineer in the State of Florida, License No. 79349, and I am the author of the above described survey.

Gary Rager
 LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA
 No. 79349
 State of Florida

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