

Council Members

Roger Manning-Mayor
Katrina Long Robinson-Vice Mayor
John Stanavitch-Seat 1
Kara Crump-Seat 2
Phillip Everett-Seat 3



City of Westlake

4001 Seminole Pratt Whitney Rd.
Westlake, Florida 33470
Phone: 561-530-5880
Fax: 561-790-5466

Regular Meeting

Monday, March 13, 2017

Meeting Location

Westlake Council Chambers

4005 Seminole Pratt-Whitney Road

Westlake, FL 33470

7:00 PM

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the City Council with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The meeting/hearing may be continued to another date and time as may be found necessary during the aforesaid meeting. In accordance with the provisions of the Americans with Disabilities Act (ADA), any person requiring special accommodations at these meetings because of disability or physical impairment should contact the Interim City Manager at (954)753-5841 at least two (2) calendar days prior to the meeting.

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March 9, 2017

City Council
City of Westlake

Dear Mayor and Council:

The City Council of the City of Westlake will be hold a regular meeting and public hearing on Monday, March 13, 2017 at 7:00 p.m. at the Westlake Council Chambers, 4005 Seminole Pratt Whitney Road, Westlake, Florida. Following is the advance agenda for the meeting.

1. Call to Order/ Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Audience Comments on Agenda Items (3) Minute Time Limit
5. Approval of the Minutes of the February 13, 2017 Meeting
6. Discussion of Communications Service Tax
7. Resolution 2017-4, Designating 2017 Holiday Schedule
PUBLIC HEARING
8. Approval of Final Plat for Town Center Parkway North, Resolution 2017-5 (Quasi Judicial)
9. Approval of Final Plat for Fire-Rescue Station #22 & Town Center Parkway South, Resolution 2017-6 (Quasi Judicial)
10. City Manager
11. City Attorney
12. Audience Comments on Other Items (3) Minute Time Limit
13. Adjournment

Any additional supporting material for the items listed above, not included in the agenda package, will be distributed at the meeting. Staff will present their reports at the meeting. I look forward to seeing you, but in the meantime if you have any questions, please contact me.

Sincerely,

Kenneth Cassel

Kenneth G. Cassel
City Manager

cc: Pam E. Booker, Esq
John Carter
Terry Lewis
Kelley Burke

Fifth Order of Business

**MINUTES OF MEETING
CITY OF WESTLAKE**

A regular meeting of the City Council of the City of Westlake was held on Monday, February 13, 2017 at the Westlake Community Center, 4005 Seminole-Pratt Whitney Road, Westlake, Florida.

Present and constituting a quorum were:

Roger Manning	Mayor
Katrina Long Robinson	Vice Mayor
John Stanavitch	City Council Seat 1
Kara Crump	City Council Seat 2
Phillip Everett	City Council Seat 3

Also present were:

Kenneth Cassel	City Manager
Pam E. Booker, Esq.	City Attorney
Mark Bannon	Commission on Ethics
Robert Diffenderfer	Legal Counsel for SID
John Carter	Minto West, PBLH, LLC

The following is a summary of the minutes and actions taken during the February 13, 2017 City of Westlake Council Meeting.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mayor Manning called the meeting to order and Mr. Cassel called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Approval of Agenda

On MOTION by Councilman Everett seconded by Councilwoman Crump with all in favor the agenda was approved.

FOURTH ORDER OF BUSINESS

**Audience Comments on Agenda Items (3)
Minute Time Limit**

There being none, the next item followed.

February 13, 2017

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the January 23, 2017 Meeting

On MOTION by Councilman Stanavitch seconded by Councilman Everett with all in favor the minutes of the January 23, 2017 meeting were approved.

SIXTH ORDER OF BUSINESS

Presentation by Palm Beach County Commission on Ethics – Mark Bannon

Mr. Bannon provided the Board with a presentation and noted the City is under the jurisdiction of the Florida Commission on Ethics and not the Palm Beach County Commission on Ethics. The City is also under the jurisdiction of the Inspector General’s office.

SEVENTH ORDER OF BUSINESS

Presentation by Robert Diffenderfer for Seminole Improvement District

Mr. Diffenderfer provided the Board with a presentation on SID and its relationship with the City.

- SID initiated the municipal conversion process, which lead to the establishment of the City.
- Shared boundaries.
- SID’s Water Control Plan needs to conform to the City of Westlake’s comprehensive plan.
- SID will become a dependent special district in approximately 30 years and all of its special acts will become ordinances of the City.
- Current infrastructure construction is being funded through a Developer Funding Agreement with Minto West PBLH, LLC.

EIGHTH ORDER OF BUSINESS

Approval of Financials Dated December 31, 2016

There being no questions or comments,

On MOTION by Councilman Stanavitch seconded by Vice Mayor Long Robinson with all in favor the financials dated December 31, 2016 were approved.

February 13, 2017

NINTH ORDER OF BUSINESS

City Manager

Mr. Cassel reported the following:

- All plans are being reviewed by the City Engineer as well as the SID Engineer to encourage a smooth transfer in the case infrastructure is turned over to the City.
- Traffic will be switched to the west side within the next 120 days to begin work on the east side of Seminole Pratt Whitney Road.
- Planning and Zoning has been busy finalizing details on the projects approved by the City. There will be more projects coming before the Board in March and April.
- The Building Department is in the process of reviewing model homes.
- Mr. Carter reported the mock sign is being revised. It will be slightly longer and taller. They are working with the Planning and Zoning staff.

TENTH ORDER OF BUSINESS

City Attorney

There being no report, the next item followed.

ELEVENTH ORDER OF BUSINESS

**Audience Comments on Other Items (3)
Minute Time Limit**

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting adjourned at 8:21 p.m.


Kenneth Cassel
City Manager

Roger Manning
Mayor

Sixth Order of Business

MEMORANDUM

To: Mayor Roger Manning
City Council Members
Ken Cassel, City Manager

From: Pam E. Booker, City Attorney 

Date: March 6, 2017

Subject: Discussion on Communications Service Tax

In the process of analyzing and evaluating the budget for the City of Westlake, one option for the City to consider is the imposition and levy of a discretionary communications service tax on the sale of communications within the City limits. In 2001, the legislature simplified the communications service tax throughout the state of Florida. The legislature determined that it is a taxable privilege to engage in the business of selling retail communications services. Municipalities and Counties are allowed to impose a communications service tax on the customer's bills on a monthly basis. The dealer (provider) of services to the customer must invoice this amount separately and remit the funds to the Department of Revenue's ("Department") local communications services tax clearing trust fund. The funds are then submitted to the municipality on a monthly basis with a detailed report.

The Department maintains a list of the ordinances through-out the state for each jurisdiction. The Department of Revenue's Office of Tax Research provides data on revenue projections for the year ending 2017, for the thirty-eight jurisdictions in Palm Beach County, at the time of reporting. The rate for the majority of the jurisdictions is at 5.22%. Two of the smaller jurisdictions in Palm Beach County are Glen Ridge and Golf, with populations of 215, and 252 residents pursuant to the data. The revenue estimates are \$10,000.00 and \$16,000.00. These are comparables for the City of Westlake. A copy of the data and the list of tax rates for the jurisdictions in Palm Beach County is attached.

The statute provides exemptions for local governments, religious institutions, educational institutions and other organizations exempt under 501(c)(3) from federal income tax. A copy of the City's ordinance along with form(DR-700021) is required to be submitted to the Department by September 1, of the year of the imposition of the tax or change to an existing tax. The Department provides ninety (90) days prior notice to the dealers of service within each jurisdiction. The tax rate goes into effect for collection the following January 1.

The conversions plan contemplated \$8,000.00 revenues for the 2019 tax year from the communications services tax. Should the City Council elect to impose a communications services tax for the sale of services within the City of Westlake, an ordinance would be brought back to the Council for review and approval. The City would start receiving revenue in January of 2018. Based upon the rates for other jurisdictions in Palm Beach County, management suggests imposing a rate of 5.22% for the communications services tax. This rate includes 5.1% as authorized for charter municipalities that do not levy permit fees for utilization of the municipalities rights-of-ways, as permitted under Florida Statutes, chapter 337. There is also an additional (0.12%) for use of rights-of-ways. Therefore, the aggregate rate would be 5.22%.

Finally, the revenues received from imposition of the communications services tax may be used by the municipality for any public purpose. Please provide directions as to whether or not the City of Westlake wishes to adopt a communications service tax for the sale of communications services within the City's limits. Should you have any questions, or need any additional information, please do not hesitate to contact management.

Forecast of Taxable Communication Services and Revenues

Local Fiscal Year Ending September 30, 2017

Local Government	Estimated CST Base LFY 2016-17	Current Tax Rate	Revenue Estimate After Adjustments (See Notes 1-2)	2015 Revenue Sharing Population	Per Capita Consumption (See Note 3)
LIBERTY BOCC	\$ 2,483,757	0.600%	\$ 14,756	5,969	\$ 416
Bristol	\$ 498,156	5.220%	\$ 25,649	958	\$ 520
MADISON BOCC	\$ 4,986,097	1.840%	\$ 96,724	13,456	\$ 371
Greenville	\$ 260,549	4.620%	\$ 12,166	766	\$ 340
Lee	\$ 277,545	5.220%	\$ 14,505	332	\$ 836
Madison	\$ 1,661,732	5.220%	\$ 91,647	3,061	\$ 543
MANATEE BOCC	\$ 185,615,870	1.840%	\$ 3,347,530	274,675	\$ 676
Anna Maria	\$ 1,742,624	5.220%	\$ 90,134	1,519	\$ 1,147
Bradenton	\$ 36,161,210	5.720%	\$ 2,028,524	52,511	\$ 689
Bradenton Beach	\$ 1,727,607	5.720%	\$ 97,636	1,178	\$ 1,467
Holmes Beach	\$ 4,457,284	5.220%	\$ 227,808	3,851	\$ 1,157
Longboat Key (part)	\$ 3,811,086	5.220%	\$ 195,701	2,378	\$ 1,603
Palmetto	\$ 7,342,737	5.420%	\$ 387,752	13,034	\$ 563
MARION BOCC	\$ 147,025,912	1.735%	\$ 2,720,897	269,793	\$ 545
Bellevue	\$ 3,464,341	5.120%	\$ 178,872	4,741	\$ 731
Dunnellon	\$ 1,804,303	5.220%	\$ 93,014	1,771	\$ 1,019
McIntosh	\$ 369,020	5.220%	\$ 19,207	450	\$ 820
Ocala	\$ 49,307,121	5.220%	\$ 2,555,888	58,217	\$ 847
Reddick	\$ 151,426	1.300%	\$ 1,922	501	\$ 302
MARTIN BOCC	\$ 99,343,473	1.840%	\$ 1,742,553	129,131	\$ 769
Jupiter Island	\$ 1,470,559	5.220%	\$ 72,071	810	\$ 1,816
Ocean Breeze	\$ 101,675	2.200%	\$ 1,630	95	\$ 1,070
Sewall's Point	\$ 2,050,208	3.120%	\$ 57,827	2,000	\$ 1,025
Stuart	\$ 17,464,107	5.220%	\$ 862,952	16,087	\$ 1,086
MIAMI-DADE BOCC	\$ 651,116,956	5.220%	\$ 32,572,374	1,153,854	\$ 564
Aventura	\$ 41,087,831	5.200%	\$ 1,948,969	37,473	\$ 1,096
Bal Harbour	\$ 5,877,040	5.220%	\$ 288,648	2,778	\$ 2,116
Bay Harbor Islands	\$ 4,288,885	5.220%	\$ 198,851	5,552	\$ 772
Biscayne Park	\$ 2,048,200	5.220%	\$ 99,654	3,147	\$ 651
Coral Gables	\$ 72,953,950	5.220%	\$ 3,249,574	49,397	\$ 1,477
Cutler Bay	\$ 23,296,372	5.220%	\$ 1,158,984	44,109	\$ 528
Doral	\$ 83,525,440	5.220%	\$ 3,899,196	55,660	\$ 1,501
El Portal	\$ 1,202,579	5.600%	\$ 61,670	2,334	\$ 515
Florida City	\$ 4,150,156	5.420%	\$ 218,514	12,577	\$ 330
Golden Beach	\$ 891,904	2.120%	\$ 16,055	928	\$ 961
Hialeah	\$ 97,298,279	5.870%	\$ 5,454,826	233,053	\$ 417
Hialeah Gardens	\$ 10,002,348	5.220%	\$ 497,526	23,004	\$ 435
Homestead	\$ 30,120,740	5.420%	\$ 2,048,180	69,515	\$ 433
Indian Creek	\$ 131,181	0.700%	\$ 778	86	\$ 1,525
Key Biscayne	\$ 15,779,291	5.220%	\$ 713,727	12,684	\$ 1,244
Medley	\$ 8,248,886	6.220%	\$ 466,618	836	\$ 9,867
Miami	\$ 416,155,759	5.220%	\$ 20,388,967	436,857	\$ 953
Miami Beach	\$ 81,348,565	5.220%	\$ 3,763,857	91,714	\$ 887
Miami Gardens	\$ 48,994,109	5.220%	\$ 2,417,399	109,951	\$ 446
Miami Lakes	\$ 24,939,255	5.220%	\$ 1,147,983	30,198	\$ 826
Miami Shores	\$ 7,419,231	5.720%	\$ 378,304	10,806	\$ 687
Miami Springs	\$ 11,622,949	5.220%	\$ 561,735	14,089	\$ 825
North Bay Village	\$ 4,857,203	4.900%	\$ 211,798	8,178	\$ 594
North Miami	\$ 25,775,659	5.220%	\$ 1,271,228	62,380	\$ 413
North Miami Beach	\$ 34,277,892	5.220%	\$ 1,722,877	43,533	\$ 787
Opa-locka	\$ 8,235,629	5.220%	\$ 413,407	17,528	\$ 470
Palmetto Bay	\$ 22,895,712	5.220%	\$ 1,092,003	23,843	\$ 960
Pinecrest	\$ 16,583,955	5.520%	\$ 790,349	18,408	\$ 901
South Miami	\$ 9,618,246	5.220%	\$ 437,353	13,656	\$ 704

Forecast of Taxable Communication Services and Revenues

Local Fiscal Year Ending September 30, 2017

Local Government	Estimated CST Base LFY 2016-17	Current Tax Rate	Revenue Estimate After Adjustments (See Notes 1-2)	2015 Revenue Sharing Population	Per Capita Consumption (See Note 3)
Sunny Isles Beach	\$ 17,958,465	5.220%	\$ 884,752	21,592	\$ 832
Surfside	\$ 4,706,867	5.220%	\$ 223,120	5,703	\$ 825
Sweetwater	\$ 6,338,352	5.220%	\$ 320,408	20,793	\$ 305
Virginia Gardens	\$ 1,618,340	5.220%	\$ 76,088	2,416	\$ 670
West Miami	\$ 4,377,314	5.220%	\$ 217,873	6,018	\$ 727
MONROE BOCC	\$ 39,992,861	1.640%	\$ 612,746	33,866	\$ 1,181
Islamorada	\$ 5,162,253	5.220%	\$ 267,746	6,199	\$ 833
Key Colony Beach	\$ 1,272,759	5.100%	\$ 64,660	796	\$ 1,599
Key West	\$ 26,819,407	5.220%	\$ 1,294,967	24,662	\$ 1,087
Layton	\$ -	0.00%	\$ -	183	\$ -
Marathon	\$ 10,018,039	5.220%	\$ 497,451	8,439	\$ 1,187
NASSAU BOCC	\$ 38,281,202	1.840%	\$ 679,061	60,301	\$ 635
Callahan	\$ 1,261,918	4.500%	\$ 55,827	1,185	\$ 1,065
Fernandina Beach	\$ 12,041,156	5.120%	\$ 601,020	11,946	\$ 1,008
Hilliard	\$ 1,640,622	5.220%	\$ 81,822	3,032	\$ 541
OKALOOSA BOCC	\$ 75,440,082	2.300%	\$ 1,732,773	108,932	\$ 693
Cinco Bayou	\$ 429,088	5.120%	\$ 21,651	397	\$ 1,081
Crestview	\$ 15,043,904	5.220%	\$ 766,667	23,460	\$ 641
Destin	\$ 17,695,071	5.220%	\$ 926,783	12,730	\$ 1,390
Fort Walton Beach	\$ 21,627,814	5.620%	\$ 1,190,108	20,869	\$ 1,036
Laurel Hill	\$ 230,826	2.800%	\$ 6,156	534	\$ 432
Mary Esther	\$ 3,366,209	5.020%	\$ 164,963	3,859	\$ 872
Niceville	\$ 11,001,628	5.500%	\$ 590,794	13,774	\$ 799
Shalimar	\$ 1,331,060	5.000%	\$ 65,478	741	\$ 1,796
Valparaiso	\$ 2,878,516	5.220%	\$ 139,056	5,254	\$ 548
OKEECHOBEE BOCC	\$ 12,306,201	0.800%	\$ 109,413	32,505	\$ 379
Okeechobee	\$ 4,446,051	5.100%	\$ 235,488	5,534	\$ 803
ORANGE BOCC	\$ 430,756,931	4.980%	\$ 20,667,537	797,388	\$ 540
Apopka	\$ 25,785,751	6.120%	\$ 1,550,689	46,571	\$ 554
Bay Lake	\$ -	0.00%	\$ -	15	\$ -
Belle Isle	\$ 4,412,237	5.220%	\$ 212,715	6,464	\$ 683
Eatonville	\$ 2,110,556	5.220%	\$ 106,209	2,214	\$ 953
Edgewood	\$ 2,105,424	5.220%	\$ 98,824	2,635	\$ 799
Lake Buena Vista	\$ -	0.00%	\$ -	22	\$ -
Maitland	\$ 24,869,953	5.220%	\$ 1,207,685	17,007	\$ 1,462
Oakland	\$ 1,457,609	5.220%	\$ 74,462	2,624	\$ 555
Ocoee	\$ 21,450,745	5.220%	\$ 1,060,995	40,171	\$ 534
Orlando	\$ 268,141,804	5.220%	\$ 13,021,814	262,372	\$ 1,022
Windermere	\$ 3,612,063	5.220%	\$ 176,122	2,869	\$ 1,259
Winter Garden	\$ 23,047,609	5.220%	\$ 1,179,190	39,871	\$ 578
Winter Park	\$ 35,130,198	5.720%	\$ 1,874,270	28,967	\$ 1,213
OSCEOLA BOCC	\$ 108,738,944	5.220%	\$ 5,793,129	200,266	\$ 543
Kissimmee	\$ 34,666,613	5.220%	\$ 1,786,417	66,432	\$ 522
St. Cloud	\$ 19,158,868	5.100%	\$ 951,385	41,316	\$ 464
PALM BEACH BOCC	\$ 424,760,404	5.720%	\$ 24,482,459	605,960	\$ 701
Atlantis	\$ 2,582,564	5.100%	\$ 123,166	2,001	\$ 1,291
Belle Glade	\$ 5,828,595	5.120%	\$ 281,910	17,448	\$ 334
Boca Raton	\$ 130,356,300	5.420%	\$ 6,451,783	87,766	\$ 1,485
Boynton Beach	\$ 46,385,003	5.220%	\$ 2,551,904	72,784	\$ 637
Briny Breezes	\$ 221,061	5.220%	\$ 11,418	415	\$ 533
Cloud Lake	\$ 171,391	2.320%	\$ 3,889	133	\$ 1,289
Delray Beach	\$ 59,167,006	5.220%	\$ 2,823,968	63,175	\$ 937
Glen Ridge	\$ 211,192	5.220%	\$ 10,024	215	\$ 982
Golf	\$ 375,680	5.220%	\$ 16,024	252	\$ 1,491

Forecast of Taxable Communication Services and Revenues

Local Fiscal Year Ending September 30, 2017

Local Government	Estimated CST Base LFY 2016-17	Current Tax Rate	Revenue Estimate After Adjustments (See Notes 1-2)	2015 Revenue Sharing Population	Per Capita Consumption (See Note 3)
Greenacres	\$ 18,901,058	6.440%	\$ 1,143,384	38,943	\$ 485
Gulf Stream	\$ 1,138,086	5.220%	\$ 53,601	998	\$ 1,140
Haverhill	\$ 924,987	2.600%	\$ 22,456	1,977	\$ 468
Highland Beach	\$ 5,268,645	5.220%	\$ 253,255	3,600	\$ 1,464
Hypoluxo	\$ 1,918,875	5.920%	\$ 125,645	2,691	\$ 713
Juno Beach	\$ 6,030,592	5.220%	\$ 271,609	3,240	\$ 1,861
Jupiter	\$ 52,006,807	5.220%	\$ 2,518,832	59,108	\$ 880
Jupiter Inlet Colony	\$ -	5.220%	\$ -	396	\$ -
Lake Clarke Shores	\$ 2,493,000	5.220%	\$ 118,828	3,375	\$ 739
Lake Park	\$ 5,512,266	5.320%	\$ 274,756	8,598	\$ 641
Lake Worth	\$ 17,005,669	5.220%	\$ 836,445	37,674	\$ 451
Lantana	\$ 4,287,024	5.420%	\$ 212,522	10,683	\$ 401
Loxahatchee Groves	\$ 1,688,567	5.220%	\$ 88,143	3,203	\$ 527
Manalapan	\$ 952,597	1.600%	\$ 14,094	410	\$ 2,323
Mangonia Park	\$ 1,445,134	5.620%	\$ 72,438	1,959	\$ 738
North Palm Beach	\$ 11,827,123	5.220%	\$ 570,688	12,206	\$ 969
Ocean Ridge	\$ 2,161,540	2.000%	\$ 39,929	1,794	\$ 1,205
Pahokee	\$ 1,680,472	5.220%	\$ 84,172	5,488	\$ 306
Palm Beach	\$ 19,007,556	5.220%	\$ 901,401	8,041	\$ 2,364
Palm Beach Gardens	\$ 58,204,232	3.500%	\$ 1,966,456	50,521	\$ 1,152
Palm Beach Shores	\$ 1,454,900	5.520%	\$ 78,732	1,143	\$ 1,273
Palm Springs	\$ 9,487,049	5.320%	\$ 478,643	22,282	\$ 426
Riviera Beach	\$ 20,899,710	5.220%	\$ 1,014,767	33,953	\$ 616
Royal Palm Beach	\$ 22,573,425	5.220%	\$ 1,089,434	36,731	\$ 615
South Bay	\$ 1,095,987	5.100%	\$ 52,699	3,209	\$ 342
South Palm Beach	\$ 749,264	5.600%	\$ 38,221	1,366	\$ 549
Tequesta	\$ 5,807,487	5.220%	\$ 281,278	5,665	\$ 1,025
Wellington	\$ 45,474,367	5.220%	\$ 2,147,983	59,860	\$ 760
West Palm Beach	\$ 104,354,494	5.420%	\$ 5,201,521	106,217	\$ 982
PASCO BOCC	\$ 273,956,107	1.840%	\$ 4,953,297	444,384	\$ 616
Dade City	\$ 4,232,087	5.220%	\$ 223,309	6,816	\$ 621
New Port Richey	\$ 11,513,309	5.620%	\$ 639,065	15,351	\$ 750
Port Richey	\$ 2,597,900	5.100%	\$ 130,014	2,638	\$ 985
St. Leo	\$ 258,968	5.220%	\$ 12,857	1,350	\$ 192
San Antonio	\$ 961,128	0.800%	\$ 7,671	1,232	\$ 780
Zephyrhills	\$ 8,425,762	5.520%	\$ 460,671	15,010	\$ 561
PINELLAS BOCC	\$ 189,479,312	5.220%	\$ 9,817,808	273,814	\$ 692
Belleair	\$ 3,396,531	5.220%	\$ 166,452	3,889	\$ 873
Belleair Beach	\$ 1,550,720	6.000%	\$ 89,647	1,563	\$ 992
Belleair Bluffs	\$ 1,756,792	5.220%	\$ 88,179	2,052	\$ 856
Belleair Shore	\$ 109,951	2.400%	\$ 2,564	107	\$ 1,028
Clearwater	\$ 92,136,079	5.120%	\$ 4,525,861	110,679	\$ 832
Dunedin	\$ 23,807,246	5.320%	\$ 1,223,627	35,777	\$ 665
Gulfport	\$ 6,805,969	6.120%	\$ 405,444	12,222	\$ 557
Indian Rocks Beach	\$ 4,024,995	2.300%	\$ 89,068	4,203	\$ 958
Indian Shores	\$ 2,427,948	5.220%	\$ 124,380	1,424	\$ 1,705
Kenneth City	\$ 2,213,214	5.100%	\$ 110,638	5,040	\$ 439
Largo	\$ 52,954,542	5.620%	\$ 2,887,184	80,747	\$ 656
Madeira Beach	\$ 4,178,548	5.720%	\$ 233,075	4,341	\$ 963
North Redington Beach	\$ 1,358,901	5.120%	\$ 68,155	1,418	\$ 958
Oldsmar	\$ 17,967,595	5.820%	\$ 976,724	13,993	\$ 1,284
Pinellas Park	\$ 35,347,373	5.400%	\$ 1,857,797	51,790	\$ 683
Redington Beach	\$ 1,125,651	5.400%	\$ 57,929	1,438	\$ 783
Redington Shores	\$ 1,984,342	5.220%	\$ 100,656	2,152	\$ 922

Forecast of Taxable Communication Services and Revenues

Local Fiscal Year Ending September 30, 2017

Local Government	Estimated CST Base LFY 2016-17	Current Tax Rate	Revenue Estimate After Adjustments (See Notes 1-2)	2015 Revenue Sharing Population	Per Capita Consumption (See Note 3)
Safety Harbor	\$ 12,719,054	6.520%	\$ 795,350	17,097	\$ 744
St. Petersburg	\$ 178,124,760	5.620%	\$ 9,657,491	256,265	\$ 695
St. Pete Beach	\$ 9,133,201	5.700%	\$ 501,377	9,412	\$ 970
Seminole	\$ 13,498,119	5.220%	\$ 699,355	18,231	\$ 740
South Pasadena	\$ 4,063,589	5.720%	\$ 229,067	5,081	\$ 800
Tarpon Springs	\$ 16,570,673	5.720%	\$ 921,521	24,421	\$ 679
Treasure Island	\$ 6,462,344	5.220%	\$ 329,520	6,790	\$ 952
POLK BOCC	\$ 191,220,634	5.220%	\$ 9,748,882	388,514	\$ 492
Auburndale	\$ 8,541,476	5.220%	\$ 437,784	14,832	\$ 576
Bartow	\$ 9,342,423	6.120%	\$ 556,497	18,029	\$ 518
Davenport	\$ 2,837,414	3.520%	\$ 100,488	3,786	\$ 749
Dundee	\$ 1,682,977	5.720%	\$ 92,580	3,974	\$ 423
Eagle Lake	\$ 1,070,179	5.420%	\$ 56,309	2,387	\$ 448
Fort Meade	\$ 1,868,717	5.320%	\$ 98,630	5,741	\$ 326
Frostproof	\$ 1,563,364	5.320%	\$ 80,409	3,004	\$ 520
Haines City	\$ 9,960,768	5.220%	\$ 514,053	22,660	\$ 440
Highland Park	\$ -	0.00%	\$ -	234	\$ -
Hillcrest Heights	\$ 109,256	1.100%	\$ 1,174	254	\$ 430
Lake Alfred	\$ 2,421,727	5.220%	\$ 122,355	5,322	\$ 455
Lake Hamilton	\$ 681,239	3.720%	\$ 24,757	1,271	\$ 536
Lake Wales	\$ 8,962,829	5.220%	\$ 456,157	15,011	\$ 597
Lakeland	\$ 68,174,068	6.430%	\$ 4,264,792	101,517	\$ 672
Mulberry	\$ 2,545,081	5.220%	\$ 131,914	3,775	\$ 674
Polk City	\$ 2,710,278	5.220%	\$ 140,230	1,623	\$ 1,670
Winter Haven	\$ 27,859,330	6.320%	\$ 1,724,542	38,085	\$ 732
PUTNAM BOCC	\$ 23,585,872	1.840%	\$ 507,465	57,391	\$ 411
Crescent City	\$ 852,795	5.100%	\$ 39,859	1,540	\$ 554
Interlachen	\$ 882,397	5.220%	\$ 44,937	1,337	\$ 660
Palatka	\$ 6,914,135	5.220%	\$ 274,183	10,418	\$ 664
Pomona Park	\$ 293,496	5.220%	\$ 13,773	873	\$ 336
Welaka	\$ 455,537	5.220%	\$ 22,707	712	\$ 640
ST. JOHNS BOCC	\$ 126,212,656	1.840%	\$ 2,689,075	192,710	\$ 655
Hastings	\$ 475,779	5.220%	\$ 24,633	604	\$ 788
Marineland (part)	\$ 124	0.400%	\$ -	2	\$ -
St. Augustine	\$ 17,130,668	5.220%	\$ 1,048,599	13,590	\$ 1,261
St. Augustine Beach	\$ 3,550,283	5.220%	\$ 242,858	6,480	\$ 548
ST. LUCIE BOCC	\$ 47,366,111	1.840%	\$ 841,129	70,814	\$ 669
Fort Pierce	\$ 23,836,732	5.220%	\$ 1,208,093	42,087	\$ 566
Port St. Lucie	\$ 101,202,887	5.220%	\$ 5,137,665	174,126	\$ 581
St. Lucie Village	\$ 400,302	1.600%	\$ 6,166	597	\$ 671
SANTA ROSA BOCC	\$ 74,497,157	1.580%	\$ 1,120,011	141,729	\$ 526
Gulf Breeze	\$ 5,902,513	4.500%	\$ 258,006	5,832	\$ 1,012
Jay	\$ 525,889	1.300%	\$ 6,631	563	\$ 934
Milton	\$ 6,110,655	5.820%	\$ 362,039	9,345	\$ 654
SARASOTA BOCC	\$ 210,238,543	4.820%	\$ 9,959,253	251,065	\$ 837
Longboat Key (part)	\$ 6,964,482	5.220%	\$ 355,220	4,467	\$ 1,559
North Port	\$ 32,725,437	5.720%	\$ 1,834,899	62,235	\$ 526
Sarasota	\$ 57,871,180	5.320%	\$ 2,997,651	52,899	\$ 1,094
Venice	\$ 21,027,387	5.220%	\$ 1,084,584	21,418	\$ 982
SEMINOLE BOCC	\$ 131,315,983	5.120%	\$ 6,516,941	213,401	\$ 615
Altamonte Springs	\$ 33,475,952	5.940%	\$ 1,908,024	43,325	\$ 773
Casselberry	\$ 14,714,516	5.420%	\$ 779,310	27,608	\$ 533
Lake Mary	\$ 29,443,558	5.220%	\$ 1,479,335	15,905	\$ 1,851
Longwood	\$ 13,579,525	5.520%	\$ 718,279	13,974	\$ 972



**Local Communications Services Tax
Notification of Tax Rate Change**

DR-700021
R. 06/12
TC
Rule 12A-18.100
Florida Administrative Code
Effective 05/13

Name of Jurisdiction:	
Existing Tax Rate:	New Authorized Tax Rate:
Effective Date of New Rate:	Repeal Date of New Rate:
Contact Person for Rate Changes:	
Name: _____	Telephone Number: _____
Title: _____	E-mail Address: _____
Street/PO Box: _____	City/State/ZIP: _____
Submitted by:	
Name: (Print) _____	Title: _____
Signature: _____	Date: _____

Instructions for Completing Form DR-700021

Who Must Use this Form? Local jurisdictions must use this form to notify the Department of tax rate changes.

Ordinance or Resolution Authorizing Tax Rate Change: A copy of the local ordinance or resolution that authorizes the tax rate change is required and must be submitted with the form.

Rate Change Information: Any local governing authority may adopt, repeal or change its communications services tax rate through an ordinance or resolution as provided in section (s.) 202.21, F.S. The adoption, repeal or change must be effective on or after January 1. The local government must notify the Department by September 1 immediately preceding January 1 by submitting this form along with a copy of the ordinance or resolution.

Emergency Rate Change Information: Any local governing authority may adjust its local communications services tax rate through an emergency ordinance or resolution as provided in s. 202.20(2)(a)3., F.S. A local governing authority that adjusts its rate through emergency provisions must notify the Department of the new tax rate immediately upon its adoption. The emergency ordinance or resolution must specify the effective date for the adjusted rate. Emergency rate changes take effect for taxable services included on bills that are dated on or after the first day of the first month beginning at least 60 days after the adoption of the rate change.

Deadline for Submission: For rate changes pursuant to s. 202.21, F.S., the form and ordinance or resolution must be submitted by September 1. For emergency rate changes pursuant to s. 202.20, F.S., the form and ordinance or resolution must be submitted upon adoption.

How to Submit Form and Ordinance or Resolution: An original, signed form and copy of the ordinance must be mailed to the Department. Mail documents to:

Revenue Accounting
Communications Services Tax
Florida Department of Revenue
PO Box 6609
Tallahassee FL 32314-6609

In addition to mailing the documents, it is suggested that you also e-mail a copy of the form and ordinance to the Department at: revenueaccounting@dor.state.fl.us

THIS AREA FOR DOR USE ONLY		
Received On: _____	Approved By: _____	Date: _____

Communications Services Tax

Chapter 202, Florida Statutes

Summary:

The Communications Services Tax (CST) applies to telecommunications, video, direct-to-home satellite, and related services. The definition of *communications services* encompasses voice, data, audio, video, or any other information or signals transmitted by any medium. Examples of services subject to the tax include, but are not limited to, local, long distance, and toll telephone; voice over Internet protocol telephone; video services; video streaming; direct-to-home satellite; mobile communications; private line services; pager and beeper; telephone charges made at a hotel or motel; facsimiles; and telex, telegram, and teletype. The tax is imposed on retail sales of communications services which originate and terminate in the state, or originate or terminate in the state and are billed to an address within the state. The tax is comprised of two parts: the Florida CST and the local CST. Tax proceeds are transferred to county and municipal governments, the Public Education Capital Outlay and Debt Service Trust Fund, and the state's General Revenue Fund.

Florida Communications Services Tax:

The Florida CST includes both a state tax and a gross receipts tax. Although the gross receipts tax on communications services is imposed under Chapter 203, F.S., it is administered under Chapter 202, F.S. Communications services, except direct-to-home satellite service, are subject to the state tax of 4.92 percent and the gross receipts tax of 2.52 percent for a combined rate of 7.44 percent.¹ Direct-to-home satellite service is subject to the state tax of 9.07 percent and the gross receipts tax of 2.37 percent for a combined rate of 11.44 percent.²

Local Communications Services Tax:

A county or municipality may authorize by ordinance the levy of a local CST.³ The local tax rates vary depending on the type of local government entity. For municipalities and charter counties that have not chosen to levy permit fees, the tax may be levied at a rate of up to 5.1 percent. For municipalities and charter counties that have chosen to levy permit fees, the tax may be levied at a rate of up to 4.98 percent. Non-charter counties may levy the tax at a rate of up to 1.6 percent. These maximum rates do not include add-ons of up to 0.12 percent for municipalities and charter counties or up to 0.24 percent for non-charter counties that have elected not to require and collect permit fees authorized pursuant to s. 337.401, F.S., nor do they supersede conversion or emergency rates authorized by s. 202.20, F.S., which are in excess of these maximum rates.⁴ In addition to the local CST, any local option sales tax that a county or school board has levied pursuant to s. 212.055, F.S., is imposed as a local CST, and the rate is determined in accordance with s. 202.20(3), F.S.⁵

General Law Amendments:

There were no general law amendments resulting from the 2016 Regular Legislative Session.

1. Sections 202.12(1)(a), 203.01(b), F.S.

2. Sections 202.12(1)(b), 203.01(b), F.S.

3. Section 202.19(1), F.S.

4. Section 202.19(2), F.S.

5. Section 202.19(5), F.S.

Eligibility Requirements:

County and municipal governments receive proceeds of the Florida CST via the County Revenue Sharing Program, Local Government Half-cent Sales Tax Program, and Municipal Revenue Sharing Program. Counties, municipalities, and school boards may be eligible to receive proceeds of the local CST.

Administrative Procedures:

The CST, as imposed pursuant to Chapters 202 and 203, F.S., (i.e., the gross receipts tax on communications services) is paid by the purchaser and collected from the purchaser by the dealer of such services. Each dealer who makes retail sales of communications services adds the amount of applicable taxes to the price of services sold and states the taxes separately from the price of services on all invoices.⁶ The Department of Revenue (DOR) administers the statewide collection of the state and local tax payments. Dealers who collect local CST notify the DOR of the method employed to accurately assign addresses to the appropriate taxing jurisdiction. The DOR maintains a database that provides the local taxing jurisdiction for all addresses in Florida. The database contains county and municipal names for every address and is based on information provided by the local taxing jurisdiction and updated at least once every six months.⁷

The amount of collected revenue is dependent on the jurisdiction's local CST rate. A county government's local CST is charged to those billable customers residing within the unincorporated area. A municipal government's local CST is charged to those billable customers residing within the incorporated area. The proceeds of each local CST levied by a county or municipality, less the DOR's costs of administration, is transferred to the Local Communications Services Tax Clearing Trust Fund for distribution to counties and municipalities. The amount deducted for administrative costs may not exceed 1 percent of the total revenue generated for all taxing jurisdictions, and the total administrative costs are prorated among those taxing jurisdictions on the basis of the amount collected for a particular jurisdiction relative to the amount collected for all such jurisdictions.⁸

Any adoption, repeal, or change in the rate of a local CST imposed under s. 202.19, F.S., is effective with respect to taxable services included on bills that are dated on or after the January 1st subsequent to such adoption, repeal, or change. The local government must notify the DOR of the adoption, repeal, or change by the September 1st that immediately precedes the January 1st effective date.⁹

Distribution of Proceeds:*Florida Communications Services Tax:*

The proceeds derived from the gross receipts tax on communications services and direct-to-home satellite service are transferred to the Public Education Capital Outlay and Debt Service Trust Fund, which serves as a funding source for public school capital construction.¹⁰ The proceeds derived from the 4.92 percent state tax on communications services, except direct-to-home satellite service, are distributed by the same formula used for distribution of the state sales and use tax, as prescribed in s. 212.20(6), F.S., which directs portions of the available proceeds to the County Revenue Sharing Program, Local Government Half-cent Sales Tax Program, and Municipal Revenue Sharing Program via their separate trust funds.¹¹ The proceeds derived from the 9.07

6. Section 202.16, F.S.

7. Section 202.22, F.S.

8. Section 202.18(3), F.S.

9. Section 202.21, F.S.

10. Sections 202.18(1)(a), 202.18(2)(a), F.S.

11. Section 202.18(1)(b), F.S.

percent state tax on direct-to-home satellite service are distributed pursuant to s. 202.18(2), F.S.¹² This provision specifies that 63 percent of the proceeds are distributed by the state sales and use tax distribution formula prescribed in s. 212.20(6), F.S., with an adjustment to s. 212.20(6)(d), F.S. The remaining 37 percent of the proceeds are transferred to the Local Government Half-cent Sales Tax Clearing Trust Fund with 70 percent allocated in the same proportion as the ordinary distribution under s. 218.61, F.S., and the emergency distribution under s. 218.65, F.S., in the prior state fiscal year, and 30 percent shall be allocated pursuant to the distribution for fiscally constrained counties under s. 218.67, F.S.

Local Communications Services Tax:

The amount of tax revenues available for distribution to local governments is dependent on each jurisdiction's taxable sales and local tax rate. The tax revenues, less the DOR's administrative cost deduction, are distributed monthly to the appropriate jurisdictions. The proceeds of taxes imposed pursuant to s. 202.19(5), F.S., are distributed in the same manner as the local option sales taxes.¹³

Authorized Uses:

The tax revenues raised by or distributed to a county or municipal government tax may be used for any public purpose, including the pledge of such revenues for the repayment of current or future bonded indebtedness. However, any revenue raised by a tax imposed pursuant to s. 202.19(5), F.S., (i.e., a local option sales tax imposed on communications services) is used for the same purposes as the underlying local option sales tax imposed by the county or school board pursuant to s. 212.055, F.S.¹⁴

Attorney General Opinions:

Florida's Attorney General has issued the following legal opinion relevant to this revenue source.

<u>Opinion #</u>	<u>Subject</u>
2008-14	Records, lease payments as proprietary information

The full text of this opinion is available via a searchable on-line database.¹⁵ Local government officials seeking more clarification should review the opinion in its entirety. The reader should keep the date of the opinion in mind when reviewing its relevance to current law or any interpretations that have been articulated in Florida case law.

Local Tax Rates and Current Year's Revenues:

The DOR maintains a list of historical, current, and upcoming local tax rates.¹⁶ The table included in this section lists the estimated local CST distributions for local fiscal year ending 2017 as calculated by the DOR.

Additional Detail:

Compilations of communications services taxable sales within county unincorporated areas and municipal jurisdictions as well as local CST distributions to counties and municipalities by fiscal year, as compiled from DOR source data, can be found on the EDR's website.¹⁷

12. Section 202.12(1)(b), F.S.

13. Section 202.18(3), F.S.

14. Section 202.19(8), F.S.

15. <http://myfloridalegal.com/ago/nsf/Opinions>

16. http://dor.myflorida.com/dor/taxes/local_tax_rates.html

17. <http://edr.state.fl.us/Content/local-government/data/data-a-to-z/index.cfm>

Seventh Order of Business

MARCH 13, 2017

RESOLUTION 2017-4

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, DESIGNATING DAYS WHEREIN THE CITY OF WESTLAKE WILL NOT BE OPEN FOR NORMAL BUSINESS HOURS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Westlake hereby desires to designate days during the year wherein the offices for the City of Westlake will not be open for normal business hours; and

WHEREAS, the City of Westlake is hereby providing notice for the days within the 2017 calendar year, where the City of Westlake will be closed to honor and observe specific holidays throughout the year.

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

Section 1: The above recitals are true and correct and are incorporated herein by this reference.

Section 2. The City Council for the City of Westlake, hereby designates the days set forth in the attached Exhibit "A", as holidays for the 2017 calendar year where the offices of City of Westlake will be closed.

Section 3: This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this 13th day of March, 2017.

Roger Manning, Mayor
City of Westlake

Sandra Demarco, City Clerk

Approved as to Form and Sufficiency
Pam E. Booker, City Attorney

R-2017-4

Exhibit "A"

CITY OF WESTLAKE HOLIDAYS

2017


New Year's Day	Monday, January 2, 2017
Martin Luther King, Jr. Day	Monday, January 16, 2017
Seasonal Holiday	Friday, April 14, 2017
Memorial Day	Monday, May 29, 2017
Independence Day	Tuesday, July 4, 2017
Labor Day	Monday, September 4, 2017
Veteran's Day	Friday, November 10, 2017
Thanksgiving Holiday	Thursday, November 23, 2017
Thanksgiving Holiday	Friday, November 24, 2017
Seasonal Holiday	Monday, December 25, 2017
Seasonal Holiday	Tuesday, December 26, 2017
New Year's Day (2018)	Monday, January 1, 2018

The City of Westlake will be closed on the days listed above.

Eighth Order of Business

MEMORANDUM

To: Mayor Roger Manning
City Council Members
Ken Cassel, City Manager

From: Pam E. Booker, City Attorney 

Date: March 6, 2017

Subject: Resolution for Final Plat Town Center Parkway North

Please find a resolution for approval of the Final Plat for Town Center Parkway North. This plat is for approximately one hundred ninety-six acres (196.268) of land abutting Seminole Pratt Whitney road and south of the M-Canal. The purpose of this plat is to commence the first phase of development. This plat is similar to the Phase 1A, plat which was before the Council in November of 2016. The plat has been renamed to "Town Center Parkway North". The road is currently under construction and it will be dedicated to Seminole Improvement District for maintenance responsibility. The water management tracts are also under construction and will be dedicated to the Seminole Improvement District for maintenance responsibility. There are no dedications on the plat to the City of Westlake.

The plat has been reviewed by the City Engineer, the City Planner, and a Surveyor/Mapper for the City of Westlake to ensure compliance with the Palm Beach County Unified Land Development regulations and the Florida Statutes. In addition to the plat, a boundary survey has been provided as required by Florida Statute.

We would recommend approval of the resolution, approving the Final Plat for Town Center Parkway North. Should you have any questions, or need any additional information, please do not hesitate to contact management.

March 13, 2017

RESOLUTION 2017-5

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT OF TOWN CENTER PARKWAY NORTH, LOCATED BY METES AND BOUNDS BEING DESCRIBED AS A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Applicant has requested approval for Town Center Parkway North, Final Plat, described by metes and bounds description as a parcel of land lying in Section 1, Township 43 South, Range 40 East, and Section 6, Township 43 South, Range 41 East, in the City of Westlake, Palm Beach County, Florida, as described in Exhibit "A", containing approximately 196.268 acres, attached hereto; and

WHEREAS, the City of Westlake has the exclusive jurisdiction to approve the plat 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 has reviewed the application and the final plat, 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 Palm Beach County Unified Land Development Codes and Florida law.

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

- Section 1:** The above recitals are true and correct and are incorporated herein by this reference.
- Section 2:** The City Council for the City of Westlake hereby approves the final plat for Town Center Parkway North, as described in the attached Exhibit "A", which is located in the City of Westlake, and in Palm Beach County, Florida.
- Section 3.** 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: This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this _____ day of March, 2017.

City of Westlake
Roger Manning, Mayor

Sandra Demarco, City Clerk

Approved as to Form and Sufficiency
Pam E. Booker, City Attorney

EXHIBIT "A"

DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, 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.88°36'57"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF THE M-CANAL PER DEED BOOK 1156, PAGE 58, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, A DISTANCE OF 3775.81 FEET; THENCE S.01°42'52"W. ALONG THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD PER OFFICIAL RECORDS BOOK 1544, PAGE 378 AND ROAD PLAT BOOK 4, PAGE 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1618.22 FEET TO THE NORTHERLY CORNER OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG THE EAST LINE OF SAID ADDITIONAL RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) COURSES: 1) S.44°08'34"E., A DISTANCE OF 55.72 FEET; 2) THENCE N.90°00'00"E., A DISTANCE OF 6.68 FEET TO THE **POINT OF BEGINNING**; THENCE N.00°00'00"E., A DISTANCE OF 10.00 FEET; THENCE N.90°00'00"E., A DISTANCE OF 27.54 FEET; THENCE S.82°02'23"E., A DISTANCE OF 56.01 FEET; THENCE N.90°00'00"E., A DISTANCE OF 169.12 FEET; THENCE S.77°35'33"E., A DISTANCE OF 11.64 FEET; THENCE N.90°00'00"E., A DISTANCE OF 392.31 FEET; THENCE N.71°47'45"E., A DISTANCE OF 7.08 FEET; THENCE N.45°00'00"E., A DISTANCE OF 23.95 FEET; THENCE N.00°00'00"E., A DISTANCE OF 10.86 FEET; THENCE N.90°00'00"E., A DISTANCE OF 126.00 FEET; THENCE S.00°00'00"E., A DISTANCE OF 10.86 FEET; THENCE S.45°00'00"E., A DISTANCE OF 27.08 FEET; THENCE N.90°00'00"E., A DISTANCE OF 590.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1060.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°10'52", A DISTANCE OF 169.86 FEET TO A NON-TANGENT INTERSECTION; THENCE N.01°21'03"W., A DISTANCE OF 1009.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°02'00", A DISTANCE OF 78.57 FEET TO THE POINT OF TANGENCY; THENCE S.88°36'57"W., A DISTANCE OF 907.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'11", A DISTANCE OF 73.66 FEET TO THE POINT OF TANGENCY; THENCE S.67°30'46"W., A DISTANCE OF 359.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 81.58 FEET; THENCE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 115°11'50", A DISTANCE OF 164.03 FEET TO THE POINT OF TANGENCY; THENCE N.02°42'36"E., A DISTANCE OF 158.93 FEET TO THE

POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 78.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $85^{\circ}54'21''$, A DISTANCE OF 116.95 FEET TO THE POINT OF TANGENCY; THENCE $N.88^{\circ}36'57''E.$, A DISTANCE OF 3614.82 FEET; THENCE $S.89^{\circ}48'53''E.$, A DISTANCE OF 1371.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$; A DISTANCE OF 78.54 FEET TO THE POINT OF TANGENCY; THENCE $S.00^{\circ}11'07''W.$, A DISTANCE OF 1919.32 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 206.79 FEET; THENCE SOUTHERLY, SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $93^{\circ}56'39''$, A DISTANCE OF 339.06 FEET TO A RADIAL INTERSECTION; THENCE $S.04^{\circ}07'46''W.$, A DISTANCE OF 180.00 FEET; THENCE $N.85^{\circ}52'14''W.$, A DISTANCE OF 214.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 2010.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $14^{\circ}42'43''$, A DISTANCE OF 516.11 FEET TO THE POINT OF TANGENCY; THENCE $S.79^{\circ}25'03''W.$, A DISTANCE OF 331.82 FEET; THENCE $S.10^{\circ}34'57''E.$, A DISTANCE OF 198.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 100.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $91^{\circ}50'42''$, A DISTANCE OF 160.30 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2490.02 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $03^{\circ}13'45''$, A DISTANCE OF 140.33 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 100.00 FEET; THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $92^{\circ}59'53''$, A DISTANCE OF 162.31 FEET TO THE POINT OF TANGENCY; THENCE $N.02^{\circ}30'38''W.$, A DISTANCE OF 196.87 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 2190.00 FEET AND A RADIAL BEARING OF $N.03^{\circ}09'53''W$ AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $28^{\circ}16'55''$, A DISTANCE OF 1081.01 FEET TO THE POINT OF TANGENCY; THENCE $N.64^{\circ}52'58''W.$, A DISTANCE OF 53.83 FEET; THENCE $S.50^{\circ}31'02''W.$, A DISTANCE OF 66.76 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 1060.00 FEET AND A RADIAL BEARING OF $N.80^{\circ}03'04''W.$ AT SAID INTERSECTION; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $03^{\circ}12'25''$, A DISTANCE OF 59.33 FEET TO A RADIAL INTERSECTION; THENCE $N.76^{\circ}50'39''W.$, A DISTANCE OF 120.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 940.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $04^{\circ}03'04''$, A DISTANCE OF 66.46 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 60.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH

A CENTRAL ANGLE OF 57°17'52", A DISTANCE OF 60.00 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 120.00 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°37'46", A DISTANCE OF 162.59 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 60.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°11'53", A DISTANCE OF 56.76 FEET TO THE POINT OF TANGENCY; THENCE N.24°45'42"W., A DISTANCE OF 66.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 940.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°14'31", A DISTANCE OF 414.12 FEET TO A NON-TANGENT INTERSECTION; THENCE N.62°34'32"W., A DISTANCE OF 108.30 FEET; THENCE S.75°15'27"W., A DISTANCE OF 24.23 FEET; THENCE N.59°12'32"W., A DISTANCE OF 89.10 FEET; THENCE N.12°19'26"W., A DISTANCE OF 55.23 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 950.00 FEET AND A RADIAL BEARING OF S.24°39'15"W AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'15", A DISTANCE OF 408.78 FEET TO THE POINT OF TANGENCY; THENCE N.90°00'00"W., A DISTANCE OF 357.06 FEET; THENCE S.85°30'18"W., A DISTANCE OF 172.26 FEET; THENCE N.90°00'00"W., A DISTANCE OF 73.87 FEET; THENCE S.76°32'40"W., A DISTANCE OF 11.82 FEET; THENCE S.37°54'45"W., A DISTANCE OF 39.60 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 410.00 FEET AND A RADIAL BEARING OF N.88°34'37"W AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°30'49", A DISTANCE OF 17.99 FEET TO A NON-TANGENT INTERSECTION; THENCE N.86°40'21"W., A DISTANCE OF 80.01 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 330.00 FEET AND A RADIAL BEARING OF N.85°54'56"W AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°42'09", A DISTANCE OF 15.57 FEET TO A NON-TANGENT INTERSECTION; THENCE N.37°33'20"W., A DISTANCE OF 39.52 FEET; THENCE N.80°06'47"W., A DISTANCE OF 2.56 FEET; THENCE N.90°00'00"W., A DISTANCE OF 271.54 FEET; THENCE N.80°12'54"W., A DISTANCE OF 47.07 FEET; THENCE N.90°00'00"W., A DISTANCE OF 216.45 FEET; THENCE N.88°15'02"W., A DISTANCE OF 135.95 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD; THENCE N.00°00'00"E., ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 111.61 FEET TO THE **POINT OF BEGINNING.**

CONTAINING: 196.268 ACRES, MORE OR LESS.

DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HERON AS TOWN CENTER PARKWAY NORTH BEING A PLAT OF A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, 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 88°36'57"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF THE M-CANAL PER DEED BOOK 1156, PAGE 58, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, A DISTANCE OF 3775.81 FEET; THENCE S 01°42'52"W. ALONG THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD PER OFFICIAL RECORDS BOOK 1544, PAGE 378 AND ROAD PLAT BOOK 4, PAGE 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1618.22 FEET TO THE NORTHERLY CORNER OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG THE EAST LINE OF SAID ADDITIONAL RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) COURSES: 1) S 48°08'47"E, A DISTANCE OF 55.72 FEET; 2) THE S 19°00'00"E, A DISTANCE OF 6.68 FEET TO THE TO THE POINT OF BEGINNING; THENCE N 0°00'00"E, A DISTANCE OF 10.00 FEET; THENCE N 90°00'00"E, A DISTANCE OF 27.54 FEET; THENCE S 82°02'23"E, A DISTANCE OF 56.01 FEET; THENCE N 90°00'00"E, A DISTANCE OF 169.12 FEET; THENCE S 77°35'33"E, A DISTANCE OF 11.64 FEET; THENCE N 90°00'00"E, A DISTANCE OF 392.31 FEET; THENCE N 71°47'45"E, A DISTANCE OF 7.08 FEET; THENCE N 45°00'00"E, A DISTANCE OF 23.95 FEET; THENCE N 00°00'00"E, A DISTANCE OF 10.86 FEET; THENCE N 90°00'00"E, A DISTANCE OF 126.00 FEET; THENCE S 00°00'00"E, A DISTANCE OF 10.86 FEET; THENCE S 45°00'00"E, A DISTANCE OF 27.08 FEET; THENCE N 90°00'00"E, A DISTANCE OF 590.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1060.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°10'52", A DISTANCE OF 164.03 FEET TO A NON-TANGENT INTERSECTION; THENCE N 02°23'46"E, A DISTANCE OF 1009.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°02'00", A DISTANCE OF 78.57 FEET TO THE POINT OF TANGENCY; THENCE S 88°36'57"W, A DISTANCE OF 907.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'11", A DISTANCE OF 73.66 FEET TO THE POINT OF TANGENCY; THENCE S 67°30'46"W, A DISTANCE OF 359.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 81.58 FEET; THENCE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 115°11'50", A DISTANCE OF 164.03 FEET TO THE POINT OF TANGENCY; THENCE N 02°23'46"E, A DISTANCE OF 158.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 78.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°54'21", A DISTANCE OF 116.95 FEET TO THE POINT OF TANGENCY; THENCE N 88°36'57"E, A DISTANCE OF 3614.82 FEET; THENCE S 89°48'53"E, A DISTANCE OF 1371.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 78.54 FEET TO THE POINT OF TANGENCY; THENCE S 00°11'07"W, A DISTANCE OF 1919.32 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 206.79 FEET; THENCE SOUTHERLY, SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°56'39", A DISTANCE OF 339.06 FEET TO A RADIAL INTERSECTION; THENCE S 04°07'46"W, A DISTANCE OF 180.00 FEET; THENCE N 85°52'14"W, A DISTANCE OF 214.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 2010.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°42'43", A DISTANCE OF 516.11 FEET TO THE POINT OF TANGENCY; THENCE S 79°25'03"W, A DISTANCE OF 331.82 FEET; THENCE S 10°34'57"E, A DISTANCE OF 198.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 100.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°50'42", A DISTANCE OF 160.30 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2490.02 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 140°33'33", A DISTANCE OF 140.33 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 100.00 FEET; THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°59'53", A DISTANCE OF 162.31 FEET TO THE POINT OF TANGENCY; THENCE N 02°30'38"W, A DISTANCE OF 196.87 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 2190.00 FEET AND A RADIAL BEARING OF N 03°09'53"W AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°16'55", A DISTANCE OF 1081.01 FEET TO THE POINT OF TANGENCY; THENCE N 64°52'58"W, A DISTANCE OF 53.83 FEET; THENCE S 50°31'02"W, A DISTANCE OF 66.76 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 1060.00 FEET AND A RADIAL BEARING OF N 80°03'04"W AT SAID INTERSECTION; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°12'25", A DISTANCE OF 59.33 FEET TO A RADIAL INTERSECTION; THENCE N 76°50'39"W, A DISTANCE OF 120.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 940.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°03'04", A DISTANCE OF 66.46 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 60.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°17'52", A DISTANCE OF 60.00 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 120.00 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°37'46", A DISTANCE OF 162.59 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 60.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°11'53", A DISTANCE OF 56.76 FEET TO THE POINT OF TANGENCY; THENCE N 24°45'42"W, A DISTANCE OF 66.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 940.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°14'31", A DISTANCE OF 414.12 FEET TO A NON-TANGENT INTERSECTION; THENCE N 62°34'32"W, A DISTANCE OF 108.30 FEET; THENCE S 75°15'27"W, A DISTANCE OF 24.23 FEET; THENCE N 59°12'32"W, A DISTANCE OF 89.10 FEET; THENCE N 12°19'26"W, A DISTANCE OF 55.23 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 950.00 FEET AND A RADIAL BEARING OF S 24°03'04"W AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'15", A DISTANCE OF 408.78 FEET TO THE POINT OF TANGENCY; THENCE N 90°00'00"W, A DISTANCE OF 357.06 FEET; THENCE S 85°30'18"W, A DISTANCE OF 172.26 FEET; THENCE N 90°00'00"W, A DISTANCE OF 73.87 FEET; THENCE S 76°32'40"W, A DISTANCE OF 11.82 FEET; THENCE S 37°54'45"W, A DISTANCE OF 39.60 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 410.00 FEET AND A RADIAL BEARING OF N 88°34'37"W AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°30'49", A DISTANCE OF 17.99 FEET TO A NON-TANGENT INTERSECTION; THENCE N 86°40'21"W, A DISTANCE OF 80.01 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 330.00 FEET AND A RADIAL BEARING OF N 85°54'56"W AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°42'09", A DISTANCE OF 15.57 FEET TO A NON-TANGENT INTERSECTION; THENCE N 37°33'20"W, A DISTANCE OF 39.52 FEET; THENCE N 80°06'47"W, A DISTANCE OF 2.56 FEET; THENCE N 90°00'00"W, A DISTANCE OF 271.54 FEET; THENCE N 80°12'54"W, A DISTANCE OF 47.07 FEET; THENCE N 90°00'00"W, A DISTANCE OF 216.45 FEET; THENCE N 88°15'02"W, A DISTANCE OF 135.95 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD; THENCE N 00°00'00"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 111.61 FEET TO THE POINT OF BEGINNING.

CONTAINING: 196.268 ACRES, MORE OR LESS.

DEDICATION: TRACT "Q", AS SHOWN HEREOF, IS HEREBY RESERVED FOR MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF CITY OF WESTLAKE, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MINTO PBLH, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF WESTLAKE.

STREETS
TOWN CENTER PARKWAY, AS SHOWN HEREOF, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR STREET PURPOSES AND OTHER PURPOSES INCLUDING WATER, WASTEWATER, AND DRAINAGE PURPOSES AND THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

TOWN CENTER PARKWAY, AS SHOWN HEREOF, IS HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES AND RELATED APPURTENANCES IF OTHERWISE APPROVED. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE SEMINOLE IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.

OPEN SPACE TRACTS
TRACTS O.S.T. #1 THROUGH O.S.T. #7, INCLUSIVE, AS SHOWN HEREOF, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

LAKE MAINTENANCE ACCESS EASEMENTS
THE LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) AS SHOWN HEREOF ARE HEREBY DEDICATED 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 RECOURSE TO THE CITY OF WESTLAKE.

LIMITED ACCESS EASEMENTS
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREOF ARE HEREBY DEDICATED TO SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

TOWN CENTER PARKWAY NORTH

BEING A PLAT OF A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, FLORIDA

WATER MANAGEMENT TRACTS
TRACTS W.M.T.1 THROUGH W.M.T.3, INCLUSIVE, AS SHOWN HEREOF, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF WESTLAKE. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LAKE MAINTENANCE EASEMENTS
THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREOF, ARE HEREBY DEDICATED 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 RECOURSE TO CITY OF WESTLAKE.

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

CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND 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 PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

UTILITY EASEMENTS
ALL EASEMENTS, DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL RIGHTS AND EASEMENTS ESTABLISHED BY OR RESERVED BY THIS PLAT ARE HEREBY RESERVED TO THE SEMINOLE IMPROVEMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTERS 189 AND 298, FLORIDA STATUTES, AS A PUBLIC UTILITY PROVIDER OF WATER, SEWER AND RECLAIMED WATER, SUBJECT TO THOSE CERTAIN RESTRICTION OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR, PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS.

RURAL PARKWAY EASEMENTS
THE RURAL PARKWAY EASEMENTS (R.P.E.) AS SHOWN HEREOF ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO CITY OF WESTLAKE.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS ____ DAY OF _____, 2017.

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

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN F. CARTER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2017.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____

COMMISSION NO. _____

(SEAL)

ACCEPTANCE OF RESERVATIONS
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 HEREOF, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREOF, DATED THIS ____ DAY OF _____, 2017.

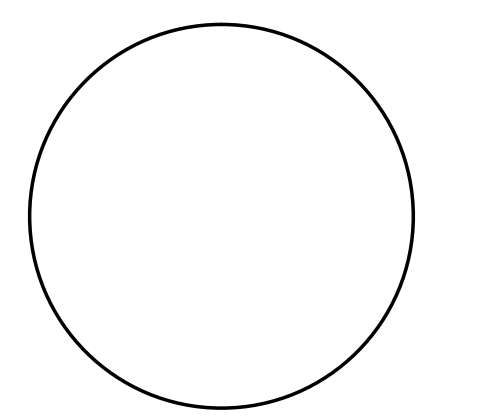
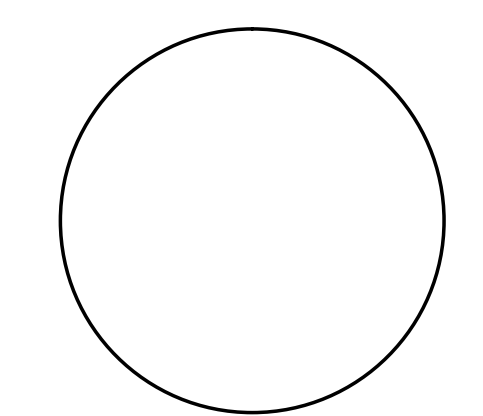
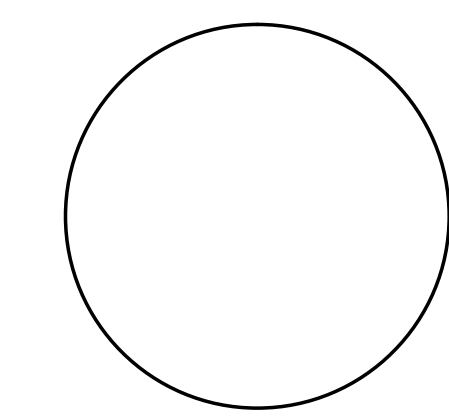
SEMINOLE IMPROVEMENT DISTRICT
AN INDEPENDENT SPECIAL DISTRICT
OF THE STATE OF FLORIDA

WITNESS: _____ BY: _____
SCOTT MASSEY, PRESIDENT

PRINT NAME: _____ CITY MANAGER, KEN CASSEL

WITNESS: _____ CITY MAYOR, ROGER MANNING

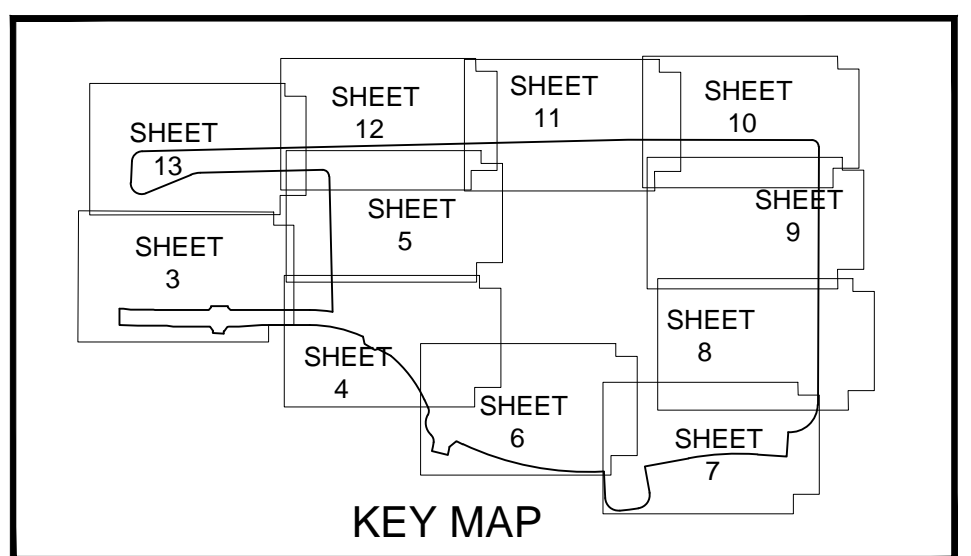
PRINT NAME: _____



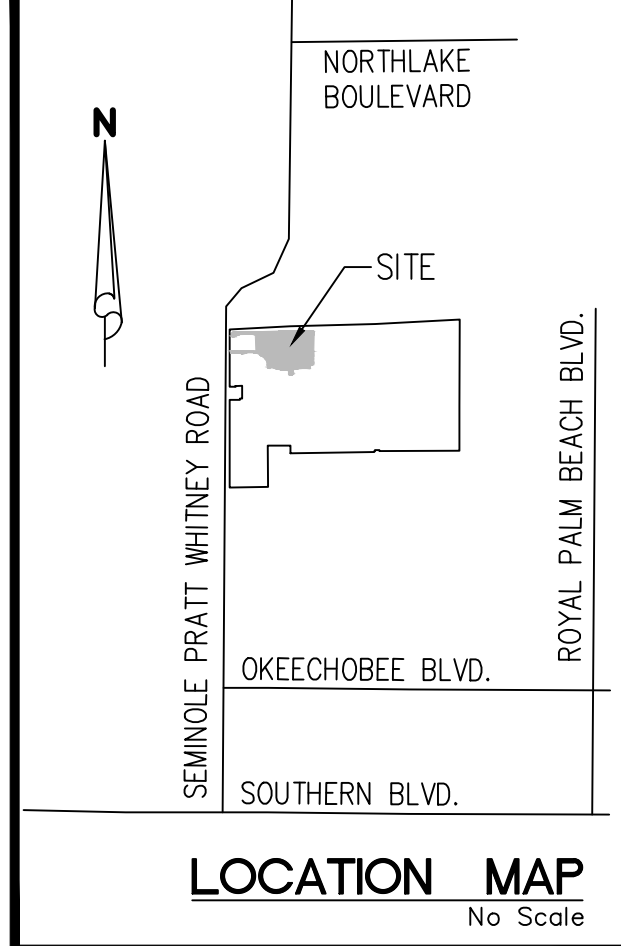
MINTO PBLH, LLC

MORTGAGEE'S JOINDER AND CONSENT

SEMINOLE IMPROVEMENT DISTRICT



KEY MAP



LOCATION MAP
No Scale

STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR RECORD AT _____ M.
THIS ____ DAY OF _____, 2017, AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE _____
SHARON R. BOCK,
CLERK AND COMPTROLLER
BY: _____, D.C.

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SCOTT MASSEY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SEMINOLE IMPROVEMENT DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE DISTRICT SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.
WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2017.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____

COMMISSION NO. _____

(SEAL)

MORTGAGEE'S JOINDER AND CONSENT
STATE OF _____
COUNTY OF _____

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF [A] MORTGAGE[S], UPON THE PROPERTY DESCRIBED HEREOF AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE[S] WHICH [IS] [ARE] RECORDED IN OFFICIAL RECORD BOOK _____ AT PAGE[S] _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREOF.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS [PRESIDENT] [VICE PRESIDENT] AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2017.

WITNESS: _____ (CORPORATE NAME)

A _____ (STATE) CORPORATION

WITNESS: _____ BY: _____
SIGNATURE OF PRESIDENT OR VICE PRESIDENT

PRINT NAME: _____

WITNESS: _____ PRINT NAME - TITLE

PRINT NAME: _____

ACKNOWLEDGEMENT
STATE OF _____
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED _____ (PRINTED NAME) WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [VICE] PRESIDENT OF _____ (CORPORATION NAME), A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [HE] [SHE] EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2017.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____

COMMISSION NO. _____

(SEAL)

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 _____, 2017, IN ACCORDANCE WITH SEC. 177.07(1)(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.08(1), F.S.

CITY MANAGER, KEN CASSEL CITY MAYOR, ROGER MANNING

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF _____

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PBLH, LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREOF; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____ HARRY BINNIE, PRESIDENT
FOUNDERS TITLE

SURVEYORS NOTES

- 1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■" A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "●" A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". (UNLESS OTHERWISE NOTED)
- 2. BEARINGS SHOWN HEREOF ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S 89°48'53"E. BEARINGS SHOWN HEREOF REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN 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 / 90).
- 3. 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 OF WESTLAKE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS COINCIDE.
- 4. THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF WESTLAKE ZONING REGULATIONS.
- 5. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEDICATION 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 PALM BEACH COUNTY.
- 6. 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.
- 7. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 8. COORDINATES SHOWN HEREOF 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

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREOF IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.09(1)(9), F.S., WILL BE SET 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 177-PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WESTLAKE, FLORIDA.

DATE: _____ GARY A. RAGER, P.S.M.
LICENSE NO. 4828
STATE OF FLORIDA

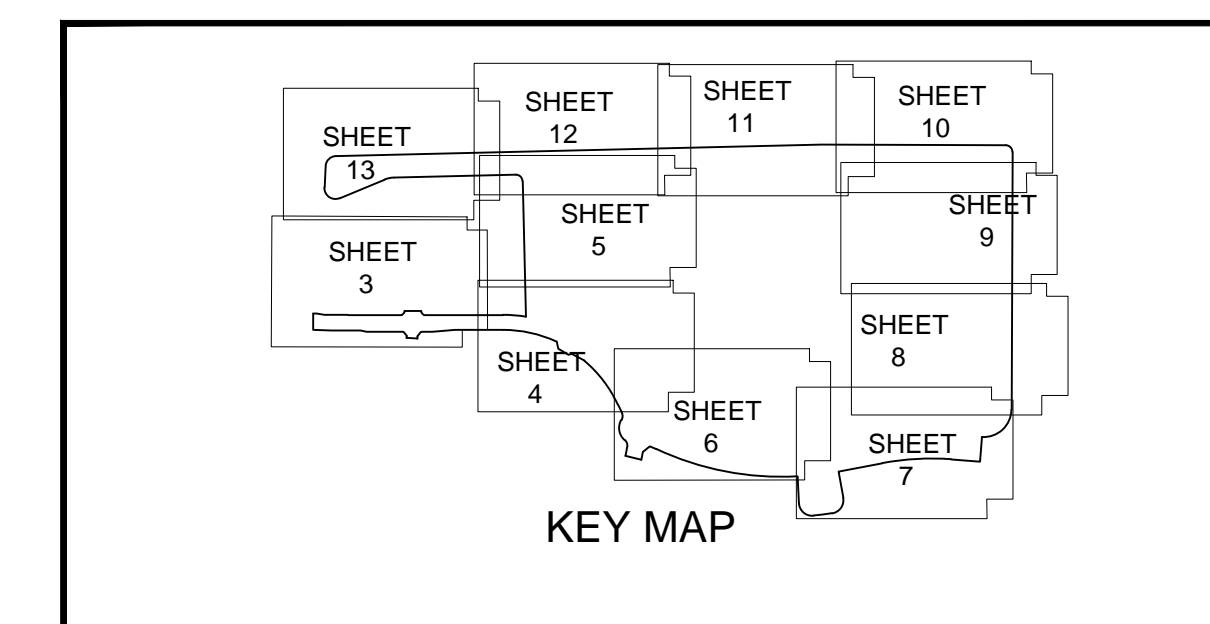
THIS INSTRUMENT PREPARED BY GARY A. RAGER, P.S.M., LS4828 STATE OF FLORIDA, GEOPPOINT SURVEYING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 105, RIVIERA BEACH, FLORIDA 33404. CERTIFICATE OF AUTHORIZATION NO. LB7768



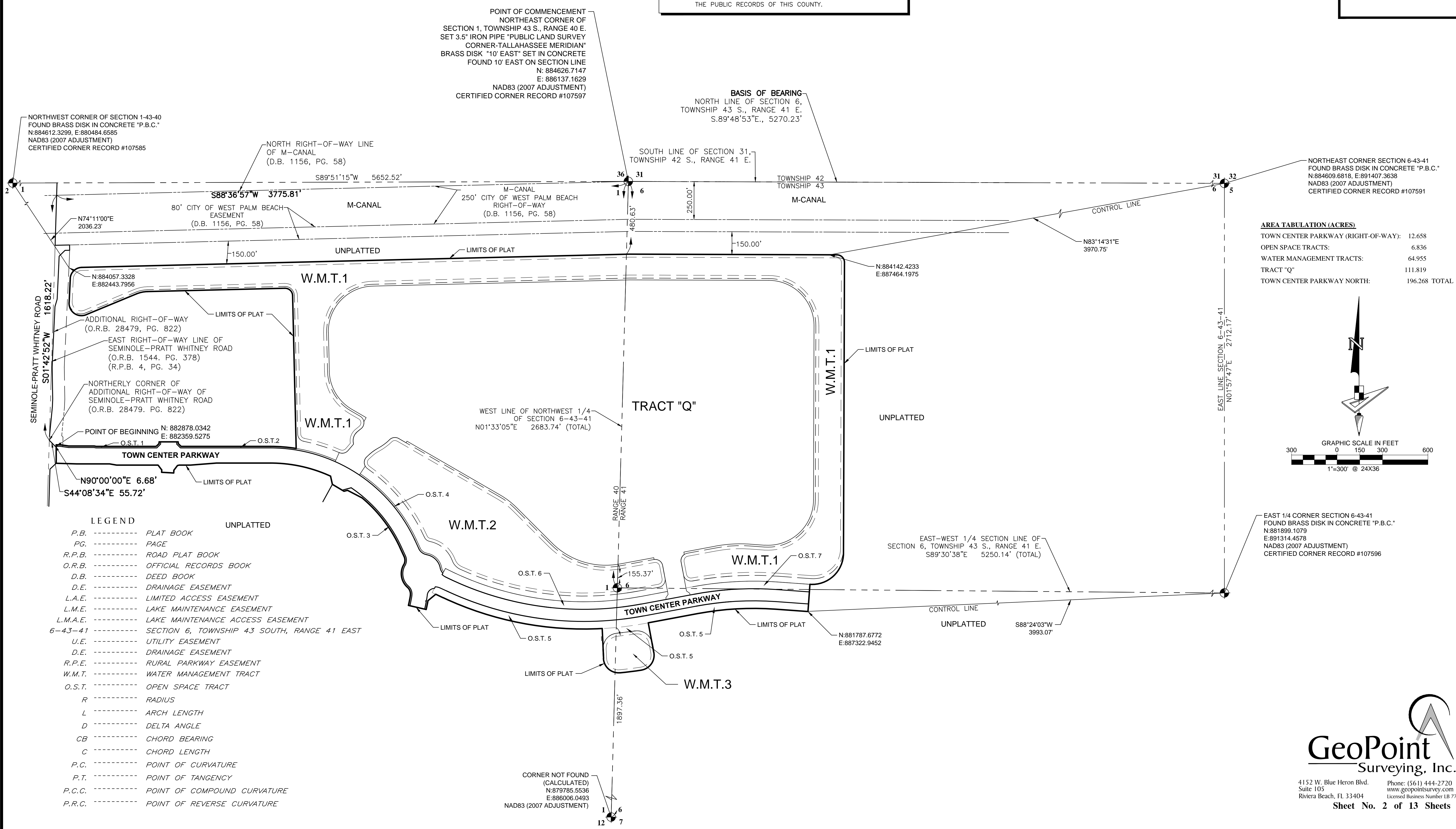
SURVEYOR'S SEAL Sheet No. 1 of 13 Sheets

TOWN CENTER PARKWAY NORTH

BEING A PLAT OF A PORTION OF
SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, FLORIDA

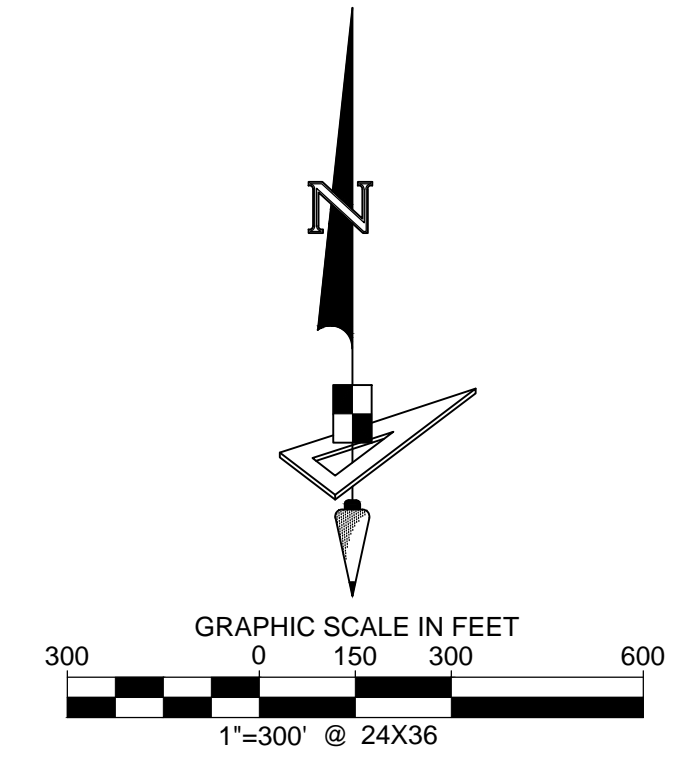


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AREA TABULATION (ACRES)

TOWN CENTER PARKWAY (RIGHT-OF-WAY)	12.658
OPEN SPACE TRACTS:	6.836
WATER MANAGEMENT TRACTS:	64.955
TRACT "Q"	111.819
TOWN CENTER PARKWAY NORTH:	196.268 TOTAL



- LEGEND**
- P.B. ----- PLAT BOOK
 - PG. ----- PAGE
 - R.P.B. ----- ROAD PLAT BOOK
 - O.R.B. ----- OFFICIAL RECORDS BOOK
 - D.B. ----- DEED BOOK
 - D.E. ----- DRAINAGE EASEMENT
 - L.A.E. ----- LIMITED ACCESS EASEMENT
 - L.M.E. ----- LAKE MAINTENANCE EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - 6-43-41 ----- SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST
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 - D.E. ----- DRAINAGE EASEMENT
 - R.P.E. ----- RURAL PARKWAY EASEMENT
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
 - R ----- RADIUS
 - L ----- ARCH LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD LENGTH
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 - P.R.C. ----- POINT OF REVERSE CURVATURE

GeoPoint
Surveying, Inc.

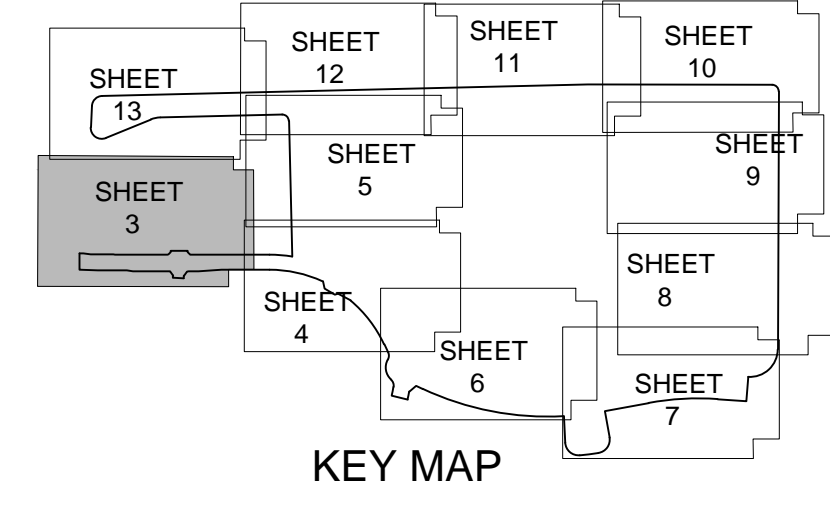
4152 W. Blue Heron Blvd. Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number 18,7768

Sheet No. 2 of 13 Sheets

TOWN CENTER PARKWAY NORTH

BEING A PLAT OF A PORTION OF
SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, FLORIDA



KEY MAP

SEE SHEET 13

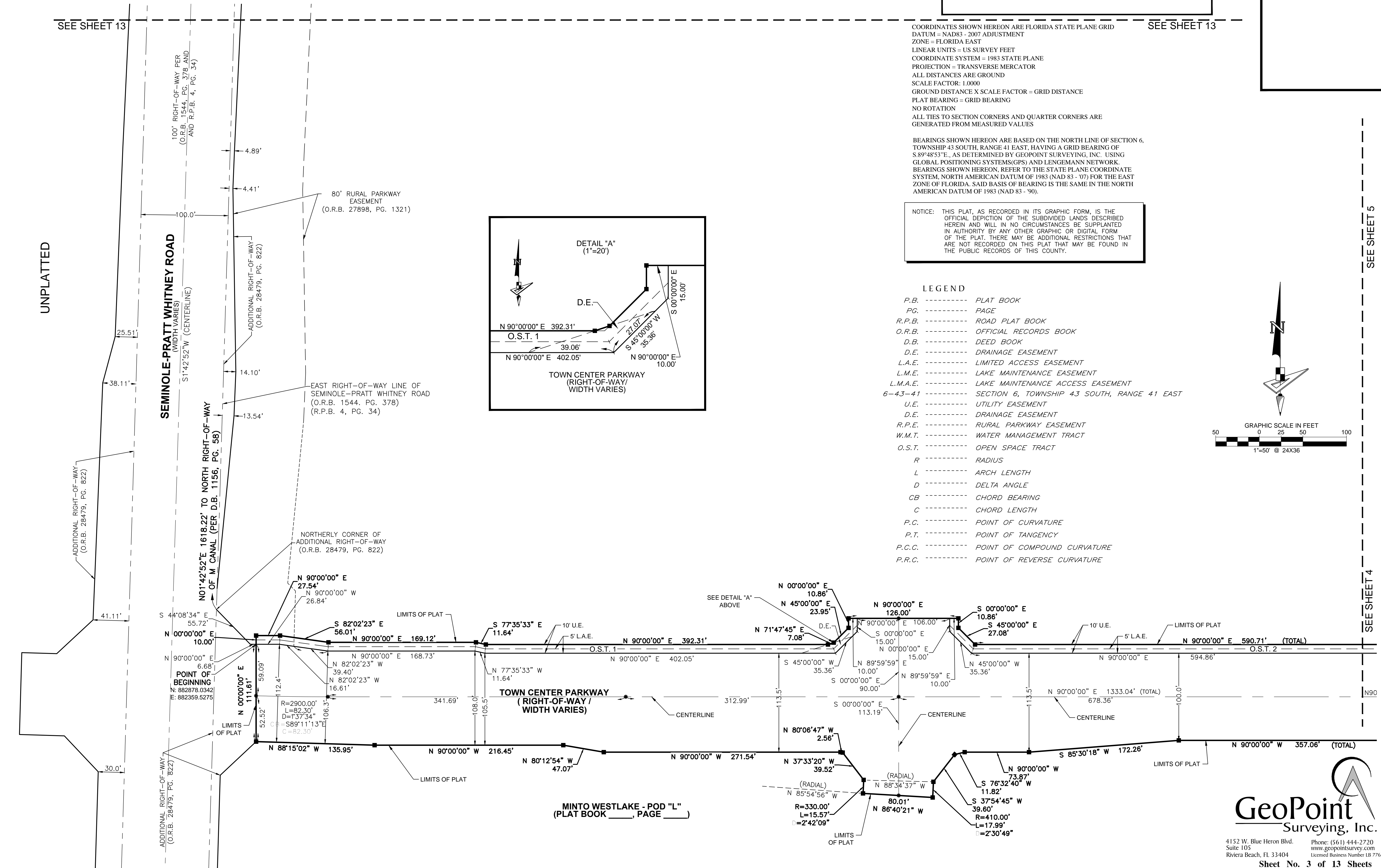
SEE SHEET 13

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

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6,
TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF
S.89°48'53"E., AS DETERMINED BY GEOPOINT SURVEYING, INC. USING
GLOBAL POSITIONING SYSTEMS(GPS) AND LENGEMANN NETWORK.
BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE
SYSTEM, NORTH AMERICAN 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 - '90).

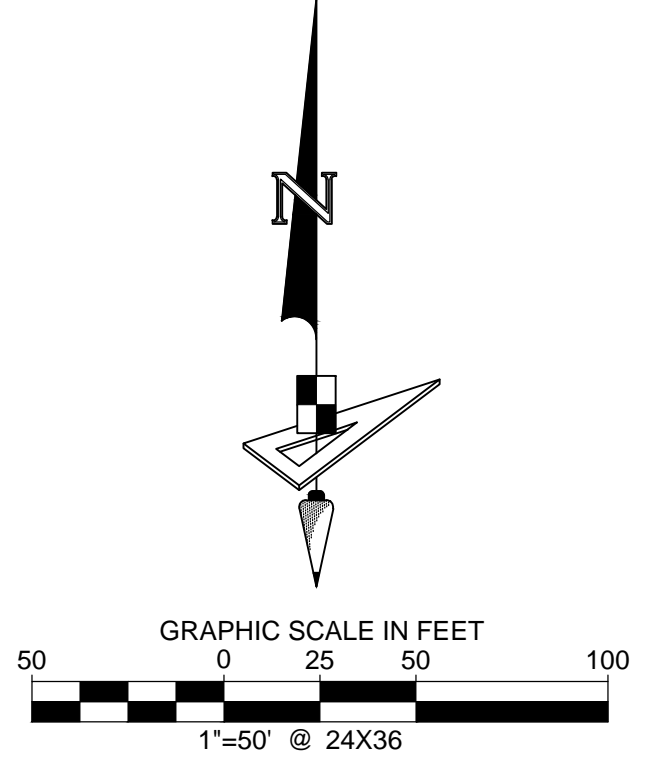
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UNPLATTED



LEGEND

- P.B. ----- PLAT BOOK
- PG. ----- PAGE
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- P.R.C. ----- POINT OF REVERSE CURVATURE



SEE SHEET 5

SEE SHEET 4

MINTO WESTLAKE - POD "L"
(PLAT BOOK _____, PAGE _____)

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

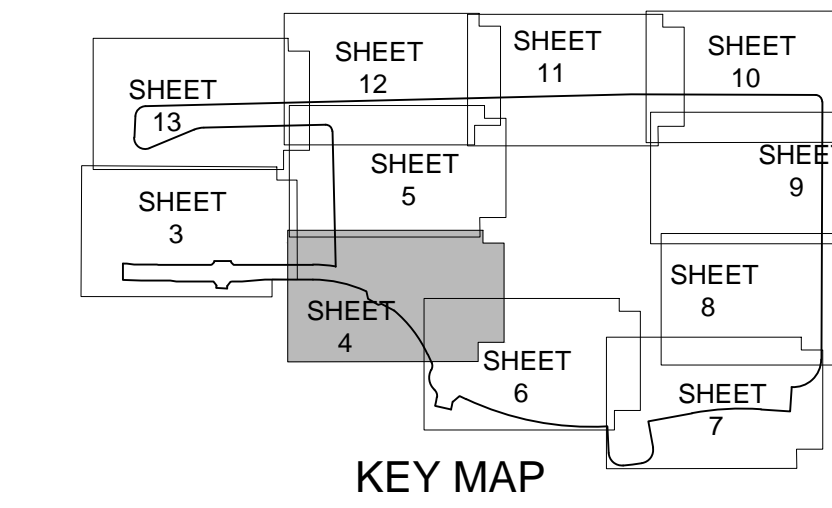
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Sheet No. 3 of 13 Sheets

TOWN CENTER PARKWAY NORTH

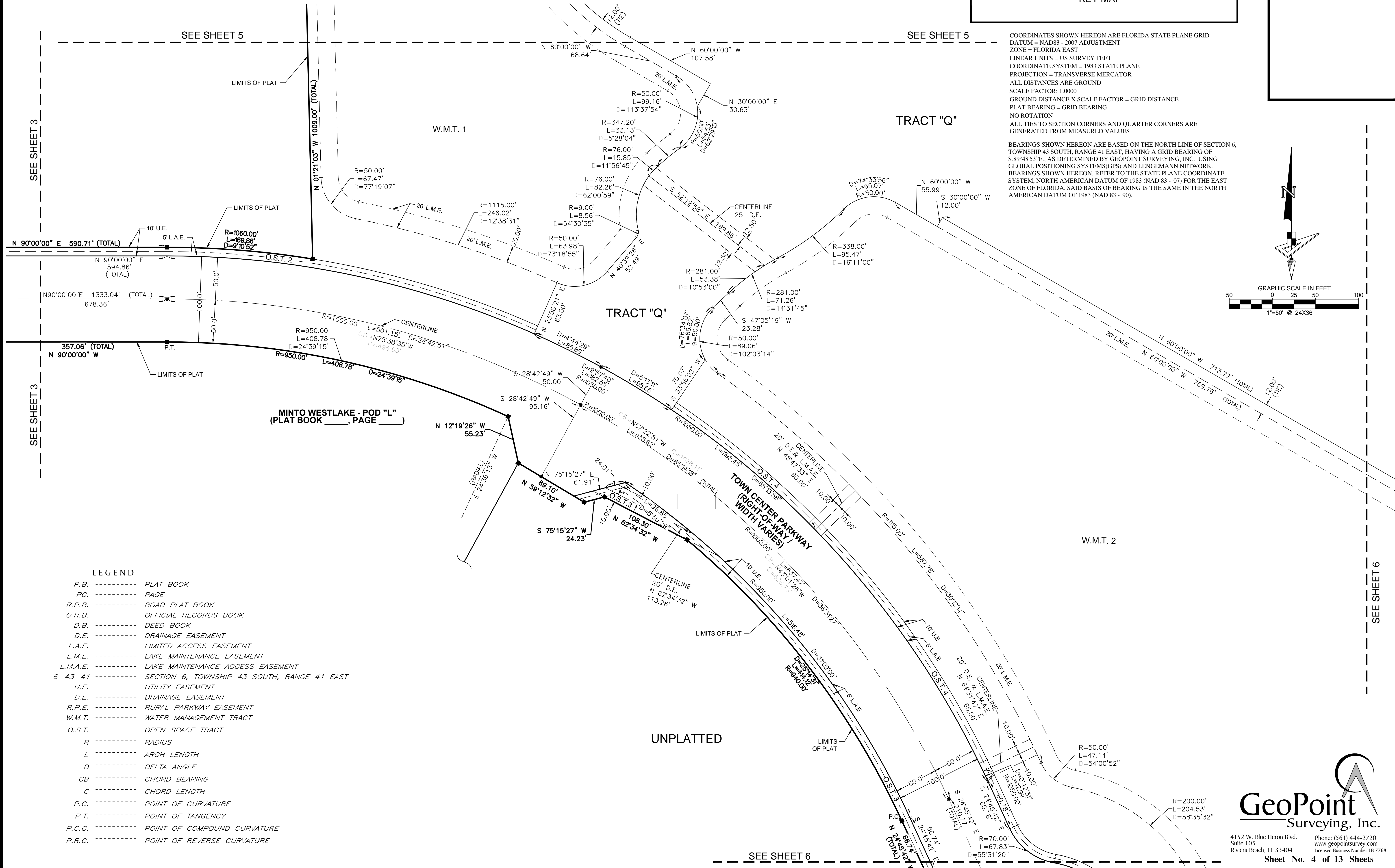
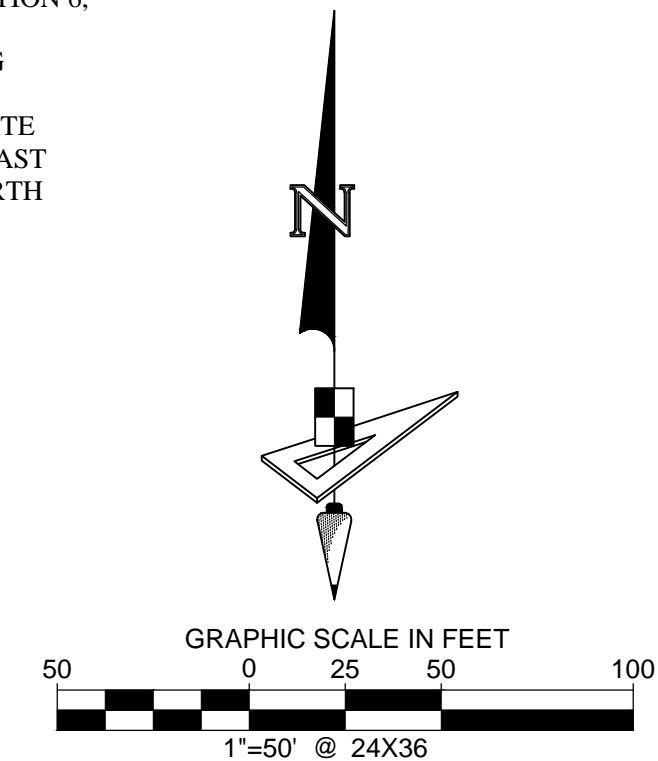
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COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 - 2007 ADJUSTMENT
ZONE = FLORIDA EAST
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 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - P.C.C. ----- POINT OF COMPOUND CURVATURE
 - P.R.C. ----- POINT OF REVERSE CURVATURE

GeoPoint
Surveying, Inc.

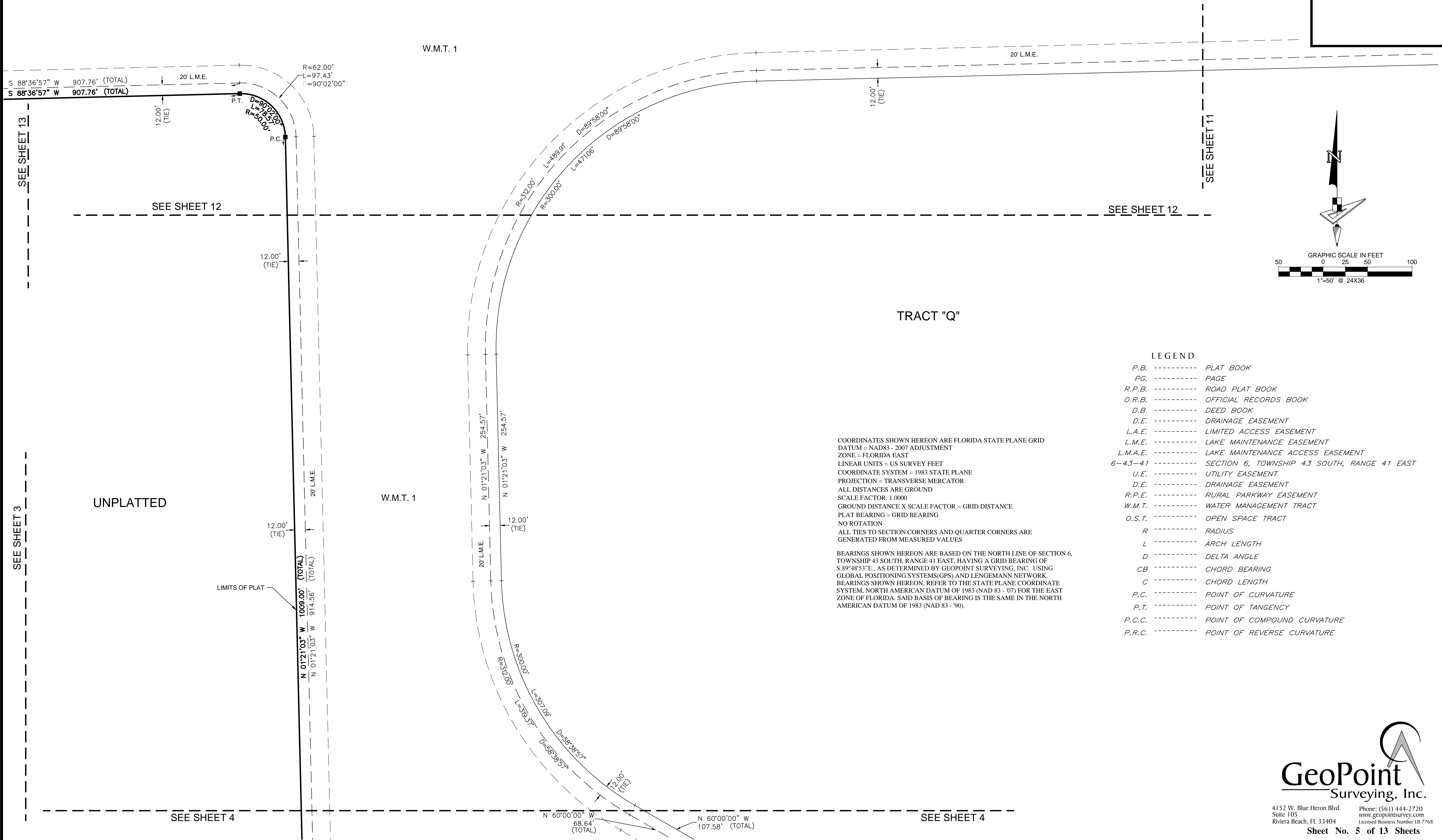
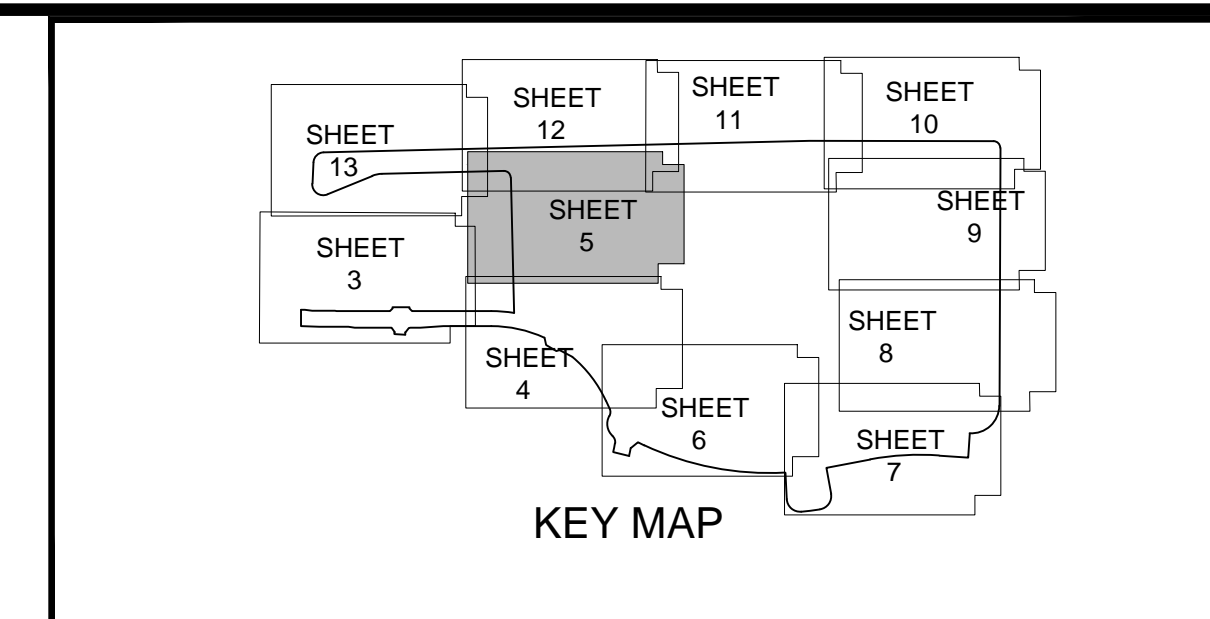
4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 77368

Sheet No. 4 of 13 Sheets

TOWN CENTER PARKWAY NORTH

BEING A PLAT OF A PORTION OF
SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, 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.



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

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6,
TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF
S 89°48'53" E, AS DETERMINED BY GEOPOINT SURVEYING, INC. USING
GLOBAL POSITIONING SYSTEMS (GPS) AND LENSEMANN NETWORK.
BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE
SYSTEM, NORTH AMERICAN 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 - 90).

LEGEND

P.B. -----	PLAT BOOK
P.G. -----	PAGE
R.P.B. -----	ROAD PLAT BOOK
O.R.B. -----	OFFICIAL RECORDS BOOK
D.B. -----	DEED BOOK
D.E. -----	DRAINAGE EASEMENT
L.A.E. -----	LIMITED ACCESS EASEMENT
L.M.E. -----	LAKE MAINTENANCE EASEMENT
L.M.A.E. -----	LAKE MAINTENANCE ACCESS EASEMENT
6-43-41 -----	SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST
U.E. -----	UTILITY EASEMENT
D.E. -----	DRAINAGE EASEMENT
R.P.E. -----	RURAL PARKWAY EASEMENT
W.M.T. -----	WATER MANAGEMENT TRACT
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P.C.C. -----	POINT OF COMPOUND CURVATURE
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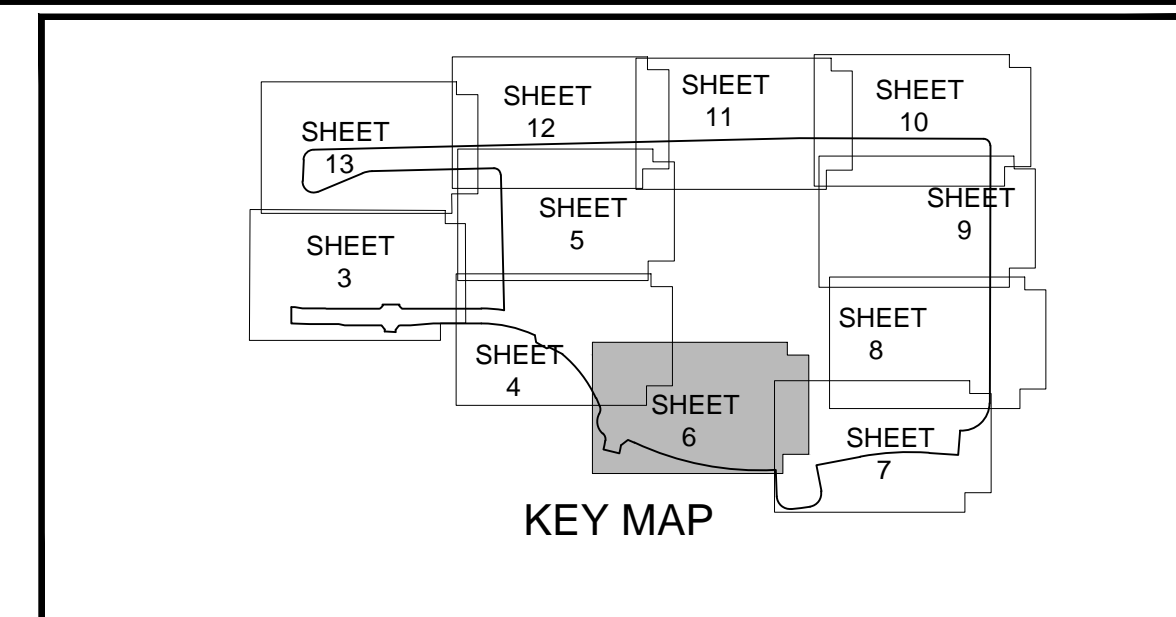
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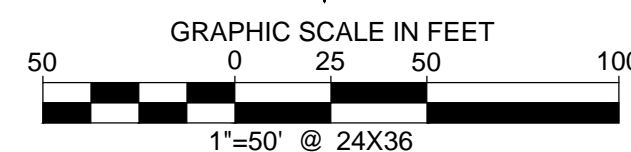
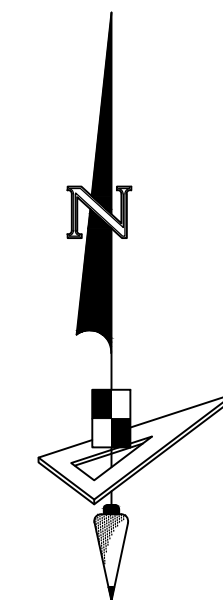
Sheet No. 5 of 13 Sheets

TOWN CENTER PARKWAY NORTH

BEING A PLAT OF A PORTION OF
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AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, FLORIDA



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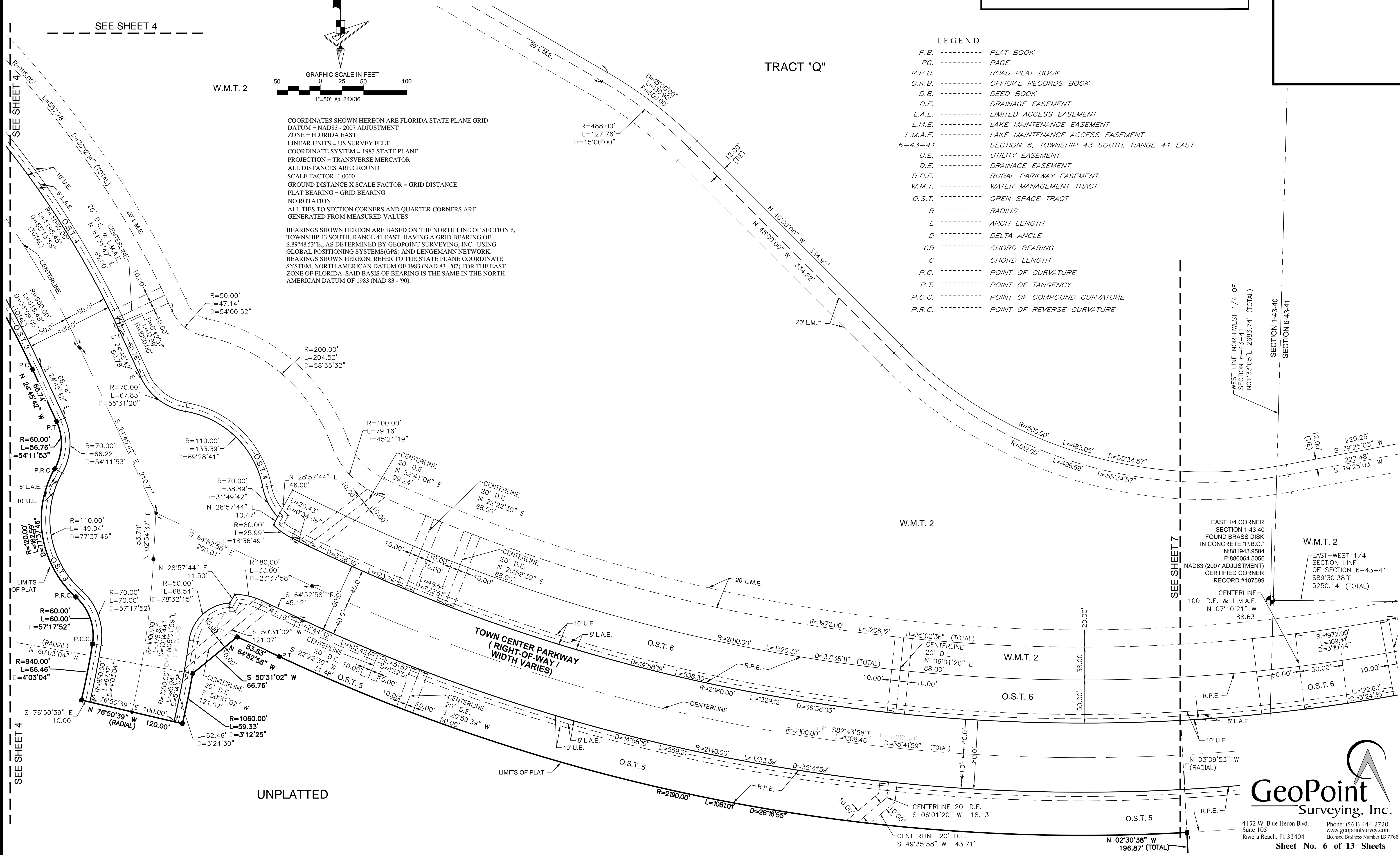
W.M.T. 2

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

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LEGEND

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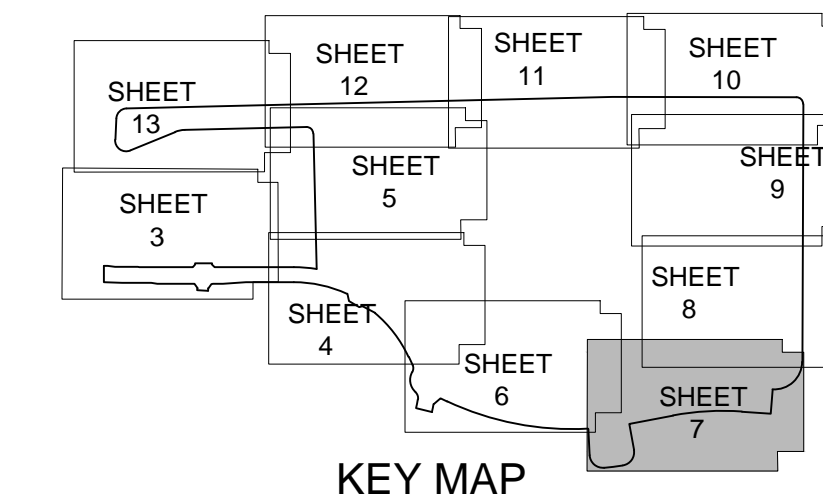


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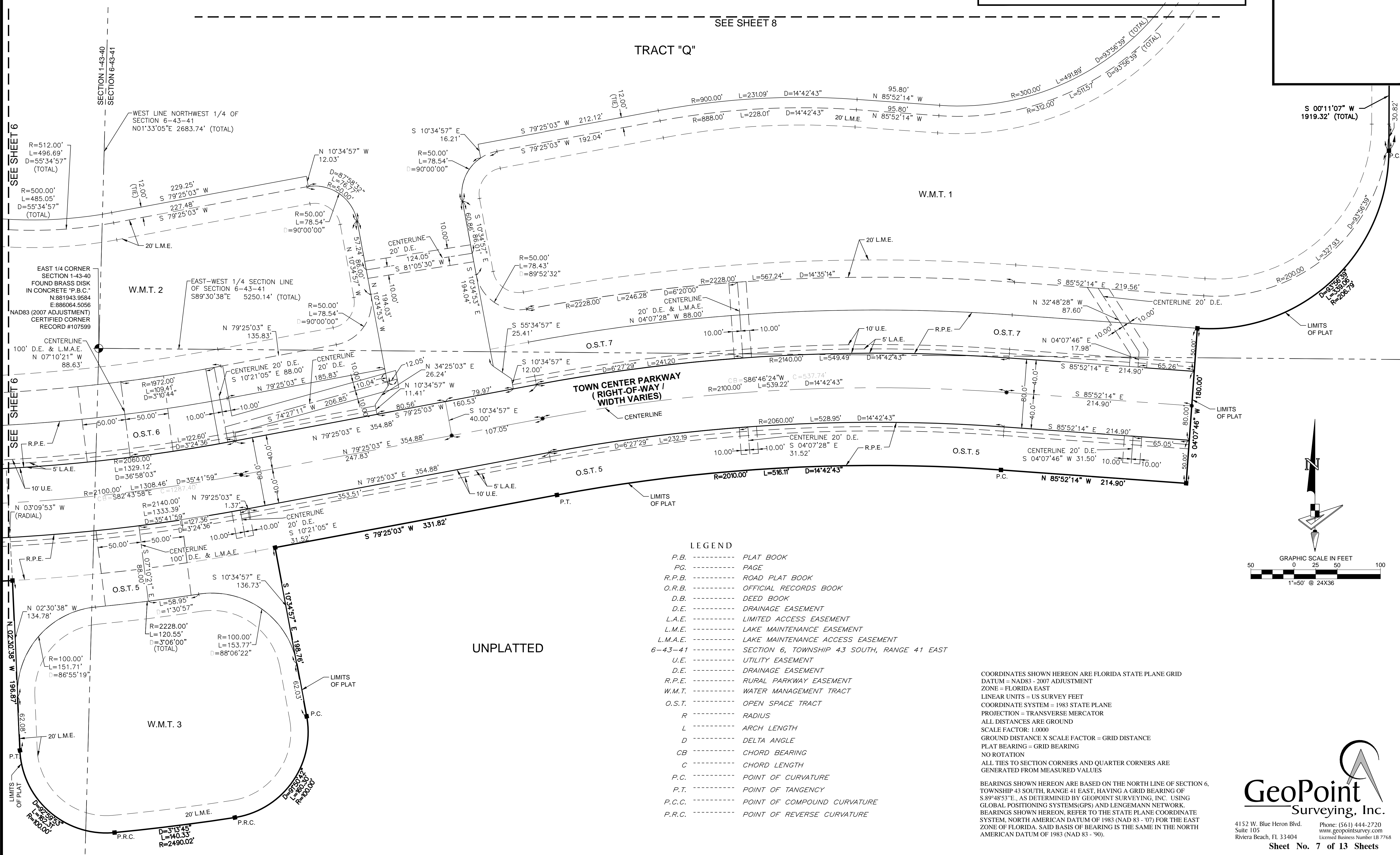
Sheet No. 6 of 13 Sheets

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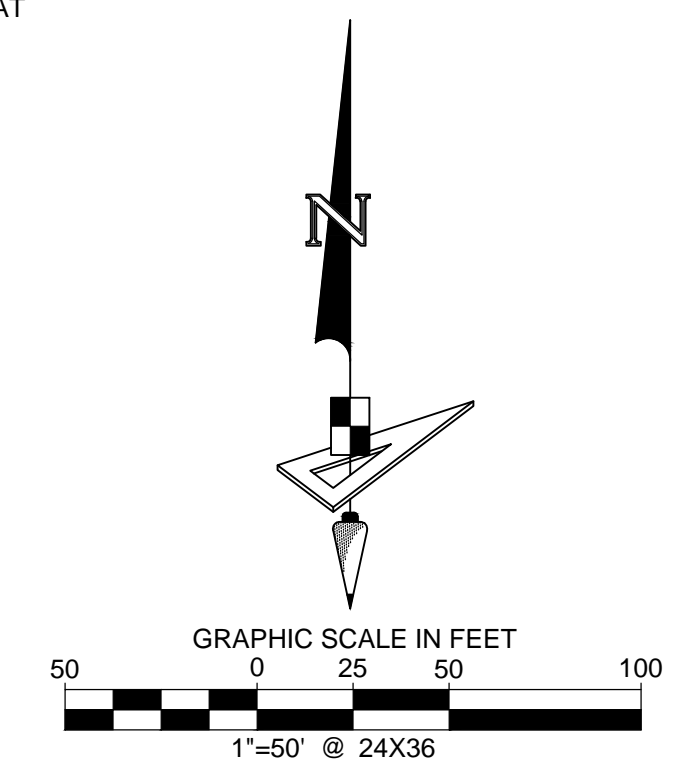


LEGEND

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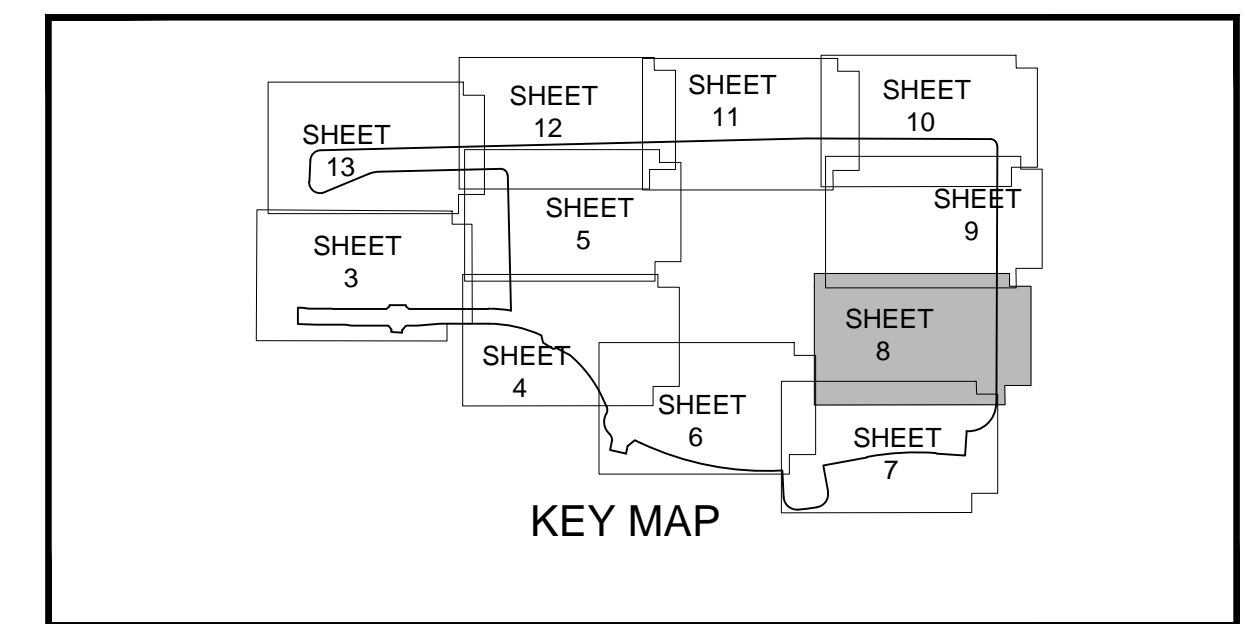
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SEE SHEET 9

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TRACT "Q"

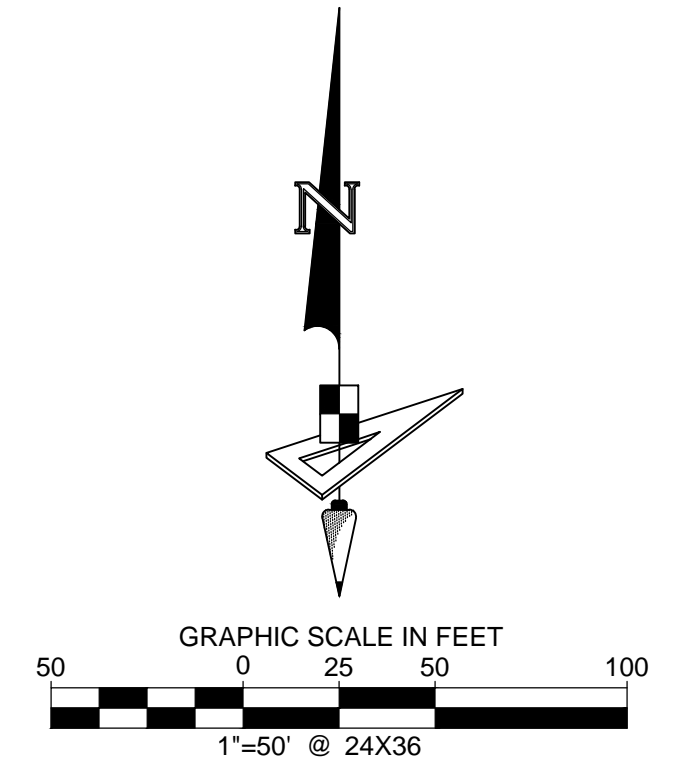
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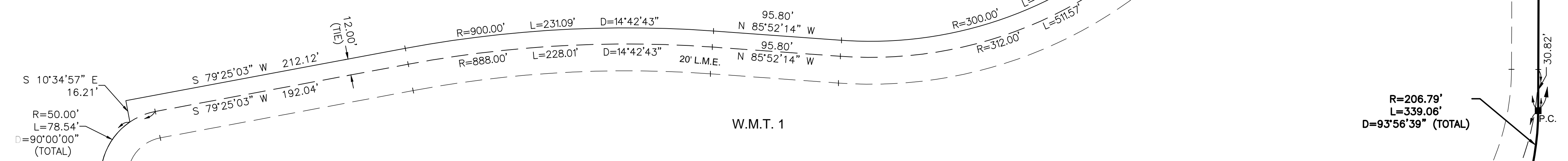
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SEE SHEET 7



GeoPoint
Surveying, Inc.

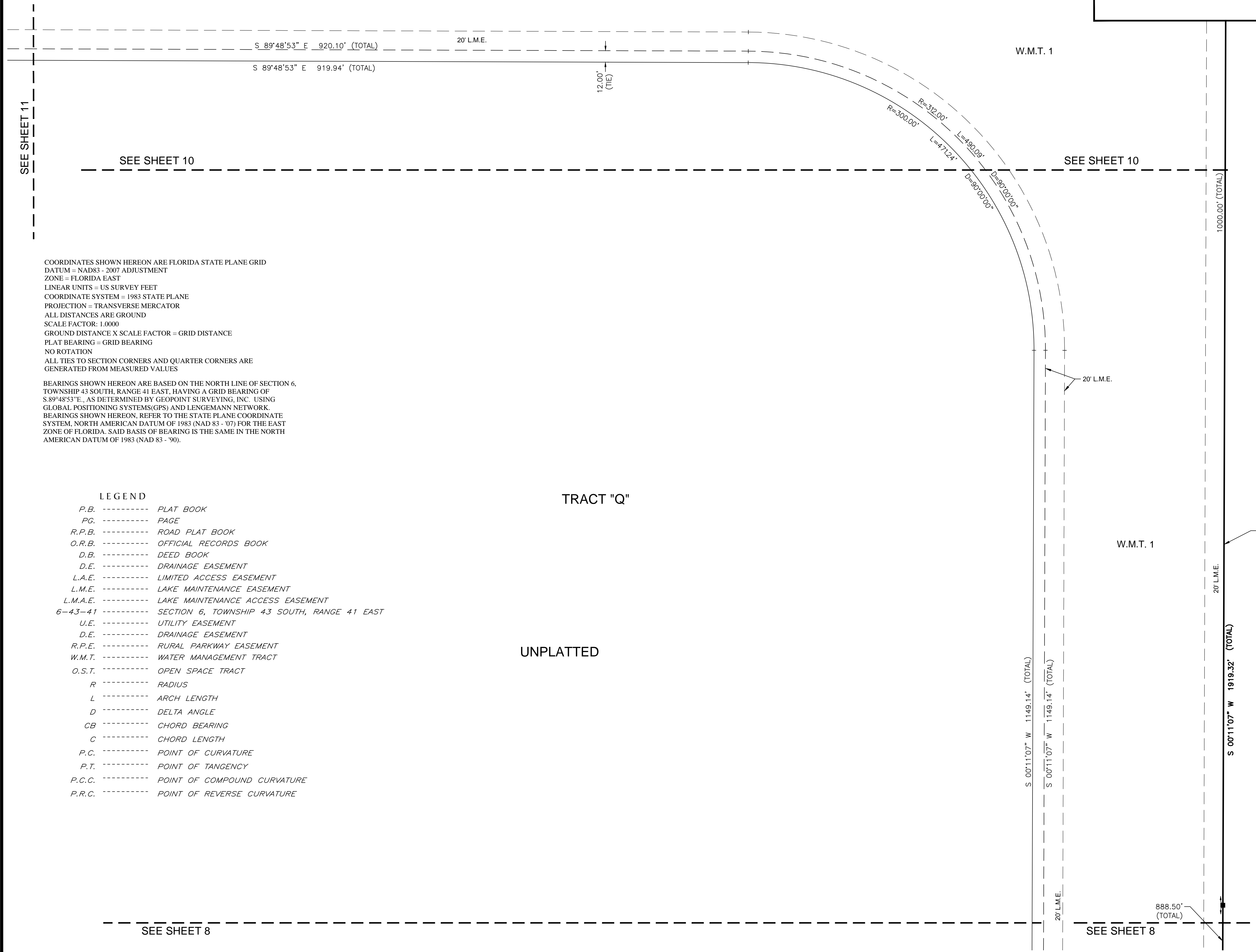
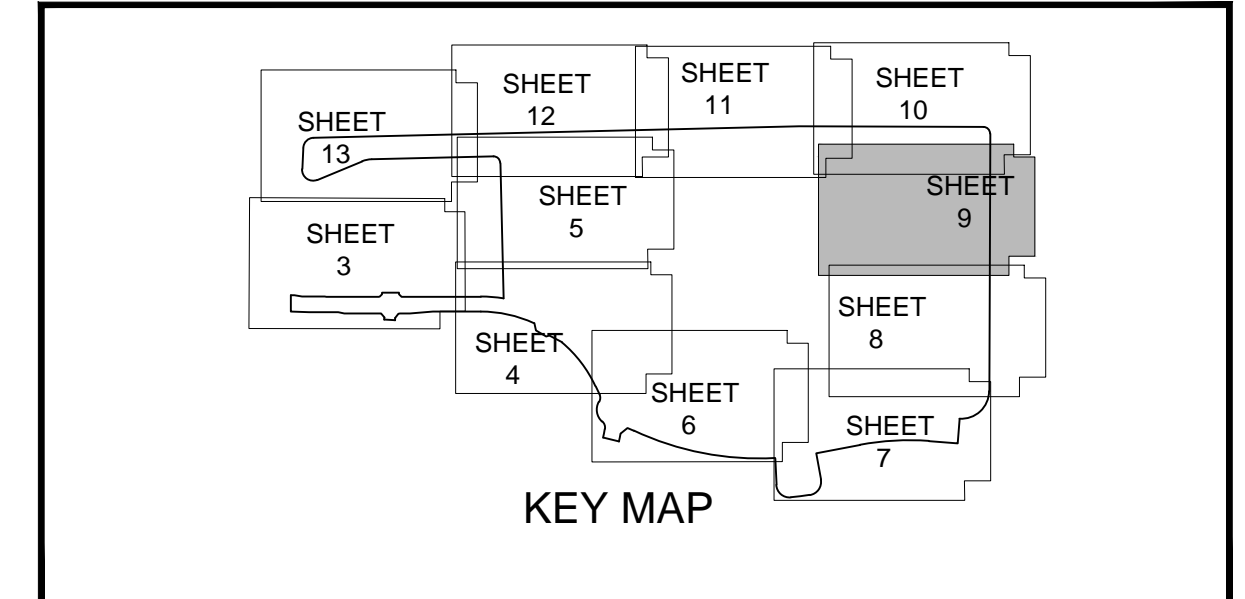
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Riviera Beach, FL 33404 Licensed Business Number LB 7768

Sheet No. 8 of 13 Sheets

TOWN CENTER PARKWAY NORTH

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CITY OF WESTLAKE, FLORIDA

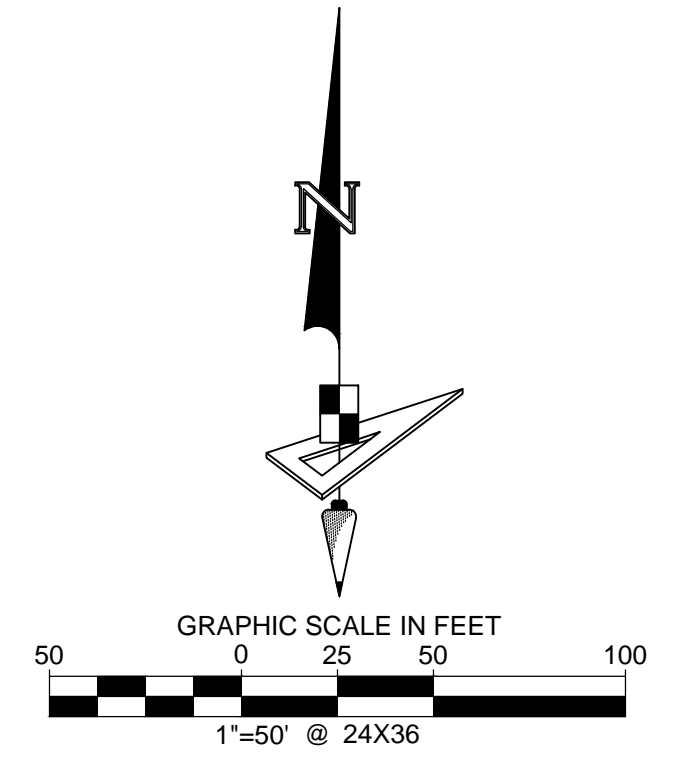
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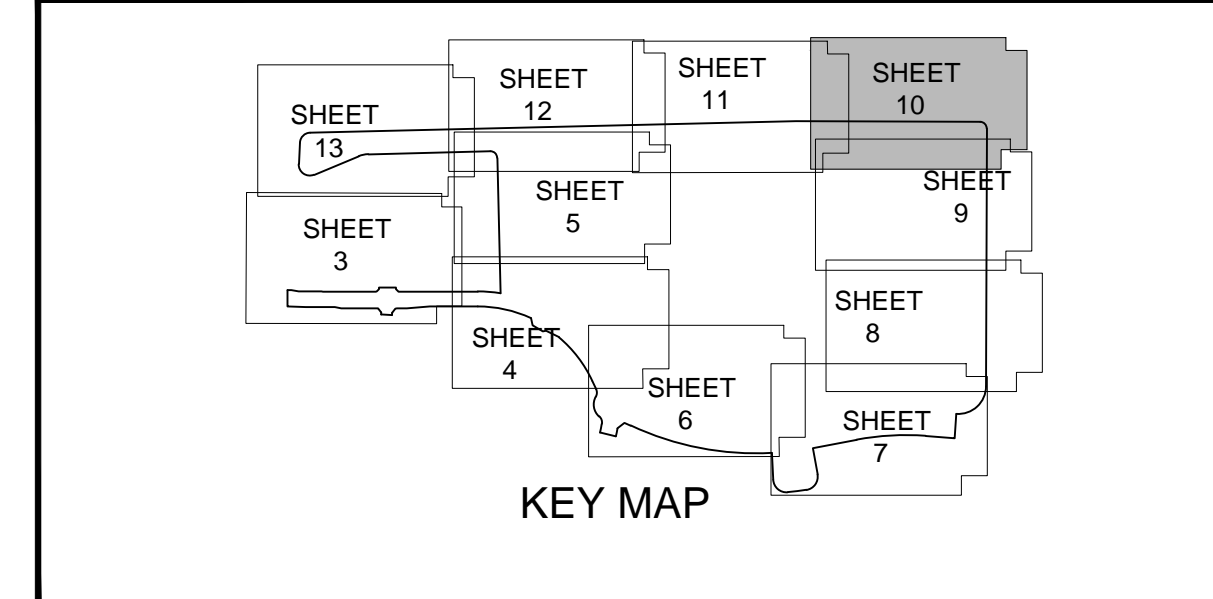
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Sheet No. 9 of 13 Sheets

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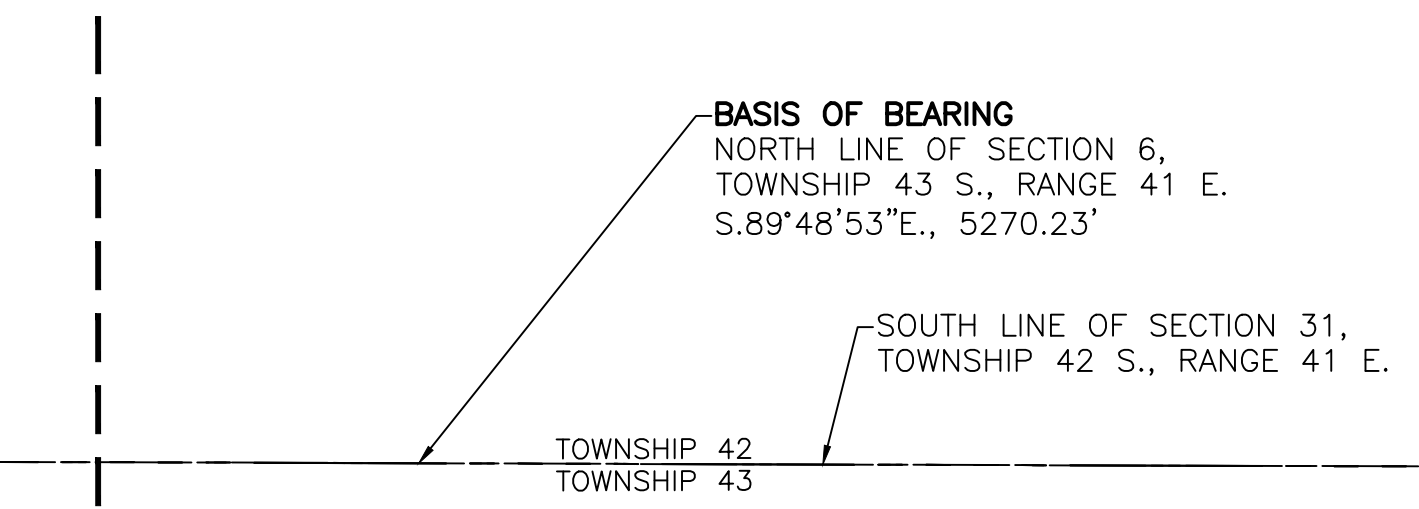
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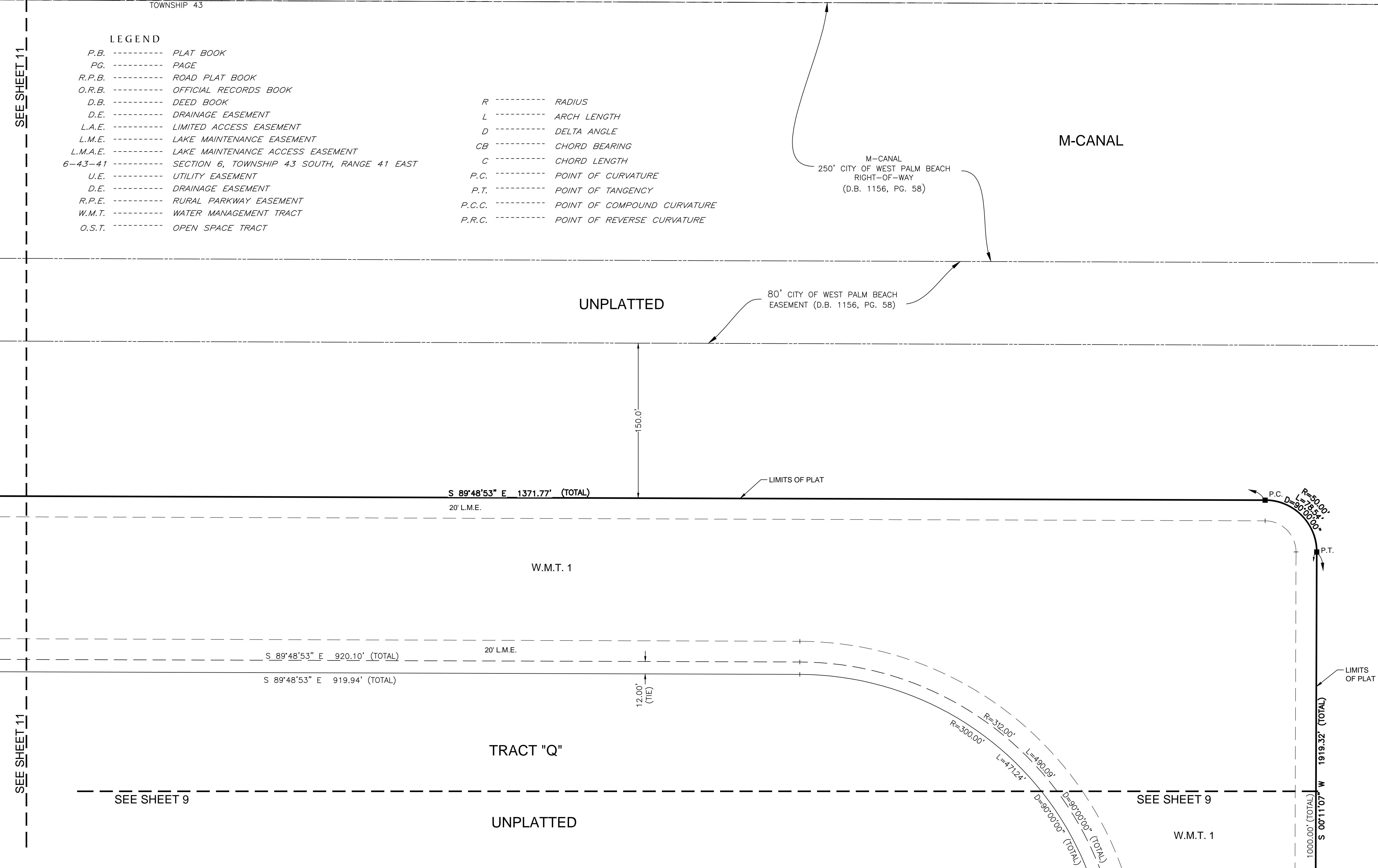
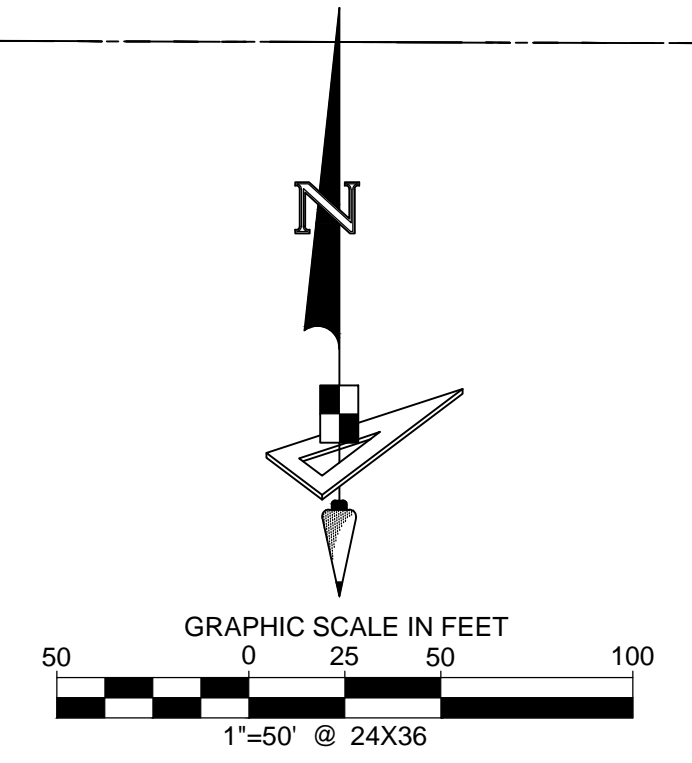
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SEE SHEET 11

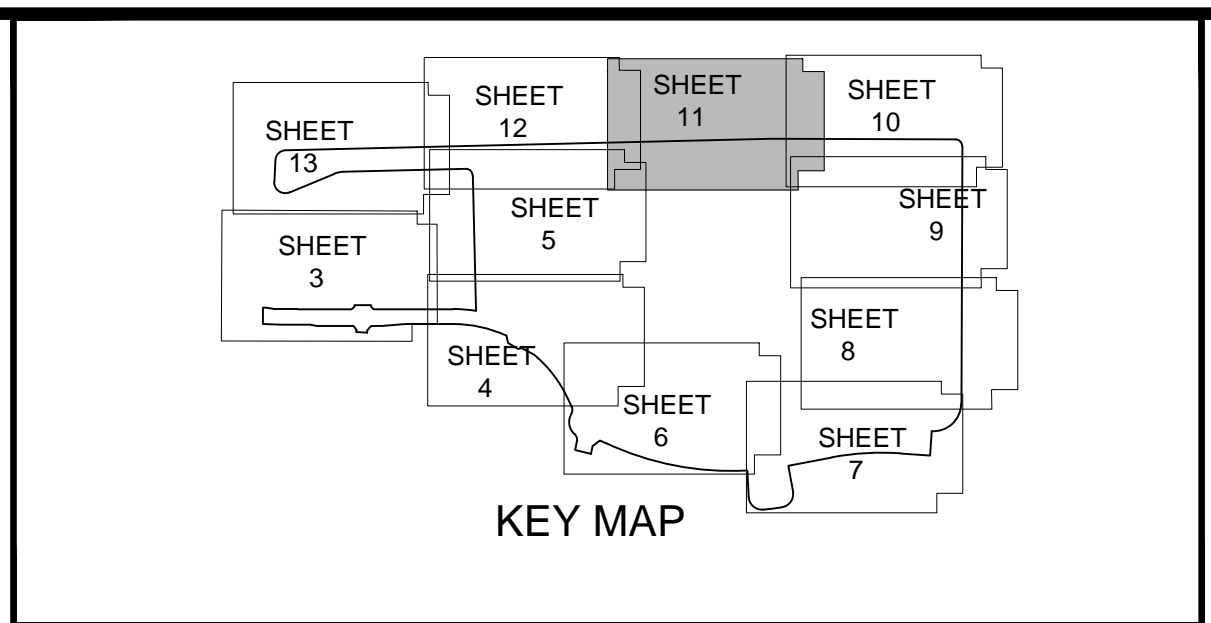
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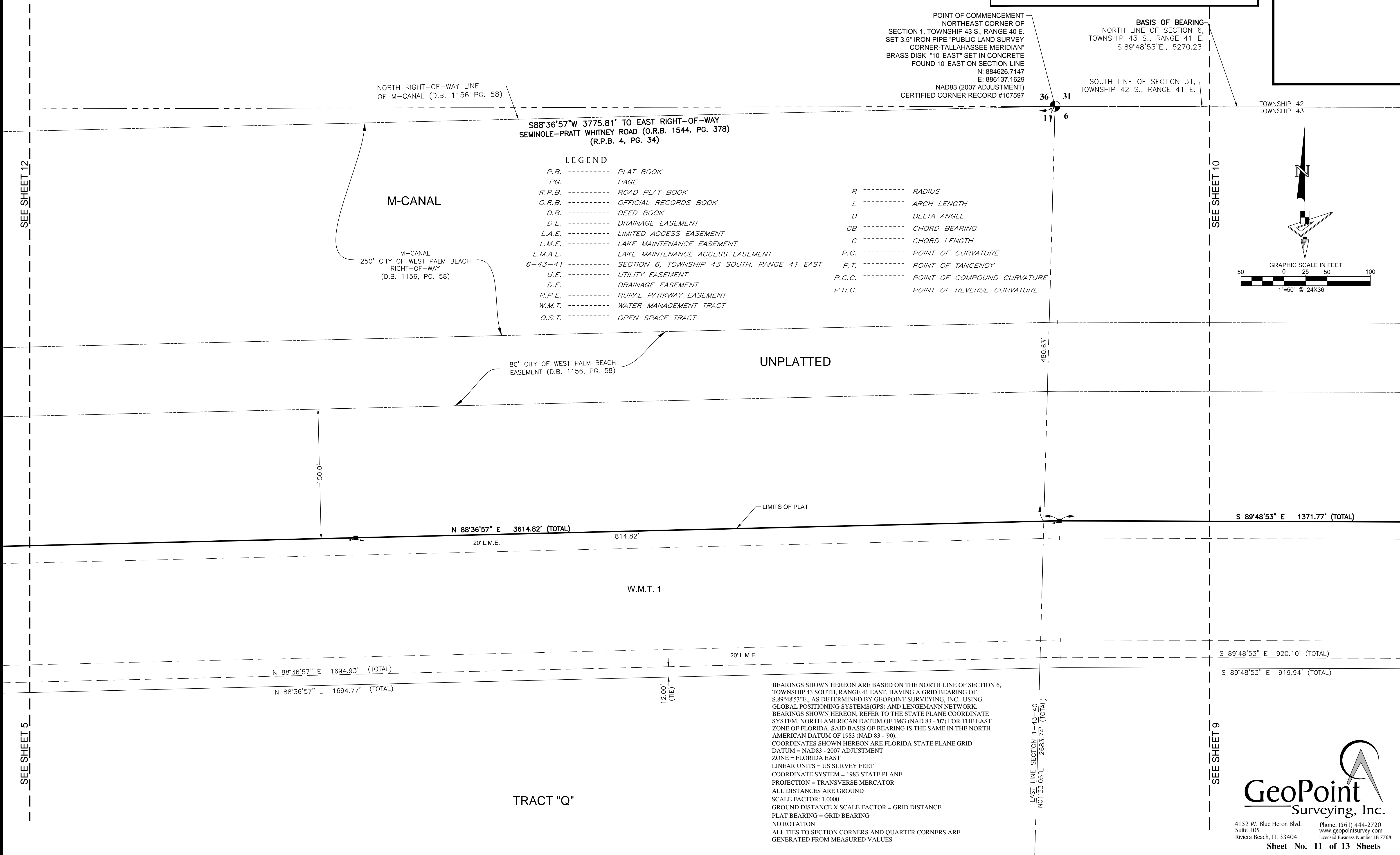
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POINT OF COMMENCEMENT
NORTHEAST CORNER OF
SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
SET 3.5" IRON PIPE "PUBLIC LAND SURVEY
CORNER-TALLAHASSEE MERIDIAN"
BRASS DISK "10' EAST" SET IN CONCRETE
FOUND 10' EAST ON SECTION LINE
N: 884626.7147
E: 886137.1629
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107597

BASIS OF BEARING
NORTH LINE OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.
S.89°48'53"E., 5270.23'

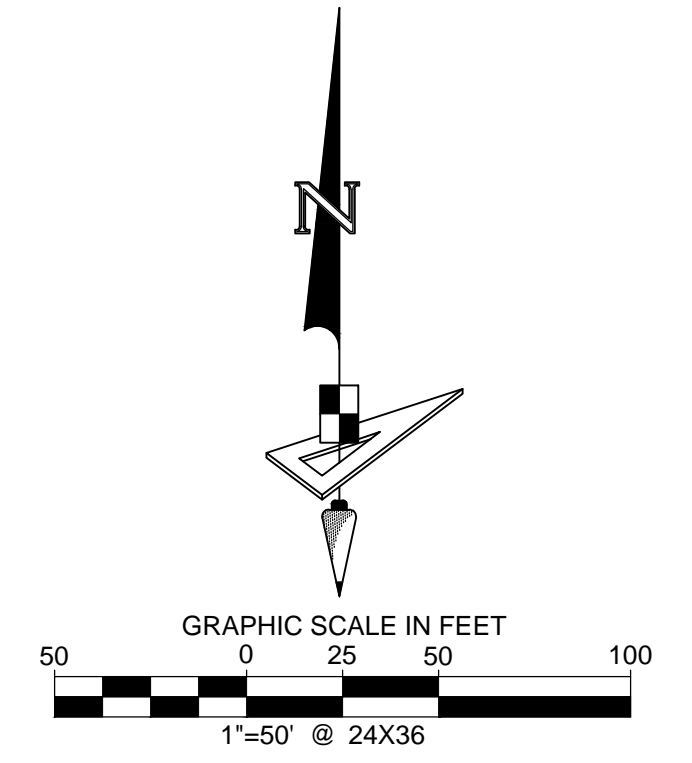
SOUTH LINE OF SECTION 31,
TOWNSHIP 42 S., RANGE 41 E.



S88°36'57"W 3775.81' TO EAST RIGHT-OF-WAY
SEMINOLE-PRAIT WHITNEY ROAD (O.R.B. 1544. PG. 378)
(R.P.B. 4, PG. 34)

LEGEND

- P.B. ----- PLAT BOOK
 - P.G. ----- PAGE
 - R.P.B. ----- ROAD PLAT BOOK
 - O.R.B. ----- OFFICIAL RECORDS BOOK
 - D.B. ----- DEED BOOK
 - D.E. ----- DRAINAGE EASEMENT
 - L.A.E. ----- LIMITED ACCESS EASEMENT
 - L.M.E. ----- LAKE MAINTENANCE EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - 6-43-41 ----- SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - R.P.E. ----- RURAL PARKWAY EASEMENT
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
- R ----- RADIUS
 - L ----- ARCH LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD LENGTH
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - P.C.C. ----- POINT OF COMPOUND CURVATURE
 - P.R.C. ----- POINT OF REVERSE CURVATURE



UNPLATTED

W.M.T. 1

TRACT "Q"

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E., AS DETERMINED BY GEOPOINT SURVEYING, INC. USING GLOBAL POSITIONING SYSTEMS(GPS) AND LENGEMANN NETWORK. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN 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 - '90).
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

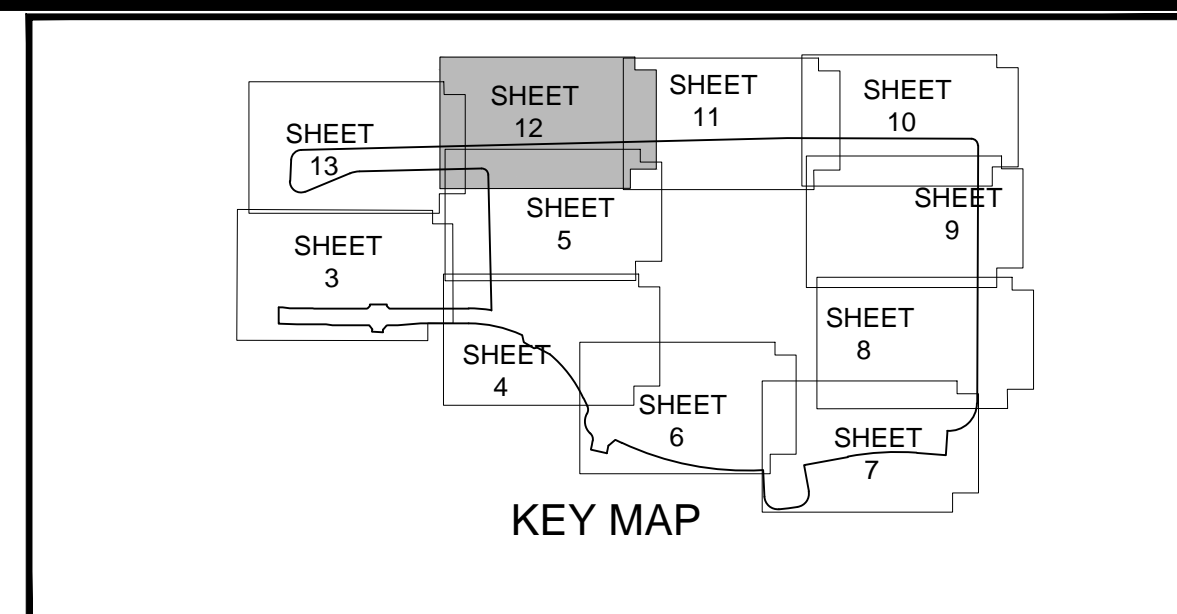
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Sheet No. 11 of 13 Sheets

TOWN CENTER PARKWAY NORTH

BEING A PLAT OF A PORTION OF
SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, 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.

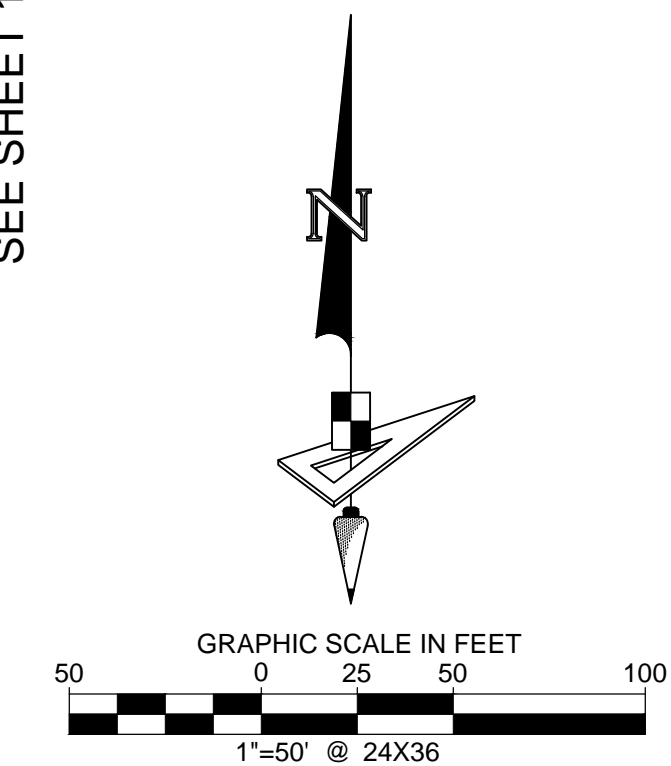


COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID
DATUM = NAD83 - 2007 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE
PROJECTION = TRANSVERSE MERCATOR
ALL DISTANCES ARE GROUND
SCALE FACTOR: 1.0000
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
PLAT BEARING = GRID BEARING
NO ROTATION
ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E., AS DETERMINED BY GEOPPOINT SURVEYING, INC. USING GLOBAL POSITIONING SYSTEMS (GPS) AND LENGEMANN NETWORK. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN 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 - '90).

SEE SHEET 13

SEE SHEET 11



NORTH RIGHT-OF-WAY LINE
OF M-CANAL (D.B. 1156 PG. 58)

S88°36'57"W 3775.81'

M-CANAL

M-CANAL
250' CITY OF WEST PALM BEACH
RIGHT-OF-WAY
(D.B. 1156, PG. 58)

80' CITY OF WEST PALM BEACH
EASEMENT (D.B. 1156, PG. 58)

LEGEND

- | | | | |
|---------------|---|-------------|-----------------------------|
| P.B. | PLAT BOOK | R | RADIUS |
| PG. | PAGE | L | ARCH LENGTH |
| R.P.B. | ROAD PLAT BOOK | D | DELTA ANGLE |
| O.R.B. | OFFICIAL RECORDS BOOK | CB | CHORD BEARING |
| D.B. | DEED BOOK | C | CHORD LENGTH |
| D.E. | DRAINAGE EASEMENT | P.C. | POINT OF CURVATURE |
| L.A.E. | LIMITED ACCESS EASEMENT | P.T. | POINT OF TANGENCY |
| L.M.E. | LAKE MAINTENANCE EASEMENT | P.C.C. | POINT OF COMPOUND CURVATURE |
| L.M.A.E. | LAKE MAINTENANCE ACCESS EASEMENT | P.R.C. | POINT OF REVERSE CURVATURE |
| 6-43-41 | SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST | | |
| U.E. | UTILITY EASEMENT | | |
| D.E. | DRAINAGE EASEMENT | | |
| R.P.E. | RURAL PARKWAY EASEMENT | | |
| W.M.T. | WATER MANAGEMENT TRACT | | |
| O.S.T. | OPEN SPACE TRACT | | |

UNPLATTED

N 88°36'57" E 3614.82' (TOTAL)

20' L.M.E.

1400.00'

LIMITS OF PLAT

W.M.T. 1

20' L.M.E. N 89°36'57" E 1694.93' (TOTAL)

N 89°36'57" E 1694.77' (TOTAL)

S 88°36'57" W 907.76' (TOTAL)

LIMITS OF PLAT

12.00' (TIE)

20' L.M.E.

R=62.00'
L=97.43'
D=90°02'00"

P.T.

D=89°58'00"

L=165.50'

R=50.00'

P.C.

N 01°21'03" W

1009.00' (TOTAL)

N 01°21'03" W

914.56' (TOTAL)

N 01°21'03" W

914.56' (TOTAL)

D=89°58'00" (TOTAL)

D=89°58'00" (TOTAL)

D=89°58'00" (TOTAL)

D=89°58'00" (TOTAL)

D=89°58'00" (TOTAL)

D=89°58'00" (TOTAL)

D=89°58'00" (TOTAL)

D=89°58'00" (TOTAL)

D=89°58'00" (TOTAL)

D=89°58'00" (TOTAL)

D=89°58'00" (TOTAL)

12.00' (TIE)

TRACT "Q"

SEE SHEET 13

SEE SHEET 5

SEE SHEET 5

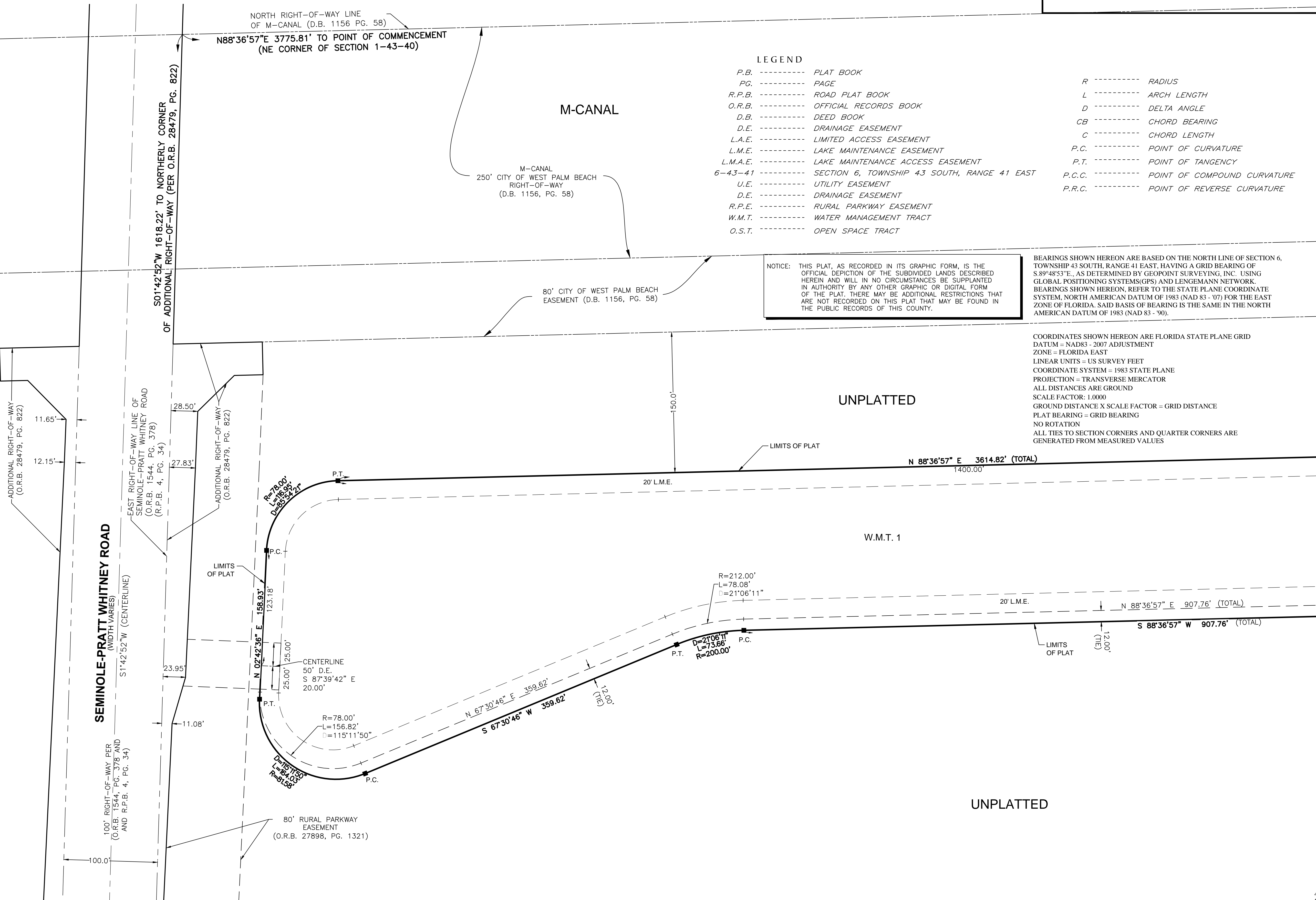
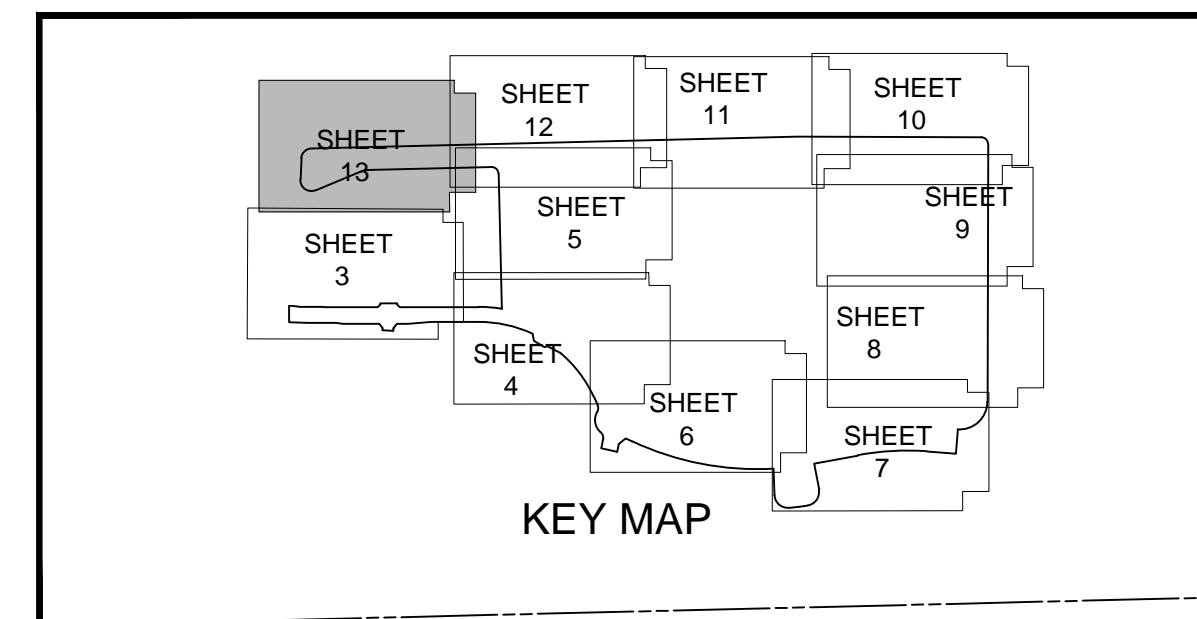
SEE SHEET 11



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TOWN CENTER PARKWAY NORTH

BEING A PLAT OF A PORTION OF
SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, FLORIDA



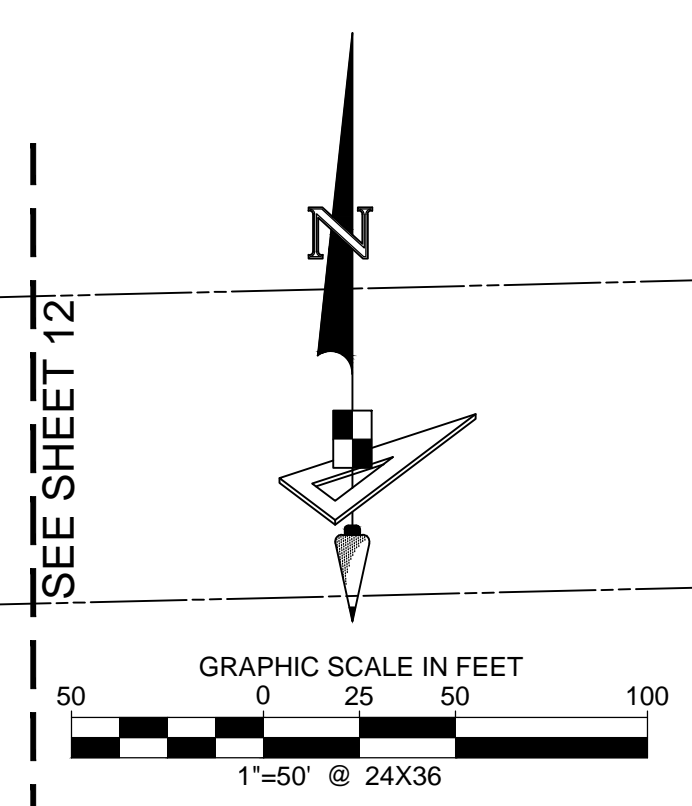
LEGEND

- | | | | |
|----------------|---|--------------|-----------------------------|
| P.B. ----- | PLAT BOOK | R ----- | RADIUS |
| PG. ----- | PAGE | L ----- | ARCH LENGTH |
| R.P.B. ----- | ROAD PLAT BOOK | D ----- | DELTA ANGLE |
| O.R.B. ----- | OFFICIAL RECORDS BOOK | CB ----- | CHORD BEARING |
| D.B. ----- | DEED BOOK | C ----- | CHORD LENGTH |
| D.E. ----- | DRAINAGE EASEMENT | P.C. ----- | POINT OF CURVATURE |
| L.A.E. ----- | LIMITED ACCESS EASEMENT | P.T. ----- | POINT OF TANGENCY |
| L.M.E. ----- | LAKE MAINTENANCE EASEMENT | P.C.C. ----- | POINT OF COMPOUND CURVATURE |
| L.M.A.E. ----- | LAKE MAINTENANCE ACCESS EASEMENT | P.R.C. ----- | POINT OF REVERSE CURVATURE |
| 6-43-41 ----- | SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST | | |
| U.E. ----- | UTILITY EASEMENT | | |
| D.E. ----- | DRAINAGE EASEMENT | | |
| R.P.E. ----- | RURAL PARKWAY EASEMENT | | |
| W.M.T. ----- | WATER MANAGEMENT TRACT | | |
| O.S.T. ----- | OPEN SPACE TRACT | | |

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.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. AS DETERMINED BY GEOPOINT SURVEYING, INC. USING GLOBAL POSITIONING SYSTEMS (GPS) AND LENGEMANN NETWORK. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN 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 - '90).

COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 - 2007 ADJUSTMENT
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PLAT BEARING = GRID BEARING
NO ROTATION
ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES



SEE SHEET 12
SEE SHEET 5

SEE SHEET 5

SEE SHEET 3

SEE SHEET 3

GeoPoint
Surveying, Inc.

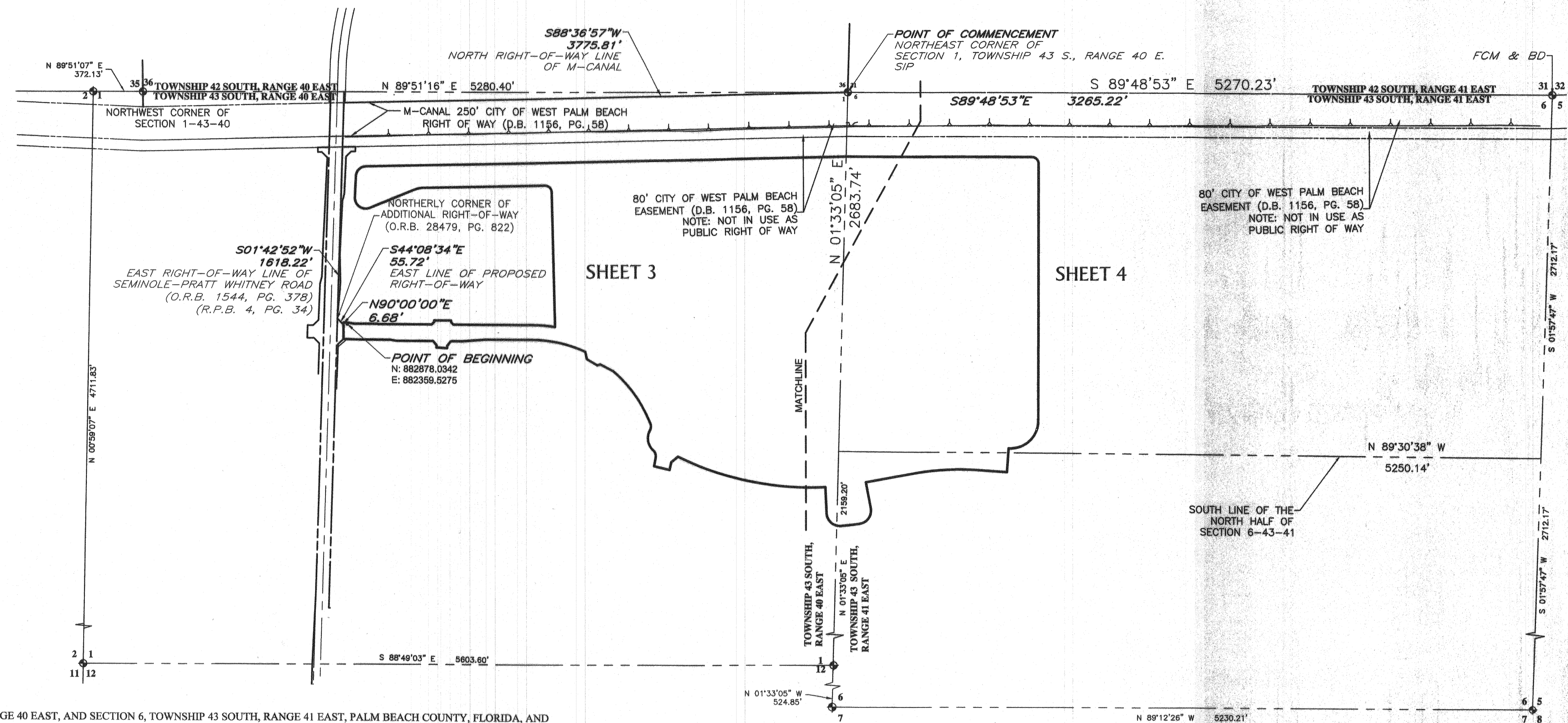
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Riviera Beach, FL 33404 Licensed Business Number LB 7768

Sheet No. 13 of 13 Sheets

SURVEYORS NOTES:

- EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY FOUNDERS TITLE, DATED MARCH 16, 2015.
- THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC. (INTERIOR OCCUPATION NOT LOCATED)
- 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 S.89°48'53"E. THE GRID BEARINGS, AS 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 - '90).
- THE SUBJECT PROPERTY LIES IN FLOOD ZONE "B", ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 120192 0050 B, PALM BEACH COUNTY, FLORIDA (UNINCORPORATED AREAS), DATED OCTOBER 15, 1982, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 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. THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR CALLERY JUDGE GROVES:
 - THE 'M' CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
 - STATE OF FLORIDA PALM BEACH COUNTY RIGHT OF WAY MAP FOR SEMINOLE-PRATT WHITNEY ROAD, RECORDED IN ROAD PLAT BOOK 4, PAGE 34.
 - BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.
 - SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.
- 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 SUBURBAN OR 1 FOOT IN 7500 FEET.
- SID AND SWCD EASEMENTS WITHIN BOUNDARY HAVE BEEN RELEASE PER O.R. 28084, PG. 0985.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTE: SEE TITLE REPORT ON SHEET 2



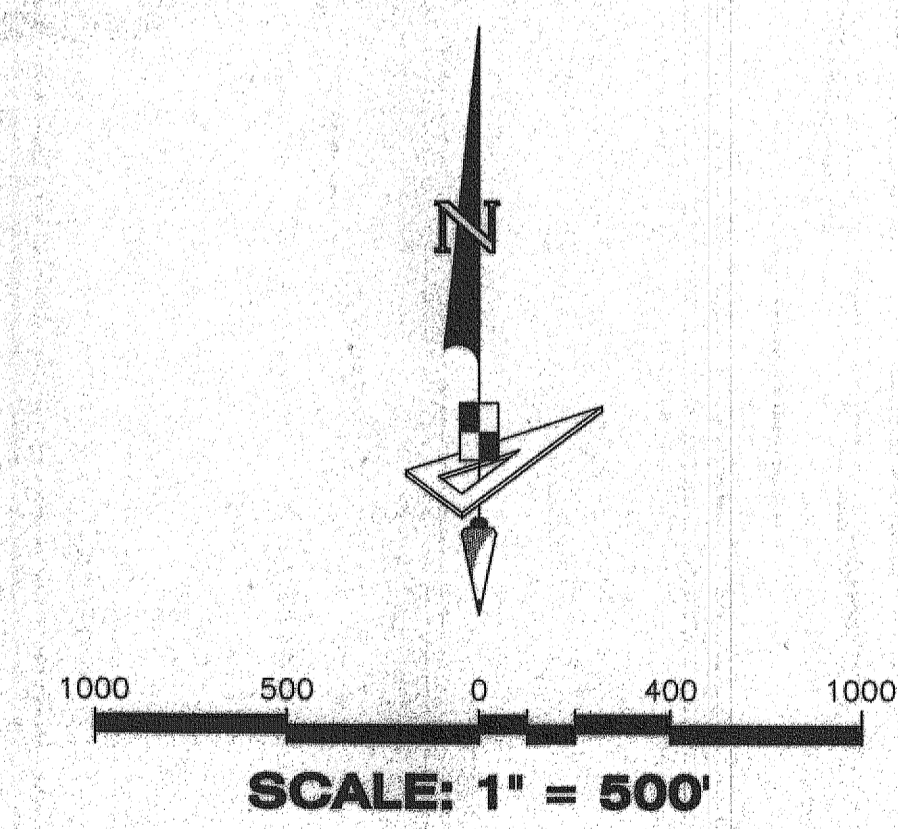
DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.88°36'57"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF THE M-CANAL PER DEED BOOK 1156, PAGE 58, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, A DISTANCE OF 3775.81 FEET; THENCE S.01°42'52"W. ALONG THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD PER OFFICIAL RECORDS BOOK 1544, PAGE 378 AND ROAD PLAT BOOK 4, PAGE 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1618.22 FEET TO THE NORTHERLY CORNER OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG THE EAST LINE OF SAID ADDITIONAL RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) COURSES: 1) S.44°08'34"E, A DISTANCE OF 55.72 FEET; 2) THENCE N.90°00'00"E, A DISTANCE OF 6.68 FEET TO THE POINT OF BEGINNING; THENCE N.00°00'00"E, A DISTANCE OF 10.00 FEET; THENCE N.90°00'00"E, A DISTANCE OF 27.54 FEET; THENCE S.82°02'23"E, A DISTANCE OF 56.01 FEET; THENCE N.90°00'00"E, A DISTANCE OF 169.12 FEET; THENCE S.77°35'53"E, A DISTANCE OF 11.64 FEET; THENCE N.90°00'00"E, A DISTANCE OF 392.31 FEET; THENCE N.71°47'45"E, A DISTANCE OF 7.08 FEET; THENCE N.45°00'00"E, A DISTANCE OF 23.95 FEET; THENCE N.00°00'00"E, A DISTANCE OF 10.86 FEET; THENCE N.90°00'00"E, A DISTANCE OF 126.00 FEET; THENCE S.00°00'00"E, A DISTANCE OF 10.86 FEET; THENCE S.45°00'00"E, A DISTANCE OF 10.86 FEET; THENCE N.90°00'00"E, A DISTANCE OF 590.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1060.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°10'52", A DISTANCE OF 169.86 FEET TO A NON-TANGENT INTERSECTION; THENCE N.01°21'03"W, A DISTANCE OF 1009.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°02'00", A DISTANCE OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'11", A DISTANCE OF 73.66 FEET TO THE POINT OF TANGENCY; THENCE S.67°30'46"W, A DISTANCE OF 359.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 81.58 FEET; THENCE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 115°11'50", A DISTANCE OF 164.03 FEET TO THE POINT OF TANGENCY; THENCE N.02°42'36"E, A DISTANCE OF 158.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 78.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°54'21", A DISTANCE OF 116.95 FEET TO THE POINT OF TANGENCY; THENCE N.88°36'57"E, A DISTANCE OF 3614.82 FEET; THENCE S.89°48'53"E, A DISTANCE OF 1371.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 78.54 FEET TO THE POINT OF TANGENCY; THENCE S.00°11'07"W, A DISTANCE OF 1919.32 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 206.79 FEET; THENCE SOUTHERLY, SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°56'39", A DISTANCE OF 339.06 FEET TO A RADIAL INTERSECTION; THENCE S.04°07'46"W, A DISTANCE OF 180.00 FEET; THENCE N.85°52'14"W, A DISTANCE OF 214.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 2010.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°42'43", A DISTANCE OF 516.11 FEET TO THE POINT OF TANGENCY; THENCE S.79°25'03"W, A DISTANCE OF 331.82 FEET; THENCE S.10°34'57"E, A DISTANCE OF 198.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 100.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°50'42", A DISTANCE OF 160.30 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2490.02 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°13'45", A DISTANCE OF 140.33 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 100.00 FEET; THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°59'53", A DISTANCE OF 162.31 FEET TO THE POINT OF TANGENCY; THENCE N.02°30'38"W, A DISTANCE OF 196.87 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 2190.00 FEET AND A RADIAL BEARING OF N.03°09'53"W AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°16'55", A DISTANCE OF 1081.01 FEET TO THE POINT OF TANGENCY; THENCE N.64°52'58"W, A DISTANCE OF 53.83 FEET; THENCE S.50°31'02"W, A DISTANCE OF 66.76 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 1060.00 FEET AND A RADIAL BEARING OF N.80°03'04"W, AT SAID INTERSECTION; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°12'25", A DISTANCE OF 59.33 FEET TO A RADIAL INTERSECTION; THENCE N.76°50'39"W, A DISTANCE OF 120.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 940.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°03'04", A DISTANCE OF 66.46 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 60.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°17'52", A DISTANCE OF 60.00 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 120.00 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°37'46", A DISTANCE OF 162.59 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 60.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°11'53", A DISTANCE OF 56.76 FEET TO THE POINT OF TANGENCY; THENCE N.24°45'42"W, A DISTANCE OF 66.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 940.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°14'31", A DISTANCE OF 414.12 FEET TO A NON-TANGENT INTERSECTION; THENCE N.62°34'32"W, A DISTANCE OF 108.30 FEET; THENCE S.75°15'27"W, A DISTANCE OF 24.23 FEET; THENCE N.59°12'32"W, A DISTANCE OF 89.10 FEET; THENCE N.12°19'26"W, A DISTANCE OF 55.23 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 950.00 FEET AND A RADIAL BEARING OF S.24°39'15"W AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'15", A DISTANCE OF 408.78 FEET TO THE POINT OF TANGENCY; THENCE N.90°00'00"W, A DISTANCE OF 357.06 FEET; THENCE S.85°30'18"W, A DISTANCE OF 172.26 FEET; THENCE N.90°00'00"W, A DISTANCE OF 73.87 FEET; THENCE S.76°32'40"W, A DISTANCE OF 11.82 FEET; THENCE S.37°54'45"W, A DISTANCE OF 39.60 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 410.00 FEET AND A RADIAL BEARING OF N.88°34'37"W AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°30'49", A DISTANCE OF 17.99 FEET TO A NON-TANGENT INTERSECTION; THENCE N.86°40'21"W, A DISTANCE OF 80.01 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 330.00 FEET AND A RADIAL BEARING OF N.85°54'56"W AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°42'09", A DISTANCE OF 15.57 FEET TO A NON-TANGENT INTERSECTION; THENCE N.37°33'20"W, A DISTANCE OF 39.52 FEET; THENCE N.80°06'47"W, A DISTANCE OF 2.56 FEET; THENCE N.90°00'00"W, A DISTANCE OF 271.54 FEET; THENCE N.80°12'54"W, A DISTANCE OF 47.07 FEET; THENCE N.90°00'00"W, A DISTANCE OF 216.45 FEET; THENCE N.88°15'02"W, A DISTANCE OF 135.95 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD; THENCE N.00°00'00"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 111.61 FEET TO THE POINT OF BEGINNING.

CONTAINING: 196.268 ACRES, MORE OR LESS.

LEGEND

- D.B. ----- DEED BOOK
- O.R.B. ----- OFFICIAL RECORDS BOOK
- R.P.B. ----- ROAD PLAT BOOK
- Pg ----- PAGE
- P.O.B. ----- POINT OF BEGINNING
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- SIR ----- SET 1/2" IRON ROD LB7768
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- SID - SEMINOLE IMPROVEMENT DISTRICT EASEMENT (O.R. 14742, PG. 1196)
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- FP&L - FLORIDA POWER AND LIGHT COMPANY UTILITY EASEMENT (O.R. 14239, PG. 720)
- R=RADIUS
- L=LENGTH
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- CB=CHORD BEARING
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TOWN CENTER PARKWAY NORTH BOUNDARY SURVEY

REVISIONS		Prepared For: MINTO COMMUNITIES	
No.	Date	Description	Dwn.
1	03/09/17	COUNTY COMMENT - NAME	AT

Last Date of Field Survey: 01/19/15
 SURVEYORS CERTIFICATE
 This certifies that a survey of the herein described property was made under the supervision and in accordance with the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 17-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 STATE OF FLORIDA
 Gary A. Kester, P.S., L.S.4828
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPING ENGINEER NO. 154828
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

GeoPoint Surveying, Inc.
 4152 W. Blue Heron Blvd. Phone: (561) 444-2720
 Suite 105 www.geopointsurvey.com
 Riviera Beach, FL 33404 Licensed Business Number LB 7768
 Drawn: SWM Date: 01/19/15 Data File:
 Checks: GAR, P.C. Field Book:
 Section: 6-438-11E, 1-438-40E Job #: MIN-CJ-018

Sheet No. 1 of 4 Sheets

OWNERSHIP AND ENCUMBRANCE REPORT:
 PREPARED BY FOUNDERS TITLE
 DATED MARCH 16, 2015

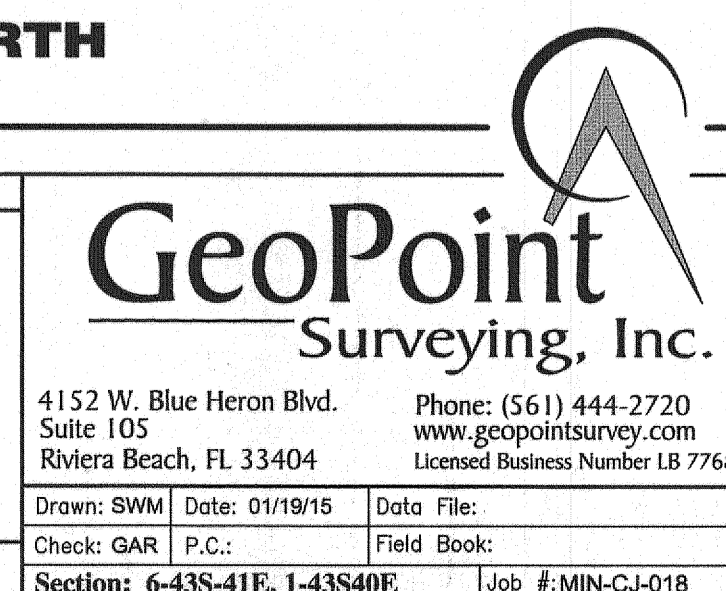
EASEMENTS AND OTHER MATTERS AFFECT TITLE:

- ITEM 1: OIL, GAS AND MINERAL RESERVATIONS IN FAVOR OF SOUTHERN STATES LAND AND TIMBER CORPORATION, AS CONTAINED IN DEED DATED APRIL 20, 1951 AND RECORDED APRIL 25, 1951 IN DEED BOOK 941, PAGE 526 (INCLUDES SECTIONS 5 AND 6, NORTH 1/2 OF SECTION 7, AND NORTH 1/2 OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST), AS MODIFIED BY THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 312, PAGE 342, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (INCLUDES SECTIONS 5 AND 6, NORTH 1/2 OF SECTION 7, AND NORTH 1/2 OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST).
- ITEM 2: CONTRACT BETWEEN WEST PALM BEACH WATER CO. AND INDIAN TRAIL RANCH, INC. RECORDED IN DEED BOOK 1156 AT PAGE 36, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEM 3: MUTUAL RIGHT-OF-WAY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1328 AT PAGE 530, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEM 4: MUTUAL RIGHT-OF-WAY AGREEMENT DATED APRIL 1, 1966 AND RECORDED APRIL 1, 1966 IN OFFICIAL RECORDS BOOK 1354, PAGE 47, ASSIGNED IN OFFICIAL RECORDS BOOK 2606, PAGE 1023, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEM 5: EASEMENT FOR DRAINAGE PURPOSES CONTAINED WITHIN DECLARATION OF EASEMENTS DATED NOVEMBER 25, 1968 AND RECORDED NOVEMBER 29, 1968 IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, AFFECTED BY PARTIAL ASSIGNMENT OF EASEMENTS RECORDED MAY 6, 2008 IN OFFICIAL RECORDS BOOK 22620, PAGE 1890, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEM 6: TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THAT CERTAIN EASEMENT AND ACCESS AGREEMENT BY AND BETWEEN CALLERY-JUDGE GROVE, A NEW YORK LIMITED PARTNERSHIP AND SEMINOLE WATER CONTROL DISTRICT DATED JANUARY 15, 1971 AND RECORDED JUNE 20, 1971 IN OFFICIAL RECORDS BOOK 1868, PAGE 307, TOGETHER WITH THE TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENT AND ACCESS AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6853, PAGE 1722, SAID EASEMENTS AS AFFECTED BY RELEASE OF ACCESS RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 14034, PAGE 1138, OFFICIAL RECORDS BOOK 14566, PAGE 1775, OFFICIAL RECORDS BOOK 14566, PAGE 1791, OFFICIAL RECORDS BOOK 14676, PAGE 949, OFFICIAL RECORDS BOOK 15391, PAGE 750 AND OFFICIAL RECORDS BOOK 15610, PAGE 174, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS PROPERTY, SHOWN HEREON)
- ITEM 7: EASEMENT IN FAVOR OF SEMINOLE WATER CONTROL DISTRICT CONTAINED IN INSTRUMENT DATED APRIL 26, 1989 AND RECORDED MAY 11, 1989 IN OFFICIAL RECORDS BOOK 6062, PAGE 1113, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEM 8: TERMS AND CONDITIONS OF UNITY(S) OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 2865, PAGE 744; OFFICIAL RECORDS BOOK 3289, PAGE 1012 AND OFFICIAL RECORDS BOOK 7818, PAGE 1681, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEM 9: EASEMENT AGREEMENT BY AND BETWEEN CALLERY-JUDGE GROVE AND SEMINOLE WATER CONTROL DISTRICT AS CONTAINED IN DEDICATION OF EASEMENT DATED DECEMBER 4, 1992 AND RECORDED DECEMBER 17, 1992 IN OFFICIAL RECORDS BOOK 7520, PAGE 1777, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEMS 10-16: EASEMENT AGREEMENT BY AND BETWEEN CALLERY-JUDGE GROVE AND BELL SOUTH TELECOMMUNICATIONS, INC., CONTAINED IN INSTRUMENT DATED JUNE 22, 1993 AND RECORDED JULY 28, 1993 IN OFFICIAL RECORDS BOOK 7817, PAGE 1558, AS CORRECTED IN OFFICIAL RECORDS BOOK 7925, PAGE 1937, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEM 17: TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THAT CERTAIN DEDICATION OF IRRIGATION EASEMENT BY CALLERY-JUDGE GROVE L.P., DATED AUGUST 23, 1994 AND RECORDED AUGUST 29, 1994 IN OFFICIAL RECORDS BOOK 8405, PAGE 1111, AND CORRECTIVE DEDICATION OF IRRIGATION EASEMENT RECORDED NOVEMBER 8, 1994 IN OFFICIAL RECORDS BOOK 8497, PAGE 1022, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEM 18: EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY CONTAINED IN INSTRUMENT DATED SEPTEMBER 25, 1995 AND RECORDED OCTOBER 25, 1995 IN OFFICIAL RECORDS BOOK 8973, PAGE 1728, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEM 19: INGRESS AND EGRESS EASEMENT BY AND BETWEEN CALLERY-JUDGE GROVE L.P., SEMINOLE WATER CONTROL DISTRICT AND THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, CONTAINED IN INSTRUMENT DATED MARCH 14, 1996 AND RECORDED MARCH 18, 1996 IN OFFICIAL RECORDS BOOK 9169, PAGE 139, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEM 20: TERMS, CONDITIONS AND PROVISIONS OF COMPREHENSIVE PLAN AGREEMENT AND COVENANT BY AND BETWEEN CALLERY-JUDGE GROVE L.P., AND PALM BEACH COUNTY DATED JULY 1, 1996 AND RECORDED SEPTEMBER 3, 1996 IN OFFICIAL RECORDS BOOK 9422, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEMS 21-28: TERMS, CONDITIONS AND PROVISIONS OF COMMUNICATION TOWER REMOVAL AGREEMENT BY AND BETWEEN BELL SOUTH MOBILITY, INC., AND CALLERY-JUDGE GROVE, AS CONTAINED IN INSTRUMENT DATED NOVEMBER 2, 1996 AND RECORDED DECEMBER 6, 1996 IN OFFICIAL RECORDS BOOK 9559, PAGE 1879, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEM 29: EASEMENT IN FAVOR OF BELL SOUTH TELECOMMUNICATIONS RECORDED AUGUST 25, 1998 IN OFFICIAL RECORDS BOOK 10602, PAGE 717, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEM 30: DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 10647, PAGE 1106, AND FLOWAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 10647, PAGE 1150, BOTH IN FAVOR OF PALM BEACH COUNTY. (DOES NOT AFFECT PROPERTY)
- ITEM 31: EASEMENT(S) IN FAVOR OF BELL SOUTH TELECOMMUNICATIONS, INC., A GEORGIA CORPORATION SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 11289, PAGE 112, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEMS 32-35: TERMS, CONDITIONS, AND PROVISIONS OF SITE SUBLEASE DATED SEPTEMBER 16, 1999, BY AND BETWEEN BELL SOUTH MOBILITY, INC., A GEORGIA CORPORATION AS SUBLESSOR, AND NEXTEL SOUTH CORP., A GEORGIA CORPORATION AS SUBLESSEE, A MEMORANDUM OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 11517, PAGE 138, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEM 36: TERMS, CONDITIONS, AND PROVISIONS OF MASTER LEASE AGREEMENT AND SUPPLEMENT TO MASTER LEASE AGREEMENT, DATED MARCH 14, 2001 BY AND BETWEEN CROWN CASTLE SOUTH, INC., A DELAWARE CORPORATION AS LESSOR (SUB-SUBLESSOR), AND PRIMECO PERSONAL COMMUNICATIONS, LIMITED PARTNERSHIP, D/B/A VERIZON WIRELESS, A DELAWARE LIMITED PARTNERSHIP AS LESSEE (SUB-SUBLESSEE), A MEMORANDUM OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 12398, PAGE 1433, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEM 37: TERMS, CONDITIONS, AND PROVISIONS OF SITE LEASE ACKNOWLEDGEMENT DATED MARCH 28, 2001, BY AND BETWEEN CROWN CASTLE SOUTH, INC., A DELAWARE CORPORATION AS LESSOR (SUB-SUBLESSOR), AND SPRINT SPECTRUM L.P., A DELAWARE LIMITED PARTNERSHIP AS LESSEE (SUB-SUBLESSEE), A MEMORANDUM OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 12951, PAGE 1353, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEM 38: TERMS, CONDITIONS, AND PROVISIONS OF LEASE DATED JUNE 20, 1996, BY AND BETWEEN CALLERY-JUDGE GROVE, L.P., A LIMITED PARTNERSHIP AS LESSOR, AND BELL SOUTH MOBILITY LLC, A GEORGIA LIMITED LIABILITY COMPANY AS LESSEE, A MEMORANDUM OF WHICH WAS RECORDED APRIL 4, 2002, IN OFFICIAL RECORDS BOOK 13577, PAGE 1245, AS AMENDED BY AMENDED AND RESTATED SITE DESIGNATION SUPPLEMENT AND MEMORANDUM OF LEASE RECORDED JUNE 13, 2003 IN OFFICIAL RECORDS BOOK 15373, PAGE 831, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEM 39: TERMS, CONDITIONS, AND PROVISIONS OF SUBLEASE DATED JUNE 1, 1999, BY AND BETWEEN BELL SOUTH MOBILITY, LLC, A GEORGIA LIMITED LIABILITY COMPANY AS SUBLESSOR, AND CROWN CASTLE SOUTH INC., A DELAWARE CORPORATION AS SUBLESSEE, AS AMENDED AND SUPPLEMENTED BY SITE DESIGNATION SUPPLEMENT AND MEMORANDUM OF SUBLEASE DATED DECEMBER 1, 2000, RECORDED IN OFFICIAL RECORDS BOOK 13958, PAGE 402, AS RE-RECORDED SEPTEMBER 9, 2002 IN OFFICIAL RECORDS BOOK 14126, PAGE 656, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS PROPERTY, NOT PLOTTABLE)
- ITEM 40: TERMS AND CONDITIONS OF LICENSE AGREEMENT BY AND BETWEEN SILVER LAKE ENTERPRISES, INC., A NEVADA CORPORATION AND SEMINOLE IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, DATED AUGUST 12, 2002 AND RECORDED AUGUST 14, 2002 IN OFFICIAL RECORDS BOOK 14034, PAGE 1123 AND RE-RECORDED JUNE 17, 2003 IN OFFICIAL RECORDS BOOK 15391, PAGE 742, AS AMENDED BY AMENDMENT TO LICENSE AGREEMENT RECORDED FEBRUARY 7, 2003 IN OFFICIAL RECORDS BOOK 14769, PAGE 589, AS AMENDED BY AMENDMENT TO LICENSE AGREEMENT RECORDED JUNE 17, 2003 IN OFFICIAL RECORDS BOOK 15391, PAGE 782, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEM 41: RESERVATION OF RIGHTS AS CONTAINED WITHIN QUIT CLAIM DEED AND AGREEMENT FOR RESERVATION OF RIGHTS DATED JANUARY 30, 2003, RECORDED FEBRUARY 3, 2003 IN OFFICIAL RECORDS BOOK 14742 AT PAGE 1196, AFFECTED BY PARTIAL RELEASE FROM THE SEMINOLE IMPROVEMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 20846, PAGE 1424, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS PROPERTY, SHOWN HEREON)
- ITEM 42: INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND THE SEMINOLE IMPROVEMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 20252, PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEM 43: EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED AUGUST 23, 2006 IN OFFICIAL RECORDS BOOK 20764, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEM 44: GRANT OF EASEMENT FROM CALLERY-JUDGE GROVE L.P., A NEW YORK LIMITED PARTNERSHIP TO CROWN CASTLE SOUTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED NOVEMBER 8, 2010 IN OFFICIAL RECORDS BOOK 24182, PAGE 576. NOTE: SUBORDINATION AND NON-DISTURBANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 24182, PAGE 592, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEM 45: CORRECTIVE GRANT OF EASEMENT BY SEMINOLE WATER CONTROL DISTRICT IN FAVOR OF CALLERY-JUDGE GROVE, L.P. RECORDED NOVEMBER 8, 1994 IN OFFICIAL RECORDS BOOK 8497, PAGE 1017, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEM 46: FLOWAGE EASEMENT IN FAVOR OF PALM BEACH COUNTY RECORDED IN OFFICIAL RECORDS BOOK 10647, PAGE 1150, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEM 47: EASEMENTS IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 14239, PAGE 720, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS PROPERTY, SHOWN HEREON)
- ITEMS 48&50: TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 25, 1956 IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEM 49: MATTERS SHOWN ON THE MAP OF M-CANAL ROAD RECORDED IN ROAD PLAT BOOK 6, PAGE 136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEM 51: TERMS, PROVISIONS, EASEMENTS, INCLUDING AN OPTION TO PURCHASE CONTAINED IN THAT CERTAIN UNRECORDED AGREEMENT AND 99 YEAR LEASE WITH PURCHASE OPTION DATED APRIL 14, 2004, BY AND BETWEEN CALLERY-JUDGE GROVE, L.P., A NEW YORK LIMITED PARTNERSHIP AND JAC PROPERTY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS AFFECTED BY FIRST AMENDMENT DATED JUNE 14, 2004 AND SECOND AMENDMENT DATED JUNE 18, 2004. (DOES NOT AFFECT PROPERTY)
- ITEM 52: INGRESS AND EGRESS EASEMENT AGREEMENT BY AND BETWEEN CALLERY-JUDGE GROVE, L.P., A NEW YORK LIMITED PARTNERSHIP AND LANDAM CONSTRUCTION EXCHANGE COMPANY RECORDED IN OFFICIAL RECORDS BOOK 17336, PAGE 1503, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)
- ITEM 53: DRAINAGE EASEMENT BY AND BETWEEN CALLERY-JUDGE GROVE, L.P., A NEW YORK LIMITED PARTNERSHIP AND LANDAM CONSTRUCTION EXCHANGE COMPANY RECORDED IN OFFICIAL RECORDS BOOK 17336, PAGE 1522, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY)

**TOWN CENTER PARKWAY NORTH
 BOUNDARY SURVEY**

REVISIONS				
No.	Date	Description	Dem.	AT
1	03/09/17	COUNTY COMMENT --NAME		AT

Prepared For: MINTO COMMUNITIES
 Last Date of Field Survey: 01/19/15

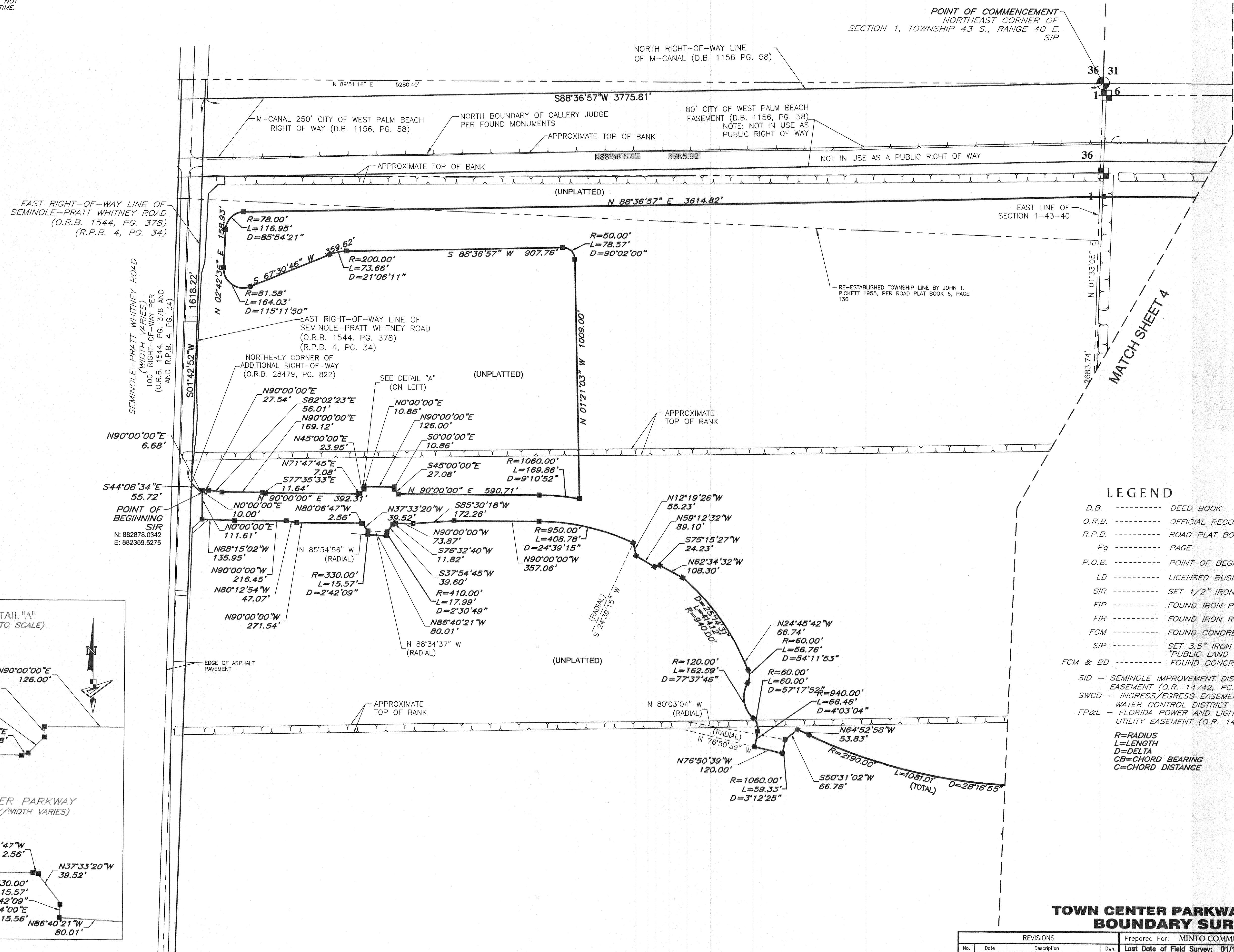
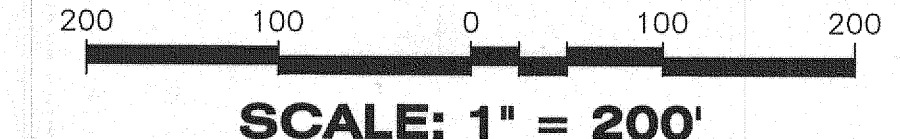
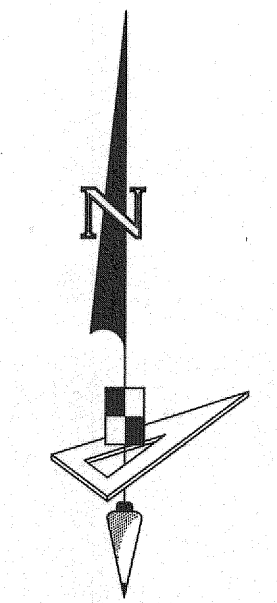


**GeoPoint
 Surveying, Inc.**

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
 Suite 105 www.geopointsurvey.com
 Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SWM Date: 01/19/15 Data File:
 Check: GAR P.C.: Field Book:
 Section: 6-43S-41E, 1-43S40E Job #: MIN-CJ-018

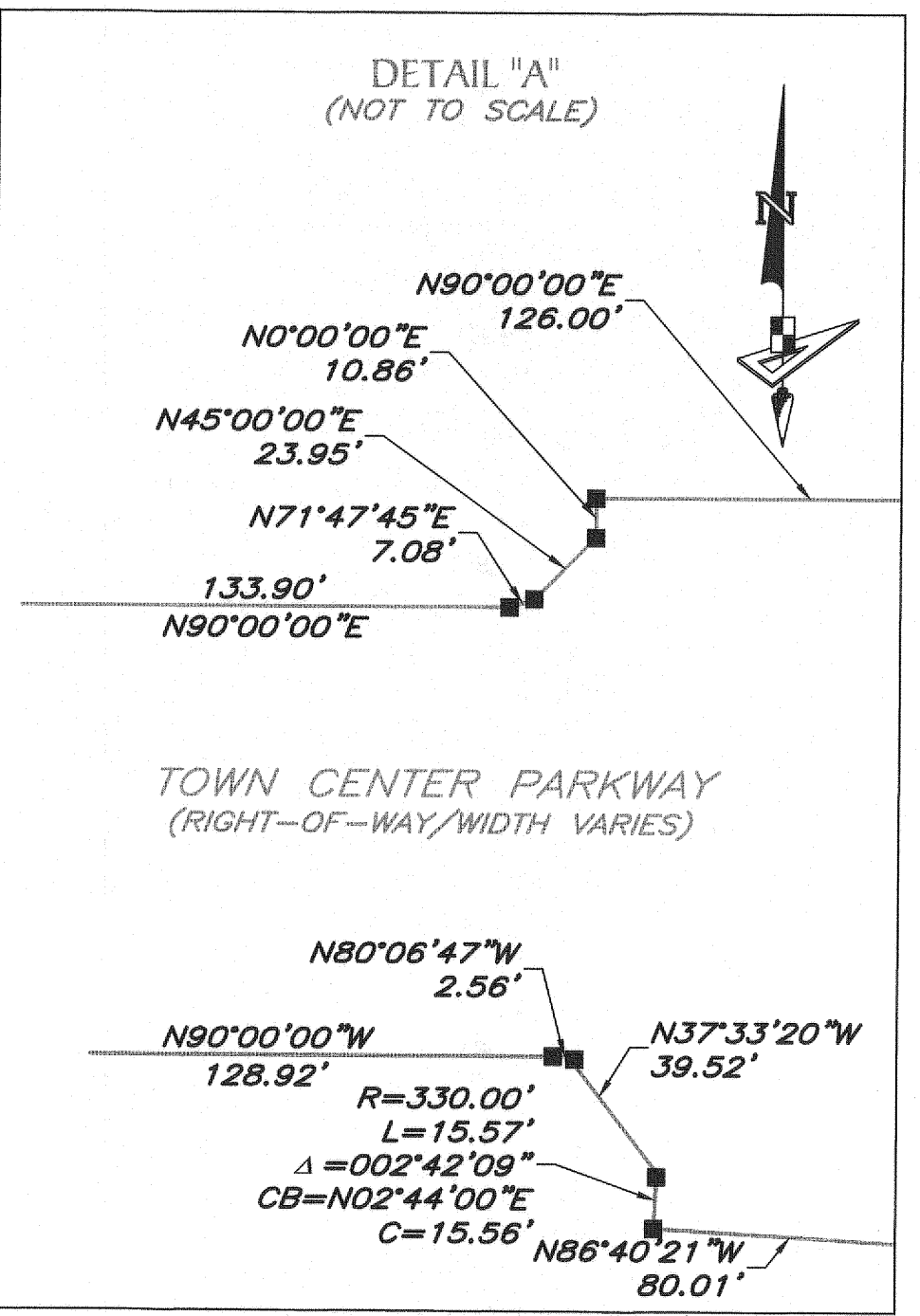
NOTE: AT THE TIME OF THIS SURVEY, CLEARING HAS REMOVED SOME OF THE BOUNDARY CORNERS PREVIOUSLY SET. PERMANENT REFERENCE MONUMENTS WERE SET AT ALL CORNERS OF PLAT 1. THIS SURVEY BOUNDARY HAS CHANGED SOME AND CLEARING NEW CORNERS ARE NOT PRACTISABLE TO BE SET AT THIS TIME.



LEGEND

- D.B. ----- DEED BOOK
 - O.R.B. ----- OFFICIAL RECORDS BOOK
 - R.P.B. ----- ROAD PLAT BOOK
 - Pg ----- PAGE
 - P.O.B. ----- POINT OF BEGINNING
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 - SID ----- SEMINOLE IMPROVEMENT DISTRICT EASEMENT (O.R. 14742, PG. 1196)
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 - FP&L ----- FLORIDA POWER AND LIGHT COMPANY UTILITY EASEMENT (O.R. 14239, PG. 720)
- R=RADIUS
L=LENGTH
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C=CHORD DISTANCE

DETAIL "A"
(NOT TO SCALE)



TOWN CENTER PARKWAY NORTH BOUNDARY SURVEY

REVISIONS				Prepared For: MINTO COMMUNITIES	
No.	Date	Description	Dwn.	Last Date of Field Survey:	Field Book:
1	03/09/17	COUNTY COMMENT -NAME	AT	01/19/15	

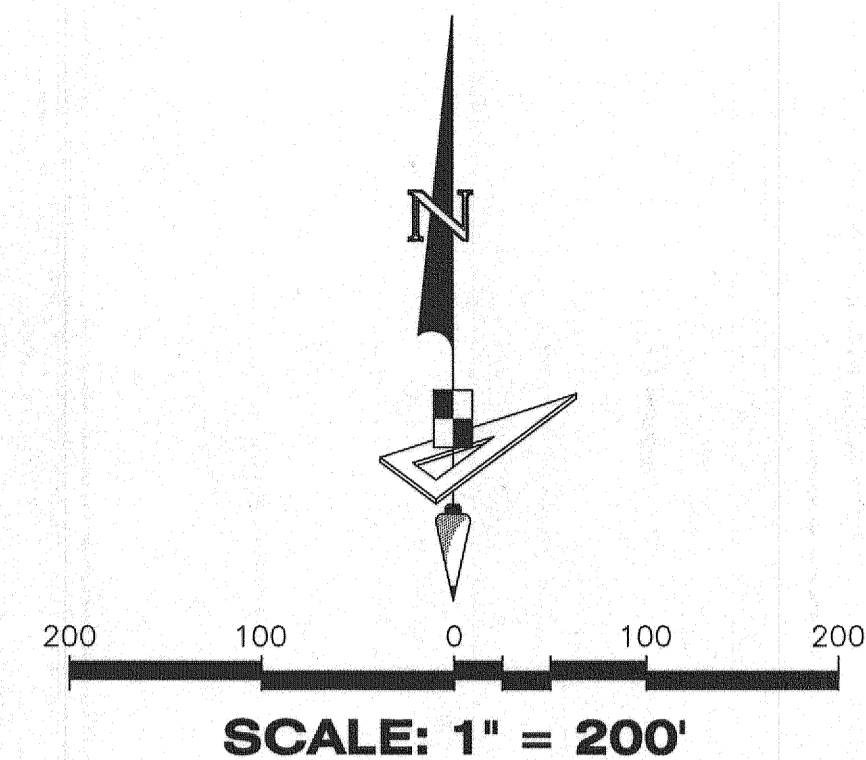
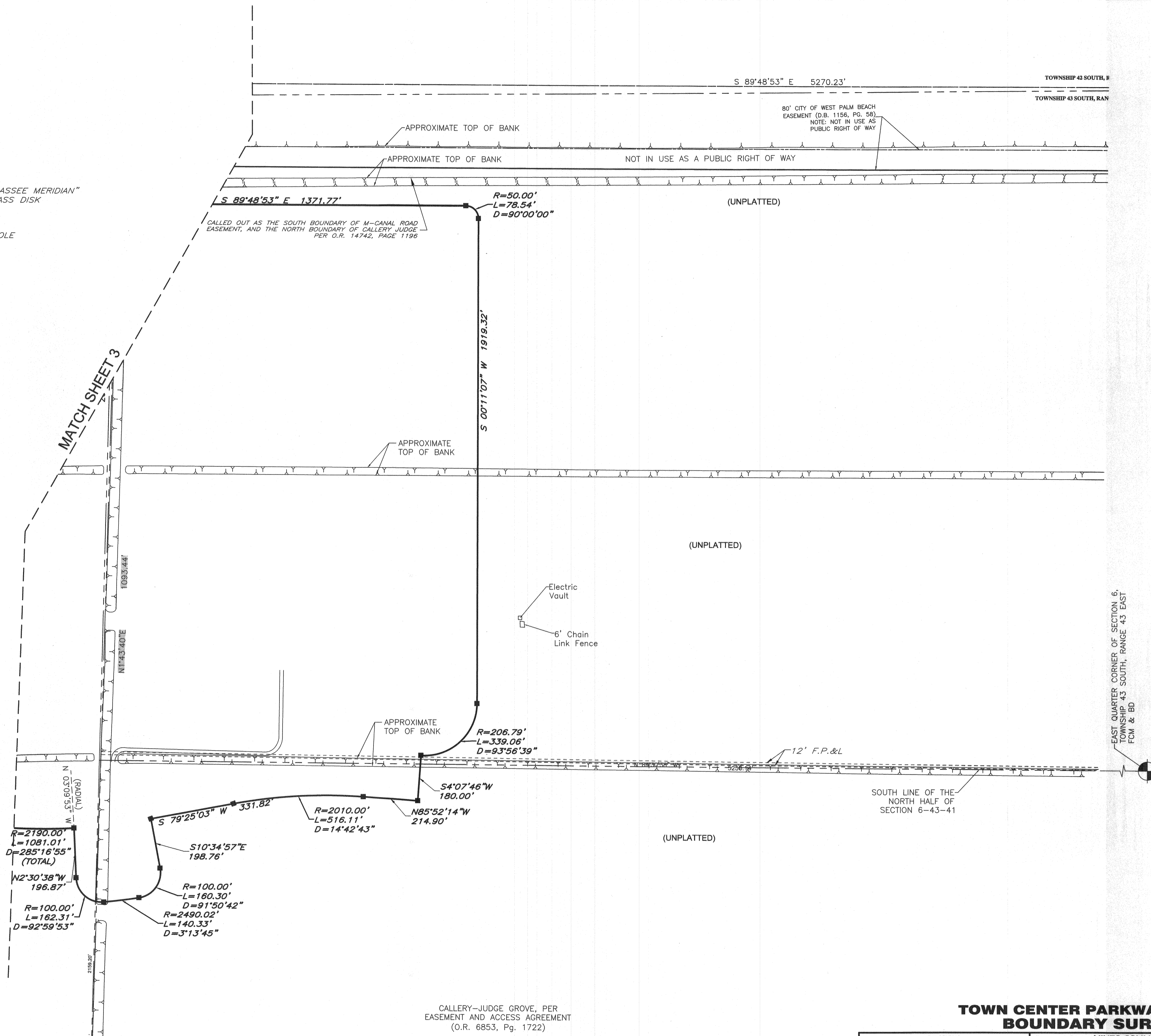
GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number 18 7768

Drawn: SWM Date: 01/19/15 Data File:
Check: GAR P.C.: Field Book:
Section: 6-43S-41E, 1-43S40E Job #: MIN-CJ-018

LEGEND

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- SID - SEMINOLE IMPROVEMENT DISTRICT EASEMENT (O.R. 14742, PG. 1196)
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- R=RADIUS
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- D=DELTA
- CB=CHORD BEARING
- C=CHORD DISTANCE



CALLERY-JUDGE GROVE, PER EASEMENT AND ACCESS AGREEMENT (O.R. 6853, Pg. 1722)

TOWN CENTER PARKWAY NORTH BOUNDARY SURVEY

REVISIONS			
No.	Date	Description	Dwn.
1	03/09/17	COUNTY COMMENT - NAME	AT

Prepared For: MINTO COMMUNITIES
Last Date of Field Survey: 01/19/15

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Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: SWM Date: 01/19/15 Data File:
Check: GAR P.C.: Field Book:
Section: 6-43S-41E, 1-43S40E Job #MIN-CJ-018

Ninth Order of Business

MEMORANDUM

To: Mayor Roger Manning
City Council Members
Ken Cassel, City Manager

From: Pam E. Booker, City Attorney 

Date: March 6, 2017

Subject: Resolution for Final Plat for Fire-Rescue Station #22
& Town Center Parkway South

Please find a resolution for approval of the Final Plat for Fire-Rescue Station #22 & Town Center Parkway South. This plat is for approximately six (6.19) acres of land abutting Seminole Pratt Whitney road and Town Center Parkway south. This is very similar to the plat which was before the Council on January 23, 2017. The name of the plat has been changed from Pod C-1, to Fire-Rescue Station #22 & Town Center Parkway South. The purpose of this plat is to convey Tract "A", to Palm Beach County consistent with the terms of the development approval in Resolution No. R-2014-1646, which requires the conveyance of a public civic site by May 31, 2017. The site is to be used for construction of a fire rescue station.

There are no dedications on the plat to the City of Westlake. The dedications on the plat are being dedicated to the Seminole Improvement District as the party responsible for the maintenance of these facilities for the City of Westlake.

The plat has been reviewed by Donald A. Eckler, P.E., on behalf of the City, the City Planner, and Avirom & Associates, Inc. a Surveyor/Mapper for the City of Westlake to ensure compliance with the Palm Beach County Unified Land Development regulations and the Florida Statutes. We would recommend approval of the resolution, approving the Final Plat for Fire-Rescue Station #22 & Town Center Parkway South. Should you have any questions, or need any additional information, please do not hesitate to call.

March 13, 2017

RESOLUTION 2017-6

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR FIRE-RESCUE STATION #22 & TOWN CENTER PARKWAY, LOCATED BY METES AND BOUNDS BEING DESCRIBED AS A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Applicant has requested approval for Fire-Rescue Station #22 & Town Center Parkway South, Final Plat, described by metes and bounds description as a parcel of land lying in Section 1, Township 43 South, Range 40 East, in the City of Westlake, Palm Beach County, Florida, as described in Exhibit "A", containing approximately 6.19 acres, attached hereto; and

WHEREAS, the City of Westlake has the exclusive jurisdiction to approve the plat 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 has reviewed the application and the final plat, 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 Palm Beach County Unified Land Development Codes and Florida law.

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

Section 1: The above recitals are true and correct and are incorporated herein by this reference.

Section 2: The City Council for the City of Westlake hereby approves the final plat for Fire-Rescue Station #22 & Town Center Parkway South, as described in the attached Exhibit "A", containing approximately 6.19 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.

Section 3. 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: This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this _____ day of March, 2017.

City of Westlake
Roger Manning, Mayor

Sandra Demarco, City Clerk

Approved as to Form and Sufficiency
Pam E. Booker, City Attorney

EXHIBIT "A"

DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, 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 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT AS RECORDED IN DEED BOOK 1156, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN IN ROAD PLAT BOOK 6, PAGE 136 OF SAID RECORDS, AND AS MONUMENTED; THENCE S.88°36'57"W. ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND OFFICIAL RECORD BOOK 1640, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 3143.37 FEET TO THE NORTHERLY CORNER OF THE ADDITIONAL RIGHT OF WAY OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS; THENCE CONTINUE S.01°42'52"W ALONG THE ORIGINAL EAST RIGHT OF WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 397.82 FEET TO THE SOUTHWEST CORNER OF SAID ADDITIONAL RIGHT OF WAY OF SEMINOLE PRATT WHITNEY ROAD; THENCE S.88°17'08"E. ALONG THE SOUTH LINE OF SAID ADDITIONAL RIGHT OF WAY OF SEMINOLE PRATT WHITNEY ROAD AND THE NORTH LINE OF THE SOUTHERLY ADDITIONAL RIGHT OF WAY FOR SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 10202, PAGE 430 OF SAID PUBLIC RECORDS, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF GROVE MARKET PLAT, AS RECORDED IN PLAT BOOK 82, PAGE 67 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE S.88°17'08"E. ALONG THE NORTH LINE OF SAID GROVE MARKET PLAT, A DISTANCE OF 6.00 FEET TO **POINT OF BEGINNING**; THENCE N.35°09'19"W., A DISTANCE OF 10.00 FEET; THENCE N.01°42'52"E. ALONG THE EAST LINE OF THE ADDITIONAL RIGHT OF WAY OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN SAID OFFICIAL RECORD BOOK 28479, PAGE 822, A DISTANCE OF 201.67 FEET; THENCE N.46°50'46"E. ALONG SAID EAST LINE OF THE ADDITIONAL RIGHT OF WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 56.44 FEET; THENCE N.01°35'32"E ALONG SAID EAST LINE OF THE ADDITIONAL RIGHT OF WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 108.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 2842.00 FEET AND A RADIAL BEARING OF N.01°35'32"E. AT SAID INTERSECTION; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°35'32", A DISTANCE OF 78.98 FEET TO THE POINT OF TANGENCY; THENCE N.90°00'00"E., A DISTANCE OF 266.66 FEET; THENCE S.77°35'32"E., A DISTANCE OF 37.23 FEET; THENCE N.90°00'00"E., A DISTANCE OF 363.82 FEET; THENCE S.01°12'59"W., A DISTANCE OF 100.02 FEET; THENCE S.46°07'34"E., A DISTANCE OF 36.05 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 867.00 FEET AND A RADIAL BEARING OF N.86°54'38"E. AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°41'14", A DISTANCE OF 191.98 FEET TO A NON-TANGENT INTERSECTION; THENCE S.88°47'12"W. ALONG THE NORTH LINE OF THE SEMINOLE IMPROVEMENT DISTRICT PARCEL

BOUNDARY AS DESCRIBED IN OFFICIAL RECORD BOOK 10101, PAGE 452 OF SAID PUBLIC RECORDS AND ITS EASTERLY EXTENSION, A DISTANCE OF 511.65 FEET TO THE NORTHWEST CORNER OF SAID SEMINOLE IMPROVEMENT DISTRICT PARCEL; THENCE S.43°17'08"E. ALONG THE WEST LINE OF SAID SEMINOLE IMPROVEMENT DISTRICT PARCEL, A DISTANCE OF 45.79 FEET TO THE NORTHEAST CORNER OF SAID GROVE MARKET PLAT; THENCE N.88°17'08"W. ALONG THE NORTH LINE OF SAID GROVE MARKET PLAT, A DISTANCE OF 365.55 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 6.19 ACRES, MORE OR LESS.

FIRE-RESCUE STATION #22 & TOWN CENTER PARKWAY SOUTH

BEING A PLAT OF A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR RECORD AT _____ M. THIS ____ DAY OF _____ 2017, AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE _____

SHARON R. BOCK, CLERK AND COMPTROLLER
BY: _____, D.C.

LOCATION MAP
No Scale

SHEET 1 OF 2

DEDICATION AND 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 FIRE-RESCUE STATION #22 & TOWN CENTER PARKWAY SOUTH, LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, OF CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, 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 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT AS RECORDED IN DEED BOOK 1156, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN IN ROAD PLAT BOOK 6, PAGE 136 OF SAID RECORDS, AND AS MONUMENTED; THENCE S.88°36'57"W. ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND OFFICIAL RECORD BOOK 1640, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 3143.37 FEET TO THE NORTHERLY CORNER OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS; THENCE CONTINUE S.01°42'52"W ALONG THE ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 397.82 FEET TO THE SOUTHWEST CORNER OF SAID ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD; THENCE S.88°17'08"E. ALONG THE SOUTH LINE OF SAID ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD AND THE NORTH LINE OF THE SOUTHERLY ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 10202, PAGE 430 OF SAID PUBLIC RECORDS, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF GROVE MARKET PLAT, AS RECORDED IN PLAT BOOK 82, PAGE 67 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE S.88°17'08"E. ALONG THE NORTH LINE OF SAID GROVE MARKET PLAT, A DISTANCE OF 6.00 FEET TO POINT OF BEGINNING; THENCE N.35°09'19"W. A DISTANCE OF 10.00 FEET; THENCE N.01°42'52"E. ALONG THE EAST LINE OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN SAID OFFICIAL RECORD BOOK 28479, PAGE 822, A DISTANCE OF 201.67 FEET; THENCE N.46°50'46"E. ALONG SAID EAST LINE OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 56.44 FEET; THENCE N.01°35'32"E ALONG SAID EAST LINE OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 108.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 2842.00 FEET AND A RADIAL BEARING OF N.01°55'32"E. AT SAID INTERSECTION; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°35'32", A DISTANCE OF 78.98 FEET TO THE POINT OF TANGENCY; THENCE N.90°00'00"E., A DISTANCE OF 266.66 FEET; THENCE S.77°53'21"E., A DISTANCE OF 37.23 FEET; THENCE N.90°00'00"E., A DISTANCE OF 363.82 FEET; THENCE S.01°12'59"W., A DISTANCE OF 100.02 FEET; THENCE S.46°07'34"E., A DISTANCE OF 36.05 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 867.00 FEET AND A RADIAL BEARING OF N.86°54'38"E. AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°41'14", A DISTANCE OF 191.98 FEET TO A NON-TANGENT INTERSECTION; THENCE S.88°47'12"W. ALONG THE NORTH LINE OF THE SEMINOLE IMPROVEMENT DISTRICT PARCEL BOUNDARY AS DESCRIBED IN OFFICIAL RECORD BOOK 10101, PAGE 452 OF SAID PUBLIC RECORDS AND ITS EASTERLY EXTENSION, A DISTANCE OF 511.65 FEET TO THE NORTHWEST CORNER OF SAID SEMINOLE IMPROVEMENT DISTRICT PARCEL; THENCE S.43°17'08"E. ALONG THE WEST LINE OF SAID SEMINOLE IMPROVEMENT DISTRICT PARCEL, A DISTANCE OF 45.79 FEET TO THE NORTHEAST CORNER OF SAID GROVE MARKET PLAT; THENCE N.88°17'08"W. ALONG THE NORTH LINE OF SAID GROVE MARKET PLAT, A DISTANCE OF 365.55 FEET TO THE POINT OF BEGINNING.

CONTAINING: 6.19 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

DEDICATION:

STREETS & PUBLIC RIGHT-OF-WAY
TOWN CENTER PARKWAY SOUTH, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA. ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC STREET PURPOSES AND OTHER PROPER PURPOSES INCLUDING WATER, WASTE WATER, AND DRAINAGE NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

TRACT "A"

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WESTLAKE, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

UTILITY EASEMENTS

ALL EASEMENTS DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL RIGHTS AND EASEMENTS ESTABLISHED BY OR RESERVED BY THIS PLAT ARE HEREBY RESERVED TO THE SEMINOLE IMPROVEMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTERS 189 AND 298, FLORIDA STATUTES, AS A PUBLIC UTILITY PROVIDER OF WATER, SEWER AND RECLAIMED WATER, SUBJECT TO THOSE CERTAIN RESTRICTIONS OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR; PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS.

LIMITED ACCESS EASEMENTS

THE 5 FOOT LIMITED ACCESS EASEMENT ALONG TOWN CENTER PARKWAY SOUTH AS SHOWN HEREON IS DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF WESTLAKE FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS ____ DAY OF _____, 2017.

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

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN F. CARTER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2017.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____
COMMISSION NO. _____
(SEAL)

MORTGAGEE'S JOINDER AND CONSENT

STATE OF _____
COUNTY OF _____
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF [A] MORTGAGE[S], UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE[S] WHICH [IS] [ARE] RECORDED IN OFFICIAL RECORD BOOK _____ AT PAGE[S] _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS [PRESIDENT] [VICE PRESIDENT] AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2017.

(CORPORATE NAME)
A _____ (STATE) CORPORATION

WITNESS: _____ BY: _____
SIGNATURE OF PRESIDENT OR VICE PRESIDENT

PRINT NAME: _____

WITNESS: _____ PRINT NAME - TITLE

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED _____ (PRINTED NAME) WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [VICE] PRESIDENT OF _____ (CORPORATION NAME), A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [HE] [SHE] EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2017.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____
COMMISSION NO. _____
(SEAL)

ACCEPTANCE OF DEDICATIONS & RESERVATIONS

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 HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF _____, 2017.

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

BY: _____
SCOTT MASSEY, PRESIDENT

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SCOTT MASSEY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SEMINOLE IMPROVEMENT DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE DISTRICT SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2017.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____
COMMISSION NO. _____
(SEAL)

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF _____

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PBLH, LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

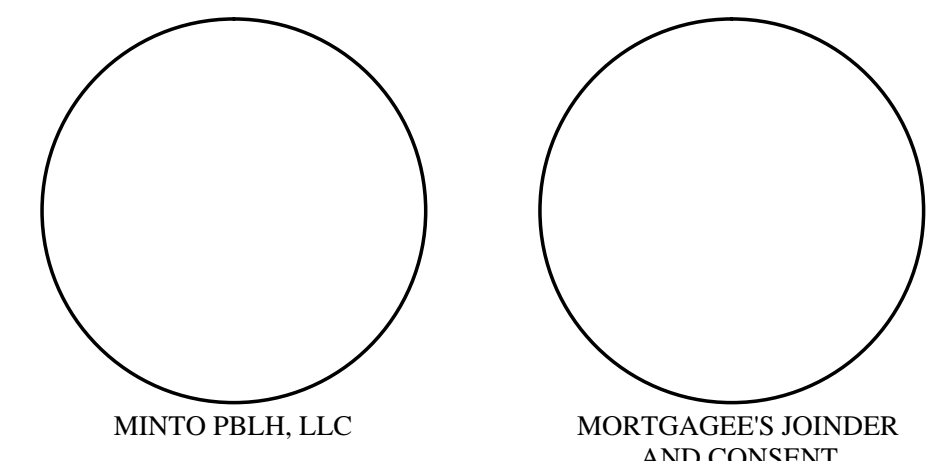
DATED: _____ HARRY BINNIE, PRESIDENT
FOUNDERS TITLE

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 _____, 2017, IN ACCORDANCE WITH SEC. 177.071(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.081(1), F.S.

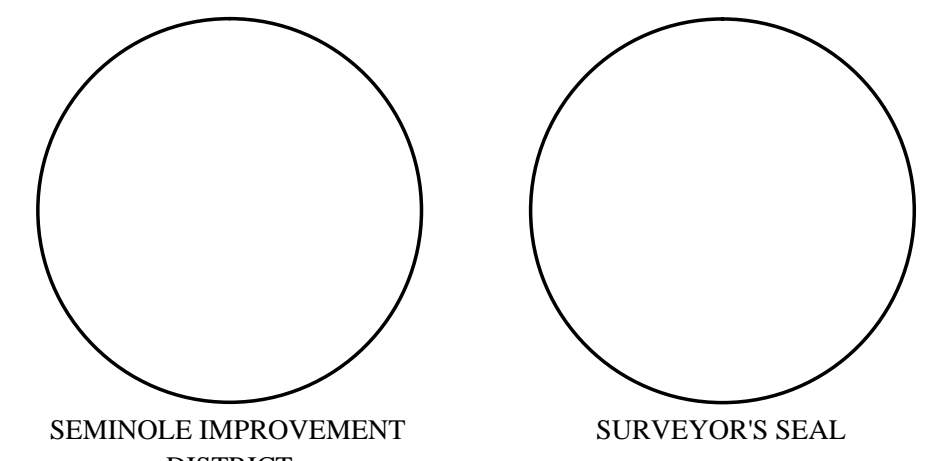
CITY MANAGER, KEN CASSEL

CITY MAYOR, ROGER MANNING



MINTO PBLH, LLC

MORTGAGEE'S JOINDER AND CONSENT



SEMINOLE IMPROVEMENT DISTRICT

SURVEYOR'S SEAL

AREA TABLE

- TRACT "A" = 4.41
 - ROADWAY = 1.78
- TOTAL = 6.19

SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■" A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4"X24" CONCRETE MONUMENT.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN 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 / 90).
- 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 OF WESTLAKE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS COINCIDE.
- 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 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 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 = 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

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET 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 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WESTLAKE, FLORIDA.

DATE: _____ GARY A. RAGER, P.S.M.
LICENSE NO. 4828
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M.
LS4828 STATE OF FLORIDA,
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Sheet No. 1 of 2 Sheets

FIRE-RESCUE STATION #22 & TOWN CENTER PARKWAY SOUTH

BEING A PLAT OF A PORTION OF
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

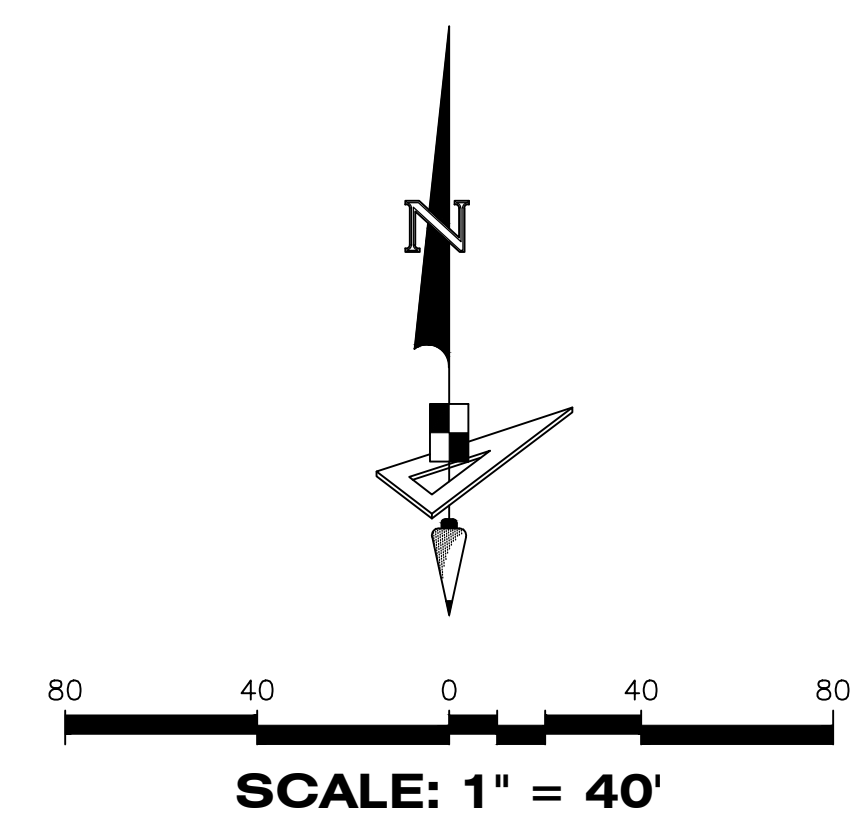
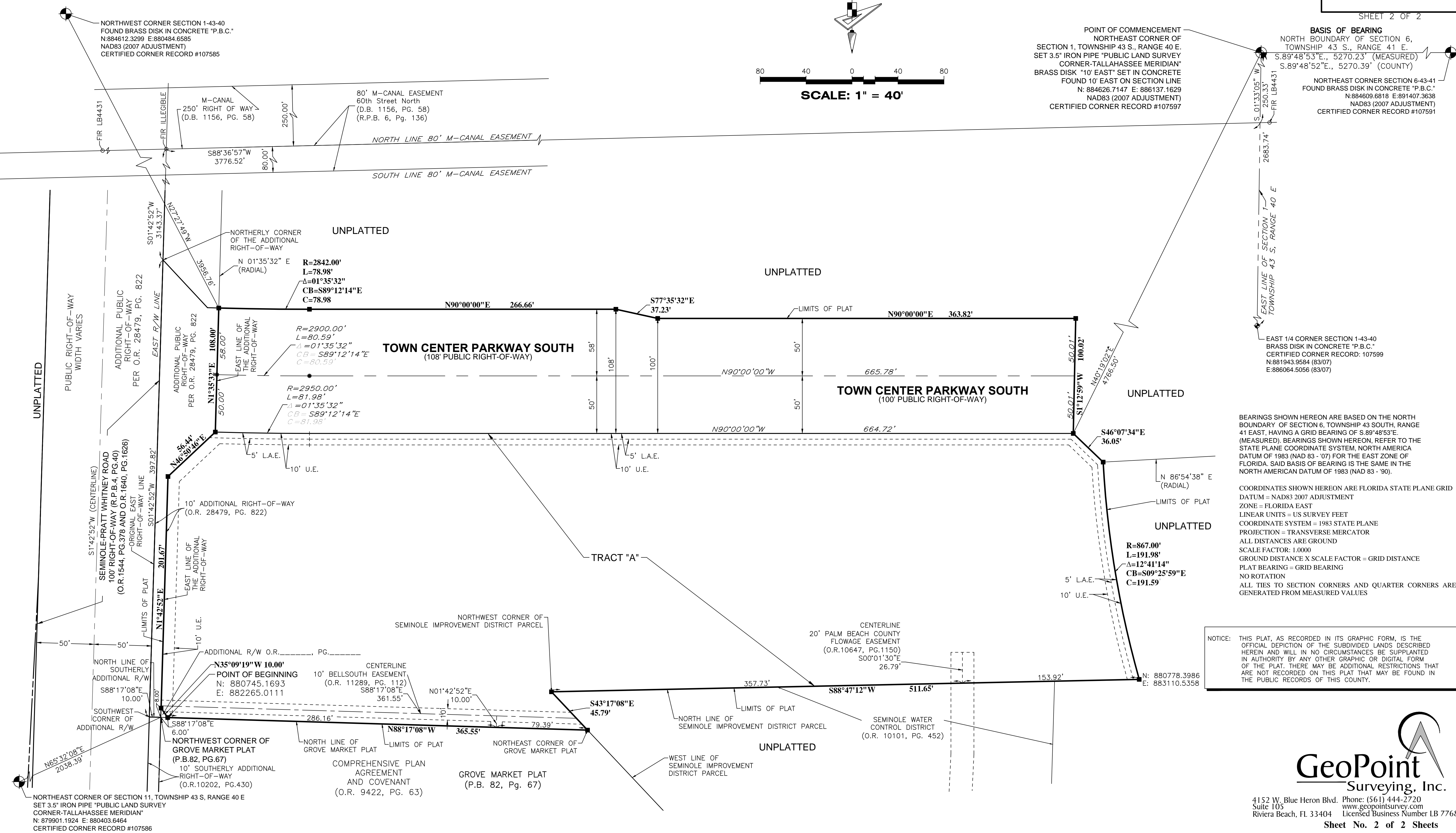
LEGEND

P.B.C. ----- PALM BEACH COUNTY	LB ----- LICENSED BUSINESS
P.B. ----- PLAT BOOK	P.S.M. ----- PROFESSIONAL SURVEYOR AND MAPPER
O.R. ----- OFFICIAL RECORDS BOOK	R.P.B. ----- ROAD PLAT BOOK
PG ----- PAGE	R/W ----- RIGHT-OF-WAY
L.A.E. ----- LIMITED ACCESS EASEMENT	1/4 ----- QUARTER
U.E. ----- UTILITY EASEMENT	NAD ----- NORTH AMERICAN DATUM
R ----- RADIUS	D.B. ----- DEED BOOK
L ----- ARCH LENGTH	L.A.E. ----- LIMITED ACCESS EASEMENT
Δ ----- DELTA ANGLE	U.E. ----- UTILITY EASEMENT
C ----- CHORD LENGTH	
CB ----- CHORD BEARING	

AREA TABLE

1. TRACT "A" = 4.41
2. ROADWAY = 1.78
TOTAL = 6.19

SHEET 2 OF 2



BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. (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 - 90).

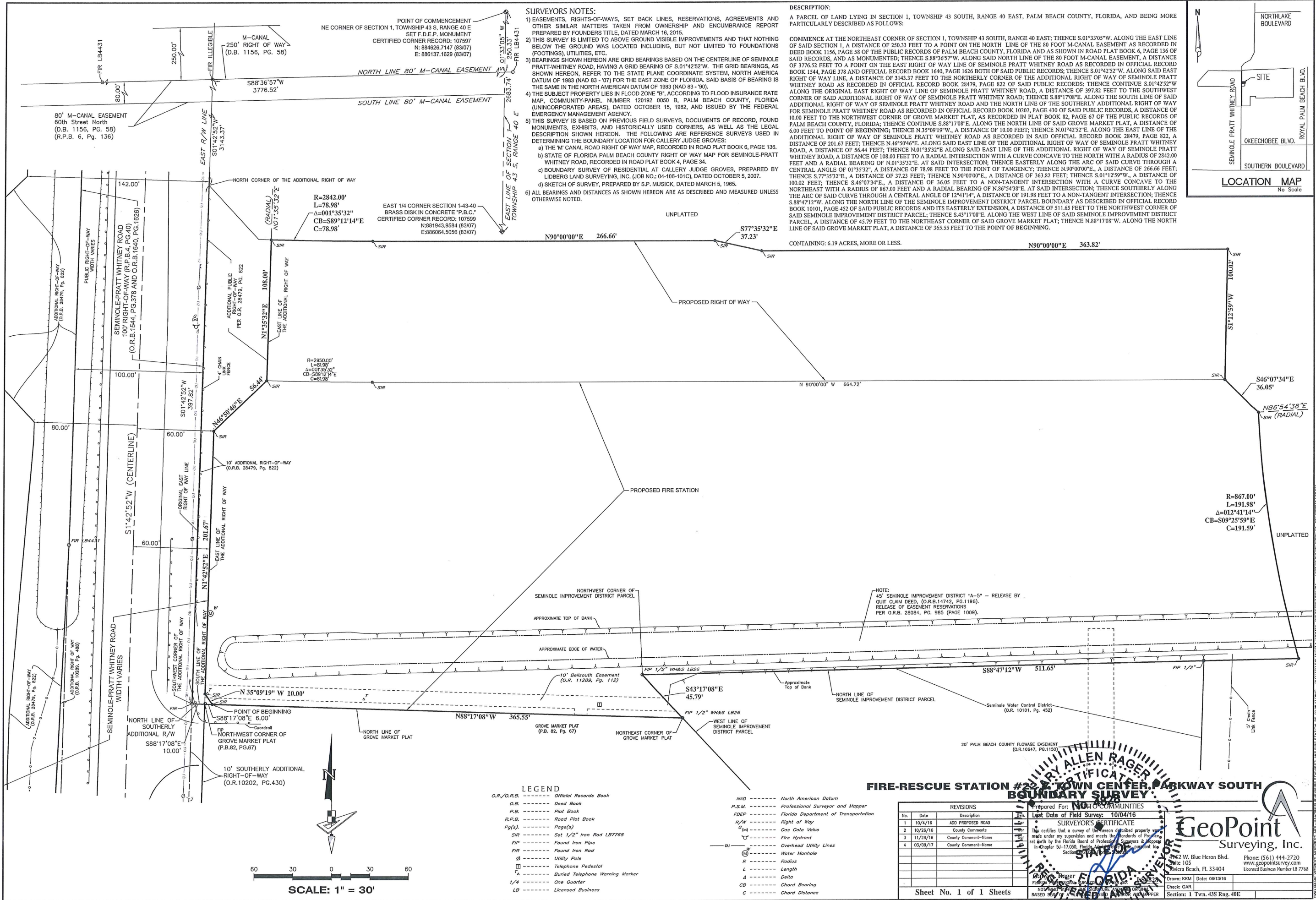
COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2007 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNITS = US SURVEY FEET
 COORDINATE SYSTEM = 1983 STATE PLANE
 PROJECTION = TRANSVERSE MERCATOR
 ALL DISTANCES ARE GROUND
 SCALE FACTOR: 1.0000
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 PLAT BEARING = GRID BEARING
 NO ROTATION
 ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

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.

GeoPoint
 Surveying, Inc.

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Sheet No. 2 of 2 Sheets



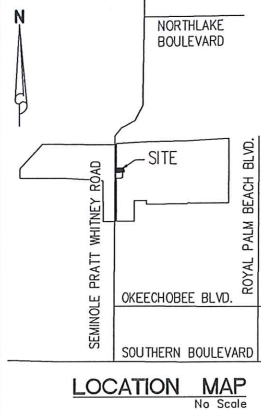
SURVEYORS NOTES:

- 1) EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY FOUNDERS TITLE, DATED MARCH 16, 2015.
- 2) THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC.
- 3) BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE CENTERLINE OF SEMINOLE PRATT-WHITNEY ROAD, HAVING A GRID BEARING OF S.01°42'52"W. THE GRID BEARINGS, AS 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 - 90).
- 4) THE SUBJECT PROPERTY LIES IN FLOOD ZONE "B", ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 120192 0050 B, PALM BEACH COUNTY, FLORIDA (UNINCORPORATED AREAS), DATED OCTOBER 15, 1982, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 5) 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. THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR CALLERY JUDGE GROVES:
 - a) THE "M" CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
 - b) STATE OF FLORIDA PALM BEACH COUNTY RIGHT OF WAY MAP FOR SEMINOLE-PRATT WHITNEY ROAD, RECORDED IN ROAD PLAT BOOK 4, PAGE 34.
 - c) BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIOBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.
 - d) SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.
- 6) ALL BEARINGS AND DISTANCES AS SHOWN HEREON ARE AS DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED.

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, 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 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT AS RECORDED IN DEED BOOK 1156, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN IN ROAD PLAT BOOK 6, PAGE 136 OF SAID RECORDS, AND AS MONUMENTED; THENCE S.88°36'57"W. ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND OFFICIAL RECORD BOOK 1640, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 3143.37 FEET TO THE NORTHERLY CORNER OF THE ADDITIONAL RIGHT OF WAY OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS; THENCE CONTINUE S.01°42'52"W ALONG THE ORIGINAL EAST RIGHT OF WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 397.82 FEET TO THE SOUTHWEST CORNER OF SAID ADDITIONAL RIGHT OF WAY OF SEMINOLE PRATT WHITNEY ROAD; THENCE S.88°17'08"E. ALONG THE SOUTH LINE OF SAID ADDITIONAL RIGHT OF WAY OF SEMINOLE PRATT WHITNEY ROAD AND THE NORTH LINE OF THE SOUTHERLY ADDITIONAL RIGHT OF WAY FOR SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 10202, PAGE 430 OF SAID PUBLIC RECORDS, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF GROVE MARKET PLAT, AS RECORDED IN PLAT BOOK 82, PAGE 67 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE S.88°17'08"E. ALONG THE NORTH LINE OF SAID GROVE MARKET PLAT, A DISTANCE OF 6.00 FEET TO POINT OF BEGINNING; THENCE N.35°09'19"W, A DISTANCE OF 10.00 FEET; THENCE N.01°42'52"E. ALONG THE EAST LINE OF THE ADDITIONAL RIGHT OF WAY OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN SAID OFFICIAL RECORD BOOK 28479, PAGE 822, A DISTANCE OF 201.67 FEET; THENCE N.46°50'46"E. ALONG SAID EAST LINE OF THE ADDITIONAL RIGHT OF WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 56.44 FEET; THENCE N.01°33'32"E. ALONG SAID EAST LINE OF THE ADDITIONAL RIGHT OF WAY OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 108.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 2842.00 FEET AND A RADIAL BEARING OF N.01°33'32"E. AT SAID INTERSECTION; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°33'32", A DISTANCE OF 78.98 FEET TO THE POINT OF TANGENCY; THENCE N.90°00'00"E, A DISTANCE OF 266.66 FEET; THENCE S.77°35'32"E, A DISTANCE OF 37.23 FEET; THENCE S.46°07'34"E, A DISTANCE OF 36.05 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 867.00 FEET AND A RADIAL BEARING OF N.86°54'38"E. AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°41'14", A DISTANCE OF 191.98 FEET TO A NON-TANGENT INTERSECTION; THENCE S.88°47'12"W. ALONG THE NORTH LINE OF THE SEMINOLE IMPROVEMENT DISTRICT PARCEL BOUNDARY AS DESCRIBED IN OFFICIAL RECORD BOOK 10101, PAGE 452 OF SAID PUBLIC RECORDS AND ITS EASTERLY EXTENSION, A DISTANCE OF 511.65 FEET TO THE NORTHWEST CORNER OF SAID SEMINOLE IMPROVEMENT DISTRICT PARCEL; THENCE S.43°17'08"E. ALONG THE WEST LINE OF SAID SEMINOLE IMPROVEMENT DISTRICT PARCEL, A DISTANCE OF 45.79 FEET TO THE NORTHEAST CORNER OF SAID GROVE MARKET PLAT; THENCE N.88°17'08"W. ALONG THE NORTH LINE OF SAID GROVE MARKET PLAT, A DISTANCE OF 365.55 FEET TO THE POINT OF BEGINNING.



LEGEND

O.R./O.R.B. ----- Official Records Book
 D.B. ----- Deed Book
 P.B. ----- Plat Book
 R.P.B. ----- Road Plat Book
 Pg(s). ----- Page(s)
 SIR ----- Set 1/2" Iron Rod LB7768
 FIP ----- Found Iron Pipe
 FIR ----- Found Iron Rod
 U ----- Utility Pole
 TP ----- Telephone Pedestal
 BTM ----- Buried Telephone Warning Marker
 Q ----- One Quarter
 LB ----- Licensed Business

NAD ----- North American Datum
 P.S.M. ----- Professional Surveyor and Mapper
 FDEP ----- Florida Department of Transportation
 R/W ----- Right of Way
 G ----- Gas Valve
 H ----- Fire Hydrant
 OUL ----- Overhead Utility Lines
 WM ----- Water Manhole
 R ----- Radius
 L ----- Length
 Δ ----- Delta
 CB ----- Chord Bearing
 C ----- Chord Distance

FIRE-RESCUE STATION #22 E. TOWN CENTER PARKWAY SOUTH BOUNDARY SURVEY

Prepared For: **NOTO COMMUNITIES**
 Date of Field Survey: **10/04/16**

SURVEYORS CERTIFICATE

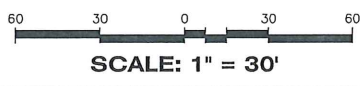
The certifies that a survey of the herein described property was made under my supervision and meets the standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 31-17.050, Florida Administrative Code, pursuant to Section 31.17, Florida Statutes.

No.	Date	Description	By
1	10/4/16	ADD PROPOSED ROAD	Gar
2	10/26/16	County Comments	Gar
3	11/28/16	County Comment-Name	Gar
4	03/09/17	County Comment-Name	Gar

Drawn: KMM Date: 06/13/16
 Check: GAR
 Section: 1 Twn. 43S Rng. 40E

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 Surveying, Inc.

105
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DWG NAME: W01021\DWG\TOWN CENTER PARKWAY SOUTH FIRE STATION\JOB\170501\170501.PLOT170501\170501.PLS LAST SAVED BY: ANGELITA_CRS 3/20/17 2:03 PM