

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

Council Meeting
Monday, March 11, 2019

Meeting Location
Westlake Council Chambers
4005 Seminole Pratt-Whitney Road
Westlake, FL 33470
6:30 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.

City of Westlake

4001 Seminole Pratt Whitney Rd.
Westlake, Florida 33470
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Website: westlakegov.com



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March 4, 2019

City Council
City of Westlake

Dear Mayor and Council:

The City Council of the City of Westlake will hold a regular meeting and public hearing on Monday, March 11, 2019 at 6:30 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 January 14, 2019 Council Meeting and February 11, 2019 Workshop
6. Approval of Financial Statements for January 2019
7. Meadows of Westlake Pod R Phase II
 - A. Staff Report
 - B. PowerPoint Presentation

PUBLIC HEARING TO APPROVE PLATS

8. Resolution 2019-06, Approving Final Plat for Sky Cove Phase 1
9. Resolution 2019-07, Approving Final Plat for Meadows of Westlake Phase II
10. Resolution 2019-08, Approving Final Plat for Westlake Civic Tract

CLOSE PUBLIC HEARING

11. Resolution 2019-09, Providing Authority to Alan Baldwin as Assistant Treasurer and Secondary Signatory
12. Manager's Report
13. Attorney's Report
14. PBSO Monthly Report – Informational Only
15. Response Time Report from Palm Beach County Fire Rescue – Informational Only
16. Audience Comments on Other Items (3) Minute Time Limit
17. Council Comments
18. 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.
Terry Lewis
John Carter
Kelley Burke

Fifth Order of Business

**MINUTES OF MEETING
CITY OF WESTLAKE**

A meeting and public hearing of the City Council of the City of Westlake was held on Monday, January 14, 2019 at 6:30 p.m., 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 Booker	City Attorney
John Carter	Minto PBLH
Donaldson Hearing	Cotleur & Hearing
Nilsa Zacarias	NZ Consultants
Meredith Iwasz	Resident, 16011 Whippoorwill Circle

The following is a summary of the minutes and actions taken during the January 14, 2019 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 Stanavitch seconded by Councilman Everett with all in favor the agenda was approved.
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FOURTH ORDER OF BUSINESS

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

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the November 13, 2018 Council Meeting and the December 3, 2018 Joint Meeting with the Seminole Improvement District

On MOTION by Councilman Stanavitch seconded by Vice Mayor Long-Robinson with all in favor the minutes were approved.

SIXTH ORDER OF BUSINESS

Approval of Financial Statements for November 2018

On MOTION by Vice Mayor Long-Robinson seconded by Councilwoman Crump with all in favor, the November 2018 Financial Statements were approved.

SEVENTH ORDER OF BUSINESS

Master Plan Amendment

- A. Staff Report**
- B. PowerPoint Presentation**

Ms. Zacarias provided the Council with a presentation and provided a map with details pertaining to Resolution 2019-04, Cresswind “POD P” Plat Phases I and II (Residential 2).

PUBLIC HEARING TO APPROVE PLATS

EIGHTH ORDER OF BUSINESS

Resolution 2019-01, Approving Final Plat for Ilex Way II

Mr. Cassel read Resolution 2019-01 by title only.

On MOTION by Councilman Stanavitch seconded by Councilman Everett with all in favor Resolution 2019-01, approving final plat for Ilex Way II, was adopted.

NINTH ORDER OF BUSINESS

Resolution 2019-02, Approving Final Plat for Ilex Way III

Mr. Cassel read Resolution 2019-02 by title only.

On MOTION by Vice Mayor Long-Robinson seconded by Councilwoman Crump with all in favor Resolution 2019-02, approving final plat for Ilex Way III, was adopted.

TENTH ORDER OF BUSINESS

Resolution 2019-03, Approving Final Packing House Plat

Mr. John Carter provided an overview of the Master Plan information pertaining to the Packing House plat.

Mr. Cassel read Resolution 2019-03 by title only.

On MOTION by Councilwoman Crump seconded by Vice Mayor Long-Robinson with all in favor Resolution 2019-03, approving the final Packing House Plat, was adopted.

ELEVENTH ORDER OF BUSINESS

Resolution 2019-04, Approving Final Cresswind “POD P” Plat

Mr. Cassel read Resolution 2019-04 by title only.

On MOTION by Councilwoman Crump seconded by Councilman Everett with all in favor Resolution 2019-04, approving the final Cresswind POD P Plat with the added utility language, was adopted.

TWELFTH ORDER OF BUSINESS

Resolution 2019-05, Approving Holiday Schedule for 2019

Mr. Cassel read Resolution 2019-05 by title only.

On MOTION by Councilman John Stanavitch seconded by Vice Mayor Long-Robinson with all in favor Resolution 2019-05, approving the final Holiday Schedule for 2019 was adopted.

THIRTEENTH ORDER OF BUSINESS

PBSO Monthly Report

This item is for informational purpose only.

FOURTEENTH ORDER OF BUSINESS

Response Time Report from Palm Beach County Fire Rescue

This item is for informational purpose only.

FIFTEENTH ORDER OF BUSINESS

Manager’s Report

Mr. Cassel provided the following updates:

- Building Department staff is moving along very well with relationships between the builders, and the ability and quality of the construction.
- A total of 165 Certificate of Occupancies were processed in 2018. That is 65 more than was projected.
- Fire Station is progressing well. A ground-breaking ceremony is scheduled for February 16, 2019.

- The Amenity Center is coming out of the ground well.
- Lift Station is going in the ground.
- Roads are going in extremely well and quick.
- Minto indicated they had speed limit signs changed from 25 to 20 mph. Additional signs need to be relocated.
- A stop sign at a crosswalk entrance needs to be restriped.
- We are moving forward as we go into the Meadows to ensure the 20 mph speed limit is maintained.

SIXTEENTH ORDER OF BUSINESS Attorney’s Report

Ms. Booker reported staff is continually working on land development regulations. She will follow up with council to schedule a workshop, possibly in February, to go through the next three sections.

**SEVENTEENTH ORDER OF BUSINESS Audience Comments on Other Items (3)
Minute Time Limit**

Ms. Meredith Iwasz addressed the Council.

- She resides at the corner of Whippoorwill Circle and Buttonbush Drive where there has not been a sign for a very long time. She expressed concern regarding people speeding as soon as they get past the models. The 20 mph speed limit does not seem to make a difference. She has almost been hit at night while walking. It is the only intersection in the whole community that does not have a stop sign.
- She questioned if they are going to put up street signs.
- There is no sidewalk when you get to the models and she feels it is a safety issue.
- She was thankful for the street lights working.
- Mr. Cassel indicated he will put a standing order into the deputies to watch for speeding there.

EIGHTEENTH ORDER OF BUSINESS Council Comments

There being none, the next item followed.

NINETEENTH ORDER OF BUSINESS Adjournment

There being no further business, the meeting adjourned at 7:52 p.m.

Kenneth Cassel
City Manager

Roger Manning
Mayor

**MINUTES OF WORKSHOP
CITY OF WESTLAKE**

A workshop of the City Council of the City of Westlake was held on Monday, February 11, 2019 at 6:30 p.m., 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 Booker	City Attorney
Joseph Berko	Nova Engineering & Environmental, LLC
John Carter	Minto PBLH
Residents	

The following is a summary of the minutes and actions taken during the February 11, 2019 City of Westlake Council Workshop.

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 Stanavitch seconded by Councilwoman Crump with all in favor the agenda was approved.
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FOURTH ORDER OF BUSINESS

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

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

Alcoholic Beverages Code Presentation

Ms. Booker provided a presentation and overview of the proposed Alcoholic Beverages Code, which is one of the requirements for the City's Land Development Regulations.

SIXTH ORDER OF BUSINESS

Building Department Presentation

Mr. Joseph Berko provided a Building Department report for 2018 and a presentation on the Building Code.

SEVENTH ORDER OF BUSINESS

Code Compliance Presentation

Ms. Booker provided a presentation and overview of the proposed code compliance regulations as well as the enforcement process.

EIGHTH ORDER OF BUSINESS

Manager’s Report

Mr. Cassel reported the following:

- The Building Department software is in the programming stage.
- Fibernet is installing their system along Seminole Pratt Whitney Road.
- To date there have been 169 closings.

NINTH ORDER OF BUSINESS

Attorney’s Report

Ms. Booker reported the following:

- Staff is continuously working on the next sections of code to bring before the Council for final adoption.
- Solid Waste Authority will have their meeting on February 13, 2019 where they will consider extending their existing agreement with ADS for collection of solid waste.

TENTH ORDER OF BUSINESS

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

- Ms. Lynn Antoine addressed the Council. She has concerns about overnight parking on both sides of the street, making ingress/egress difficult. Cars are also blocking the sidewalks.
- Mr. John Carter stated he sent the parking manager a note requesting enforcement of the parking restrictions be amplified.
- Another resident commented on several HOA rules, which are not being followed.

ELEVENTH ORDER OF BUSINESS

Council Comments

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting adjourned at 8:03 p.m.

Kenneth Cassel
City Manager

Roger Manning
Mayor

Sixth Order of Business



MEMORANDUM

TO: Members of the City Council, City of Westlake
FROM: Steven Fowler, Accountant II; Alan Baldwin, Accounting Manager
CC: Ken Cassel, City Manager
DATE: February 25, 2019
SUBJECT: January Financial Report

Please find attached the January 2019 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the year-to-date budget and for expenditures to be at or below the year-to-date budget. An overview of the City is provided below. Should you have any questions or require additional information, please contact me at Steven.Fowler@inframark.com.

General Fund

- Total Revenues through January were approximately 14% of the annual budget. Approximately 32% of FY2019 Ad Valorem Tax had been collected through January. The annual budget includes revenue from a funding agreement with Minto Community LLC. As of the end of January no amounts were collected from Minto.
- Total Expenditures through January were approximately 26% of the annual budget. The annual budget includes budgeted expenditures for Parks and Grounds Maintenance, Special Events and a Buildings Reserve. As of the end of January no amounts were expended for these items.

Special Revenue Fund – Housing Assistance Program

- Total Revenues through January were approximately 84% of the annual budget. \$1,500 per SFR building permit is paid into the Housing Assistance Program as a donation. The City received a \$60,000 donation from FPL in November. There were no uses of program resources through January.

City of Westlake

Financial Report

January 31, 2019



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City of Westlake

Financial Statements

January 31, 2019

Balance Sheet
 January 31, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	TOTAL
ASSETS			
Cash - Checking Account	\$ 483,556	\$ -	\$ 483,556
Accounts Receivable	3,719	-	3,719
Due From Other Gov'tl Units	2,485	-	2,485
Due From Other Districts	371	-	371
Investments:			
Money Market Account	88,207	417,003	505,210
Prepaid Items	5,420	-	5,420
Deposits	571	-	571
TOTAL ASSETS	\$ 584,329	\$ 417,003	\$ 1,001,332
LIABILITIES			
Accounts Payable	\$ 186,009	\$ -	\$ 186,009
Accrued Expenses	49,848	-	49,848
DBPR surcharge	297	-	297
DCA surcharge	430	-	430
Solid Waste fees	39,468	-	39,468
Deferred Revenue-Developer Submittals (Minto)	38,482	-	38,482
TOTAL LIABILITIES	314,534	-	314,534
FUND BALANCES			
Nonspendable:			
Prepaid Items	5,420	-	5,420
Restricted for:			
Special Revenue	-	417,003	417,003
Unassigned:			
	264,375	-	264,375
TOTAL FUND BALANCES	\$ 269,795	\$ 417,003	\$ 686,798
TOTAL LIABILITIES & FUND BALANCES	\$ 584,329	\$ 417,003	\$ 1,001,332

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 2,000	\$ 667	\$ 915	\$ 248
Ad Valorem Taxes	248,894	233,463	80,066	(153,397)
Ad Valorem Taxes - Discounts	(9,994)	(9,374)	(3,203)	6,171
Local Option Gas Tax	100	50	24	(26)
Discretionary Sales Surtaxes	800	267	-	(267)
FPL Franchise	33,300	11,100	22,608	11,508
Electricity	18,000	6,000	-	(6,000)
Water	76,800	25,600	2,485	(23,115)
Communication Services Taxes	27,100	9,033	10,018	985
Occupational Licenses	5,000	1,667	1,550	(117)
Building Permits	600,000	200,000	222,614	22,614
Building Permits - Surcharge	-	-	460	460
Other Building Permit Fees	-	-	1,100	1,100
Building Permits - Admin Fee	-	-	20,653	20,653
Engineering Permits	75,000	25,000	51,382	26,382
Planning & Zoning Permits	250,000	83,333	19,437	(63,896)
Other Licenses, Fees & Permits	4,700	1,567	2,345	778
Local Govt .05c Sales Tax	400	133	-	(133)
Admin Fee	-	-	3,208	3,208
Other Operating Revenues	-	-	300	300
Other Impact Fees	1,500	375	-	(375)
Developer Contribution	1,806,400	602,133	-	(602,133)
Lien Search Fee	-	-	95	95
Inspection Fees	1,000	333	4,700	4,367
TOTAL REVENUES	3,141,000	1,191,347	440,757	(750,590)

EXPENDITURES**Administration**

Mayor/Council Stipend	204,000	68,000	68,000	-
FICA Taxes	15,600	5,200	5,202	(2)
ProfServ-Engineering	75,000	25,000	58,086	(33,086)
ProfServ-Info Technology	148,000	49,333	44,349	4,984
ProfServ-Legal Services	356,300	118,767	121,544	(2,777)
ProfServ-Legislative Expense	24,000	8,000	-	8,000
ProfServ-Planning/Zoning Board	250,000	83,333	71,321	12,012
ProfServ-Consultants	40,000	13,333	5,300	8,033
ProfServ-Building Permits	600,000	200,000	238,011	(38,011)
Management Services	410,000	136,667	138,344	(1,677)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
ProfServ-Web Site Maintenance	6,100	2,033	2,842	(809)
Auditing Services	7,000	-	-	-
Communication - Telephone	7,500	2,500	4,559	(2,059)
Postage and Freight	1,500	500	288	212
Lease - Building	500	500	500	-
Liability/Property Insurance	16,500	16,500	7,120	9,380
Printing	1,000	333	380	(47)
Legal Advertising	12,000	4,000	1,337	2,663
Miscellaneous Services	-	-	150	(150)
General Government	100,000	33,333	11,540	21,793
Misc-Late Fees	-	-	44	(44)
Council Expenses	20,000	6,667	1,411	5,256
Misc-Contingency	90,000	30,000	6,143	23,857
Office Supplies	5,000	1,667	3,513	(1,846)
Dues, Licenses, Subscriptions	10,000	3,333	2,279	1,054
Total Administration	2,400,000	808,999	792,263	16,736
<u>Other Public Safety</u>				
Contracts-Sheriff	550,000	183,333	26,803	156,530
Total Other Public Safety	550,000	183,333	26,803	156,530
<u>Capital Expenditures & Projects</u>				
Cap Outlay - Office Computers	6,000	2,000	-	2,000
Total Capital Expenditures & Projects	6,000	2,000	-	2,000
<u>Road and Street Facilities</u>				
Electricity - General	10,000	3,333	1,445	1,888
Total Road and Street Facilities	10,000	3,333	1,445	1,888
<u>Park & Grounds</u>				
R&M-Parks	50,000	16,667	-	16,667
Total Park & Grounds	50,000	16,667	-	16,667
<u>Special Events</u>				
Misc-Event Expense	75,000	25,000	-	25,000
Total Special Events	75,000	25,000	-	25,000
<u>Reserves</u>				
Reserve - Buildings	50,000	50,000	-	50,000
Total Reserves	50,000	50,000	-	50,000

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
TOTAL EXPENDITURES & RESERVES	3,141,000	1,089,332	820,511	268,821
Excess (deficiency) of revenues				
Over (under) expenditures	-	102,015	(379,754)	(481,769)
Net change in fund balance	\$ -	\$ 102,015	\$ (379,754)	\$ (481,769)
FUND BALANCE, BEGINNING (OCT 1, 2018)	649,549	649,549	649,549	
FUND BALANCE, ENDING	\$ 649,549	\$ 751,564	\$ 269,795	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 2,073	\$ 2,073
Donations	150,000	50,000	131,905	81,905
TOTAL REVENUES	150,000	50,000	133,978	83,978
EXPENDITURES				
Administration				
Misc-Bank Charges	-	-	20	(20)
Total Administration	-	-	20	(20)
Public Assistance				
Misc-Admin Fee (%)	11,300	3,767	-	3,767
Assistance Program	138,700	46,233	-	46,233
Total Public Assistance	150,000	50,000	-	50,000
TOTAL EXPENDITURES	150,000	50,000	20	49,980
Excess (deficiency) of revenues Over (under) expenditures	-	-	133,958	133,958
Net change in fund balance	\$ -	\$ -	\$ 133,958	\$ 133,958
FUND BALANCE, BEGINNING (OCT 1, 2018)	283,045	283,045	283,045	
FUND BALANCE, ENDING	\$ 283,045	\$ 283,045	\$ 417,003	

City of Westlake

Supporting Schedules

January 31, 2019

Cash and Investment Report

January 31, 2019

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	BankUnited	Checking Account	n/a	n/a	\$483,556
Money Market	BankUnited	MMA	n/a	1.00%	\$88,207
				Subtotal	\$571,763

SPECIAL REVENUE FUND

Money Market	BankUnited	MMA	n/a	1.00%	\$417,003
				Subtotal	\$417,003
				Total	\$988,766

City of Westlake

Bank Reconciliation

Bank Account No. 0300 Bank United - GF
 Statement No. 01/19A
 Statement Date 1/31/2019

G/L Balance (LCY)	483,555.74	Statement Balance	484,540.80
G/L Balance	483,555.74	Outstanding Deposits	39.30
Positive Adjustments	0.00		
		Subtotal	484,580.10
Subtotal	483,555.74	Outstanding Checks	1,024.36
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	483,555.74	Ending Balance	483,555.74
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
11/30/2018	Payment	7635	CROWN CASTLE-STA PROPERTY	202.88	0.00	202.88
1/23/2019	Payment	7687	MARK L. DUBOIS	775.00	0.00	775.00
1/29/2019	Payment	7689	CLERK & CONTROLLER OF PALM BEACH	46.48	0.00	46.48
Total Outstanding Checks.....				1,024.36		1,024.36
Outstanding Deposits						
1/31/2019		CREDIT CAR	CONTRACTOR REG- WINDMILL SPRINKLE G/L Ac	39.30	0.00	39.30
Total Outstanding Deposits.....				39.30		39.30

City of Westlake

Check register

January 1-31, 2019

CITY OF WESTLAKE

Payment Register by Fund
For the Period from 1/1/2019 to 1/31/2019
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
GENERAL FUND - 001								
001	7668	01/02/19	T-MOBILE USA, INC.	122118	SERVICE FOR 11/21-12/20/18	Communication - Telephone	541003-51301	\$199.30
001	7669	01/02/19	SEMINOLE IMPROVEMENT DISTRICT	TLAKE-120318	REIMB FOR DEC PERSONNEL EXPE	Misc-Contingency	549900-51301	\$2,160.00
001	7670	01/02/19	MARK L. DUBOIS	18209	SERVICE FOR 12/18	ProfServ-Consultants	531075-51301	\$725.00
001	7671	01/02/19	FPL	02039-122018	51575-02039 11/20-12/20/18	Electricity-General	543006-54101	\$132.67
001	7671	01/02/19	FPL	45148-121818	SERVICE FOR 11/16-12/18/18	Electricity-General	543006-54101	\$96.18
001	7672	01/02/19	AVATARA PARTNERS LLC	2549	1/19 COMPLETE CLOUD SERVICE	ProServ-Info Technology	531020-51301	\$4,372.50
001	7672	01/02/19	AVATARA PARTNERS LLC	2549	1/19 COMPLETE CLOUD SERVICE	Due from Other Districts	133500-51301	\$1,457.50
001	7673	01/02/19	GREATAMERICA FINANCIAL SERVICES CORP	23889625	DEC.KONICA RENTAL/LATE PAYMENT	dec.konica lease payment	551002-51301	\$315.13
001	7673	01/02/19	GREATAMERICA FINANCIAL SERVICES CORP	23889625	DEC.KONICA RENTAL/LATE PAYMENT	late payment penalty-Konica copier	549900-51301	\$22.06
001	7674	01/02/19	NETONE TECHNOLOGIES, INC	7448	1/19 PREPAIR BLOCK TIME	ProServ-Info Technology	531020-51301	\$1,125.00
001	7676	01/10/19	OFFICE DEPOT	246492235001	MISC OFFICE SUPPLIES	Office Supplies	551002-51301	\$124.62
001	7677	01/14/19	LAW OFFICES OF PAM E. BOOKER, ESQ	01-2019	1/19 LEGAL SERVICE	ProfServ-Legal Services	531023-51401	\$30,572.39
001	7678	01/14/19	CMG-PB REMITTANCE ADDRESS	35857-123018	NOTICE OF PUBLIC HEARING	Legal Advertising	548002-51301	\$700.00
001	7679	01/14/19	PBC SHERIFF'S OFFICE	62357	SECURITY FOR 12/24-12/31/18	Contracts-Sheriff	534100-52901	\$6,548.00
001	7680	01/14/19	PBC FINANCE DEPARTMENT	TLAKE-123118	IMPACT FEES 12/18	Other Current Liabilities	229000	\$39,649.43
001	7681	01/14/19	FLORIDA TECHNICAL CONSULTANTS	582	SERVICE FOR 12/18	ProServ-Info Technology	531020-51301	\$2,329.25
001	7681	01/14/19	FLORIDA TECHNICAL CONSULTANTS	582	SERVICE FOR 12/18	Due from Other Districts	133500-51301	\$998.25
001	7682	01/14/19	BERWIN, INC.	643255	CHAIRS	Office Supplies	551002-51301	\$1,010.00
001	7683	01/14/19	MILNER INC	61859321	KONICA LEASE 12/15-1/14/19	CWL PORTION	549900-51301	\$1,962.90
001	7683	01/14/19	MILNER INC	61859321	KONICA LEASE 12/15-1/14/19	SID PORTION	133500-51301	\$490.73
001	7683	01/14/19	MILNER INC	61859690	SOFTWARE SVC 12/15-1/14/19	Misc-Contingency	549900-51301	\$911.20
001	7683	01/14/19	MILNER INC	61859690	SOFTWARE SVC 12/15-1/14/19	Due from Other Districts	133500-51301	\$227.80
001	7684	01/14/19	NOVA ENGINEERING AND	0181701	PROF SERVICE 12/2-12/29/18	ProfServ-Building Permits	531091-51501	\$57,543.75
001	7685	01/14/19	SOLID WASTE AUTHORITY	SWA-123118	SOLID WASTE AUTHORITY FEES	Solid Waste fees	202130	\$45.60
001	7686	01/23/19	OFFICE DEPOT	256736555001	OFFICE SUPPLIES	Office Supplies	551002-51301	\$335.70
001	7687	01/23/19	MARK L. DUBOIS	18210	SERVICE 1/2-1/10	ProfServ-Consultants	531075-51301	\$775.00
001	7688	01/23/19	SECURITY ASSOCIATES OF FT. LAUDERDALE, INC	11080	TEC FOR MAC AND IP ADDRESS	ProServ-Info Technology	531020-51301	\$245.00
001	7689	01/29/19	CLERK & CONTROLLER OF PALM BEACH COUNTY	012319	RETURN 5/18 FINES RECEIVED IN	Due to Other Gov'tl Units	208000	\$46.48
001	DD175	01/04/19	CARD SERVICES CENTER	0968-121018	PURCHASES FOR 11/13-12/10/18	RESTAURANT NETWORK RETURN	551002-51301	(\$13.86)
001	DD175	01/04/19	CARD SERVICES CENTER	0968-121018	PURCHASES FOR 11/13-12/10/18	AMAZON MISC SUPPLIES	551002-51301	\$13.90
001	DD175	01/04/19	CARD SERVICES CENTER	0968-121018	PURCHASES FOR 11/13-12/10/18	DOLLAR TREE MISC SUPPLIES	551002-51301	\$8.56
001	DD175	01/04/19	CARD SERVICES CENTER	0968-121018	PURCHASES FOR 11/13-12/10/18	PUBLIX MISC SNACKS	551002-51301	\$31.11
001	DD175	01/04/19	CARD SERVICES CENTER	0968-121018	PURCHASES FOR 11/13-12/10/18	PALM BEACH POST NEWS PAPER ADD	548002-51301	\$49.21
001	DD175	01/04/19	CARD SERVICES CENTER	0968-121018	PURCHASES FOR 11/13-12/10/18	BOSTON MARKET MISC FOOD	549900-51301	\$346.60
001	DD175	01/04/19	CARD SERVICES CENTER	0968-121018	PURCHASES FOR 11/13-12/10/18	AMAZON PAPER	551002-51301	\$45.00
001	DD175	01/04/19	CARD SERVICES CENTER	0968-121018	PURCHASES FOR 11/13-12/10/18	AMAZON PRIME MEMBERSHIP	554001-51301	\$13.22
001	DD175	01/04/19	CARD SERVICES CENTER	0968-121018	PURCHASES FOR 11/13-12/10/18	PUBLIX MISC SUPPLIES	551002-51301	\$13.77
001	DD175	01/04/19	CARD SERVICES CENTER	0968-121018	PURCHASES FOR 11/13-12/10/18	AMAZON PAPER	551002-51301	\$64.16
001	DD180	01/19/19	FPL	99121-010819	09796-99121 12/6-1/8/19	Electricity-General	543006-54101	\$103.92
001	DD181	01/19/19	FPL	89127-010819-ACH	61367-89127 12/6-1/8/19	Electricity-General	543006-54101	\$65.85
001	DD183	01/25/19	DBPR/BCAIB	118012	Q2 FY19 ENDING 12/31/18	DBPR Surcharge	202115-51301	\$1,858.49
001	DD184	01/17/19	COMCAST	122618-4953-ACH	SERVICE FOR 12/30-1/19/19	General Government	549109-51301	\$267.51
001	DD185	01/17/19	COMCAST	122218-3484-ACH	SERVICE FOR 12/26-1/25/19	General Government	549109-51301	\$1,115.97
001	DD191	01/22/19	COMCAST	122618-4961-ACH	SERVICE FOR 12/30-1/29/19	General Government	549109-51301	\$441.05
001	DD192	01/22/19	COMCAST	74953-122618	JAN. INTERNET/PHONE/TV ACCT495	Communication - Telephone	541003-51301	\$253.10
001	DD193	01/22/19	COMCAST	74961-122618	JAN. INTRNT/PH/TV ACCT4961	Communication - Telephone	541003-51301	\$412.10
001	DD195	01/17/19	COMCAST	76842-010619	TV/INTRNT 6842 1/10-2/9/19	Communication - Telephone	541003-51301	\$392.88
001	DD203	01/31/19	CARD SERVICES CENTER	013119-0968-ACH	PURCHASES FOR 10/13-10/10/18	AMAZON	549900-51301	\$117.73
001	DD203	01/31/19	CARD SERVICES CENTER	013119-0968-ACH	PURCHASES FOR 10/13-10/10/18	AMAZON	549900-51301	\$18.99
001	DD203	01/31/19	CARD SERVICES CENTER	013119-0968-ACH	PURCHASES FOR 10/13-10/10/18	POSTAL CENTER	541006-51301	\$54.50
001	DD203	01/31/19	CARD SERVICES CENTER	013119-0968-ACH	PURCHASES FOR 10/13-10/10/18	AMAZON	549900-51301	\$18.98
001	DD203	01/31/19	CARD SERVICES CENTER	013119-0968-ACH	PURCHASES FOR 10/13-10/10/18	AMAZON PRIME	554001-51301	\$13.22
001	DD203	01/31/19	CARD SERVICES CENTER	013119-0968-ACH	PURCHASES FOR 10/13-10/10/18	PALM BEACH POST	554001-51301	\$54.56
001	DD203	01/31/19	CARD SERVICES CENTER	013119-0968-ACH	PURCHASES FOR 10/13-10/10/18	EDIBLE ARRANGEMENTS	551002-51301	\$170.13
001	DD203	01/31/19	CARD SERVICES CENTER	013119-0968-ACH	PURCHASES FOR 10/13-10/10/18	AMAZON	551002-51301	\$58.49
001	DD203	01/31/19	CARD SERVICES CENTER	013119-0968-ACH	PURCHASES FOR 10/13-10/10/18	PUBLIX	551002-51301	\$122.60
001	DD203	01/31/19	CARD SERVICES CENTER	013119-0968-ACH	PURCHASES FOR 10/13-10/10/18	PUBLIX	551002-51301	\$6.19
001	7675	01/14/19	PHILLIP D EVERETT	PAYROLL	January 14, 2019 Payroll Posting			\$2,909.27
001	DD176	01/14/19	KARA S. CRUMP	PAYROLL	January 14, 2019 Payroll Posting			\$2,784.77
001	DD177	01/14/19	KATRINA L. LONG	PAYROLL	January 14, 2019 Payroll Posting			\$2,784.77
001	DD178	01/14/19	ROGER B MANNING	PAYROLL	January 14, 2019 Payroll Posting			\$2,826.27
001	DD179	01/14/19	JOHN A. STANAVITCH	PAYROLL	January 14, 2019 Payroll Posting			\$2,867.77
Fund Total								\$175,412.22

Total Checks Paid	\$175,412.22
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Seventh Order of Business

7A



City of Westlake

Planning and Zoning Department

Staff Report – 3/11/19

PETITION DESCRIPTION

PETITION NUMBER: FSBP-2018-26 Phase II Final Subdivision Plan (Pod R)

APPLICANT: Cotleur & Hearing

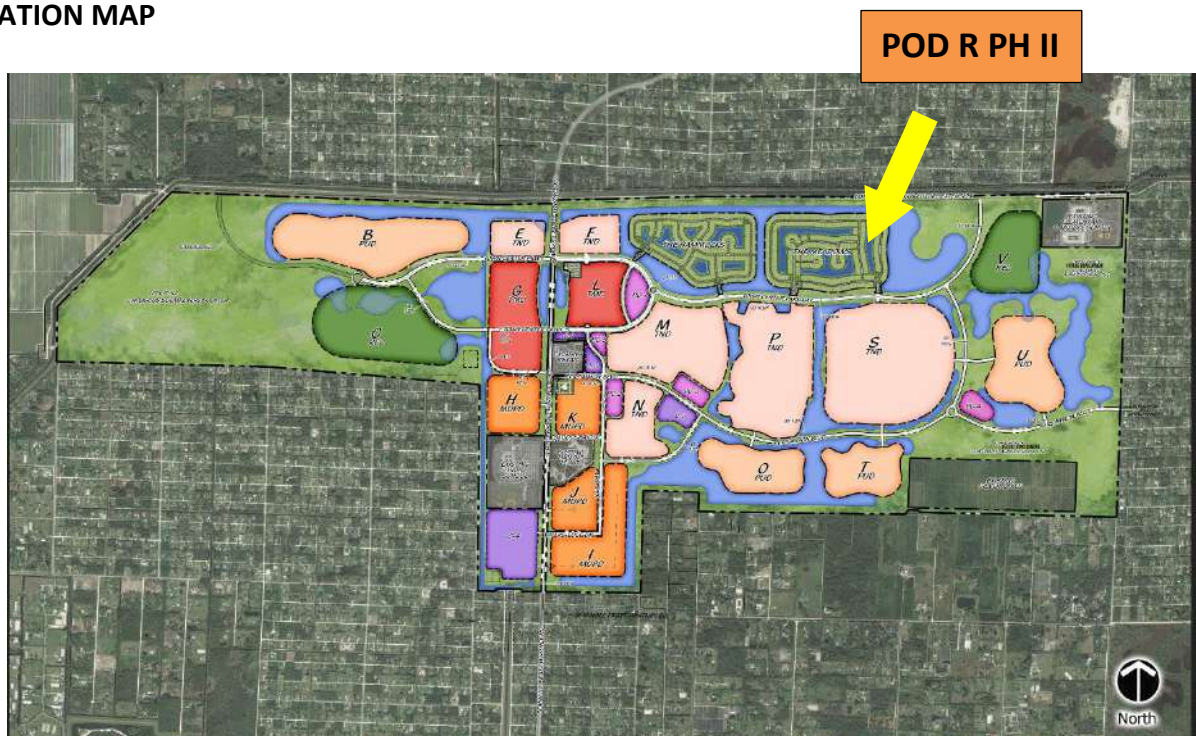
OWNER: Minto PBLH, LLC

REQUEST: The applicant is requesting approval of the Final Subdivision Plan for Pod R (Meadows of Westlake) Phase II located within the Westlake Traditional Town Development (TTD).

LOCATION: City of Westlake, Pod R, Phase II

PROPERTY CONTROL NUMBERS: 77-41-43-06-00-000-1010

LOCATION MAP



1. PETITION FACTS - *Phase I Final Subdivision Plan (Pod R)*

- a. **Total Gross Site Area:** 132.974 acres
- b. **Total Affected Area:** 50.638 acres
- c. **Density:** 2.92 Dwelling Units per Acre
- d. **Land Use and Zoning**
 - Existing Land Use:** Vacant / Agricultural / Utility
 - Future Land Use:** R1 and R2. City’s adopted Future Land Use Map, March 12, 2018.
 - Zoning:** TTD / PUD

2. BACKGROUND

Pod R is situated in the northern portion of the municipal boundary, east of Seminole Pratt Whitney Road, and north of Town Center Parkway. On July 24, 2018, a Final Master Plan amendment (Petition MPA-2018-01) was approved modifying the number of dwelling units and acreage of Pod R to a total of 388 dwelling units and 132.97 acres.

Pod R will be developed in two (2) phases. Pod R, Phase I (Petition FSBP-2018-08) was approved on August 30, 2018 and accounts for 82.336 acres and a total of 184 units. The subject request is for Phase II.

3. REVIEW AND ANALYSIS

The applicant is requesting approval of the Meadows of Westlake **Phase II** Final Subdivision Plan (Pod R). The plat boundary for this subdivision plan contains 50.638 acres for Phase II and total Pod R boundary survey contains 132.974 acres. The following table indicates phases breakdown per acreage and number of dwelling units:

	Phase I	Phase II	Total
Plat Area Pod R	82.336 acres	50.638 acres	132.974 acres
Lot Width	Phase I (Dwelling Units)	Phase II (Dwelling Units)	Total (Dwelling Units)
50 feet	126	136	262
65 feet	58	39	97
70 feet	0	29	29
Total	184	204	388

The corresponding plat application includes the surrounding perimeter lakes within the plat boundary. The perimeter lake areas will be dedicated to the Seminole Improvement District (SID). Phase II will include 204 units and 50.64 acres.

Since the subject application has a Planned Unit Development (PUD) designation, it was reviewed for compliance with Ordinance 2018-3 that amended PUD provisions included on the City’s interim ULDC code.

The applicant is proposing 50-foot, 65-foot and 70-foot wide lots with a depth of 135 feet. In terms of lot dimensions, building coverage and setbacks the subject application meets requirements of Table 3.E.2.D as follows:

Table 3.E.2.D - PUD Property Development Regulations

POD	Minimum Lot Dimensions			Density		FAR (2)	Building Coverage	Setbacks			
	Size	Width and Frontage	Depth	Min.	Max.			Front	Side	Side Street	Rear
Residential											
TTD SF	<u>6,000</u>	<u>65</u>	<u>75</u>	-	-	-	<u>50%</u>	<u>20</u>	<u>7.5</u>	<u>15</u>	<u>15</u>
TTD SF	<u>3,750 sf</u>	<u>50'</u>	<u>75'</u>	-	-	-	<u>50%</u>	<u>10' Bldg</u> <u>20' FLG</u> <u>10' SLG</u>	<u>5'</u>	<u>15' Bldg</u> <u>20' SLG</u>	<u>15'</u>
TTD SF	<u>8,125 sf</u>	<u>70'</u>	<u>135'</u>	-	-	-	<u>50%</u>	<u>10' Bldg</u> <u>20' FLG</u> <u>10' SLG</u>	<u>5'</u>	<u>15' Bldg</u> <u>20' SLG</u>	<u>15'</u>
ZLL	Refer to <u>Article 3.D.2.B, Zero Lot Line (ZLL)</u> .										

Recreation and Open Space

In terms of Neighborhood Parks, Pod R Subdivision Plan is required to comply with Policy Recreation 1.1.4 of the City’s Comprehensive Plan which establishes a Level of Service (LOS) of 2.0 acres per 1,000 residents. The subject application complies with policy REC 1.1.4 as follows:

PHASE 1

For 184 units x 2.32 people = 426.88 people

Then it is required 0.85 acres - PROVIDED on FSBP Phase 1 is 1.659 acres

PHASE 2

For 204 units x 2.32 people = 473.28 people

Then, it is required 0.95 acres - PROVIDED on FSBP Phase 2 is 0.776 acres

For Phase 1 and Phase 2, the total acres dedicated to Neighborhood Parks are in compliance with the LOS. The total required acreages is 1.8 acres and the applicant is providing a total of 2.435. Also, the largest area of Neighborhood Parks is provided in Phase 1 of Pod R Subdivision Plan.

Street Network

Three street cross-sections are proposed within Pod R. All three cross-sections are consistent with the PUD roadway standards. The street cross-sections have been included in the Pod R Design Standards. The regulatory street signs, stop signs, etc have also been included in the submitted Design Standards.

Landscape Standards

A total of 27 percent open space is required within the pod, which equates to approximately 35.903 acres. The Applicant has designed the community to provide 37.553 acres of open space area in Phase I. Phase 2 will provide 0.834 acres of open space area. The open space areas include open greens, lake areas, and recreation areas. The roadways will include a series of street trees that will establish the streetscape of the community.

Drainage

All drainage and water management systems within Minto Westlake will be owned and operated by Seminole Improvement District (SID). It is proposed that Pod R runoff be directed to on-site inlets and storm sewer and then connected to the Master Drainage System for water quality treatment and attenuation. Legal positive outfall is available via connection to the Master Drainage System which discharges to the S.I.D. canal system.

Community Identity Monuments

In accordance with the Minto Westlake Master Signage Plan, the applicant is proposing two community identity monuments at the western entrance in Phase 1 and one in the median of the eastern entrance in Phase 2. The monument details are included within the Design Standards for Pod R included herin.

Design Standards

The Design Standards are in accordance with the approving development order for the Minto Westlake TTD. The document includes typical site elements, pedestrian amenities, lighting, signage, architectural styles of models, recreational amenities, etc. The Design Standards for Phase 2 of the Meadows are consistent with Phase 1.

4. FINAL REMARKS

Application FSBP-2018-26 *Phase II Final Subdivision Plan (Pod R)* was approved on February 8, 2019.

7B



CITY COUNCIL

Phase II Final Subdivision Plan FSBP-2018-26 Pod R Phase II

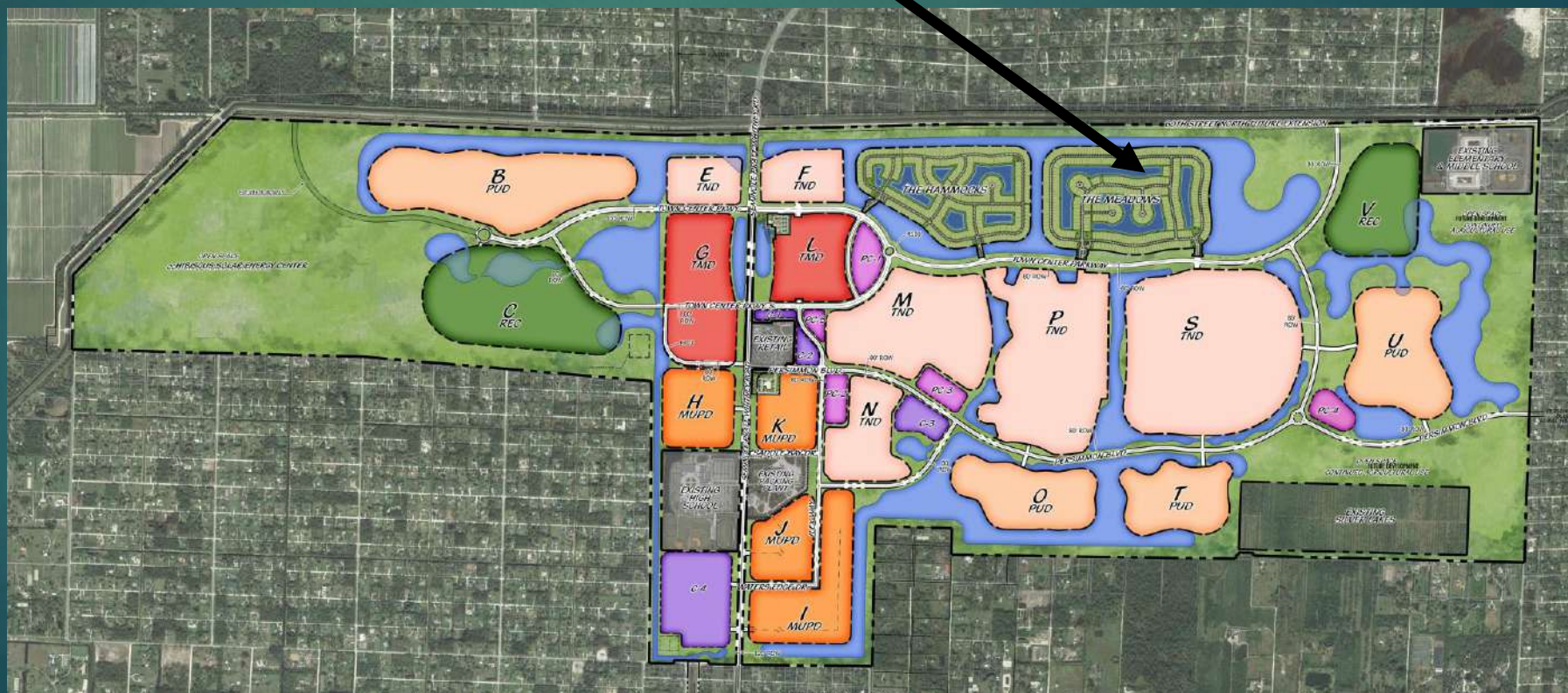


3.11.19

PETITION: FSBP-2018-26 Phase II Final Subdivision Plan (Pod R)

APPLICANT: Cotleur & Hearing OWNER: Minto PBLH, LLC

REQUEST APPROVAL OF THE FINAL SUBDIVISION PLAN FOR **POD R**
(MEADOWS OF WESTLAKE) **PHASE II**



SITE INFORMATION

Total Gross Site Area 132.974 acres

Existing Land Use Vacant / Agricultural / Utility

Future Land Use R1 and R2

Zoning TTD / PUD

BACKGROUND

July 24, 2018, a Final Master Plan amendment (Petition MPA-2018-01) was approved modifying the number of dwelling units and acreage of Pod R to a total of **388 dwelling units** and **132.97 acres**.

Pod R will be developed in two (2) phases:

- ❑ Pod R, Phase I (Petition FSBP-2018-08) was approved on **August 30, 2018** and accounts for **82.336 acres** and a total of **184 units**.
- ❑ The subject request is for Phase II.

	Phase I	Phase II	Total
Plat Area Pod R	82.336 acres	50.638 acres	132.974 acres
Lot Width	Phase I (Dwelling Units)	Phase II (Dwelling Units)	Total (Dwelling Units)
50 feet	126	136	262
65 feet	58	39	97
70 feet	0	29	29
Total	184	204	388



Pod R
Meadows
of
Westlake

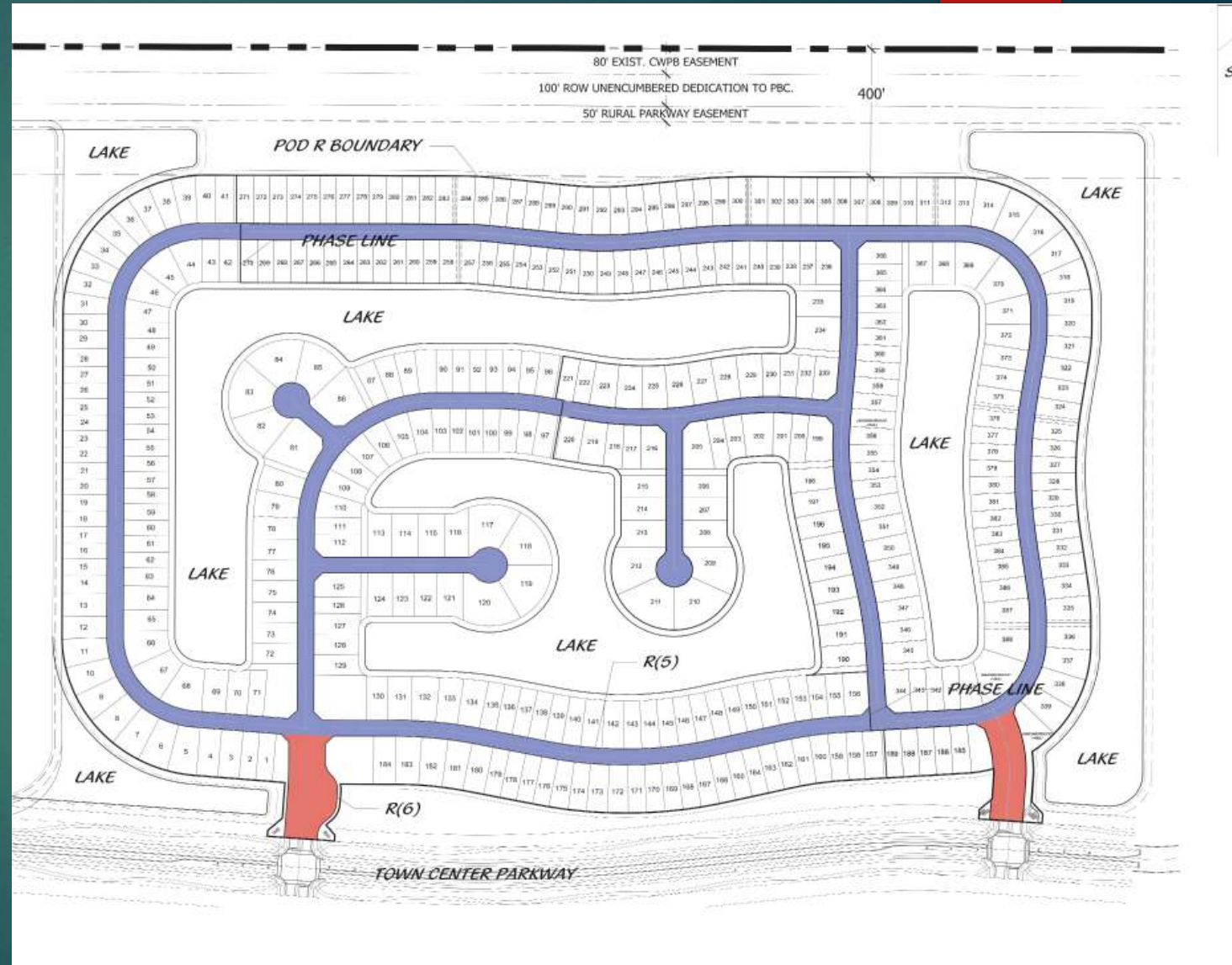
PHASE II

POD R - PLAT

The corresponding plat application includes the surrounding perimeter lakes within the plat boundary.

The perimeter lake areas will be dedicated to the Seminole Improvement District (SID).

Phase I of the Meadows will include 184 units and 82.34 acres. Phase II will include 204 units and 50.64 acres.



Pod R Meadows of Westlake PHASE II

Pod R: Planned Unit Development (PUD)- reviewed for compliance with Ordinance 2018-3 amended PUD provisions of City's interim ULDC code. Application meets requirements of Table 3.E.2.D as follows:

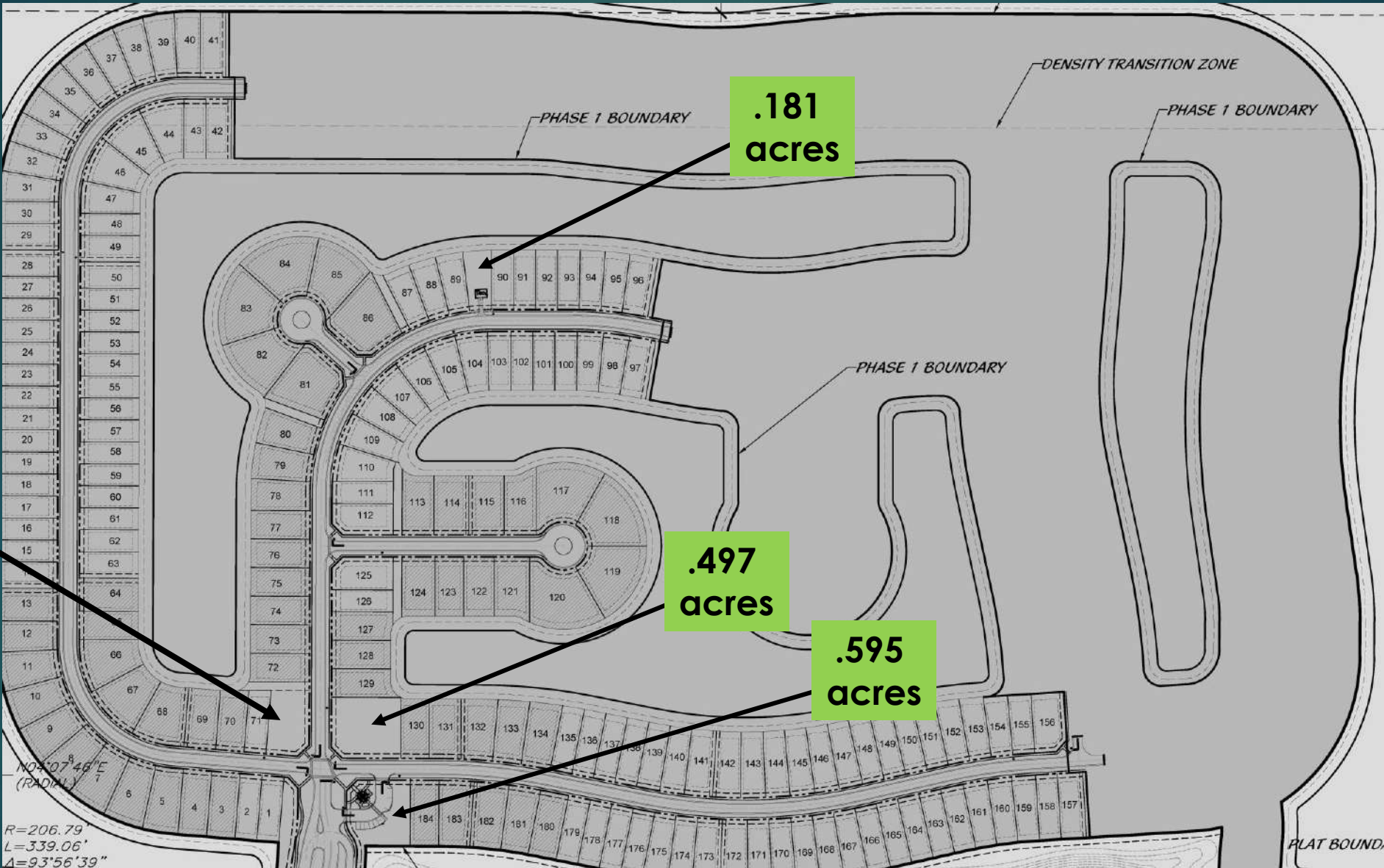
POD	<u>Minimum Lot Dimensions</u>			Density		FAR (2)	Building Coverage	<u>Setbacks</u>			
	Size	Width and Frontage	Depth	Min.	Max.			Front	Side	Side Street	Rear
Residential											
<u>TTD SF</u>	<u>6,000</u>	<u>65</u>	<u>75</u>	-	-	-	<u>50%</u>	<u>20</u>	<u>7.5</u>	<u>15</u>	<u>15</u>
<u>TTD SF</u>	<u>3,750 sf</u>	<u>50'</u>	<u>75'</u>	-	-	-	<u>50%</u>	<u>10' Bldg</u> <u>20' FLG</u> <u>10' SLG</u>	<u>5'</u>	<u>15' Bldg</u> <u>20' SLG</u>	<u>15'</u>
<u>TTD SF</u>	<u>8,125 sf</u>	<u>70'</u>	<u>135'</u>	-	-	-	<u>50%</u>	<u>10' Bldg</u> <u>20' FLG</u> <u>10' SLG</u>	<u>5'</u>	<u>15' Bldg</u> <u>20' SLG</u>	<u>15'</u>

RECREATION AND OPEN SPACE

Neighborhood Parks, Pod R Subdivision Plan - Policy Recreation 1.1.4 of the City's Comprehensive Plan which establishes a Level of Service (LOS) of 2.0 acres per 1,000 residents. The subject application complies with policy REC 1.1.4 as follows:

PHASE 1

- ▶ For 184 units $2.32 \text{ people} = 426.88 \text{ people}$
- ▶ Then it is required 0.85 acres - PROVIDED on FSBP Phase 1 is 1.659 acres

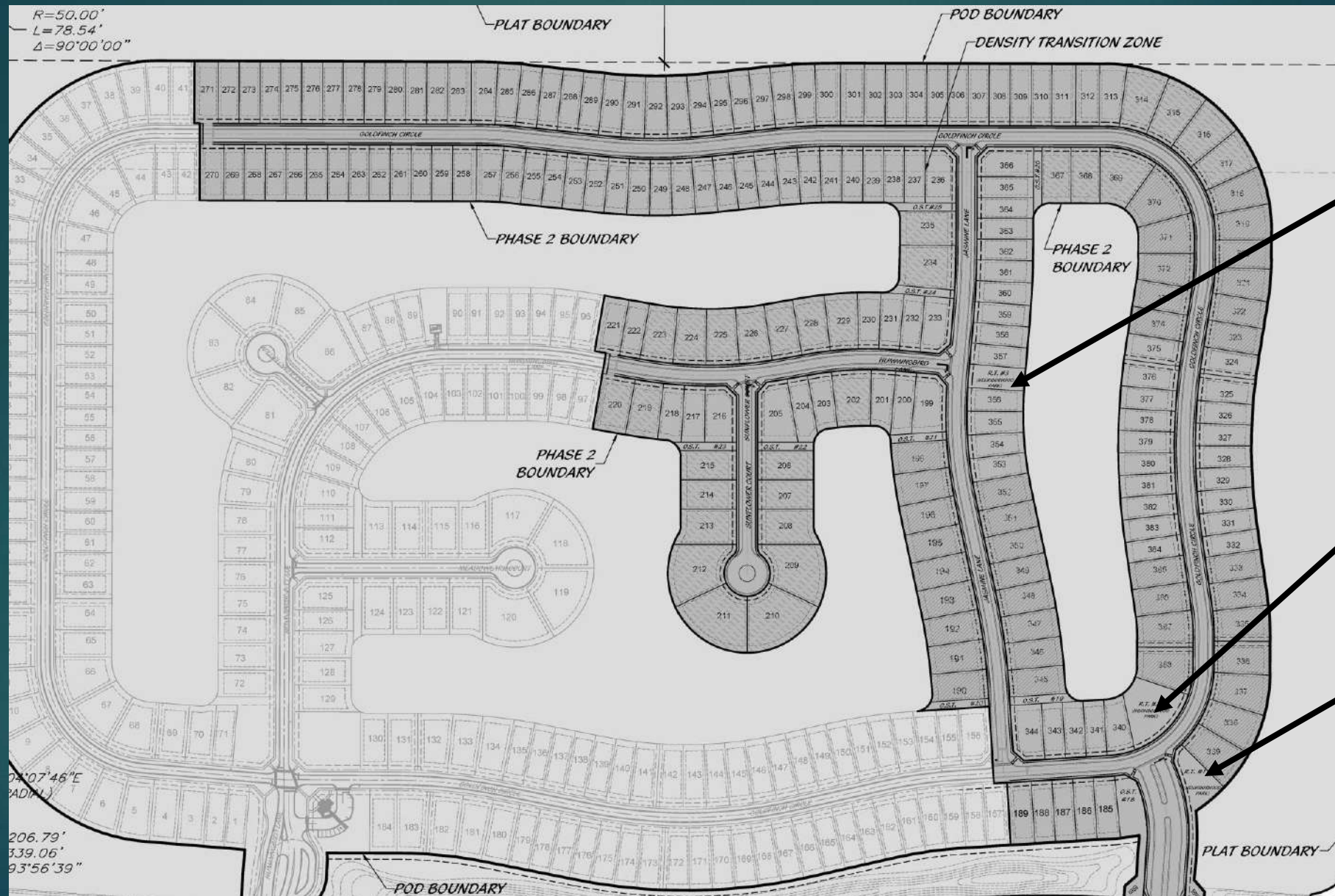


**.376
acres**

**.181
acres**

**.497
acres**

**.595
acres**



.354
acres

.172
acres

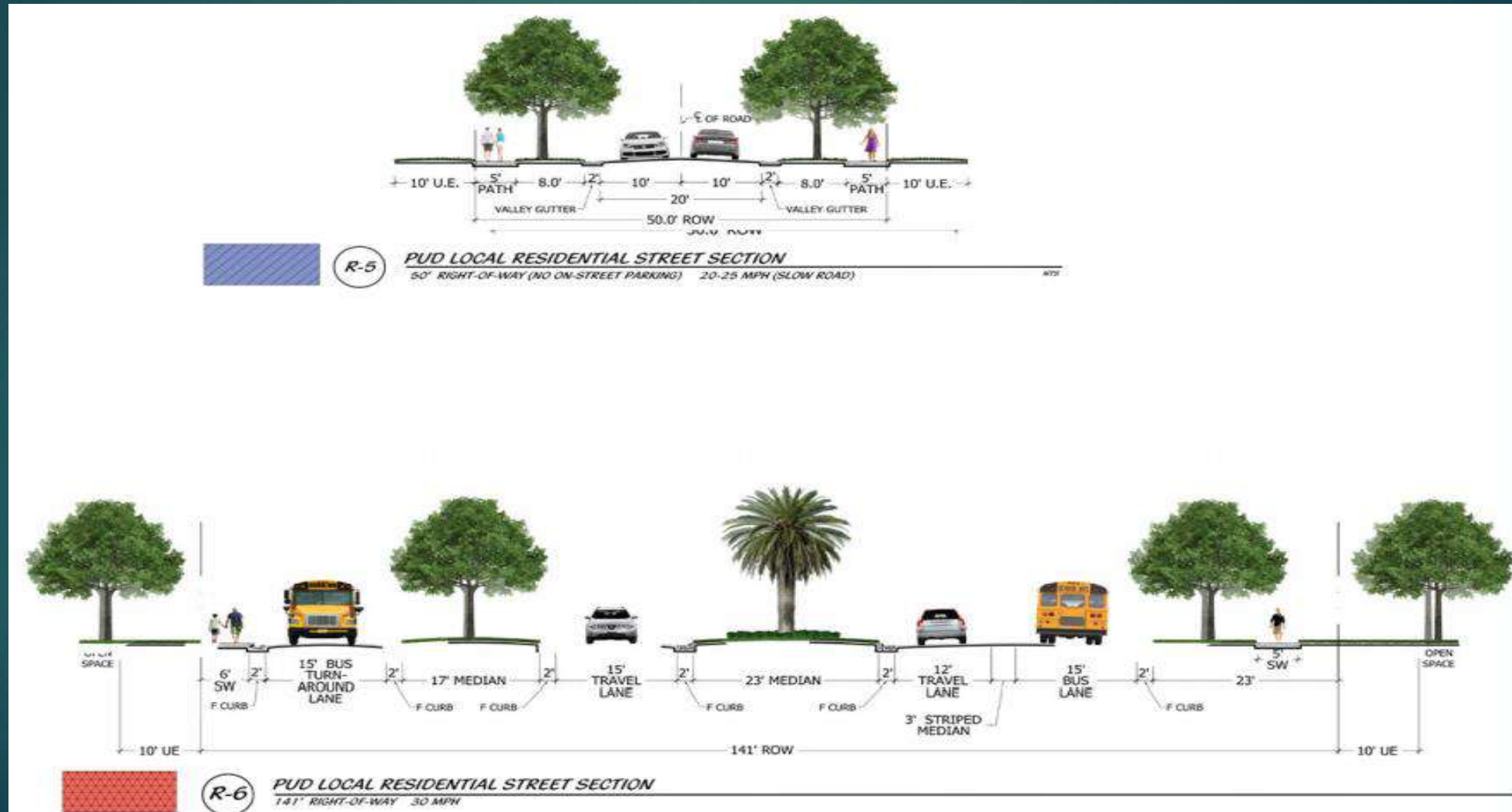
.376
acres





Street Network

Three street cross-sections are proposed within Pod R. All three cross-sections are consistent with the PUD roadway standards.



Landscape Standards

A total of 27 percent open space is required within the pod, approximately 35.90 acres.

Applicant is providing **TOTAL: 37.55 acres**

Phase II will provide 0.834 acres of open space area. The open space areas include open greens, lake areas, and recreation areas. The roadways will include a series of street trees that will establish the streetscape of the community.

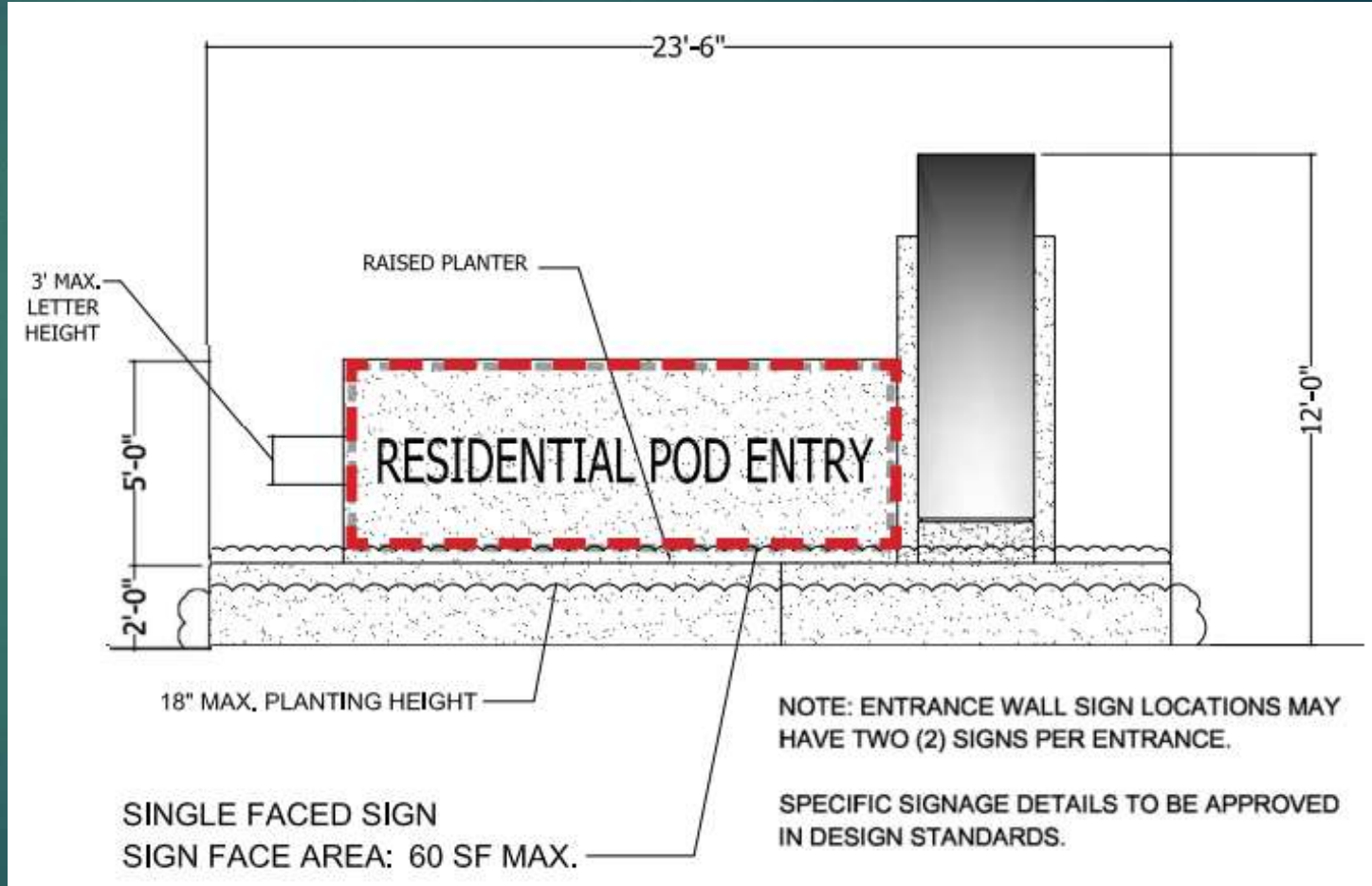
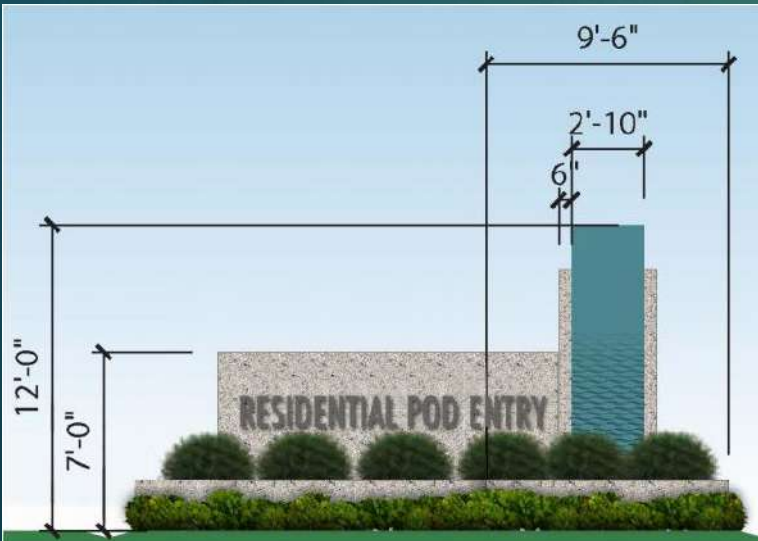


Drainage

All drainage and water management systems within Minto Westlake will be owned and operated by Seminole Improvement District (SID). It is proposed that Pod R runoff be directed to on-site inlets and storm sewer and then connected to the Master Drainage System for water quality treatment and attenuation.

Community Identity Monuments

Proposed two community identity monuments at each of the community entrances



Final Remarks

Per the current City's Interim ULDC Code



The subject application FSBP-2018-26
Final Subdivision Plan (Pod R) Phase II
was reviewed and approved Administratively by
the Development Review Officers (DRO)

The City of Westlake DRO includes the City's
Planning and Zoning and Engineering
Departments; and, other applicable agencies.

THANK YOU!



Eighth Order of Business

March 11, 2019
1st Reading _____
2nd Reading _____

RESOLUTION 2019-06

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR SKY COVE-PHASE 1 (POD M), LOCATED BY METES AND BOUNDS BEING DESCRIBED AS A PARCEL OF LAND LYING IN SECTIONS 1 AND 12, 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 Sky Cove-Phase I (Pod M), located by metes and bounds being described as a parcel of land lying in Sections 1 and 12, Township 43 South, Range 40 East, in the City of Westlake, Palm Beach County, Florida, as described in Exhibit "A", 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 have reviewed the application, the final plat and the boundary survey, and the collective staff has recommended approval; and

WHEREAS, after careful review and consideration, the collective staff has determined that this application has complied with the City of Westlake’s interim land development code 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 and boundary survey for the Sky Cove-Phase I (Pod M), as described in the attached Exhibit "A", containing approximately 63.186 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, 2019.

City of Westlake
Roger Manning, Mayor

Sandra Demarco, City Clerk

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

Exhibit 'A'
Legal Description
Sky Cove Phase I

DESCRIPTION:

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

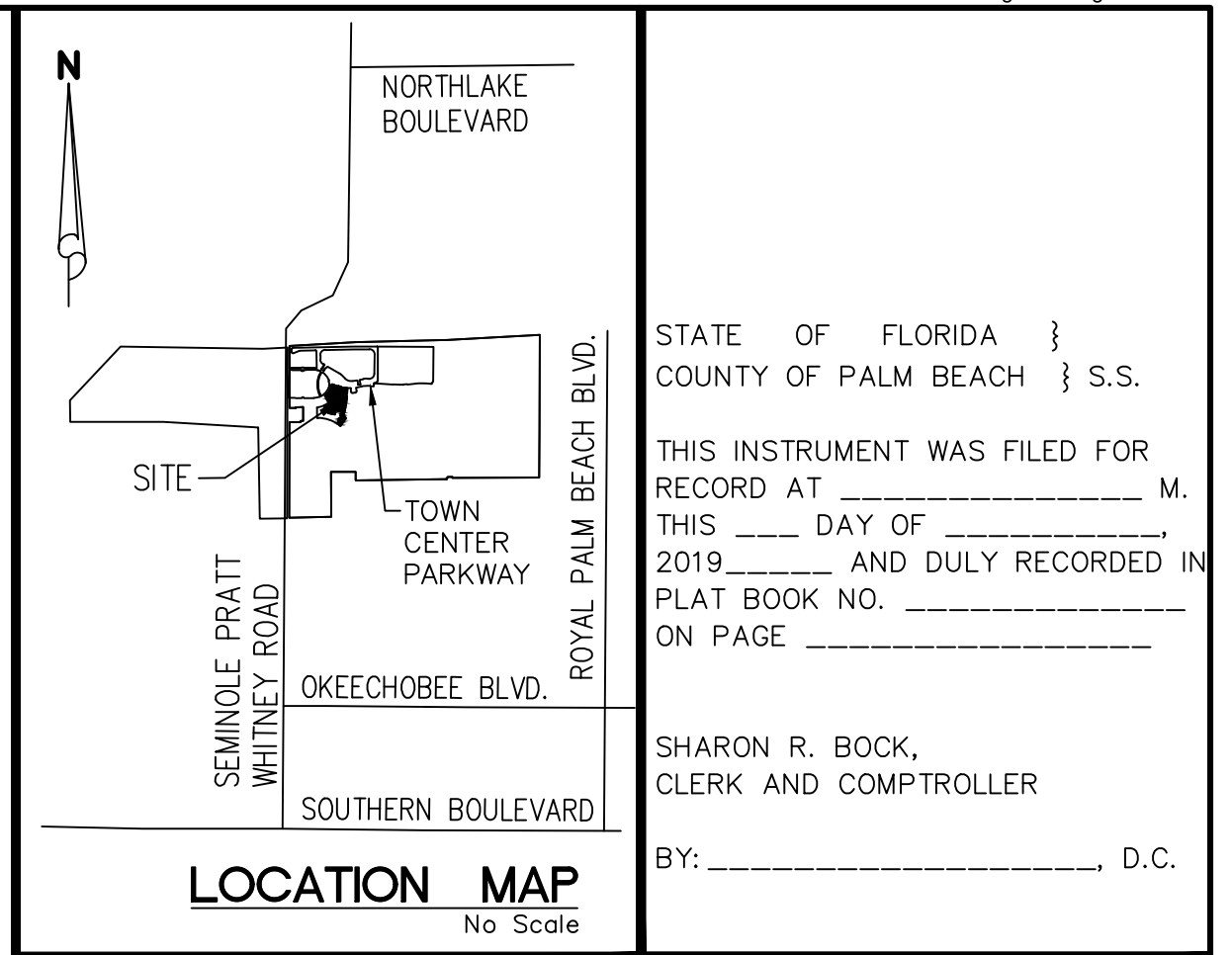
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE S.01°33'05"W. ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 2945.58 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE 50.0 FOOT RURAL PARKWAY EASEMENT AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2190.00 FEET AND A RADIAL BEARING OF N.05°36'03"W. AT SAID INTERSECTION; THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID 50.0 FOOT RURAL PARKWAY EASEMENT AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°51'41", A DISTANCE OF 300.49 FEET TO A RADIAL INTERSECTION AND THE POINT OF BEGINNING; THENCE S.02°15'38"W. RADIAL TO SAID CURVE, A DISTANCE OF 302.15 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 185.00 FEET AND A RADIAL BEARING OF S.52°54'14"E. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°56'27", A DISTANCE OF 209.68 FEET TO A NON-TANGENT INTERSECTION; THENCE S.03°30'00"W., A DISTANCE OF 144.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 3250.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°30'00", A DISTANCE OF 709.04 FEET TO THE POINT OF TANGENCY; THENCE S.16°00'00"W., A DISTANCE OF 106.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 308.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°07'46", A DISTANCE OF 323.23 FEET TO A REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°46'08", A DISTANCE OF 68.74 FEET TO THE POINT OF TANGENCY; THENCE S.34°38'22"W., A DISTANCE OF 524.11 FEET TO THE FUTURE NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD EAST - PHASE II, AS RECORDED IN PLAT BOOK __, PAGES __ THROUGH __, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.55°21'38"W. ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 111.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 2293.00 FEET; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°55'30", A DISTANCE OF 1317.67 FEET TO THE POINT OF TANGENCY; THENCE N. 88°17'08" W. ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 70.69 FEET; THENCE N.00°00'00"E., A DISTANCE OF 614.58 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 1533.00 FEET AND A RADIAL BEARING OF N.06°59'23"W. AT SAID INTERSECTION; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°46'53", A DISTANCE OF 743.31 FEET TO A NON-TANGENT INTERSECTION; THENCE N.25°53'21"W., A DISTANCE OF 491.64 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF TOWN CENTER

PARKWAY SOUTH AND THE NORTHWESTERLY LINE OF OPEN SPACE TRACT #1, AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY SOUTH PHASE II, AS RECORDED IN PLAT BOOK 126, PAGE 114 OF SAID PUBLIC RECORDS, ALSO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 1050.00 FEET AND A RADIAL BEARING OF N.38°55'00"W. AT SAID INTERSECTION; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°29'32", A DISTANCE OF 742.06 FEET TO A NON-TANGENT INTERSECTION; THENCE N.50°31'02"E., A DISTANCE OF 82.24 FEET TO SAID SOUTH LINE OF THE 50.0 FOOT RURAL PARKWAY EASEMENT; THENCE S.64°52'58"E. ALONG SAID SOUTH LINE OF THE 50.0 FOOT RURAL PARKWAY EASEMENT, A DISTANCE OF 53.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 2190.00 FEET; THENCE EASTERLY, AND ALONG SAID 50.0 FOOT RURAL PARKWAY EASEMENT THROUGH A CENTRAL ANGLE OF 08°53'55", A DISTANCE OF 340.13 FEET TO A NON-TANGENT INTERSECTION; THENCE N.14°53'03 E., A DISTANCE OF 21.36 FEET; THENCE N.29°14'32"W., A DISTANCE OF 26.71 FEET; THENCE N.16°44'22"E., A DISTANCE OF 10.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 2140.00 FEET AND A RADIAL BEARING OF N.16°44'22"E. AT SAID INTERSECTION AND A POINT OF THE SOUTH RIGHT-OF-WAY OF TOWN CENTER PARKWAY, AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY OF TOWN CENTER PARKWAY AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°42'36", A DISTANCE OF 138.57 FEET TO A NON-TANGENT INTERSECTION; THENCE S.13°01'45"W., A DISTANCE OF 10.00 FEET; THENCE S.59°00'39"W., A DISTANCE OF 26.71 FEET; THENCE S.14°53'03"W., A DISTANCE OF 21.36 FEET TO SAID SOUTH LINE OF THE 50.0 FOOT RURAL PARKWAY EASEMENT AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 2190.00 FEET AND A RADIAL BEARING OF N.13°33'00"E. AT SAID INTERSECTION; THENCE EASTERLY, ALONG SAID SOUTH LINE OF THE 50.0 FOOT RURAL PARKWAY EASEMENT AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°17'21", A DISTANCE OF 431.51 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,752,404 SQUARE FEET OR 63.186 ACRES MORE OR LESS.

SKY COVE - PHASE I

A SUBDIVISION IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. BEING IN PART A REPLAT OF PORTIONS OF TOWN CENTER PARKWAY NORTH, PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, AND TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



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

THIS INSTRUMENT WAS FILED FOR RECORD AT _____ M. THIS ____ DAY OF _____ 2019 AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE _____

SHARON R. BOCK,
CLERK AND COMPTROLLER

By: _____, D.C.

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS SKY COVE - PHASE I, A SUBDIVISION IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF PORTIONS OF TOWN CENTER PARKWAY NORTH, PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, AND TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE S.01°33'05"W. ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 2945.58 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE 50.0 FOOT RURAL PARKWAY EASEMENT AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2190.00 FEET AND A RADIAL BEARING OF N.05°36'03"W. AT SAID INTERSECTION; THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID 50.0 FOOT RURAL PARKWAY EASEMENT AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°51'41", A DISTANCE OF 300.49 FEET TO A RADIAL INTERSECTION AND THE **POINT OF BEGINNING**; THENCE S.02°15'38"W. RADIAL TO SAID CURVE, A DISTANCE OF 302.15 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 185.00 FEET AND A RADIAL BEARING OF S.52°54'14"E. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°56'27", A DISTANCE OF 209.68 FEET TO A NON-TANGENT INTERSECTION; THENCE S.03°30'00"W., A DISTANCE OF 144.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 3250.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°30'00", A DISTANCE OF 709.04 FEET TO THE POINT OF TANGENCY; THENCE S.16°00'00"W., A DISTANCE OF 106.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 308.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°07'46", A DISTANCE OF 323.23 FEET TO A REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°46'08", A DISTANCE OF 68.74 FEET TO THE POINT OF TANGENCY; THENCE S.34°38'22"W., A DISTANCE OF 524.11 FEET TO THE FUTURE NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD EAST - PHASE II, AS RECORDED IN PLAT BOOK _____, PAGES _____, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.55°21'38"W. ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 111.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 2293.00 FEET; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°55'30", A DISTANCE OF 1317.67 FEET TO THE POINT OF TANGENCY; THENCE N. 88°17'08" W. ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 70.69 FEET; THENCE N.00°00'00"E., A DISTANCE OF 614.58 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 1533.00 FEET AND A RADIAL BEARING OF N.06°59'23"W. AT SAID INTERSECTION; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°46'53", A DISTANCE OF 743.31 FEET TO A NON-TANGENT INTERSECTION; THENCE N.25°53'21"W., A DISTANCE OF 491.64 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND THE NORTHWESTERLY LINE OF OPEN SPACE TRACT #1, AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY SOUTH PHASE II, AS RECORDED IN PLAT BOOK 126, PAGE 114 OF SAID PUBLIC RECORDS, ALSO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 1050.00 FEET AND A RADIAL BEARING OF N.38°55'00"W. AT SAID INTERSECTION; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°29'32", A DISTANCE OF 742.06 FEET TO A NON-TANGENT INTERSECTION; THENCE N.50°31'02"E., A DISTANCE OF 82.24 FEET TO SAID SOUTH LINE OF THE 50.0 FOOT RURAL PARKWAY EASEMENT; THENCE S.64°52'58"E. ALONG SAID SOUTH LINE OF THE 50.0 FOOT RURAL PARKWAY EASEMENT, A DISTANCE OF 53.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 2190.00 FEET; THENCE EASTERLY, AND ALONG SAID 50.0 FOOT RURAL PARKWAY EASEMENT THROUGH A CENTRAL ANGLE OF 08°53'55", A DISTANCE OF 340.13 FEET TO A NON-TANGENT INTERSECTION; THENCE N.14°53'03 E., A DISTANCE OF 21.36 FEET; THENCE N.29°14'32"W., A DISTANCE OF 26.71 FEET; THENCE N.16°44'22"E., A DISTANCE OF 10.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 2140.00 FEET AND A RADIAL BEARING OF N.16°44'22"E. AT SAID INTERSECTION AND A POINT OF THE SOUTH RIGHT-OF-WAY OF TOWN CENTER PARKWAY, AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY OF TOWN CENTER PARKWAY AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°42'36", A DISTANCE OF 138.57 FEET TO A NON-TANGENT INTERSECTION; THENCE S.13°01'45"W., A DISTANCE OF 10.00 FEET; THENCE S.59°00'39"W., A DISTANCE OF 26.71 FEET; THENCE S.14°53'03"W., A DISTANCE OF 21.36 FEET TO SAID SOUTH LINE OF THE 50.0 FOOT RURAL PARKWAY EASEMENT AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 2190.00 FEET AND A RADIAL BEARING OF N.13°33'00"E. AT SAID INTERSECTION; THENCE EASTERLY, ALONG SAID SOUTH LINE OF THE 50.0 FOOT RURAL PARKWAY EASEMENT AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°17'21", A DISTANCE OF 431.51 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 2,752,404 SQUARE FEET OR 63.186 ACRES MORE OR LESS.

TRACT "M"
TRACT "M", AS SHOWN HEREON, 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 THE CITY OF WESTLAKE, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MINTO PBLH, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

TRACT "M" IS ALSO DEDICATED AS A LAKE MAINTENANCE ACCESS EASEMENT AND A DRAINAGE EASEMENT, TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS. THESE DEDICATIONS TO SEMINOLE IMPROVEMENT DISTRICT ARE TO SUNSET WITH THE RECORDING OF THE REPLAT OF TRACT "R" WHEREIN THE LOCATION OF PERMANENT LAKE ACCESS AND MAINTENANCE EASEMENTS SHALL BE IDENTIFIED AND GRANTED TO SEMINOLE IMPROVEMENT DISTRICT.

ROAD RIGHT-OF-WAY

TRACT "A" SHOWN HEREON AS WATER WAY DRIVE, QUIET LAKE PLACE, STARFISH ROAD, SEA GLASS WAY, RIVER STONE ROAD AND SANDY SHORE DRIVE, ARE HEREBY DEDICATED TO SKY COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AS A PRIVATE ROADWAY FOR INGRESS AND EGRESS, ACCESS, UTILITIES AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, REUSE WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, REUSE WATER, WASTEWATER, AND WATER MANAGEMENT FACILITIES. AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF WESTLAKE FOR SERVICE VEHICLES AND EMERGENCY VEHICLES. THE CITY OF WESTLAKE AND THE SEMINOLE IMPROVEMENT DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SAID TRACT "A" EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE SEMINOLE IMPROVEMENT DISTRICT, AND FOR MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE'S SERVICE VEHICLES AND EMERGENCY VEHICLES.

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

OPEN SPACE TRACTS

OPEN SPACE TRACTS O.S.T. #1, O.S.T. #2 AND O.S.T. #5, AS SHOWN HEREON, 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.

OPEN SPACE TRACTS O.S.T. #3, O.S.T. #4 AND O.S.T. #6, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SKY COVE - PHASE I HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

RECREATIONAL TRACTS

RECREATION TRACT #1 AND RECREATION TRACT #2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SKY COVE - PHASE I HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY 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), ITS SUCCESSORS AND ASSIGNS, 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. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION.

IN FURTHERANCE OF THE FOREGOING, THERE IS HEREBY GRANTED TO FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS, AND ASSIGNS ("FPL"), A NON-EXCLUSIVE EASEMENT FOREVER OVER, UNDER, IN, ON, UPON AND ACROSS THE UTILITY EASEMENTS DESCRIBED ON THE PLAT, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT, AND APPURTENANT ABOVE-GROUND EQUIPMENT) TO BE INSTALLED FROM TIME TO TIME; TOGETHER WITH THE RIGHT TO PERMIT FPL TO ATTACH OR PLACE WIRES TO OR WITHIN ANY FACILITIES HEREUNDER AND LAY CABLE AND CONDUIT WITHIN THE EASEMENT AREA AND TO OPERATE THE SAME FOR FPL'S COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES.

LAKE MAINTENANCE ACCESS EASEMENTS

THE LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) AS SHOWN HEREON 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.

DRAINAGE EASEMENTS

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

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

WATER MANAGEMENT TRACTS

WATER MANAGEMENT TRACTS W.M.T. #1 THROUGH W.M.T. #3, AS SHOWN HEREON, 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 THE 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 DRAINAGE PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS ____ DAY OF _____, 2019.

WITNESS: _____ MINTO PBLH, LLC
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: _____ BY: _____
JOHN F. CARTER, MANAGER

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 SAID 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 _____, 2019.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____
COMMISSION NO. _____

(SEAL)

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND ITS MAINTENANCE OBLIGATIONS FOR SAME, AND HEREBY JOINS IN AND CONSENTS TO THE UTILITY EASEMENTS DEDICATION, DATED THIS ____ DAY OF _____, 2019.

WITNESS: _____ BY: _____
SCOTT MASSEY, PRESIDENT

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 STATUTORY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2019.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____

COMMISSION NO. _____

(SEAL)

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

SKY COVE OMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF _____, 2019.

WITNESS: _____ SKY COVE HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

PRINT NAME: _____ BY: _____
JOHN CARTER, PRESIDENT

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 PRESIDENT OF SKY COVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

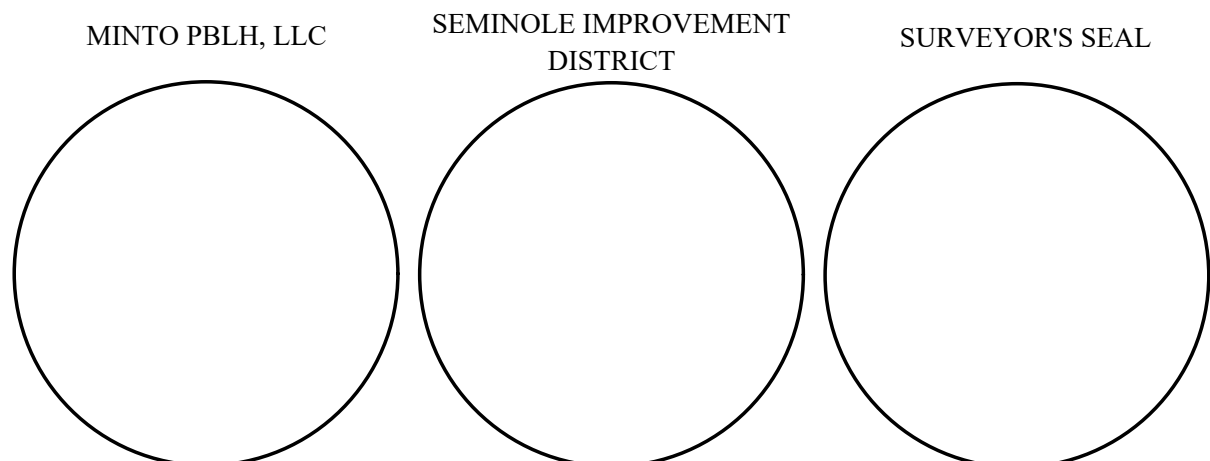
WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2019.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____

COMMISSION NO. _____

(SEAL)



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. 177.09(19), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WESTLAKE FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF WESTLAKE, FLORIDA.

DATE: _____ GARY A. RAGER, P.S.M.
LICENSE NO. L54828
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P. S. M.
L54828 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768



SKY COVE - PHASE I

A SUBDIVISION IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF PORTIONS OF TOWN CENTER PARKWAY NORTH, PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, AND TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA

COUNTY OF DUVAL

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, 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 WHICH IS RECORDED IN OFFICIAL RECORD BOOK 28283 AT PAGE[S] 1060 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 SENIOR VICE PRESIDENT THIS _____ DAY OF _____, 2019.

WELLS FARGO BANK, N.A., SUCCESSOR-BY-MERGER
TO WACHOVIA BANK, NATIONAL ASSOCIATION,
AS ADMINISTRATIVE AGENT

WITNESS: _____

BY: _____

PRINT NAME: _____

SUSAN BEAUGRAND
SENIOR VICE PRESIDENT

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF DUVAL

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED SUSAN BEAUGRAND, WHO IS PERSONALLY KNOWN, TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF WELLS FARGO BANK, N.A., A NATIONAL BANKING ASSOCIATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANKING ASSOCIATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL AT _____, DUVAL COUNTY, FLORIDA, THIS _____ DAY OF _____, 2019.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2019.

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 _____, 2019, 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.

ATTEST: _____
CITY MANAGER, KEN CASSEL

BY: _____
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 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

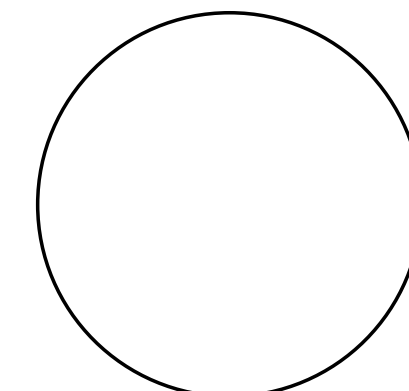
AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (127 LOTS):	18.713	RECREATION PARK #1:	0.934
ROADWAY TRACT (TRACT "A"):	5.571	RECREATION PARK #2:	0.808
OPEN SPACE TRACT #1:	0.013	WATER MANAGEMENT TRACT #1:	3.344
OPEN SPACE TRACT #2:	0.013	WATER MANAGEMENT TRACT #2:	11.323
OPEN SPACE TRACT #3:	0.802	WATER MANAGEMENT TRACT #3:	2.498
OPEN SPACE TRACT #4:	0.331	TRACT "M":	17.923
OPEN SPACE TRACT #5:	0.151		
OPEN SPACE TRACT #6:	0.762	TOTAL ACRES, MORE OR LESS:	63.186

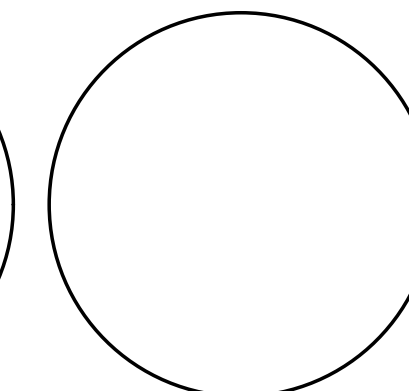
SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■" A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4"x24" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "●" A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". (UNLESS OTHERWISE NOTED)
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S89°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

MORTGAGEE'S JOINDER
AND CONSENT

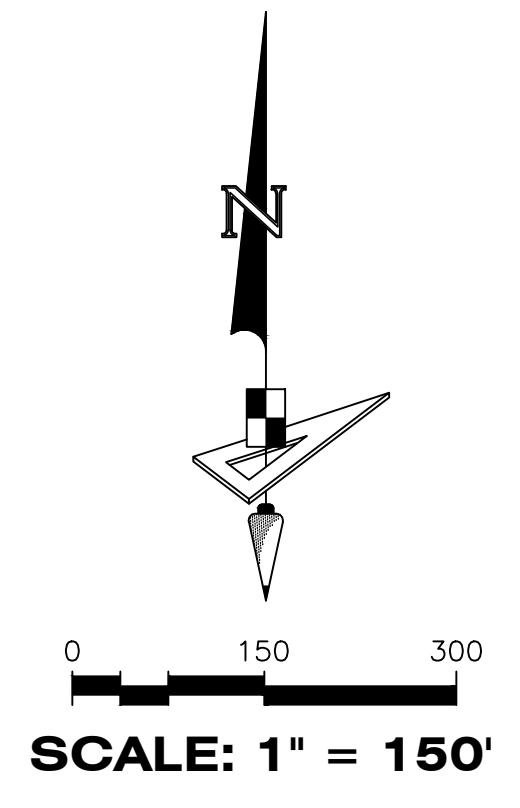


CITY OF
WESTLAKE



SKY COVE - PHASE I

A SUBDIVISION IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF PORTIONS OF TOWN CENTER PARKWAY NORTH, PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, AND TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

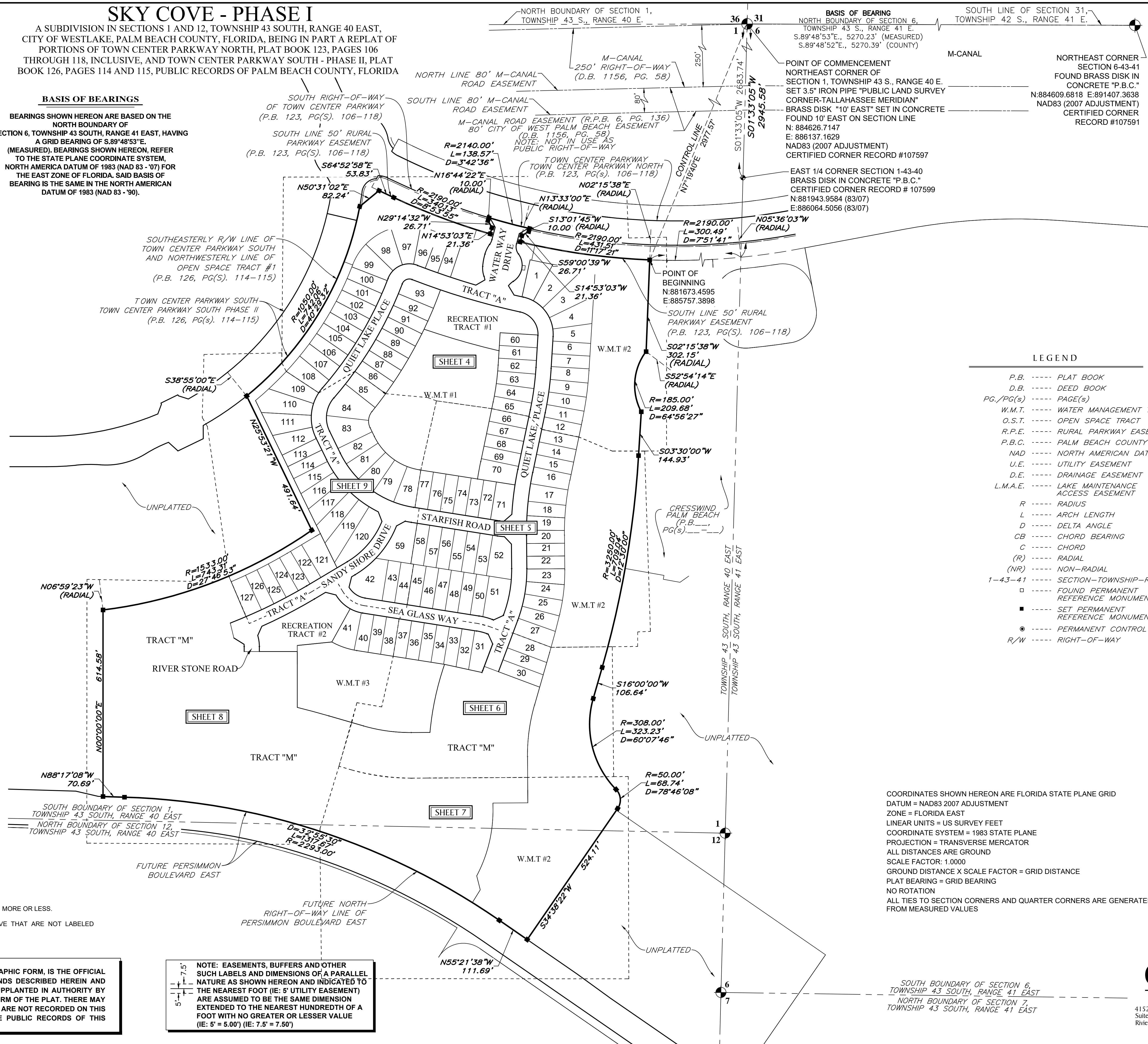


KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF 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).



LEGEND

- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- PG./PG(s) ----- PAGE(S)
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
- R.P.E. ----- RURAL PARKWAY EASEMENT
- P.B.C. ----- PALM BEACH COUNTY
- NAD ----- NORTH AMERICAN DATUM
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- R ----- RADIUS
- L ----- ARCH LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- 1-43-41 ----- SECTION-TOWNSHIP-RANGE
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- R/W ----- RIGHT-OF-WAY

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

NOTES:

1. THIS PARCEL CONTAINS 63.186 ACRES, MORE OR LESS.
2. ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.

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

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

GeoPoint
Surveying, Inc.

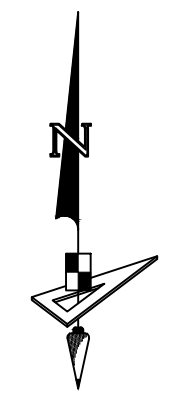
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

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

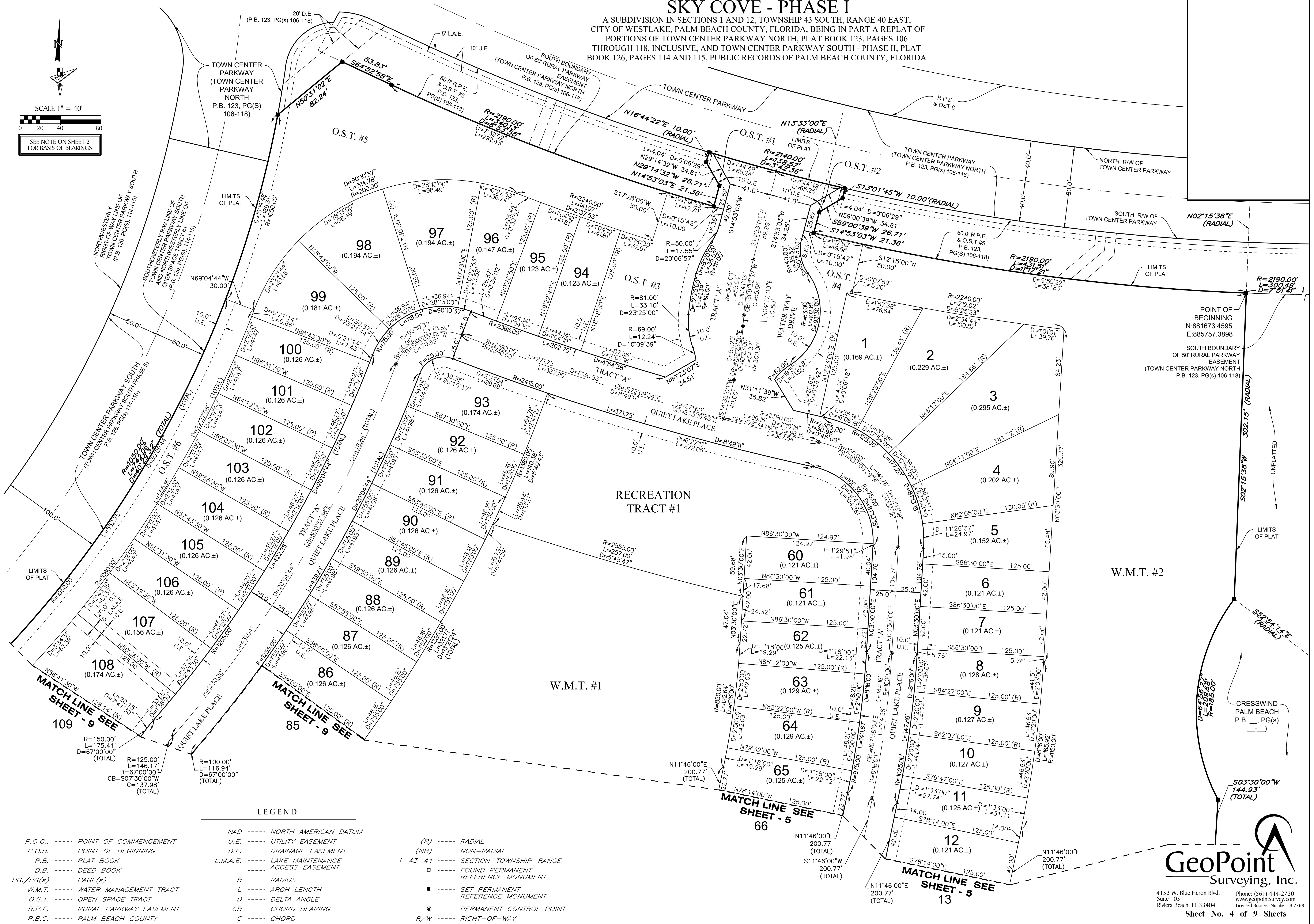
Sheet No. 3 of 9 Sheets

SKY COVE - PHASE I

A SUBDIVISION IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF PORTIONS OF TOWN CENTER PARKWAY NORTH, PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, AND TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



SCALE 1" = 40'
0 20 40 80
SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS



LEGEND

- | | | |
|------------------------------------|--|---|
| P.O.C. POINT OF COMMENCEMENT | NAD NORTH AMERICAN DATUM | (R) RADIAL |
| P.O.B. POINT OF BEGINNING | U.E. UTILITY EASEMENT | (NR) NON-RADIAL |
| P.B. PLAT BOOK | D.E. DRAINAGE EASEMENT | 1-43-41 SECTION-TOWNSHIP-RANGE |
| D.B. DEED BOOK | L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT | □ FOUND PERMANENT REFERENCE MONUMENT |
| PG./PG(s) PAGE(S) | R RADIUS | ■ SET PERMANENT REFERENCE MONUMENT |
| W.M.T. WATER MANAGEMENT TRACT | L ARCH LENGTH | ● PERMANENT CONTROL POINT |
| O.S.T. OPEN SPACE TRACT | D DELTA ANGLE | R/W RIGHT-OF-WAY |
| R.P.E. RURAL PARKWAY EASEMENT | CB CHORD BEARING | |
| P.B.C. PALM BEACH COUNTY | C CHORD | |

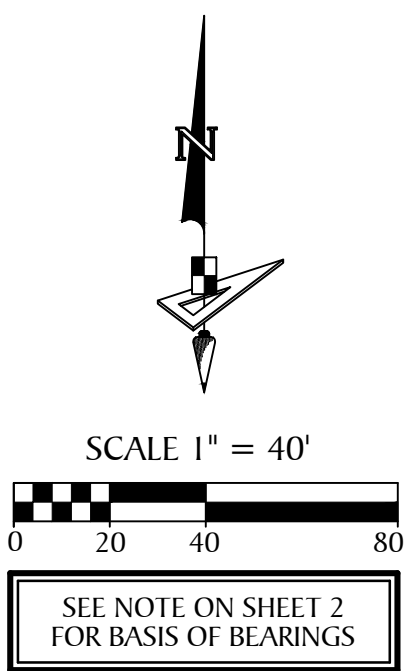
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Sheet No. 4 of 9 Sheets

SKY COVE - PHASE I

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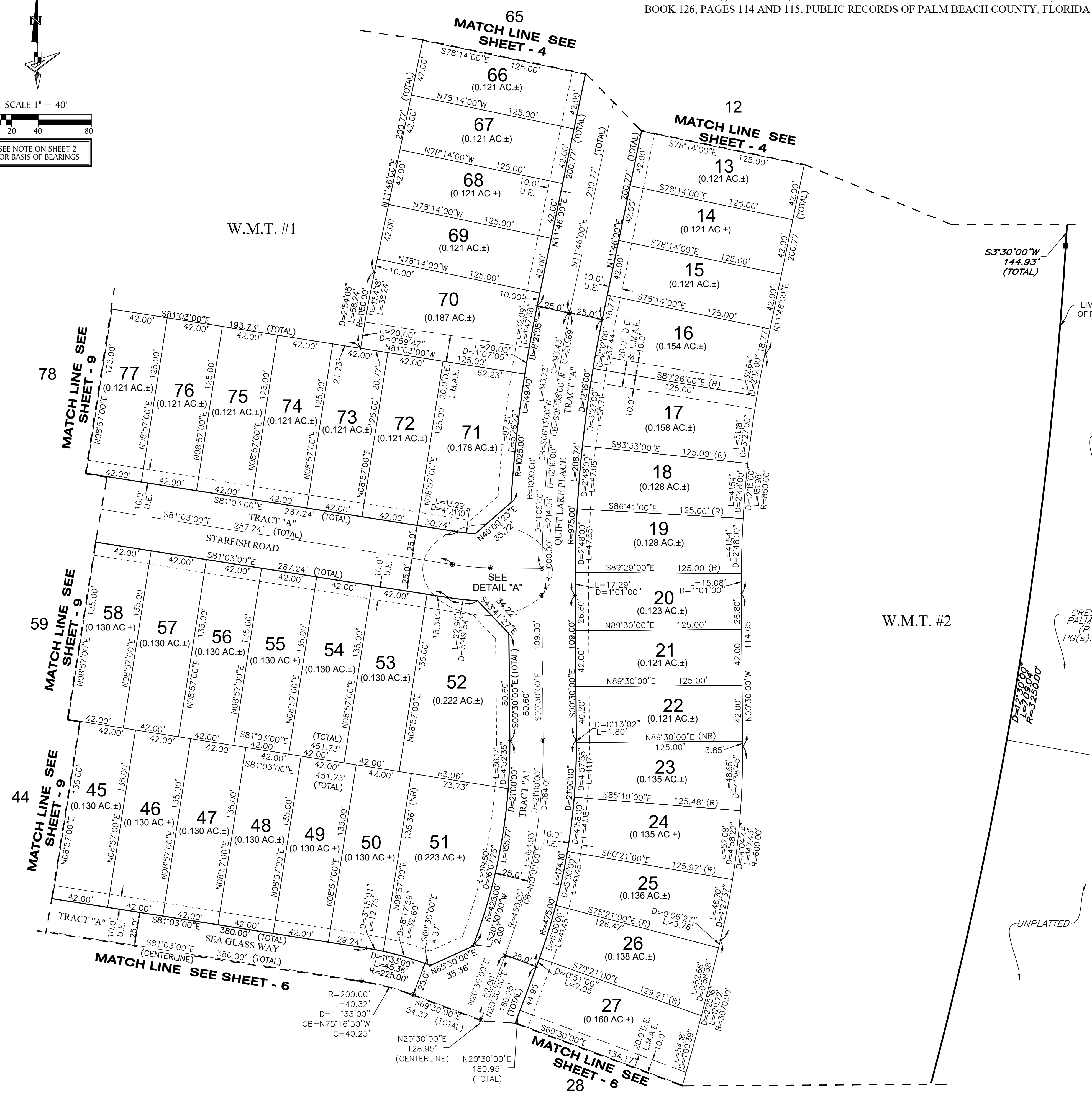


SCALE 1" = 40'

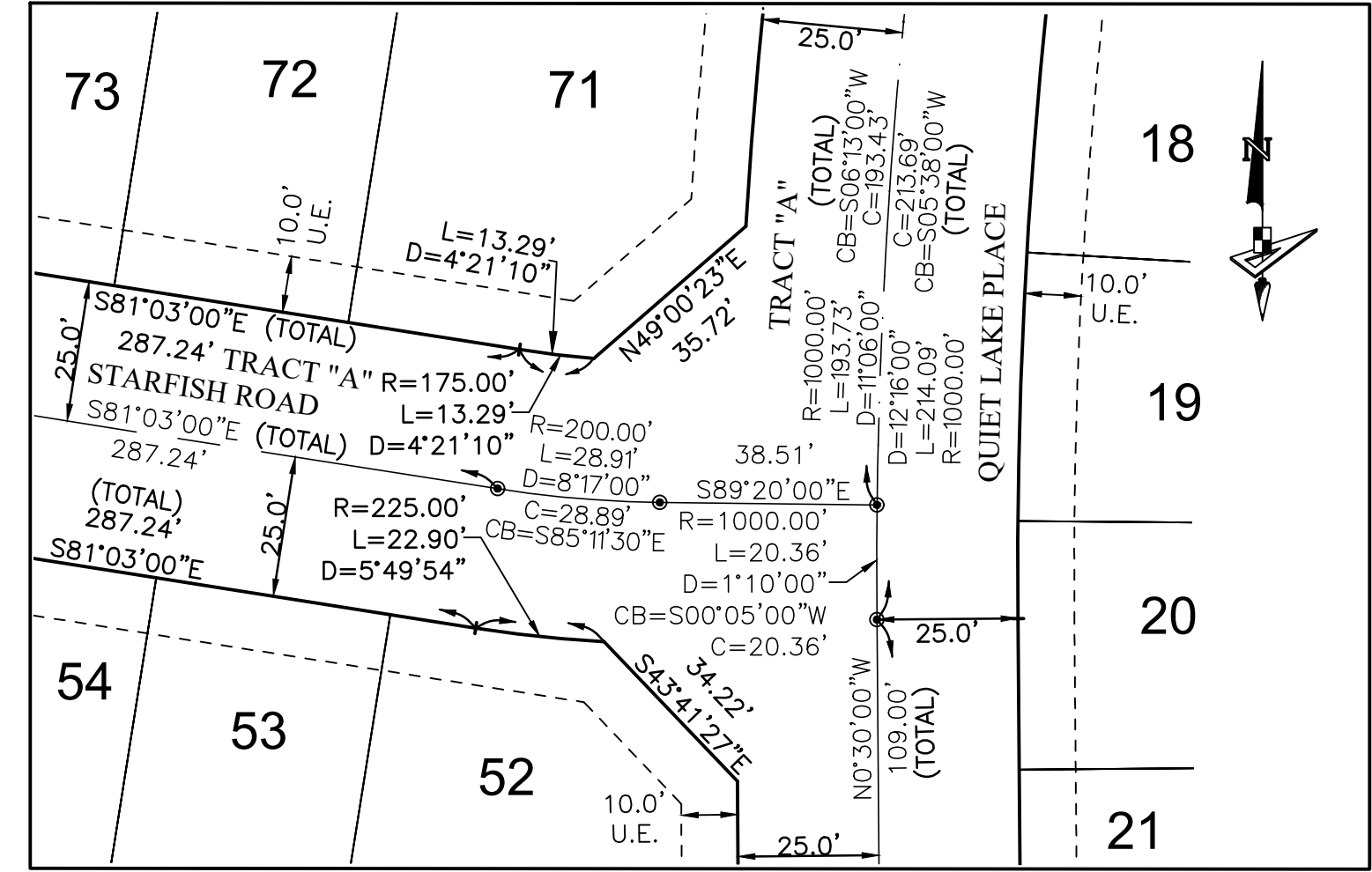
SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS

LEGEND

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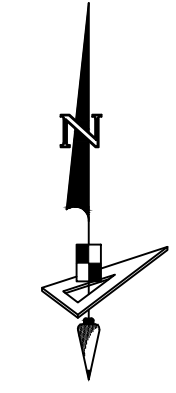


DETAIL "A" (SCALE: 1"=30')

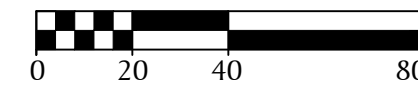


SKY COVE - PHASE I

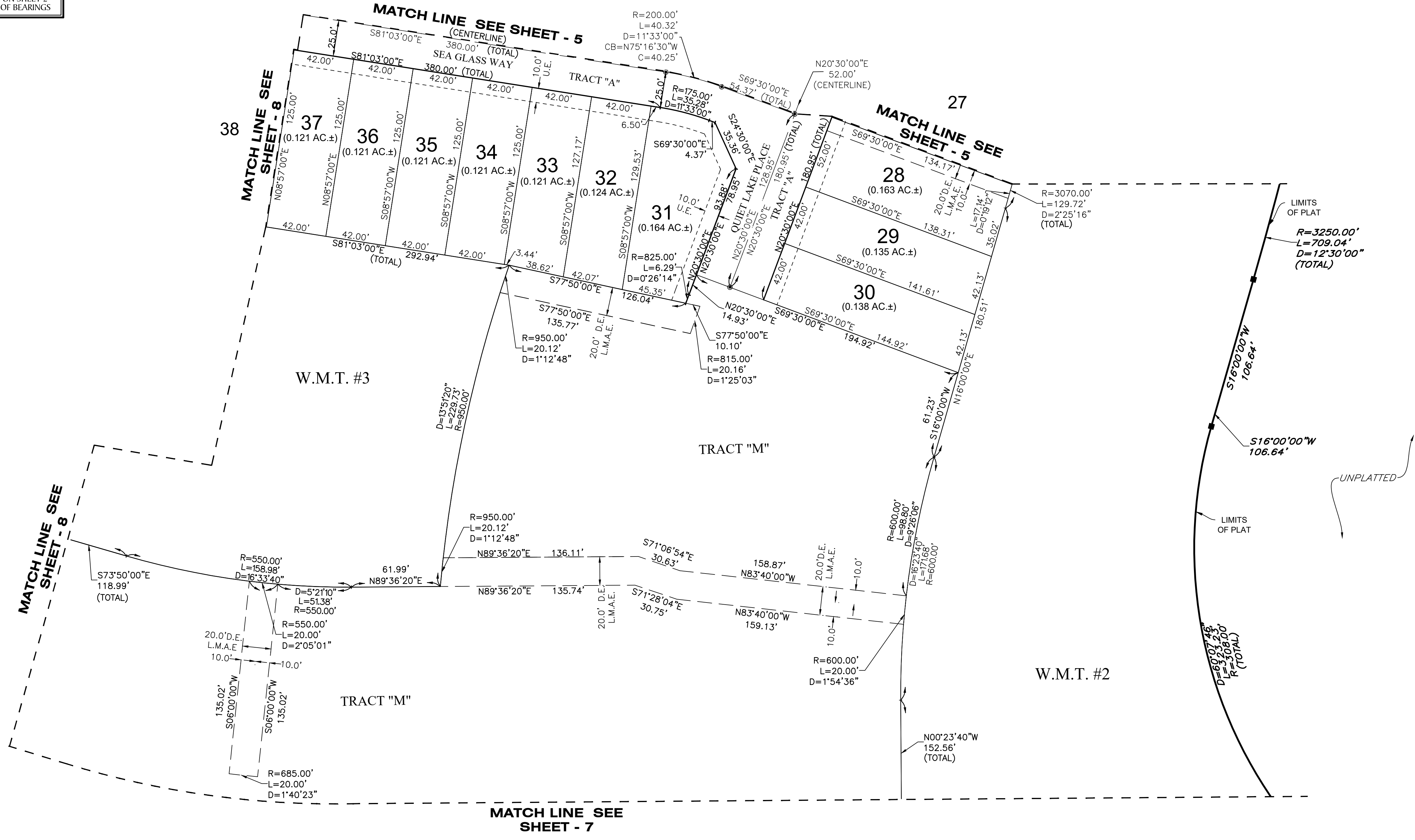
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SCALE 1" = 40'



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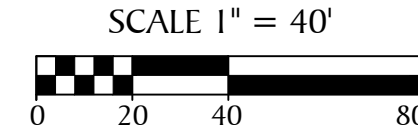
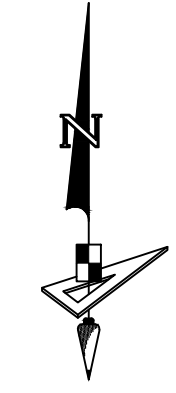


LEGEND

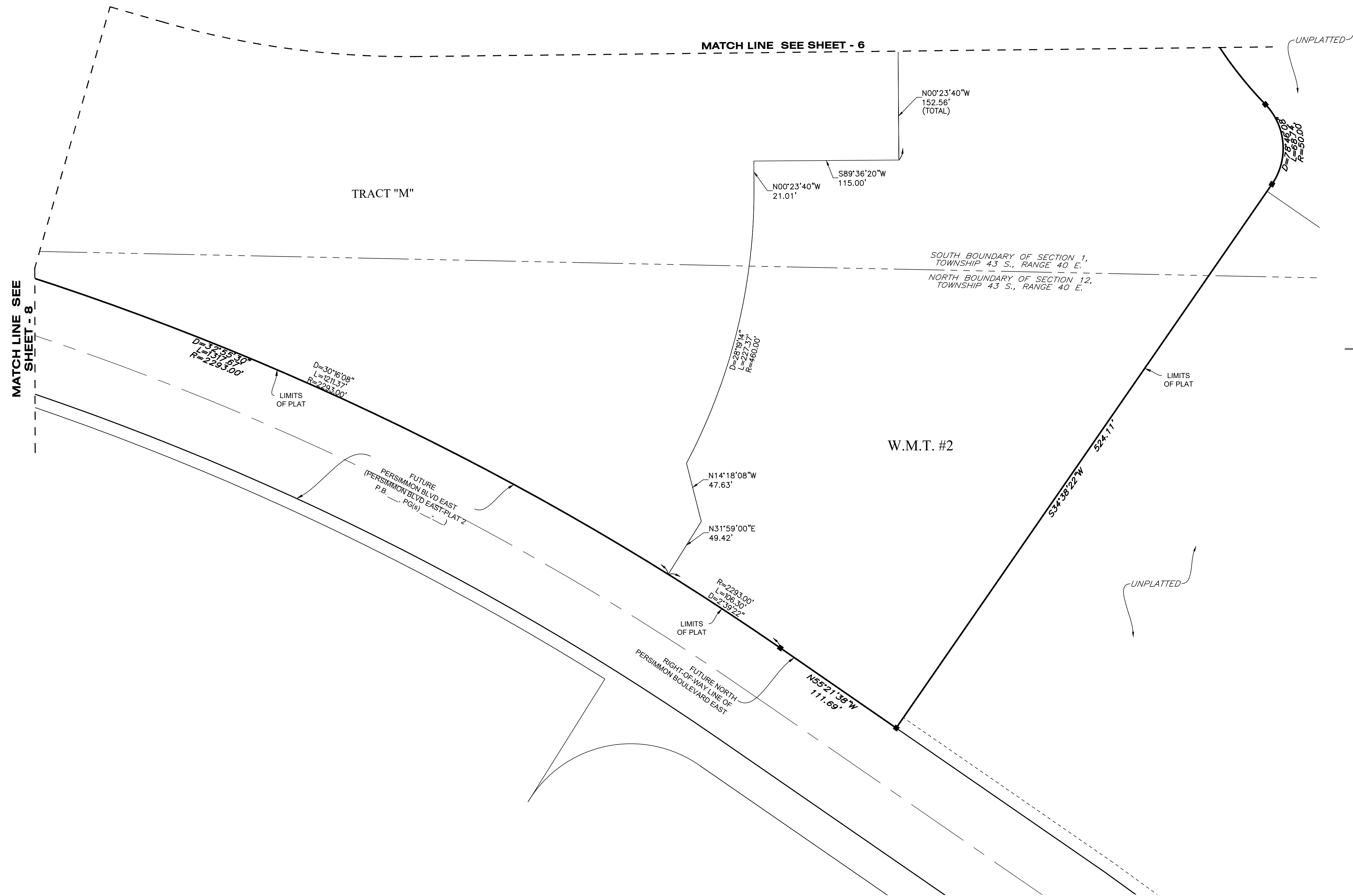
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- ----- FOUND PERMANENT REFERENCE MONUMENT
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- ----- PERMANENT CONTROL POINT
- R/W ----- RIGHT-OF-WAY

SKY COVE - PHASE I

A SUBDIVISION IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF PORTIONS OF TOWN CENTER PARKWAY NORTH, PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, AND TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS



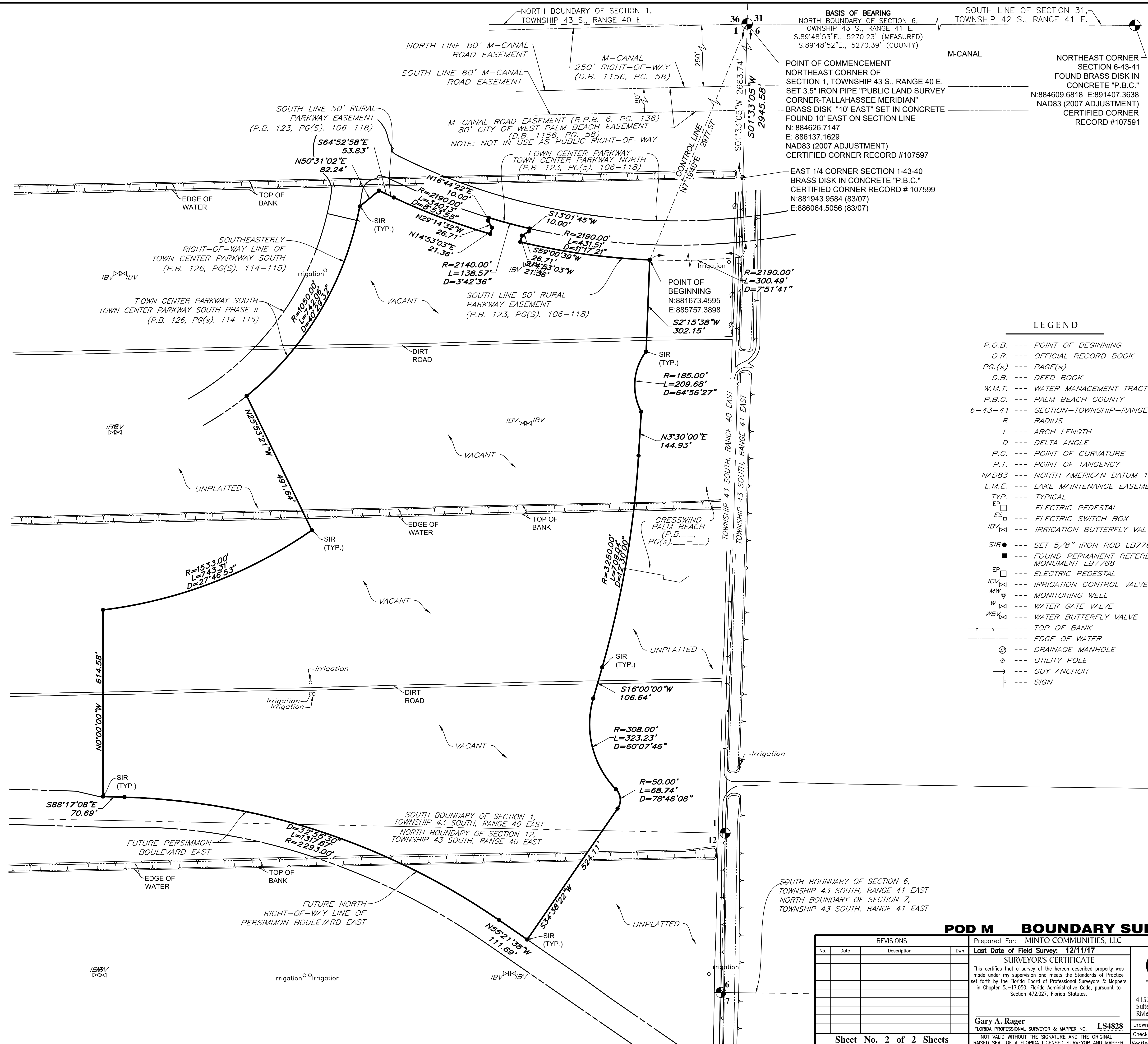
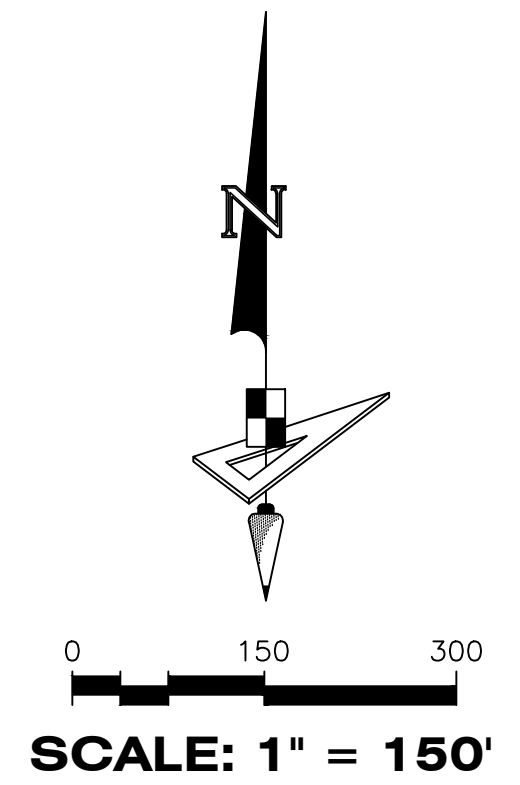
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Riviera Beach, FL 33404 Licensed Business Number LB 7768

Sheet No. 7 of 9 Sheets



BASIS OF BEARING
 NORTH BOUNDARY OF SECTION 6,
 TOWNSHIP 43 S., RANGE 41 E.
 S.89°48'53"E., 5270.23' (MEASURED)
 S.89°48'52"E., 5270.39' (COUNTY)

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

NORTHEAST CORNER
 SECTION 6-43-41
 FOUND BRASS DISK IN
 CONCRETE "P.B.C."
 N:884609.6818 E:891407.3638
 NAD83 (2007 ADJUSTMENT)
 CERTIFIED CORNER
 RECORD #107591

EAST 1/4 CORNER SECTION 1-43-40
 BRASS DISK IN CONCRETE "P.B.C."
 CERTIFIED CORNER RECORD # 107599
 N:881943.9584 (83/07)
 E:886064.5056 (83/07)

- LEGEND**
- P.O.B. --- POINT OF BEGINNING
 - O.R. --- OFFICIAL RECORD BOOK
 - PG.(s) --- PAGE(S)
 - D.B. --- DEED BOOK
 - W.M.T. --- WATER MANAGEMENT TRACT
 - P.B.C. --- PALM BEACH COUNTY
 - 6-43-41 --- SECTION-TOWNSHIP-RANGE
 - R --- RADIUS
 - L --- ARCH LENGTH
 - D --- DELTA ANGLE
 - P.C. --- POINT OF CURVATURE
 - P.T. --- POINT OF TANGENCY
 - NAD83 --- NORTH AMERICAN DATUM 1983
 - L.M.E. --- LAKE MAINTENANCE EASEMENT
 - TYP. --- TYPICAL
 - EP --- ELECTRIC PEDESTAL
 - ES --- ELECTRIC SWITCH BOX
 - IBV --- IRRIGATION BUTTERFLY VALVE
 - SIR --- SET 5/8" IRON ROD LB7768
 - --- FOUND PERMANENT REFERENCE MONUMENT LB7768
 - EP --- ELECTRIC PEDESTAL
 - ICV --- IRRIGATION CONTROL VALVE
 - MW --- MONITORING WELL
 - W --- WATER GATE VALVE
 - WBV --- WATER BUTTERFLY VALVE
 - TOP OF BANK
 - EDGE OF WATER
 - ⊙ --- DRAINAGE MANHOLE
 - ⊙ --- UTILITY POLE
 - GUY ANCHOR
 - SIGN

SOUTH BOUNDARY OF SECTION 6,
 TOWNSHIP 43 SOUTH, RANGE 41 EAST
 NORTH BOUNDARY OF SECTION 7,
 TOWNSHIP 43 SOUTH, RANGE 41 EAST

POD M BOUNDARY SURVEY

REVISIONS				Prepared For: MINTO COMMUNITIES, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey:	12/11/17

SURVEYOR'S CERTIFICATE
 This 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 51-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Gary A. Rager
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS4828**

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: 01/09/19 Data File: Westlake Pod M
 Check: GAR P.C.: Field Book: _____

Sheet No. 2 of 2 Sheets

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Sections: 1 & 12 Twn. 43 S, Rng. 40 E | Job #POD M_BS

PLOTTED BY: SERGIO MACHADO ON: 11/12/18 2:01 PM
 LAST SAVED BY: SERGIO MACHADO ON: 11/20/18 2:01 PM
 PLOTTED BY: SERGIO MACHADO ON: 11/20/18 2:01 PM
 LAST SAVED BY: SERGIO MACHADO ON: 11/20/18 2:01 PM



CITY OF WESTLAKE
Engineering Department
 4001 Seminole Pratt Whitney Road
 Westlake, Florida 33470
 Phone: (561) 530-5880
 www.westlakegov.com

-
1. **DATE:** 3/5/2019
2. **PETITION NUMBER:** ENG-2018-28
3. **DESCRIPTION:** Pod M/Sky Cove Phase 1A Plat
- APPLICANT:** Cotleur-Hearing
- OWNER:** Minto PBLH, LLC
- REQUEST:** Plat & Boundary Survey Review
- LOCATION:** Westlake, Florida
4. **STAFF REVIEW:** **COMMENT LETTER 2**

This is the second review of this Plat and Boundary Survey. This review is done for compliance with Chapters 177, 5J-17, Florida Statutes, and the City of Westlake's codes and ordinances. Following are our comments:

City Comments:

Sheet 1

1. Move the "Have Caused..." paragraph above the second column to below the legal description.
2. Tract M, second paragraph: A temporary easement for Lake Maintenance Access over Tract M is hereby dedicated to Seminole Improvement District, an independent special district of the State of Florida it's successors and assigns. This easement shall terminate upon recording of the plat of Sky Cove – Phase II.
3. In dedication item "Road Right-of-Way" change "...are hereby dedicated ..." to "...is hereby dedicated"
4. Open Space Tracts second paragraph remove "- Phase I" form the HOA name.
5. Recreational Tracts: change to Recreation Tracts. Remove "- Phase I" form the HOA name.
6. Acceptance of Dedication (HOA) add an "H" to the word "omeowners".

Sheet 2

1. Mortgagee's Consent: The first Witness my hand and seal... what is the origin of this and what would the notary be expected to write in the space? Remove if unnecessary.
2. City of Westlake's Approval: the first Statute cite should be 177.071
3. Provide more space above the Title Certification.
4. Move the seal circles to under the column with the Title Certification.

Sheet 3

1. Add key map.
2. Top of page above Point of Commencement: change "Basis of Bearing" to "Basis of Bearings".
3. Remove the note in the lower left corner pertaining to radial lines.

Sheet 4

1. Add key map.

Sheet 5

1. Add key map.

Sheet 6

1. Add key map.
2. A blanket temporary L.M.A.E. is being dedicated in Dedication and Reservations over all of Tract M. Why will it be necessary to plat the future Phase 2 L.M.A.E.? If unnecessary remove them.

Sheet 7

1. Add key map.
2. Persimmon Blvd East – Plat 2 should be modified to remove OST 2 along the south boundary of this plat.
3. Label the r/w lines and centerline of Persimmon and dimension the widths.

Sheet 8

1. Add key map.
2. At the stub out of the r/w for River Stone Road:
 - a. Remove the sub arc curve data pertaining to the 20' L.M.A.E.
 - b. Remove the crows foot arrows on the centerline and r/w lines.
 - c. Add bearings and distances for the r/w lines and the centerline.
 - d. Center the bearing distance label (125.00') to reflect the overall and label the sub distances above the line (25.00', 25.00', 125.00').
3. See Sheet 6, Comment 2 regarding L.M.A.E.
4. See prior comments regarding Persimmon Blvd.

Sheet 9

1. Add key map.
2. West side of Lot 42: remove the redundant 13.00' and the D=50°20'00" curve data.
3. North lines of Lots 43 and 44: remove the redundant total bearing and distance.
4. Label the widths of OST 6.

SID Comments:Sheet 1

1. The verbiage above dedication of Open Space Tracts should be moved below legal description.
2. Under Acceptance of Dedication by HOA in the first line,(H)omeowners should have an "H".

Sheet 3

1. The quadrant for the radial bearing at the southeasterly r/w line of Town Center Parkway South is reversed from the legal description call of N38°55'00"W.

Sheet 4

1. The area east of WMT #2 should be labeled either as "unplatted" or with Cresswind Plat.
2. Lots 62 and 11 have text overwrites.

Sheet 5

1. The area east of WMT #2 should be labeled either as "unplatted" or with Cresswind Plat.
2. Lot 73 has a text overwrite.

1. Detail "B" has a line going through text.

General Comments

1. On all sheets in the Legend – L = arch (should be arc)
-

This letter has been prepared by the following individual, in association with their consultants and subconsultants:



Suzanne Dombrowski, P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1035
Email: sdombrowski@chenmoore.com

Ninth Order of Business

RESOLUTION 2019 - 07

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR MEADOWS OF WESTLAKE PHASE II (POD R), LOCATED BY METES AND BOUNDS BEING DESCRIBED AS A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, 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 the Meadows of Westlake Phase II (Pod R), located by metes and bounds being described as a parcel of land lying in Section 6, Township 43 South, Range 41 East, in the City of Westlake, Palm Beach County, Florida; as described in Exhibit 'A' containing approximately 50.749 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 have reviewed the application, the final plat and the boundary survey, and the collective staff has recommended approval; and

WHEREAS, after careful review and consideration, the collective staff has determined that this application has complied with the City of Westlake's interim 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 and boundary survey for the Meadows of Westlake Phase II (Pod R), as described in the attached Exhibit "A", containing approximately 50.749 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 11, 2019.

City of Westlake
Roger Manning, Mayor

Sandra Demarco, City Clerk

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

Exhibit 'A'
Meadows of Westlake Phase II
Legal Description

DESCRIPTION:

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S.89°48'53"E. ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF THE M-CANAL PER DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 4544.61 FEET; THENCE S.00°11'07"W., A DISTANCE OF 1049.99 FEET TO A POINT ON THE BOUNDARY OF TRACT "R", AS SHOWN ON THE PLAT OF MEADOWS OF WESTLAKE - PHASE I, PLAT BOOK ____, PAGES ____ THROUGH ____ INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THE FOLLOWING COURSES BEING ALONG THE BOUNDARY OF TRACT "R", AS SHOWN ON SAID PLAT; THENCE S.00°11'12"W., A DISTANCE OF 66.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 660.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°01'45", A DISTANCE OF 104.01 FEET TO A POINT OF TANGENCY; THENCE S.09°12'57"W., A DISTANCE OF 141.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1302.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°23'50" , A DISTANCE OF 395.34 FEET TO A POINT OF TANGENCY; THENCE S.08°10'52"E., A DISTANCE OF 168.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 760.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 08°22'04", A DISTANCE OF 111.00 FEET TO A POINT OF TANGENCY; THENCE S.00°11'12"W., A DISTANCE OF 79.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 400.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 56°14'06", A DISTANCE OF 392.60 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE WESTERLY WITH A RADIUS OF 452.11 FEET AND A RADIAL BEARING OF S.82°42'21"W., AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°21'20", A DISTANCE OF 89.60 FEET TO A POINT OF TANGENCY; THENCE S.04°03'41"W., A DISTANCE OF 76.44 FEET; THENCE S.40°56'19"E., A DISTANCE OF 36.67 FEET; THENCE S.04°03'41"W., A DISTANCE OF 29.00 FEET TO A POINT ON THE NORTH BOUNDARY OF TOWN CENTER PARKWAY PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH BOUNDARY OF SAID PLAT FOR THE FOLLOWING TWO (2) COURSES; 1) N.85°56'19"W., A DISTANCE OF 161.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 3090.00 FEET; 2) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°33'33", A DISTANCE OF 30.15 FEET TO A NON-TANGENT INTERSECTION; THENCE CONTINUE ALONG THE BOUNDARY OF TRACT "R", AS SHOWN ON THE PLAT OF MEADOWS OF WESTLAKE - PHASE I PER PLAT BOOK ____, PAGES ____ THROUGH ____, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.03°30'08"E., A DISTANCE OF 29.15 FEET; THENCE N.49°03'41"E., A DISTANCE OF 36.76 FEET; THENCE N.04°03'41"E., A DISTANCE OF 76.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 312.11 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°01'06", A DISTANCE OF 21.89 TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 400.00 FEET AND A RADIAL BEARING OF N.12°15'09"W., AT SAID INTERSECTION; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°42'34", A DISTANCE OF 60.80 FEET TO A POINT OF TANGENCY; THENCE S.86°27'25"W., A DISTANCE OF 247.77 FEET; THENCE N.03°32'35"W., A DISTANCE OF 150.00 FEET; THENCE S.86°27'25"W., A DISTANCE OF 31.25 FEET; THENCE N.03°32'35"W., A DISTANCE OF 185.00 FEET; THENCE S.86°27'25"W., A DISTANCE OF 175.00 FEET TO NON-TANGENT INTERSECTION WITH A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 40.00 FEET AND A RADIAL BEARING OF N.3°32'35"W., AT SAID INTERSECTION; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 62.83 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 1340.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°27'25", A DISTANCE OF 197.78 FEET TO A POINT OF TANGENCY; THENCE N.12°00'00"W., A DISTANCE OF 239.74 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1160.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°40'47", A DISTANCE OF 175.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°15'03", A DISTANCE OF 59.52 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 640.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°03'54", A DISTANCE OF 112.43 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°21'51", A DISTANCE OF 56.80 FEET TO A POINT OF TANGENCY; THENCE S.00°00'00"E., A DISTANCE OF 193.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 40.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°35'31", A DISTANCE OF 20.66 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 190.00 FEET; THENCE SOUTHERLY, WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 239°11'01", A DISTANCE OF 793.16 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 40.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°35'31", A DISTANCE OF 20.66 FEET TO A POINT OF TANGENCY; THENCE N.00°00'00"E., A DISTANCE OF 166.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°41'59", A DISTANCE OF 59.13 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 1160.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°41'59", A DISTANCE OF 95.15 FEET TO A POINT OF TANGENCY; THENCE N.80°00'00"W., A DISTANCE OF 81.31 FEET; THENCE N.10°00'00"E., A DISTANCE OF 135.00 FEET; THENCE S.80°00'00"E., A DISTANCE OF 10.00 FEET; THENCE N.10°00'00"E., A DISTANCE OF 50.00 FEET; THENCE N.80°00'00"W., A DISTANCE OF 37.70 FEET; THENCE N.10°00'00"E., A DISTANCE OF 135.00 FEET; THENCE S.80°00'00"E., A DISTANCE OF 109.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 840.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°00'00", A DISTANCE OF 293.22 FEET TO A POINT OF TANGENCY; THENCE N.80°00'00"E., A DISTANCE OF 67.71 FEET TO A POINT OF

CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 960.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°02'25", A DISTANCE OF 201.74 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°28'53", A DISTANCE OF 62.47 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 1840.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°22'19", A DISTANCE OF 76.17 FEET TO A POINT OF TANGENCY; THENCE N.00°11'13"E., A DISTANCE OF 62.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 62.83 FEET TO A POINT OF TANGENCY; THENCE N.89°48'47"W., A DISTANCE OF 104.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 1365.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°14'43", A DISTANCE OF 148.79 FEET TO A POINT OF TANGENCY; THENCE S.83°56'30"W., A DISTANCE OF 153.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 1335.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°07'00", A DISTANCE OF 282.32 FEET TO A POINT OF TANGENCY; THENCE N.83°56'30"W., A DISTANCE OF 207.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 865.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°52'18", A DISTANCE OF 88.65 FEET TO A POINT OF TANGENCY; THENCE N.89°48'47"W., A DISTANCE OF 661.62 FEET; THENCE N.00°11'13"E., A DISTANCE OF 135.00 FEET; THENCE S.89°48'47"E., A DISTANCE OF 7.50 FEET; THENCE N.00°11'13"E., A DISTANCE OF 50.00 FEET; THENCE N.89°48'47"W., A DISTANCE OF 20.38 FEET; THENCE N.00°11'13"E., A DISTANCE OF 150.00 FEET; THENCE S.89°48'47"E., A DISTANCE OF 674.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 1200.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°52'17", A DISTANCE OF 122.97 FEET TO A POINT OF TANGENCY; THENCE S.83°56'30"E., A DISTANCE OF 207.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 1000.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°07'00", A DISTANCE OF 211.48 FEET TO A POINT OF TANGENCY; THENCE N.83°56'30"E., A DISTANCE OF 153.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 1700.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°14'43", A DISTANCE OF 185.30 FEET TO A POINT OF TANGENCY; THENCE S.89°48'47"E., A DISTANCE OF 636.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 400.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'59", A DISTANCE OF 628.32 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING.

CONTAINING: 56.623 ACRES, MORE OR LESS.

LESS AND EXCEPT:

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S.89°48'53"E. ALONG THE NORTH RIGHT-OF-WAY LINE OF THE M-CANAL PER DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO THE NORTH

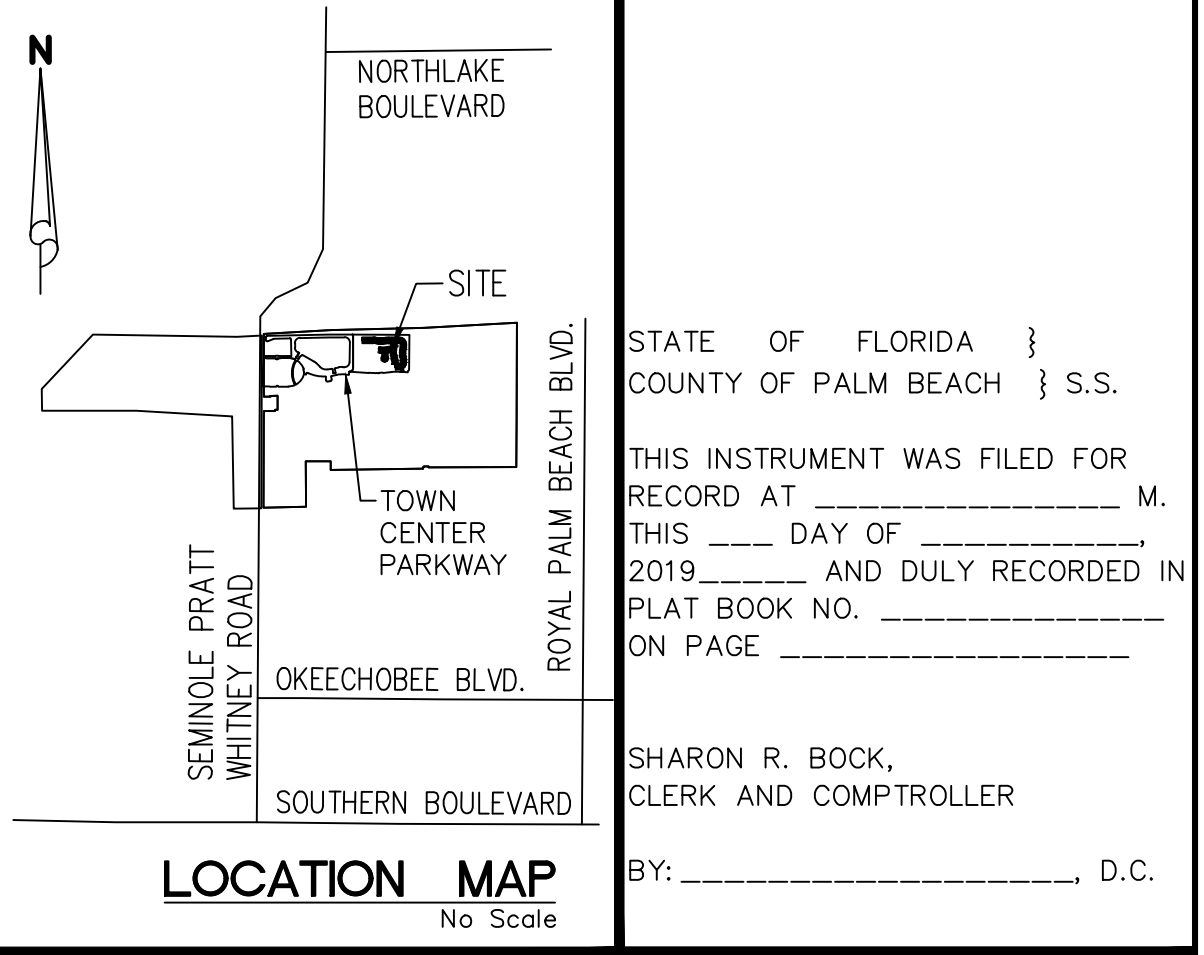
BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 4544.61 FEET; THENCE S.00°11'07"W., A DISTANCE OF 1049.99 FEET TO A POINT ON THE BOUNDARY OF TRACT "R", AS SHOWN ON MEADOWS OF WESTLAKE - PHASE I PER PLAT BOOK ____, PAGES ____ THROUGH ____, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.00°11'12"W., A DISTANCE OF 66.88 FEET; THENCE N.89°48'48"W., A DISTANCE OF 320.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE WESTERLY WITH A RADIUS OF 340.00 FEET AND THE POINT OF BEGINNING WATER MANAGEMENT #4 ; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°01'45", A DISTANCE OF 53.58 FEET TO A POINT OF TANGENCY; THENCE S.09°12'57"W., A DISTANCE OF 141.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1622.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°23'50", A DISTANCE OF 492.50 FEET TO A POINT OF TANGENCY; THENCE S.08°10'52"E., A DISTANCE OF 168.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 440.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°22'04", A DISTANCE OF 64.26 TO A POINT OF TANGENCY; THENCE S.00°11'12"W., A DISTANCE OF 64.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 80.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°16'13", A DISTANCE OF 120.46 FEET TO A POINT OF TANGENCY; THENCE S.86°27'25"W., A DISTANCE OF 55.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 62.83 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 1660.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°27'25", A DISTANCE OF 245.02 FEET TO A POINT OF TANGENCY; THENCE N.12°00'00"W., A DISTANCE OF 239.74 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 840.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°00'00", A DISTANCE OF 249.23 FEET TO A POINT OF TANGENCY; THENCE N.05°00'00"E., A DISTANCE OF 149.52 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 2160.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°48'47", A DISTANCE OF 181.45 FEET TO A POINT OF TANGENCY; THENCE N.00°11'13"E., A DISTANCE OF 62.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 62.83 FEET TO A POINT OF TANGENCY; THENCE S.89°48'47"E., A DISTANCE OF 132.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 80.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'59", A DISTANCE OF 125.66 FEET TO A POINT OF TANGENCY; THENCE S.00°11'12"W., A DISTANCE OF 51.88 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT #4.

CONTAINING: 5.874 ACRES, MORE OR LESS.

TOTAL CONTAINING: 50.749 ACRES, MORE OR LESS.

MEADOWS OF WESTLAKE - PHASE II

A SUBDIVISION IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT
OF TRACT R AND OPEN SPACE TRACT #10 THROUGH OPEN SPACE TRACT #14 INCLUSIVE,
MEADOWS OF WESTLAKE - PHASE I, PLAT BOOK _____, PAGES _____ THROUGH _____,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

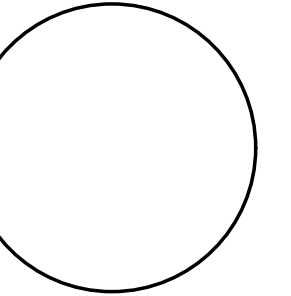


STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ M.
THIS ____ DAY OF _____
2019, AND DULY RECORDED IN
PLAT BOOK NO. _____
ON PAGE _____

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

CLERK'S SEAL



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS MEADOWS OF WESTLAKE - PHASE II, A SUBDIVISION IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT R AND OPEN SPACE TRACT #10 THROUGH OPEN SPACE TRACT #14 INCLUSIVE, MEADOWS OF WESTLAKE - PHASE I, PLAT BOOK _____, PAGES _____ THROUGH _____, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S.89°48'53"E. ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF THE M-CANAL PER DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 4544.61 FEET; THENCE S.00°11'07"W, A DISTANCE OF 1049.99 FEET TO A POINT ON THE BOUNDARY OF TRACT "R", AS SHOWN ON THE PLAT OF MEADOWS OF WESTLAKE - PHASE I, PLAT BOOK _____, PAGES _____ THROUGH _____ INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THE FOLLOWING COURSES BEING ALONG THE BOUNDARY OF TRACT "R", AS SHOWN ON SAID PLAT; THENCE S.00°11'12"W, A DISTANCE OF 66.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 660.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°01'45", A DISTANCE OF 104.01 FEET TO A POINT OF TANGENCY; THENCE S.09°12'57"W, A DISTANCE OF 141.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1302.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°23'50", A DISTANCE OF 395.34 FEET TO A POINT OF TANGENCY; THENCE S.08°10'52"E, A DISTANCE OF 168.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 760.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°22'04", A DISTANCE OF 111.00 FEET TO A POINT OF TANGENCY; THENCE S.00°11'12"W, A DISTANCE OF 79.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 400.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°14'06", A DISTANCE OF 392.60 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE WESTERLY WITH A RADIUS OF 452.11 FEET AND A RADIAL BEARING OF S.82°42'21"W, AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°21'20", A DISTANCE OF 89.60 FEET TO A POINT OF TANGENCY; THENCE S.04°03'41"W, A DISTANCE OF 76.44 FEET; THENCE S.40°56'19"E, A DISTANCE OF 36.67 FEET; THENCE S.04°03'41"W, A DISTANCE OF 29.00 FEET TO A POINT ON THE NORTH BOUNDARY OF TOWN CENTER PARKWAY PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH BOUNDARY OF SAID PLAT FOR THE FOLLOWING TWO (2) COURSES; 1) N.85°56'19"W, A DISTANCE OF 161.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 3090.00 FEET; 2) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°33'33", A DISTANCE OF 30.15 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE CONTINUE ALONG THE BOUNDARY OF TRACT "R", AS SHOWN ON THE PLAT OF MEADOWS OF WESTLAKE - PHASE I PER PLAT BOOK _____, PAGES _____ THROUGH _____ INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.03°30'08"E, A DISTANCE OF 29.15 FEET; THENCE N.49°03'41"E, A DISTANCE OF 36.76 FEET; THENCE N.04°03'41"E, A DISTANCE OF 76.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 312.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°01'06", A DISTANCE OF 21.89 TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 400.00 FEET AND A RADIAL BEARING OF N.12°15'09"W, AT SAID INTERSECTION; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°42'34", A DISTANCE OF 60.80 FEET TO A POINT OF TANGENCY; THENCE S.86°27'25"W, A DISTANCE OF 247.77 FEET; THENCE N.03°32'35"W, A DISTANCE OF 15.00 FEET; THENCE S.86°27'25"W, A DISTANCE OF 31.25 FEET; THENCE N.03°32'35"W, A DISTANCE OF 185.00 FEET; THENCE S.86°27'25"W, A DISTANCE OF 175.00 FEET TO NON-TANGENT INTERSECTION WITH A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 40.00 FEET AND A RADIAL BEARING OF N.3°32'35"W, AT SAID INTERSECTION; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 62.83 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 1340.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°27'25", A DISTANCE OF 197.78 FEET TO A POINT OF TANGENCY; THENCE N.12°00'00"W, A DISTANCE OF 239.74 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1160.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°40'47", A DISTANCE OF 175.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°15'03", A DISTANCE OF 59.52 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 640.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°03'54", A DISTANCE OF 112.43 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°21'51", A DISTANCE OF 56.80 FEET TO A POINT OF TANGENCY; THENCE S.00°00'00"E, A DISTANCE OF 193.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 40.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°35'31", A DISTANCE OF 20.66 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 190.00 FEET; THENCE SOUTHERLY, WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 239°11'01", A DISTANCE OF 793.16 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 40.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°35'31", A DISTANCE OF 20.66 FEET TO A POINT OF TANGENCY; THENCE N.00°00'00"E, A DISTANCE OF 166.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°41'59", A DISTANCE OF 59.13 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 1160.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°41'59", A DISTANCE OF 95.15 FEET TO A POINT OF TANGENCY; THENCE N.80°00'00"W, A DISTANCE OF 81.31 FEET; THENCE N.10°00'00"E, A DISTANCE OF 135.00 FEET; THENCE S.80°00'00"E, A DISTANCE OF 10.00 FEET; THENCE N.10°00'00"E, A DISTANCE OF 50.00 FEET; THENCE N.80°00'00"W, A DISTANCE OF 37.70 FEET; THENCE N.10°00'00"E, A DISTANCE OF 135.00 FEET; THENCE S.80°00'00"E, A DISTANCE OF 109.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 840.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°00'00", A DISTANCE OF 293.22 FEET TO A POINT OF TANGENCY; THENCE N.80°00'00"E, A DISTANCE OF 67.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 960.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°02'25", A DISTANCE OF 201.74 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°28'33", A DISTANCE OF 62.47 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 1840.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°22'19", A DISTANCE OF 76.17 FEET TO A POINT OF TANGENCY; THENCE N.00°11'13"E, A DISTANCE OF 62.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 62.83 FEET TO A POINT OF TANGENCY; THENCE N.89°48'47"W, A DISTANCE OF 104.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 1365.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°14'43", A DISTANCE OF 148.79 FEET TO A POINT OF TANGENCY; THENCE S.83°56'30"W, A DISTANCE OF 153.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 1335.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°07'00", A DISTANCE OF 282.32 FEET TO A POINT OF TANGENCY; THENCE N.83°56'30"W, A DISTANCE OF 207.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 865.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°52'18", A DISTANCE OF 88.65 FEET TO A POINT OF TANGENCY; THENCE N.89°48'47"W, A DISTANCE OF 66.62 FEET; THENCE N.00°11'13"E, A DISTANCE OF 135.00 FEET; THENCE S.89°48'47"E, A DISTANCE OF 7.50 FEET; THENCE N.00°11'13"E, A DISTANCE OF 50.00 FEET; THENCE N.89°48'47"W, A DISTANCE OF 20.38 FEET; THENCE N.00°11'13"E, A DISTANCE OF 150.00 FEET; THENCE S.89°48'47"E, A DISTANCE OF 674.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 1200.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°52'17", A DISTANCE OF 122.97 FEET TO A POINT OF TANGENCY; THENCE S.83°56'30"E, A DISTANCE OF 207.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 1000.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°07'00", A DISTANCE OF 211.48 FEET TO A POINT OF TANGENCY; THENCE N.83°56'30"E, A DISTANCE OF 153.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 1700.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°14'43", A DISTANCE OF 185.30 FEET TO A POINT OF TANGENCY; THENCE S.89°48'47"E, A DISTANCE OF 636.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 400.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'59", A DISTANCE OF 628.32 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING.
CONTAINING: 56.623 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #4 AS SHOWN ON THE PLAT OF MEADOWS OF WESTLAKE - PHASE I PER PLAT BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S.89°48'53"E. ALONG THE NORTH RIGHT-OF-WAY LINE OF THE M-CANAL PER DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 4544.61 FEET; THENCE S.00°11'07"W, A DISTANCE OF 1049.99 FEET TO A POINT ON THE BOUNDARY OF TRACT "R", AS SHOWN ON MEADOWS OF WESTLAKE - PHASE I PER PLAT BOOK _____, PAGES _____ THROUGH _____ INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.00°11'12"W, A DISTANCE OF 66.88 FEET; THENCE N.89°48'48"W, A DISTANCE OF 320.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE WESTERLY WITH A RADIUS OF 340.00 FEET AND THE POINT OF BEGINNING WATER MANAGEMENT #4; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°01'45", A DISTANCE OF 53.58 FEET TO A POINT OF TANGENCY; THENCE S.09°12'57"W, A DISTANCE OF 141.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1622.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°23'50", A DISTANCE OF 492.50 FEET TO A POINT OF TANGENCY; THENCE S.08°10'52"E, A DISTANCE OF 168.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 440.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°22'04", A DISTANCE OF 64.26 TO A POINT OF TANGENCY; THENCE S.00°11'12"W, A DISTANCE OF 64.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 80.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°16'13", A DISTANCE OF 120.46 FEET TO A POINT OF TANGENCY; THENCE S.86°27'25"W, A DISTANCE OF 55.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 62.83 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 1660.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°27'25", A DISTANCE OF 245.02 FEET TO A POINT OF TANGENCY; THENCE N.12°00'00"W, A DISTANCE OF 239.74 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 840.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°00'00", A DISTANCE OF 249.23 FEET TO A POINT OF TANGENCY; THENCE N.05°00'00"E, A DISTANCE OF 149.52 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 2160.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°48'47", A DISTANCE OF 181.45 FEET TO A POINT OF TANGENCY; THENCE N.00°11'13"E, A DISTANCE OF 62.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 62.83 FEET TO A POINT OF TANGENCY; THENCE S.89°48'47"E, A DISTANCE OF 132.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 80.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'59", A DISTANCE OF 125.66 FEET TO A POINT OF TANGENCY; THENCE S.00°11'12"W, A DISTANCE OF 51.88 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT #4.
CONTAINING: 5.874 ACRES, MORE OR LESS.
TOTAL CONTAINING: 50.749 ACRES, MORE OR LESS.

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

ROAD RIGHT-OF-WAY

TRACT "A" SHOWN HEREON AS GOLDFINCH CIRCLE, HUMMINGBIRD LANE, JASMINE LANE AND SUNFLOWER COURT ARE HEREBY DEDICATED TO THE MEADOWS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AS A PRIVATE ROADWAY FOR INGRESS AND EGRESS, UTILITIES AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, REUSE WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, REUSE WATER, WASTEWATER, AND WATER MANAGEMENT FACILITIES, AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF WESTLAKE FOR SERVICE VEHICLES AND EMERGENCY VEHICLES. THE CITY OF WESTLAKE AND THE SEMINOLE IMPROVEMENT DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SAID TRACT "A" EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE SEMINOLE IMPROVEMENT DISTRICT, AND FOR MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE'S SERVICE VEHICLES AND EMERGENCY VEHICLES.

OPEN SPACE TRACTS

TRACTS O.S.T. #18 THROUGH O.S.T. #27, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO MEADOWS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

RECREATION TRACTS

TRACTS R.T. #1 THROUGH R.T. #3, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MEADOWS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR RECREATIONAL PURPOSES AND SHALL BE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY 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), ITS SUCCESSORS AND ASSIGNS, 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. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION.

IN FURTHERANCE OF THE FOREGOING, THERE IS HEREBY GRANTED TO FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS, AND ASSIGNS ("FPL"), A NON-EXCLUSIVE EASEMENT FOREVER OVER, UNDER, IN, ON, UPON AND ACROSS THE UTILITY EASEMENTS DESCRIBED ON THE PLAT, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT, AND APPURTENANT ABOVE-GROUND EQUIPMENT) TO BE INSTALLED FROM TIME TO TIME, TOGETHER WITH THE RIGHT TO PERMIT FPL TO ATTACH OR PLACE WIRES TO OR WITHIN ANY FACILITIES HEREUNDER AND LAY CABLE AND CONDUIT WITHIN THE EASEMENT AREA AND TO OPERATE THE SAME FOR FPL'S COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES

LAKE MAINTENANCE ACCESS EASEMENTS

THE LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) AS SHOWN HEREON 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 ACTS PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

DRAINAGE EASEMENTS

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

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

IN WITNESS WHEREOF, MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS ____ DAY OF _____, 2019.

MINTO PBLH, LLC
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: _____
PRINT NAME: _____ BY: _____
JOHN F. CARTER, MANAGER
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 SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY, 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2019.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____
COMMISSION NO. _____
(SEAL)

ACKNOWLEDGEMENT & 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 ITS MAINTENANCE OBLIGATIONS FOR SAME, AND HEREBY JOINS IN AND CONSENTS TO THE UTILITY EASEMENTS DEDICATION, DATED THIS ____ DAY OF _____, 2019.

WITNESS: _____ SEMINOLE IMPROVEMENT DISTRICT
AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA
BY: _____
SCOTT MASSEY, PRESIDENT

PRINT NAME: _____
WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

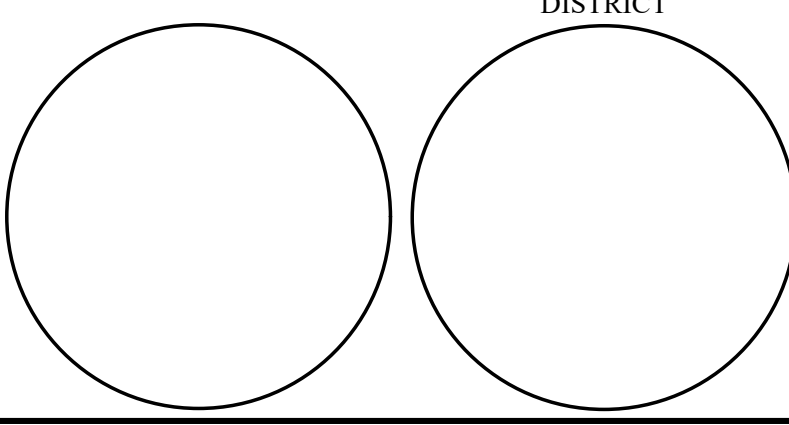
BEFORE ME PERSONALLY APPEARED SCOTT MASSEY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SEMINOLE IMPROVEMENT DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT,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

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2019.
MY COMMISSION EXPIRES: _____

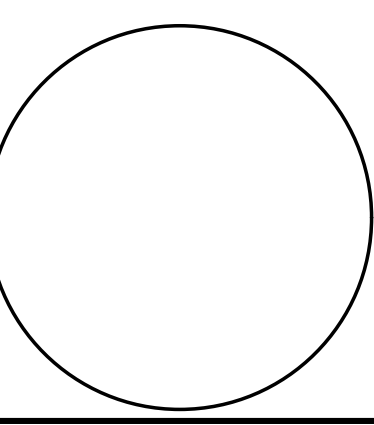
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____
COMMISSION NO. _____
(SEAL)

MINTO PBLH, LLC SEMINOLE IMPROVEMENT DISTRICT



SURVEYOR'S SEAL



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

MEADOWS OF WESTLAKE - PHASE II

A SUBDIVISION IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT R AND OPEN SPACE TRACT #10 THROUGH OPEN SPACE TRACT #14 INCLUSIVE, MEADOWS OF WESTLAKE - PHASE I, PLAT BOOK ____, PAGES ____, THROUGH ____, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
COUNTY OF DUVAL

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE. 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 WHICH IS RECORDED IN OFFICIAL RECORD BOOK 28283 AT PAGE[S] 1060 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 SENIOR VICE PRESIDENT THIS ____ DAY OF _____, 2019.

WELLS FARGO BANK, N.A., SUCCESSOR-BY-MERGER
TO WACHOVIA BANK, NATIONAL ASSOCIATION,
AS ADMINISTRATIVE AGENT

WITNESS: _____

BY: _____

PRINT NAME: _____

SUSAN BEAUGRAND
SENIOR VICE PRESIDENT

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DUVAL

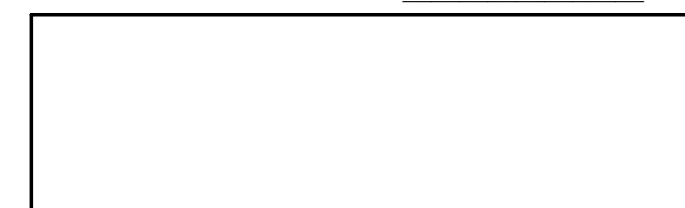
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED SUSAN BEAUGRAND, WHO IS PERSONALLY KNOWN, TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF WELLS FARGO BANK, N.A., A NATIONAL BANKING ASSOCIATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANKING ASSOCIATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL AT _____, DUVAL COUNTY, FLORIDA, THIS ____ DAY OF _____, 2019.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2019.

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 _____ 2019, 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.

ATTEST: _____
CITY MANAGER, KEN CASSEL

BY: _____
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 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

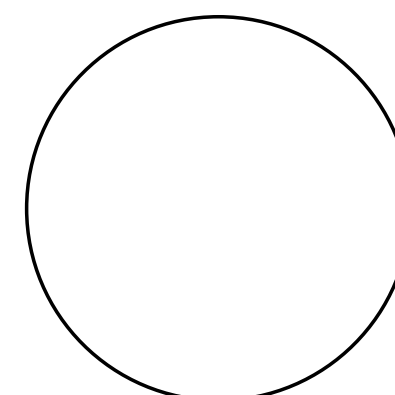
AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (204 LOTS):	40.008	OPEN SPACE TRACT #21:	0.062
ROADWAY TRACT (TRACT "A"):	9.005	OPEN SPACE TRACT #22:	0.062
RECREATION TRACT #1:	0.228	OPEN SPACE TRACT #23:	0.066
RECREATION TRACT #2:	0.376	OPEN SPACE TRACT #24:	0.069
RECREATION TRACT #3:	0.172	OPEN SPACE TRACT #25:	0.069
OPEN SPACE TRACT #18:	0.299	OPEN SPACE TRACT #26:	0.069
OPEN SPACE TRACT #19:	0.069	OPEN SPACE TRACT #27:	0.126
OPEN SPACE TRACT #20:	0.069		
		TOTAL ACRES, MORE OR LESS:	50.749

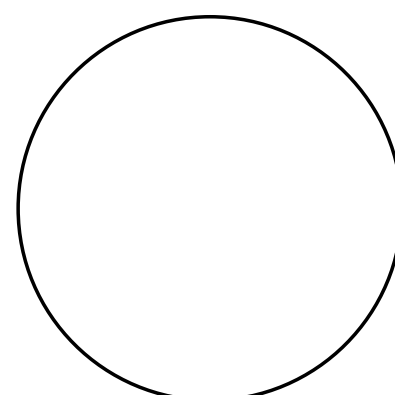
SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■" A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4"x24" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "●" A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". (UNLESS OTHERWISE NOTED)
- 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

MORTGAGEE'S JOINDER
AND CONSENT



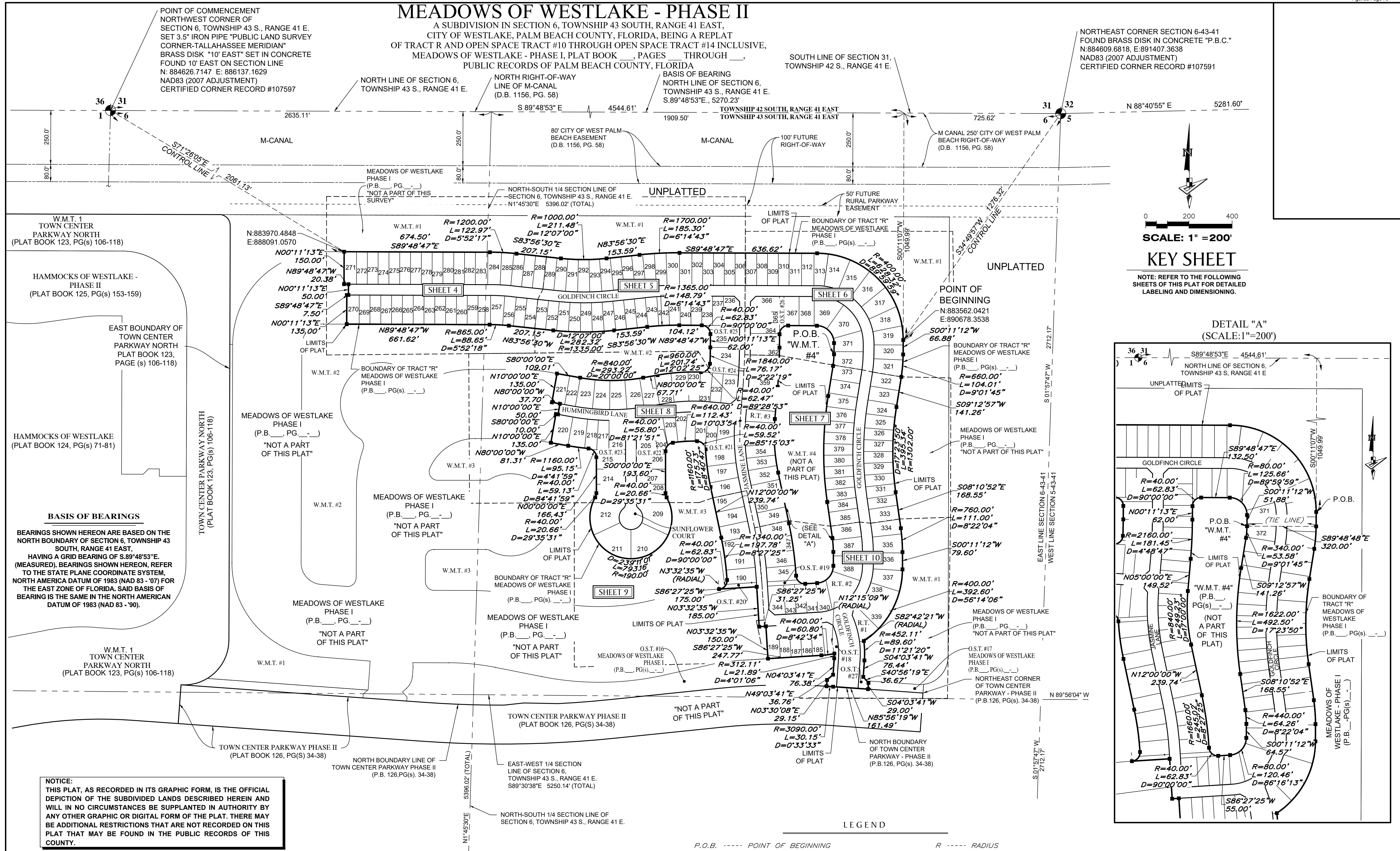
CITY OF
WESTLAKE



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

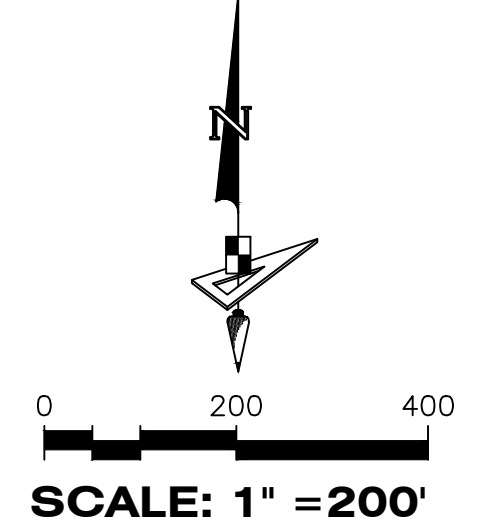
MEADOWS OF WESTLAKE - PHASE II

A SUBDIVISION IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT R AND OPEN SPACE TRACT #10 THROUGH OPEN SPACE TRACT #14 INCLUSIVE, MEADOWS OF WESTLAKE - PHASE I, PLAT BOOK _____, PAGES _____ THROUGH _____, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



POINT OF COMMENCEMENT NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 S., RANGE 41 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

NORTHEAST CORNER SECTION 6-43-41 FOUND BRASS DISK IN CONCRETE "P.B.C." N:884609.6818, E:891407.3638 NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #107591

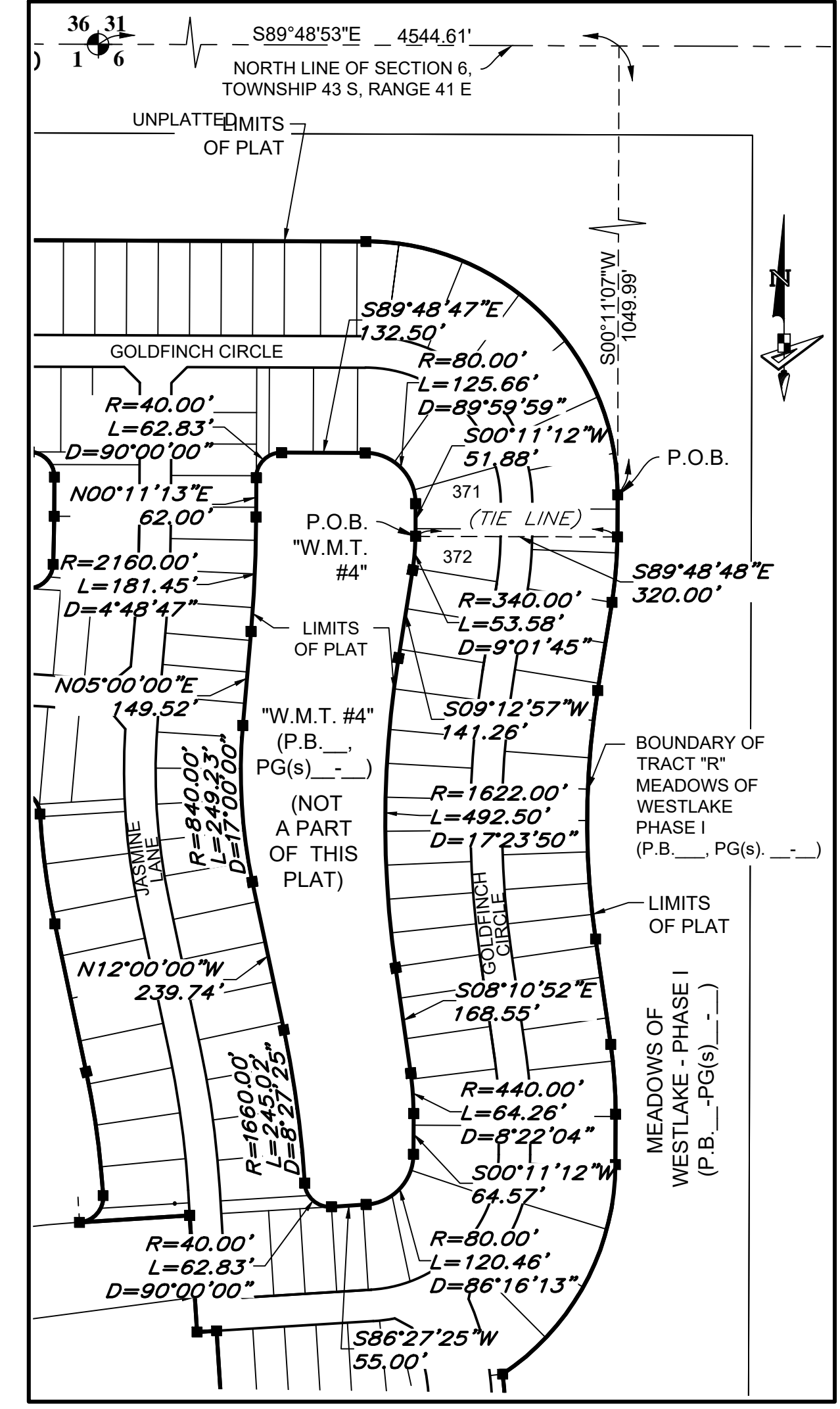


SCALE: 1" = 200'

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

DETAIL "A" (SCALE: 1"=200')



BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF 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).

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.

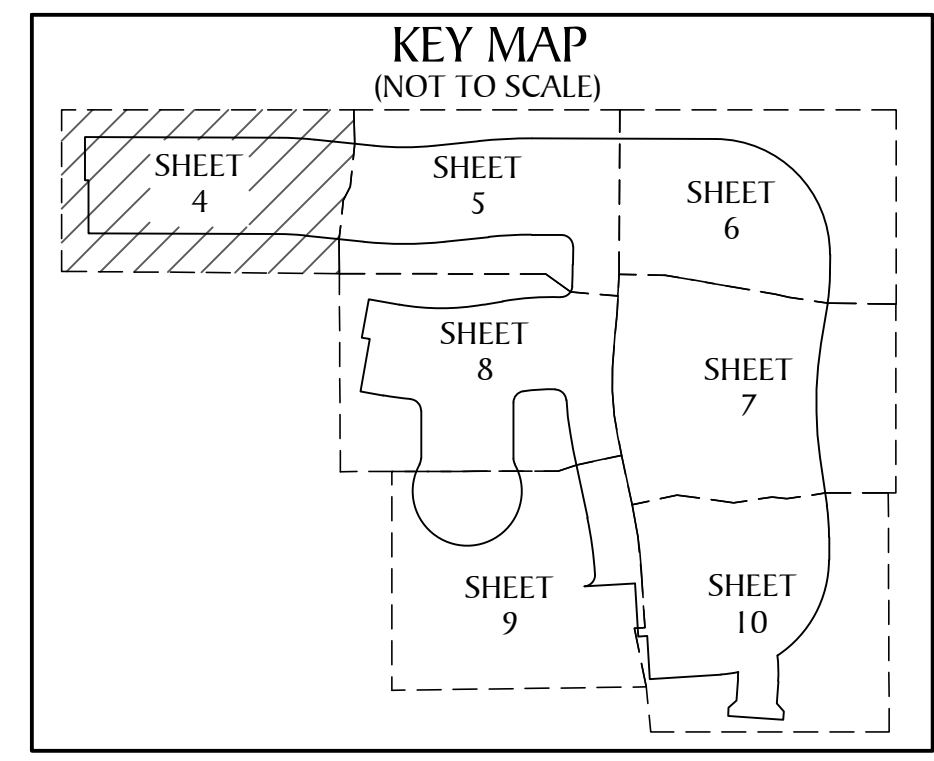
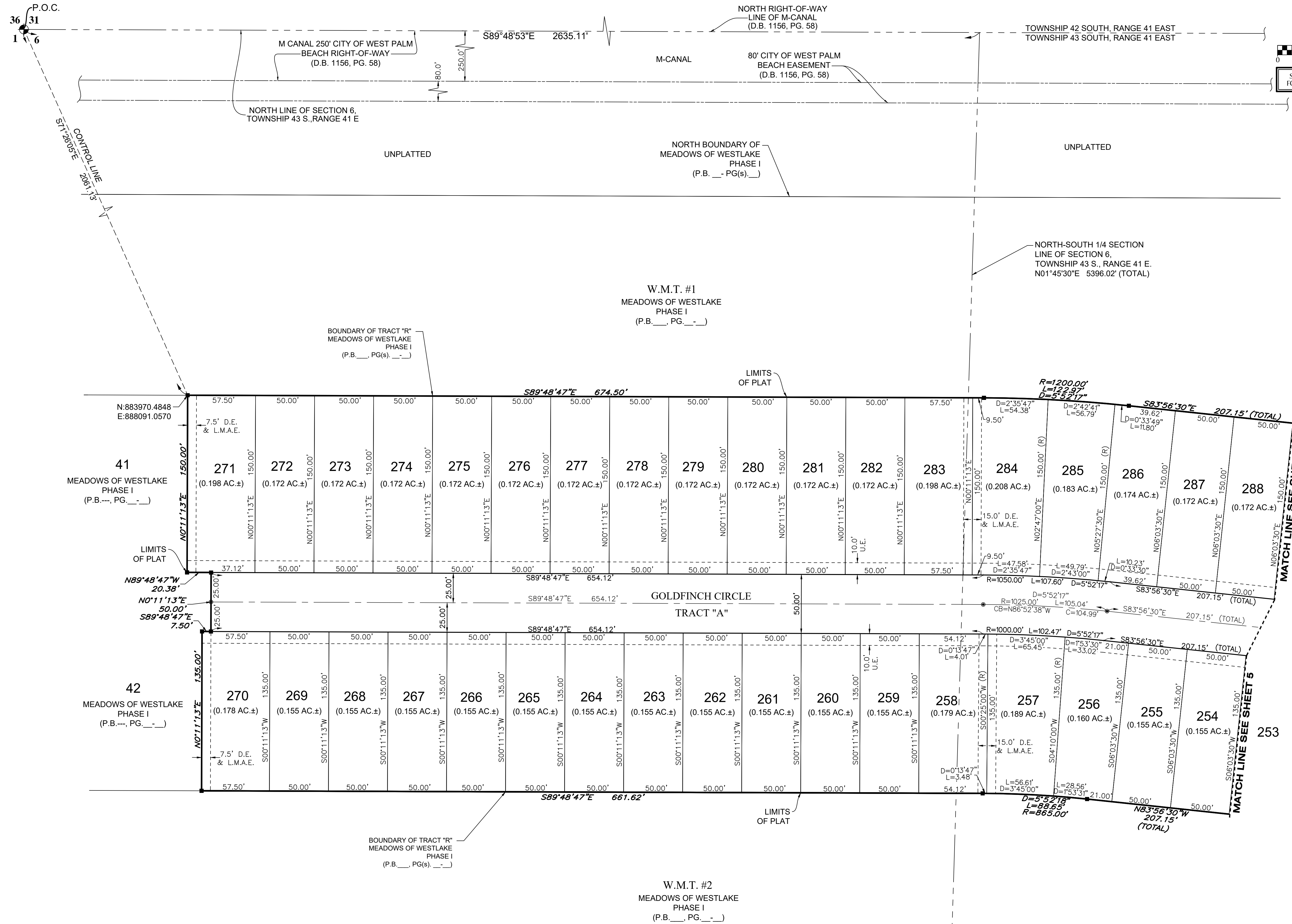
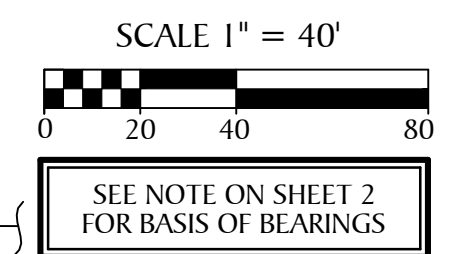
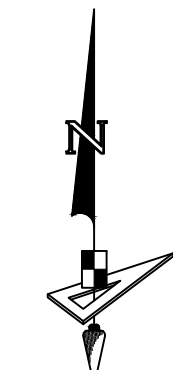
COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2007 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE
PROJECTION = TRANSVERSE MERCATOR
ALL DISTANCES ARE GROUND
SCALE FACTOR: 1.0000
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
PLAT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

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00) (IE: 7.5' = 7.50)

- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - PG./PG(S) ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
 - R.T. ----- RECREATION TRACT
 - P.B.C. ----- PALM BEACH COUNTY
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - 6-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - R/W ----- RIGHT-OF-WAY
 - (R) ----- RADIAL
 - (NR) ----- NON-RADIAL

MEADOWS OF WESTLAKE - PHASE II

A SUBDIVISION IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT
OF TRACT R AND OPEN SPACE TRACT #10 THROUGH OPEN SPACE TRACT #14 INCLUSIVE,
MEADOWS OF WESTLAKE - PHASE I, PLAT BOOK ____, PAGES ____ THROUGH ____,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
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 - W.M.T. ----- WATER MANAGEMENT TRACT
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MEADOWS OF WESTLAKE - PHASE II

A SUBDIVISION IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT R AND OPEN SPACE TRACT #10 THROUGH OPEN SPACE TRACT #14 INCLUSIVE, MEADOWS OF WESTLAKE - PHASE I, PLAT BOOK _____, PAGES _____ THROUGH _____, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

NORTH LINE OF SECTION 6, TOWNSHIP 43 S., RANGE 41 E

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

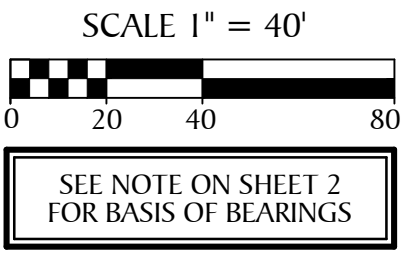
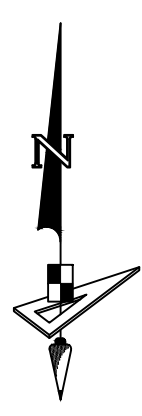
TOWNSHIP 42 SOUTH, RANGE 41 EAST TOWNSHIP 43 SOUTH, RANGE 41 EAST

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)

M-CANAL



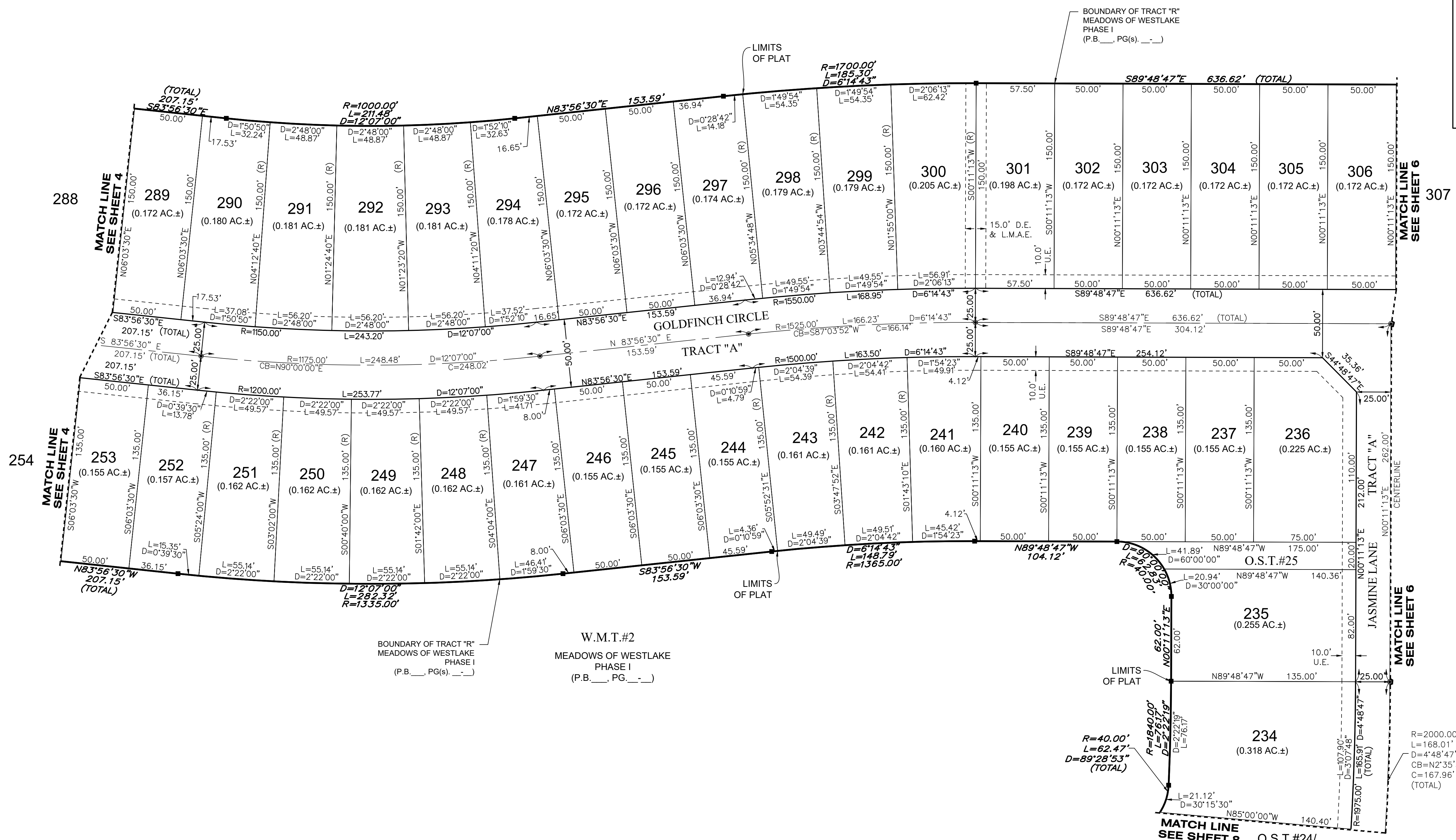
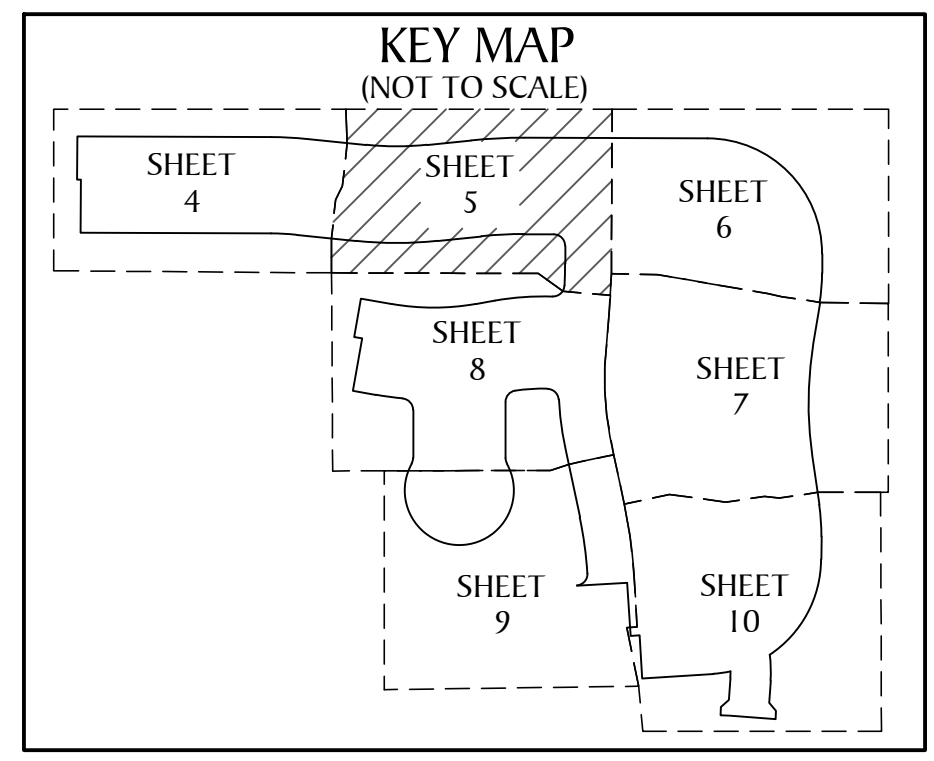
UNPLATTED

NORTH BOUNDARY OF MEADOWS OF WESTLAKE PHASE I (P.B. __, PG(s) __)

UNPLATTED

W.M.T.#1

MEADOWS OF WESTLAKE PHASE I (P.B. __, PG. __)



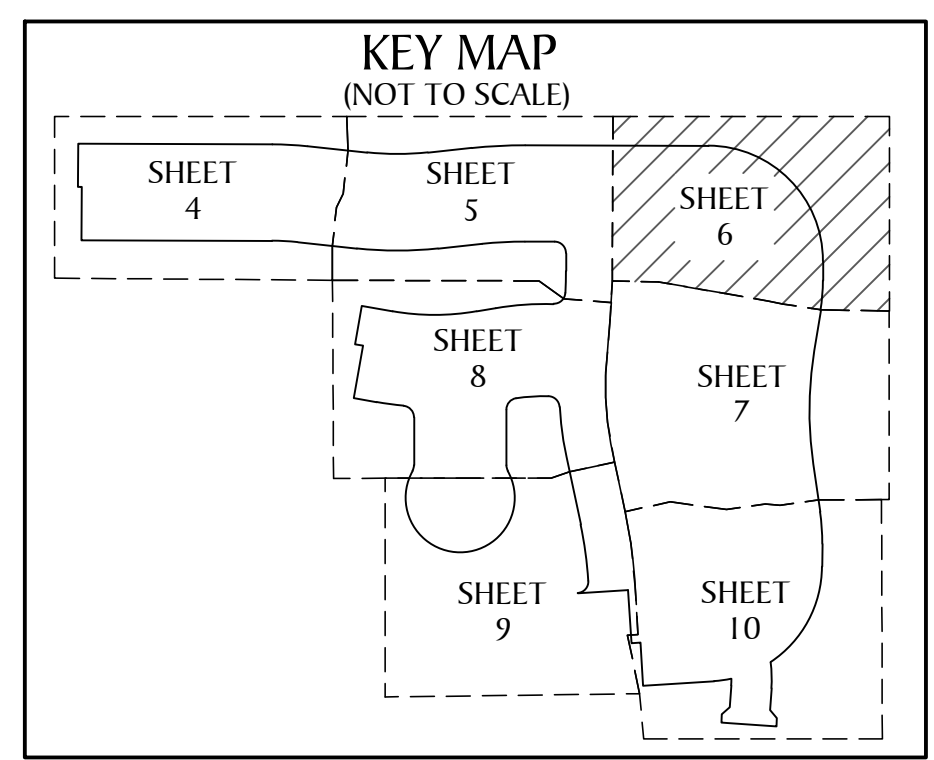
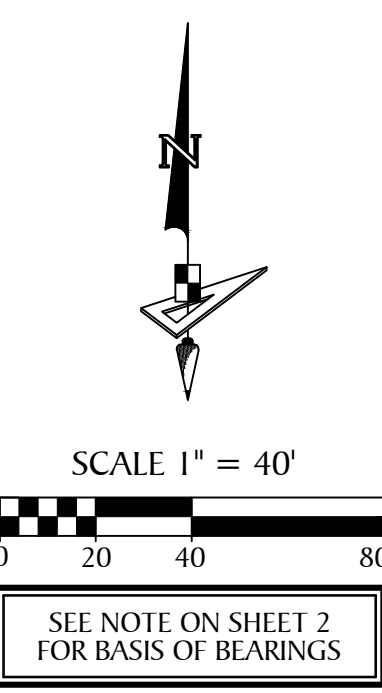
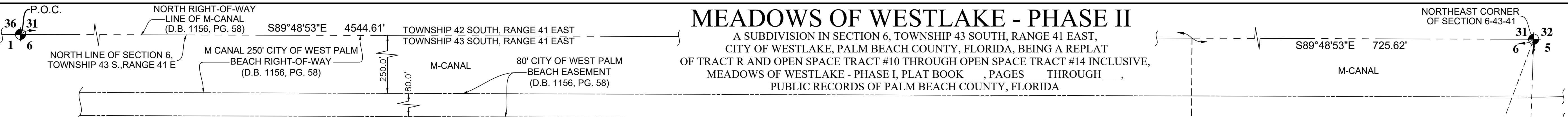
- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - PG./PG(s) ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
 - R.T. ----- RECREATION TRACT
 - P.B.C. ----- PALM BEACH COUNTY
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 - D.E. ----- DRAINAGE EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
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 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - 6-43-41 ----- SECTION-TOWNSHIP-RANGE
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - R/W ----- RIGHT-OF-WAY
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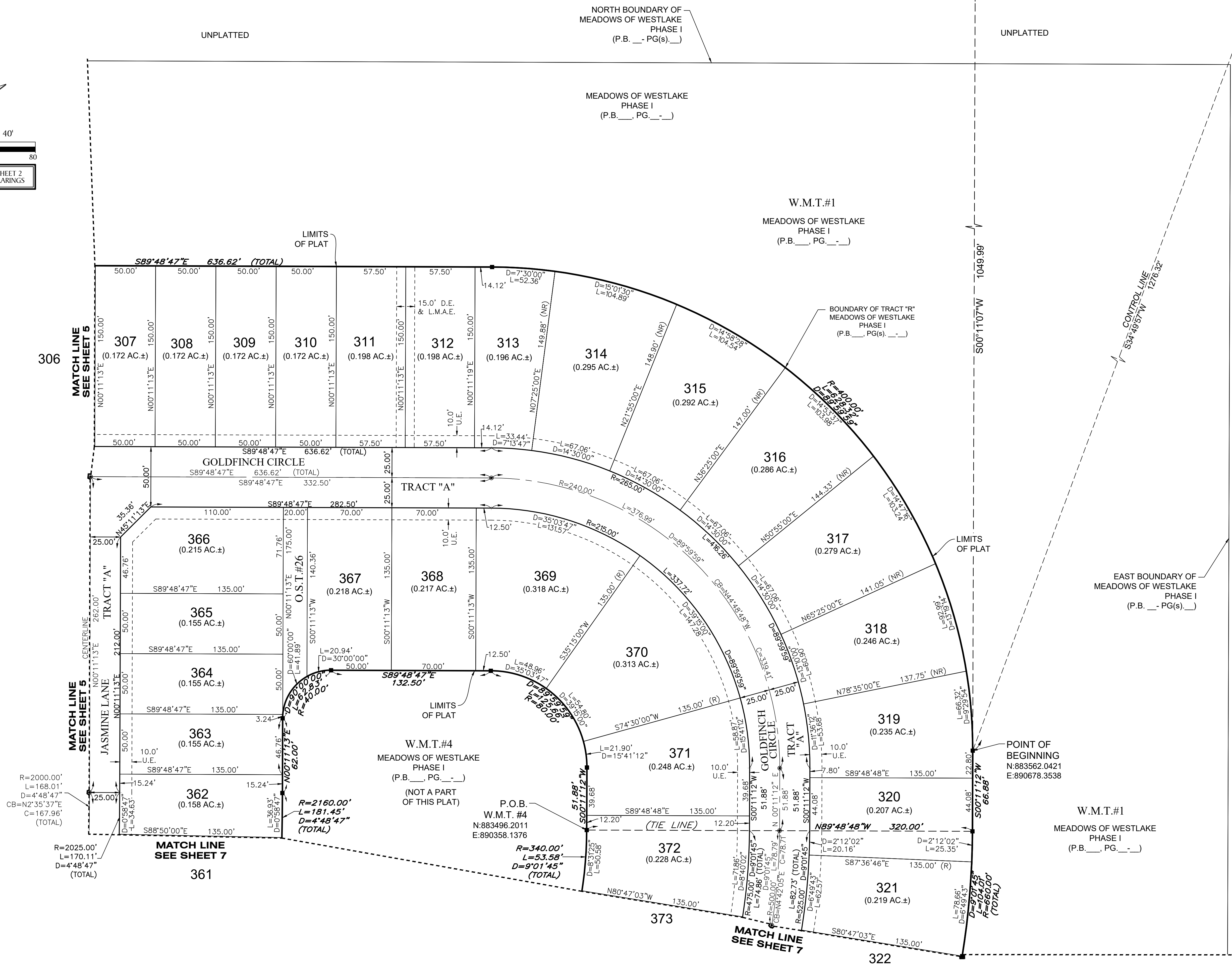
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MEADOWS OF WESTLAKE - PHASE II

A SUBDIVISION IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT R AND OPEN SPACE TRACT #10 THROUGH OPEN SPACE TRACT #14 INCLUSIVE, MEADOWS OF WESTLAKE - PHASE I, PLAT BOOK _____ PAGES _____ THROUGH _____, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

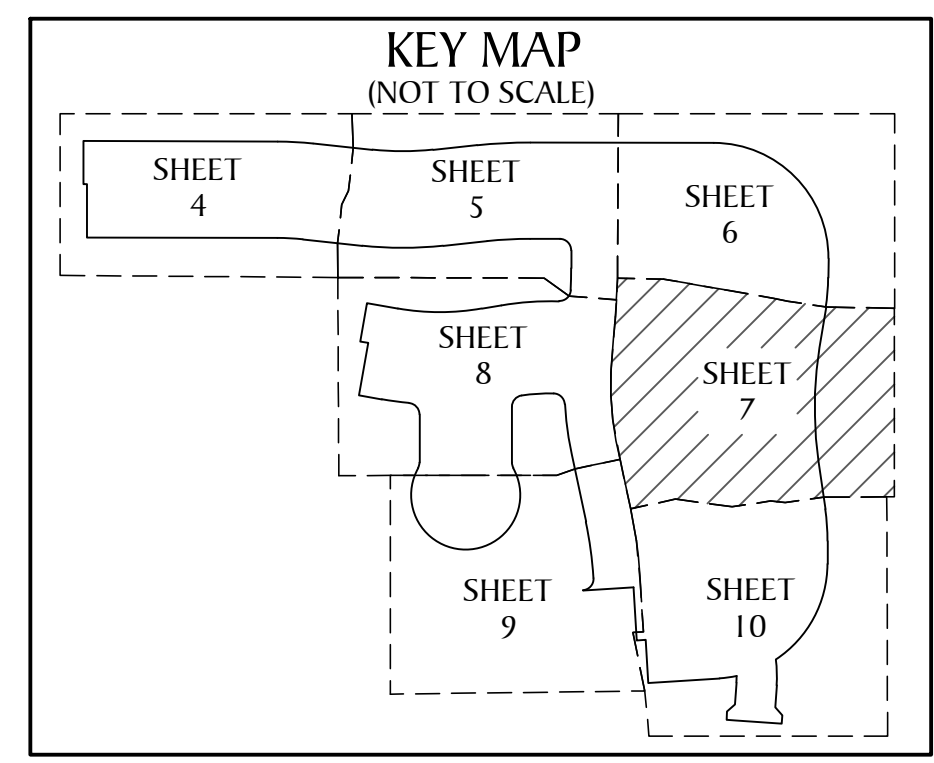
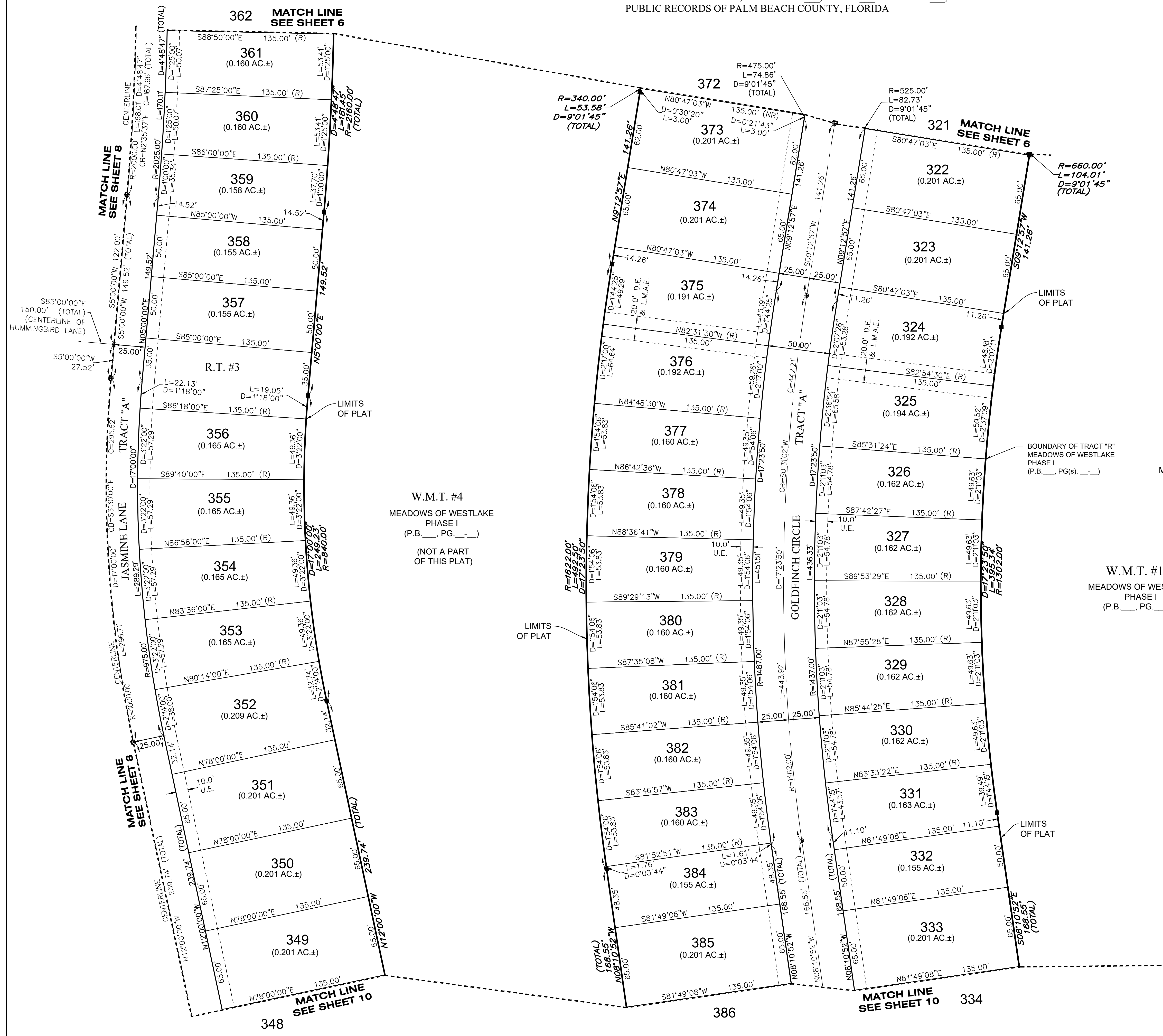
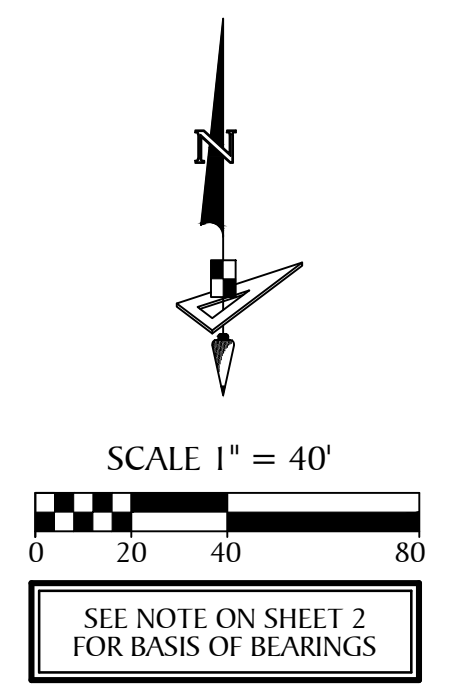


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MEADOWS OF WESTLAKE - PHASE II

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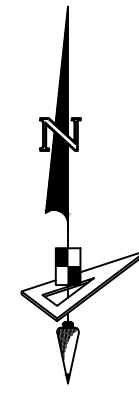


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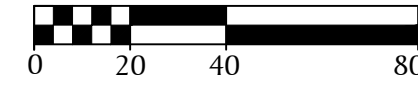


MEADOWS OF WESTLAKE - PHASE II

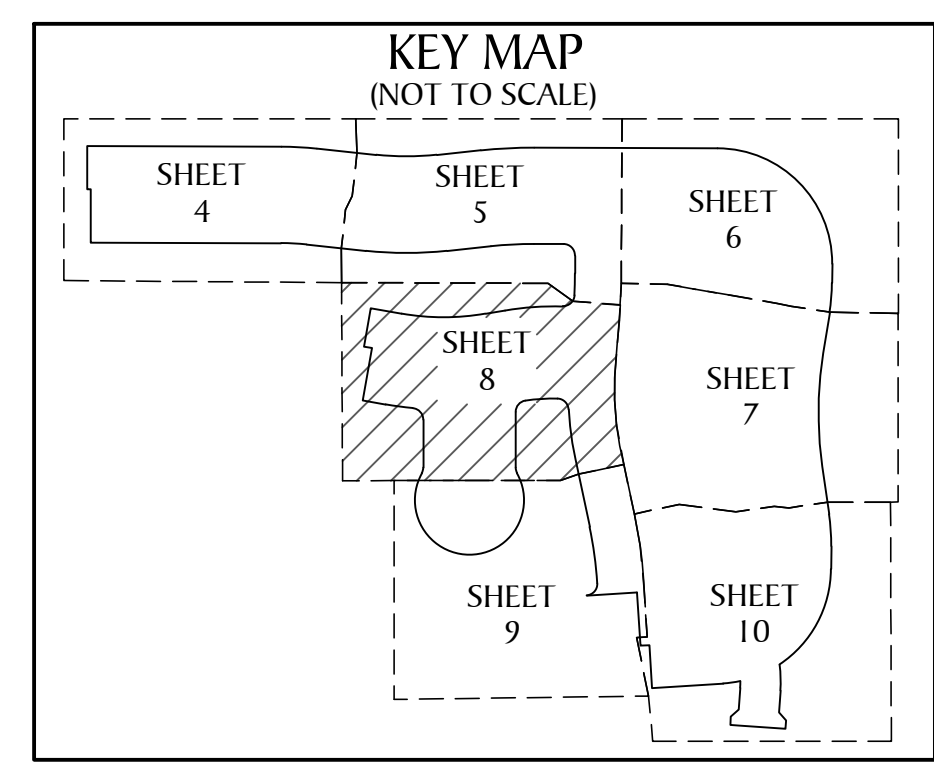
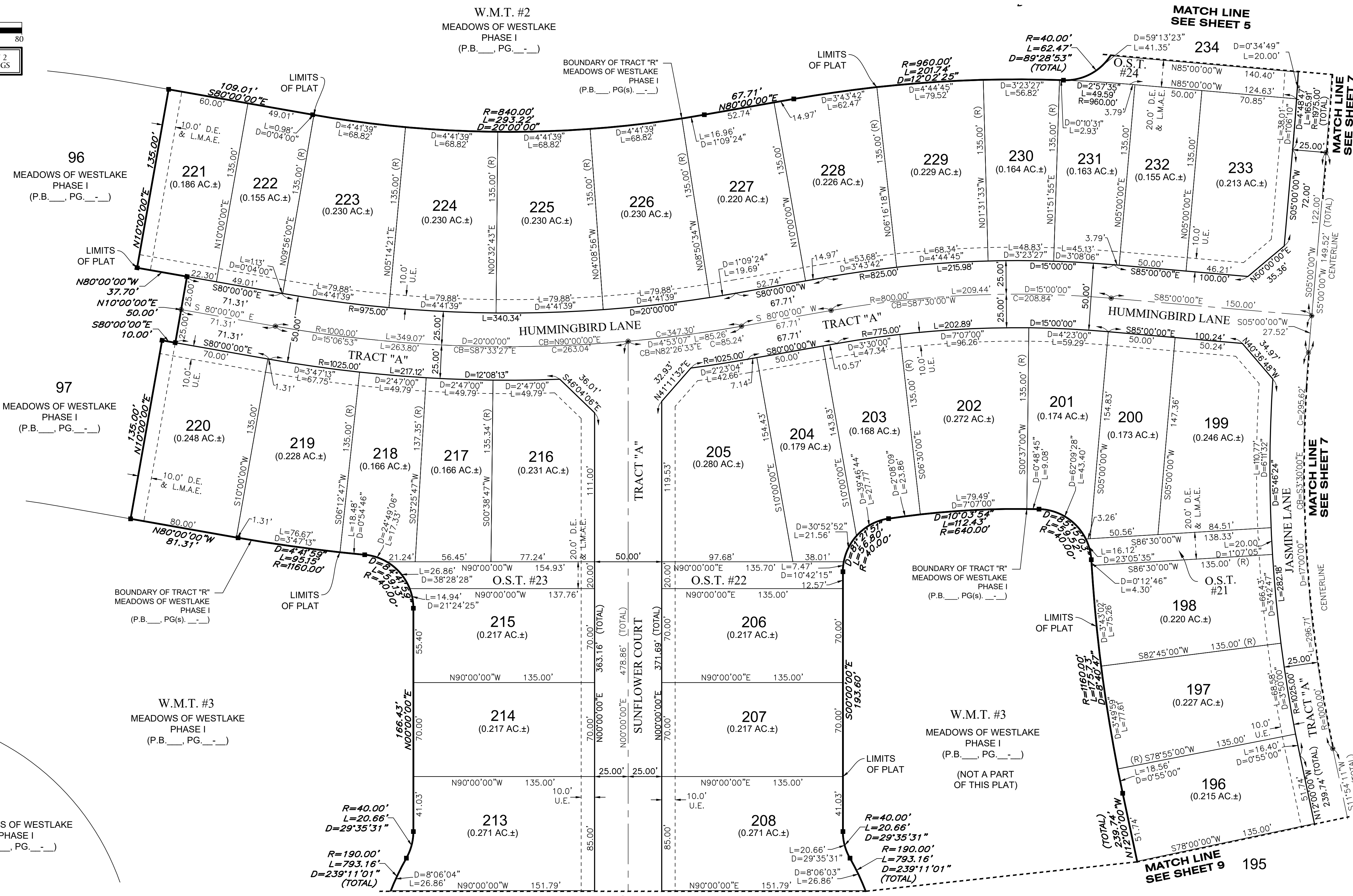
A SUBDIVISION IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
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MEADOWS OF WESTLAKE - PHASE I, PLAT BOOK _____, PAGES _____ THROUGH _____,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



SCALE 1" = 40'



SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS



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MEADOWS OF WESTLAKE PHASE I (P.B. _____, PG. _____)

W.M.T. #3 MEADOWS OF WESTLAKE PHASE I (P.B. _____, PG. _____)

W.M.T. #2 MEADOWS OF WESTLAKE PHASE I (P.B. _____, PG. _____)

W.M.T. #3 MEADOWS OF WESTLAKE PHASE I (P.B. _____, PG. _____)

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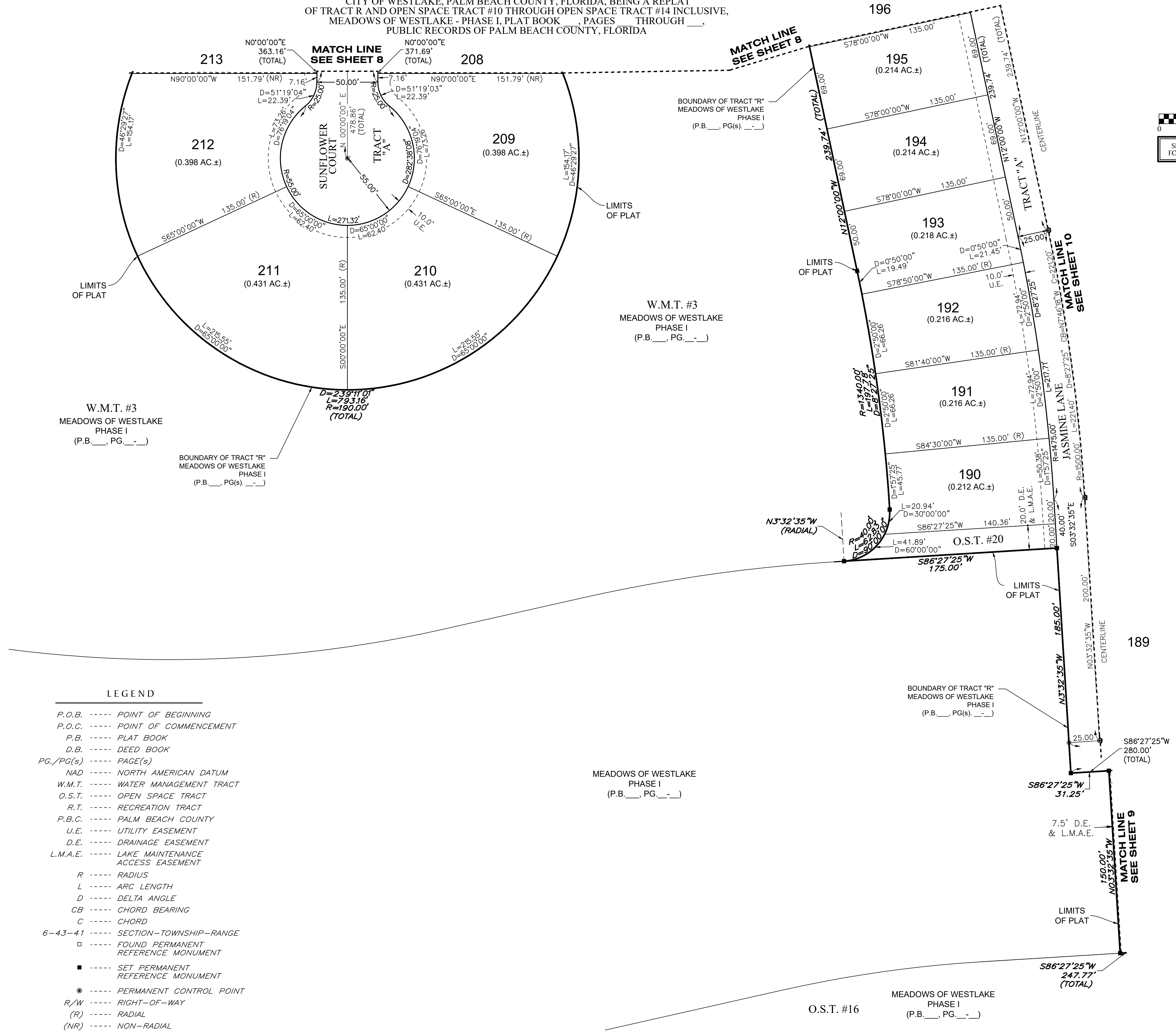
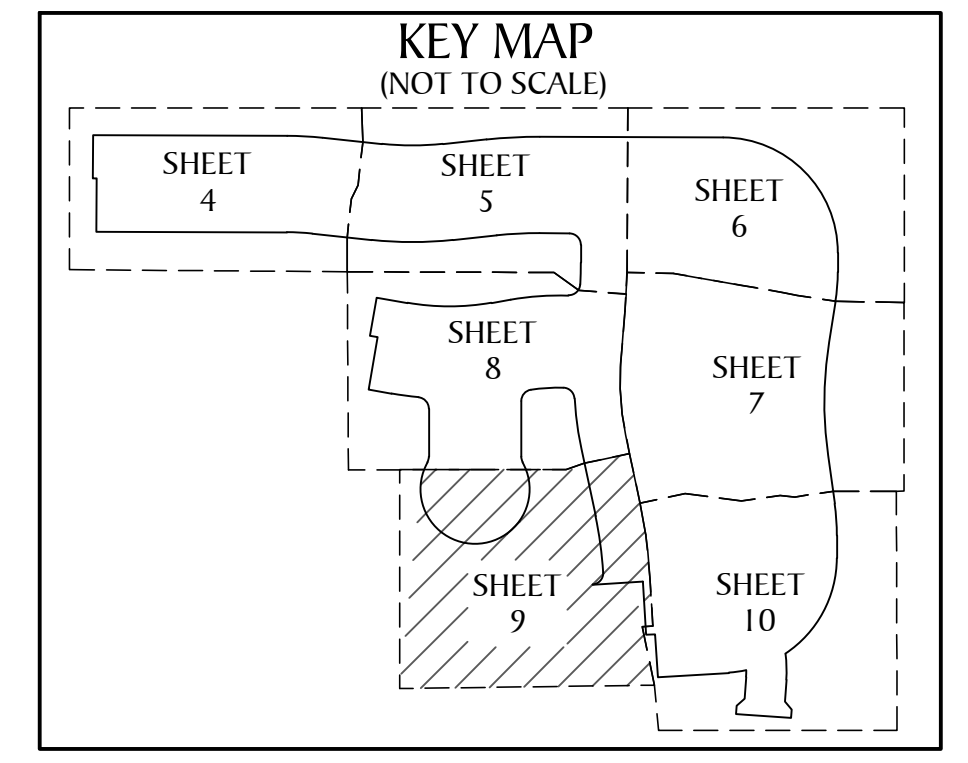
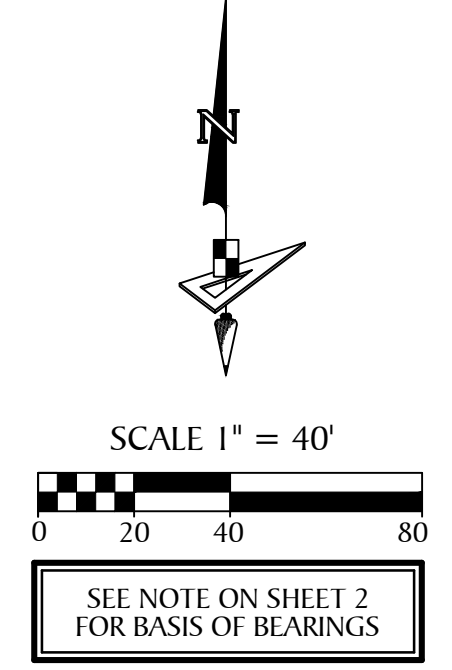
209



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MEADOWS OF WESTLAKE - PHASE II

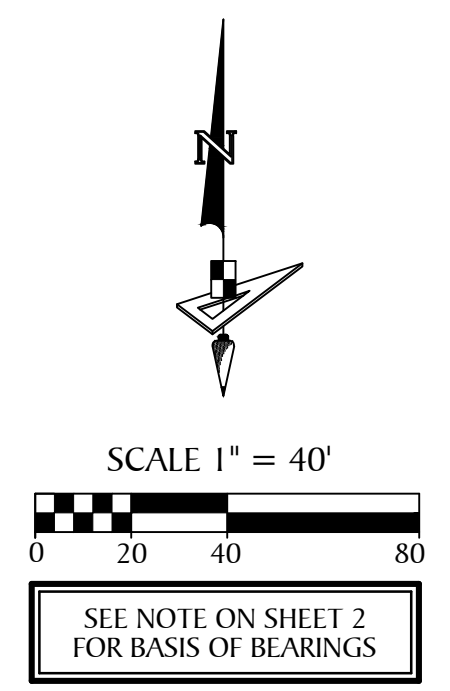
A SUBDIVISION IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
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MEADOWS OF WESTLAKE - PHASE I, PLAT BOOK _____, PAGES _____ THROUGH _____,
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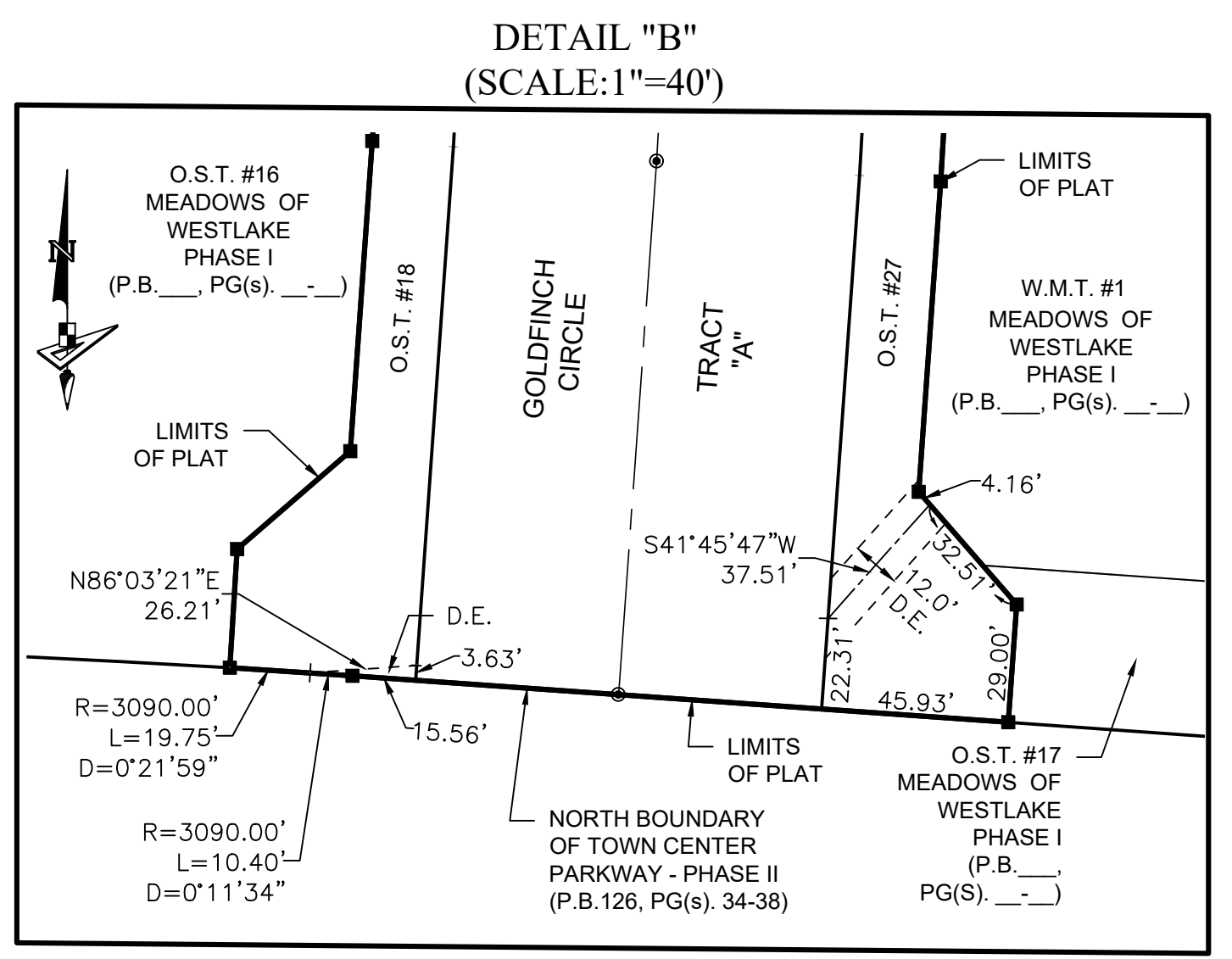
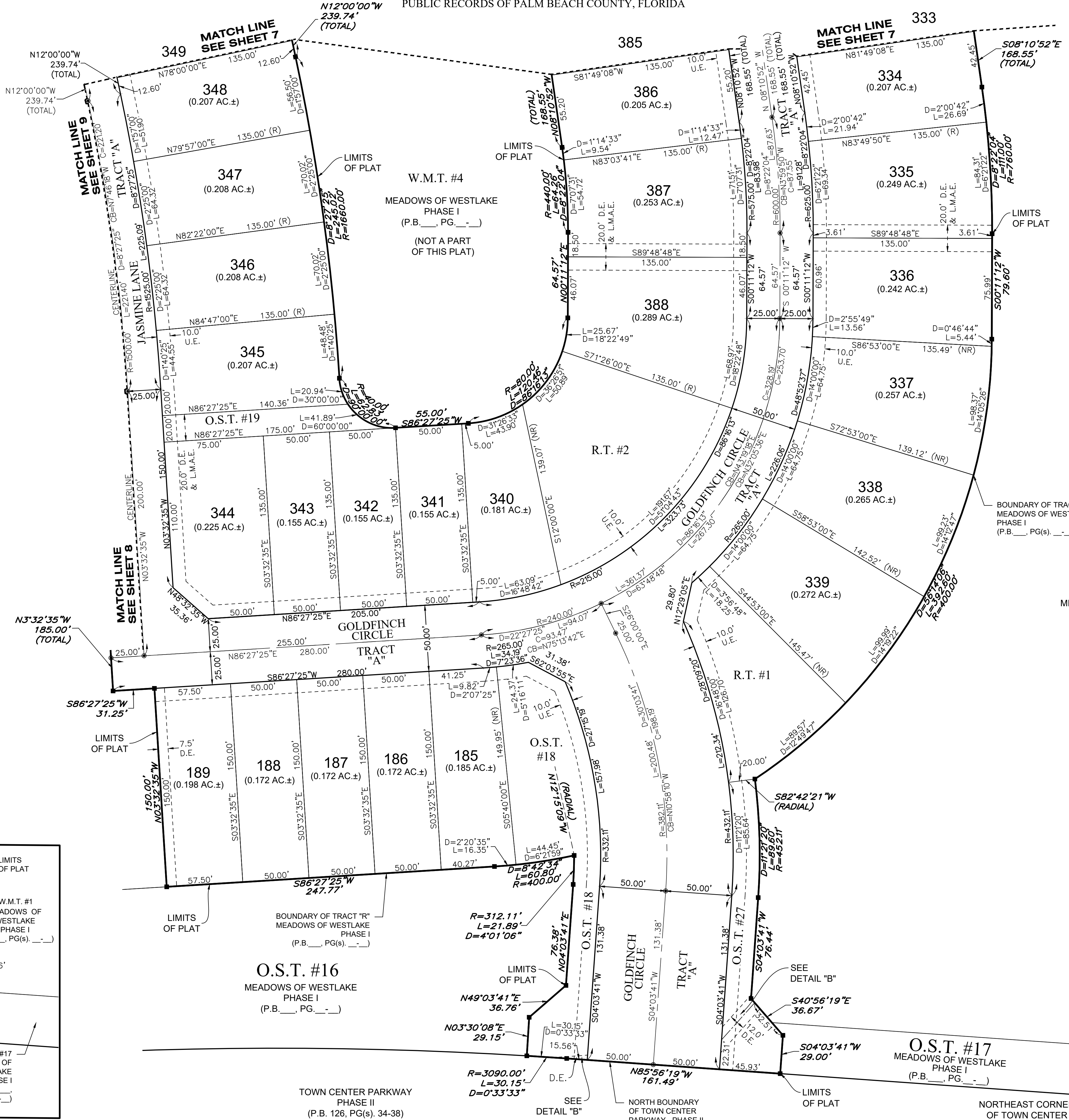
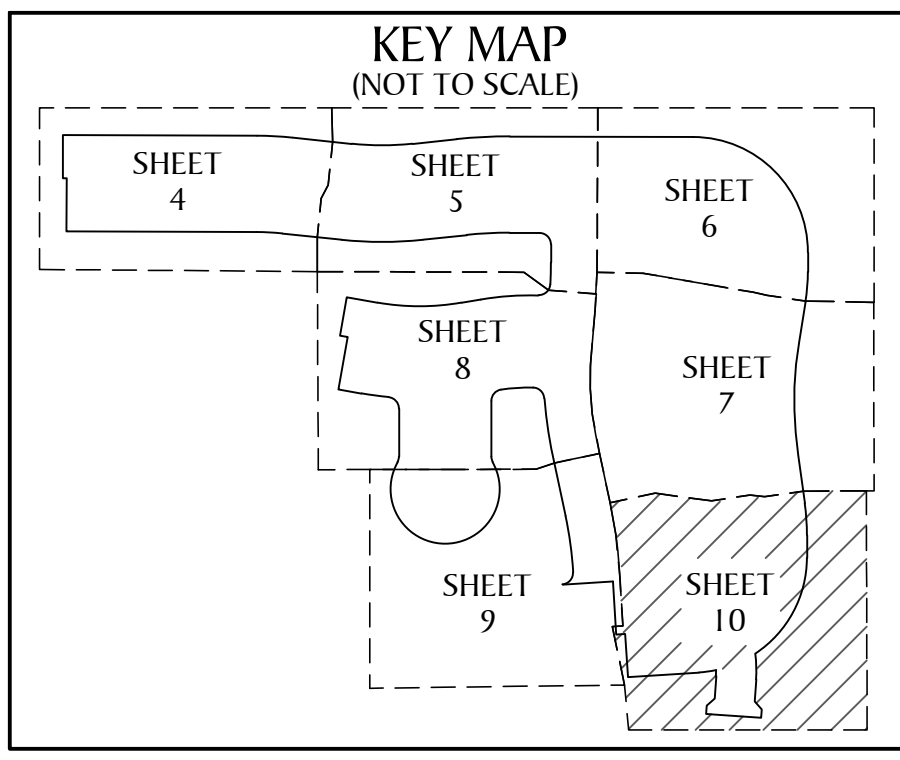
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MEADOWS OF WESTLAKE - PHASE II

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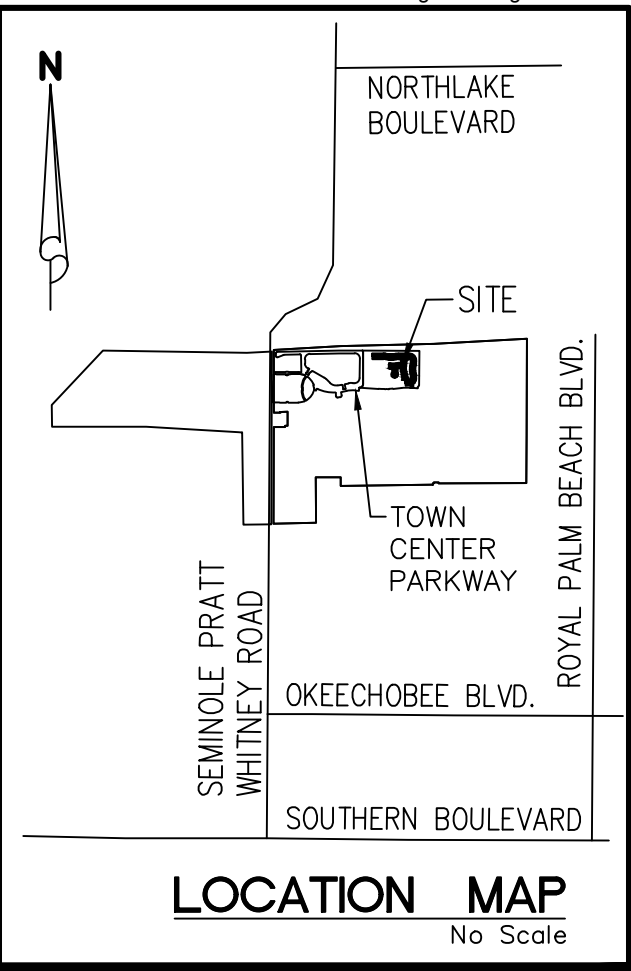
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W.M.T. #1
MEADOWS OF WESTLAKE
PHASE I
(P.B. ____, PG. __)



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DESCRIPTION:

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.89°48'53"E. ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF THE M-CANAL PER DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; A DISTANCE OF 4544.61 FEET; THENCE S.00°11'07"W., A DISTANCE OF 1049.99 FEET TO A POINT ON THE BOUNDARY OF TRACT "R", AS SHOWN ON THE PLAT OF MEADOWS OF WESTLAKE - PHASE I PLAT BOOK _____, PAGES _____ THROUGH _____ INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THE FOLLOWING COURSES BEING ALONG THE BOUNDARY OF TRACT "R", AS SHOWN ON SAID PLAT; THENCE S.00°11'12"W., A DISTANCE OF 66.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 660.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°01'45", A DISTANCE OF 104.01 FEET TO A POINT OF TANGENCY; THENCE S.09°12'57"W., A DISTANCE OF 141.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1302.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°23'50" , A DISTANCE OF 395.34 FEET TO A POINT OF TANGENCY; THENCE S.08°10'52"E., A DISTANCE OF 168.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 760.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°22'04", A DISTANCE OF 111.00 FEET TO A POINT OF TANGENCY; THENCE S.00°11'12"W., A DISTANCE OF 79.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 400.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°14'06", A DISTANCE OF 392.60 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE WESTERLY WITH A RADIUS OF 452.11 FEET AND A RADIAL BEARING OF S.82°42'21"W., AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°21'20", A DISTANCE OF 89.60 FEET TO A POINT OF TANGENCY; THENCE S.04°03'41"W., A DISTANCE OF 76.44 FEET; THENCE S.40°56'19"E., A DISTANCE OF 36.67 FEET; THENCE S.05°03'41"W., A DISTANCE OF 29.00 FEET TO A POINT ON THE NORTH BOUNDARY OF TOWN CENTER PARKWAY PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH BOUNDARY OF SAID PLAT FOR THE FOLLOWING TWO (2) COURSES; 1) N.85°56'19"W., A DISTANCE OF 161.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 3090.00 FEET; 2) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°33'33", A DISTANCE OF 30.15 FEET TO A NON-TANGENT INTERSECTION; THENCE CONTINUE ALONG THE BOUNDARY OF TRACT "R", AS SHOWN ON THE PLAT OF MEADOWS OF WESTLAKE - PHASE I PER PLAT BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.03°30'08"E., A DISTANCE OF 29.15 FEET; THENCE N.49°03'41"E., A DISTANCE OF 36.76 FEET; THENCE N.04°03'41"E., A DISTANCE OF 76.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 312.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°01'06", A DISTANCE OF 21.89 TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 400.00 FEET AND A RADIAL BEARING OF N.12°15'09"W., AT SAID INTERSECTION; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°42'34", A DISTANCE OF 60.80 FEET TO A POINT OF TANGENCY; THENCE S.86°27'25"W., A DISTANCE OF 247.77 FEET; THENCE N.03°32'35"W., A DISTANCE OF 150.00 FEET; THENCE S.86°27'25"W., A DISTANCE OF 31.25 FEET; THENCE N.03°32'35"W., A DISTANCE OF 185.00 FEET; THENCE S.86°27'25"W., A DISTANCE OF 175.00 FEET TO NON-TANGENT INTERSECTION WITH A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 40.00 FEET AND A RADIAL BEARING OF N.3°32'35"W., AT SAID INTERSECTION; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 62.83 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 1340.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°27'25", A DISTANCE OF 197.78 FEET TO A POINT OF TANGENCY; THENCE N.12°00'00"W., A DISTANCE OF 239.74 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1160.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°40'47", A DISTANCE OF 175.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°15'03", A DISTANCE OF 59.52 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 640.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°03'54", A DISTANCE OF 112.43 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°21'51", A DISTANCE OF 56.80 FEET TO A POINT OF TANGENCY; THENCE S.00°00'00"E., A DISTANCE OF 193.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 40.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°35'31", A DISTANCE OF 20.66 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 190.00 FEET; THENCE SOUTHERLY, WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 239°11'01", A DISTANCE OF 793.16 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 40.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°35'31", A DISTANCE OF 20.66 FEET TO A POINT OF TANGENCY; THENCE N.00°00'00"E., A DISTANCE OF 166.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°41'59", A DISTANCE OF 59.13 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 1160.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°28'53", A DISTANCE OF 62.47 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 1840.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°22'19", A DISTANCE OF 76.17 FEET TO A POINT OF TANGENCY; THENCE N.00°11'13"E., A DISTANCE OF 62.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 62.83 FEET TO A POINT OF TANGENCY; THENCE N.89°48'47"W., A DISTANCE OF 104.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 1365.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°14'43", A DISTANCE OF 148.79 FEET TO A POINT OF TANGENCY; THENCE S.83°56'30"W., A DISTANCE OF 153.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 1335.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°07'00", A DISTANCE OF 282.32 FEET TO A POINT OF TANGENCY; THENCE N.83°56'30"W., A DISTANCE OF 207.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 865.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°52'18", A DISTANCE OF 88.65 FEET TO A POINT OF TANGENCY; THENCE N.89°48'47"W., A DISTANCE OF 661.62 FEET; THENCE N.00°11'13"E., A DISTANCE OF 135.00 FEET; THENCE S.89°48'47"E., A DISTANCE OF 7.50 FEET; THENCE N.00°11'13"E., A DISTANCE OF 50.00 FEET; THENCE N.89°48'47"W., A DISTANCE OF 20.38 FEET; THENCE N.00°11'13"E., A DISTANCE OF 150.00 FEET; THENCE S.89°48'47"E., A DISTANCE OF 674.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 1200.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°52'17", A DISTANCE OF 122.97 FEET TO A POINT OF TANGENCY; THENCE S.83°56'30"E., A DISTANCE OF 207.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 1000.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°07'00", A DISTANCE OF 211.48 FEET TO A POINT OF TANGENCY; THENCE N.83°56'30"E., A DISTANCE OF 153.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 1700.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°14'43", A DISTANCE OF 185.30 FEET TO A POINT OF TANGENCY; THENCE S.89°48'47"E., A DISTANCE OF 636.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 400.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'59", A DISTANCE OF 628.32 FEET TO A POINT OF TANGENCY AND THE **POINT OF BEGINNING**.

CONTAINING: 56.623 ACRES, MORE OR LESS.

LESS AND EXCEPT:

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S.89°48'53"E. ALONG THE NORTH RIGHT-OF-WAY LINE OF THE M-CANAL PER DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 4544.61 FEET; THENCE S.00°11'07"W., A DISTANCE OF 1049.99 FEET TO A POINT ON THE BOUNDARY OF TRACT "R", AS SHOWN ON MEADOWS OF WESTLAKE - PHASE I PER PLAT BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.00°11'12"W., A DISTANCE OF 66.88 FEET; THENCE N.89°48'48"W., A DISTANCE OF 320.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE WESTERLY WITH A RADIUS OF 340.00 FEET AND THE **POINT OF BEGINNING WATER MANAGEMENT #4** ; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°01'45", A DISTANCE OF 53.58 FEET TO A POINT OF TANGENCY; THENCE S.09°12'57"W., A DISTANCE OF 141.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1622.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°23'50", A DISTANCE OF 492.50 FEET TO A POINT OF TANGENCY; THENCE S.08°10'52"E., A DISTANCE OF 168.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 440.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°22'04", A DISTANCE OF 64.26 TO A POINT OF TANGENCY; THENCE S.00°11'12"W., A DISTANCE OF 64.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 80.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°16'13", A DISTANCE OF 120.46 FEET TO A POINT OF TANGENCY; THENCE S.86°27'25"W., A DISTANCE OF 55.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 62.83 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 1660.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°27'25", A DISTANCE OF 245.02 FEET TO A POINT OF TANGENCY; THENCE N.12°00'00"W., A DISTANCE OF 239.74 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 840.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°00'00", A DISTANCE OF 249.23 FEET TO A POINT OF TANGENCY; THENCE N.05°00'00"E., A DISTANCE OF 149.52 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 2160.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°48'47", A DISTANCE OF 181.45 FEET TO A POINT OF TANGENCY; THENCE N.00°11'13"E., A DISTANCE OF 62.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 62.83 FEET TO A POINT OF TANGENCY; THENCE S.89°48'47"E., A DISTANCE OF 132.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 80.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'59", A DISTANCE OF 125.66 FEET TO A POINT OF TANGENCY; THENCE S.00°11'12"W., A DISTANCE OF 51.88 FEET TO THE **POINT OF BEGINNING WATER MANAGEMENT #4**.

CONTAINING: 5.874 ACRES, MORE OR LESS.

TOTAL CONTAINING: 50.749 ACRES, MORE OR LESS.

SURVEYOR'S 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 MAY 11, 2018.
- 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 WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, WHERE THE FLOOD ZONE IS UNDETERMINED AT THE TIME OF THIS SURVEY.
- THIS SURVEY IS BASED ON PREVIOUS FIELD SURVEYS, DOCUMENTS OF RECORD, FOUND MONUMENTS, EXHIBITS, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. IMPROVEMENTS LIKE UTILITIES UNDER CONSTRUCTION ARE NOT LOCATED FOR THE PURPOSE OF SHOWING THE BOUNDARY OF A PROPOSED PLAT.
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) BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.
c) 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.

EASEMENTS AND OTHER MATTERS AFFECTING TITLE:

- TERMS, CONDITIONS, RIGHTS AND RESERVATIONS CONTAINED IN THAT AGREEMENT BETWEEN WEST PALM BEACH WATER COMPANY AND INDIAN TRAIL RANCH, INC., RECORDED SEPTEMBER 25, 1956, IN OFFICIAL RECORDS BOOK 1156, PAGE 36 AND THAT DEED BETWEEN INDIAN TRAIL RANCH, INC., AND THE CITY OF WEST PALM BEACH, RECORDED IN OFFICIAL RECORDS BOOK 1156, PAGE 58, TOGETHER WITH AND AFFECTED BY ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1826 AND AGREEMENT BETWEEN CITY OF WEST PALM BEACH AND CITY NATIONAL BANK OF MIAMI BEACH, TRUSTEE, RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1838, THAT ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 8405, PAGE 1104 AND BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1803, QUIT CLAIM DEED AND AGREEMENT FOR RESERVATION OF RIGHTS, RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, AND PARTIAL RELEASE OF EASEMENTS AND RESERVATIONS OF RIGHTS, RECORDED FEBRUARY 3, 2016, IN OFFICIAL RECORDS BOOK 28084, PAGE 985, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND THE SEMINOLE IMPROVEMENT DISTRICT, RECORDED APRIL 26, 2006, IN OFFICIAL RECORDS BOOK 20252, PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- MATTERS AS CONTAINED ON THAT CERTAIN PLAT OF TOWN CENTER PARKWAY NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE 106, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED AUGUST 13, 2015, IN OFFICIAL RECORDS BOOK 27737, PAGE 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE, RECORDED JANUARY 16, 2018, IN OFFICIAL RECORDS BOOK 29588, PAGE 1066 AND CORRECTIVE WESTLAKE COMMUNITY FOUNDATION FEE, RECORDED JANUARY 24, 2018, IN OFFICIAL RECORDS BOOK 29609, PAGE 1177, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- DECLARATION OF RESTRICTIONS, COVENANTS, AND EASEMENTS FOR WESTLAKE RESIDENCES, RECORDED JANUARY 16, 2018, IN OFFICIAL RECORDS BOOK 29588, PAGE 766, TOGETHER WITH FIRST AMENDMENT TO DECLARATION, RECORDED MAY 1, 2018, IN OFFICIAL RECORDS BOOK 29818, PAGE 284, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- COLLATERAL ASSIGNMENT OF DECLARANT RIGHTS BY AND BETWEEN MINTO PBLH, LLC AND WELLS FARGO BANK, NATIONAL ASSOCIATION, RECORDED JANUARY 25, 2018, IN OFFICIAL RECORDS BOOK 29811, PAGE 673, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

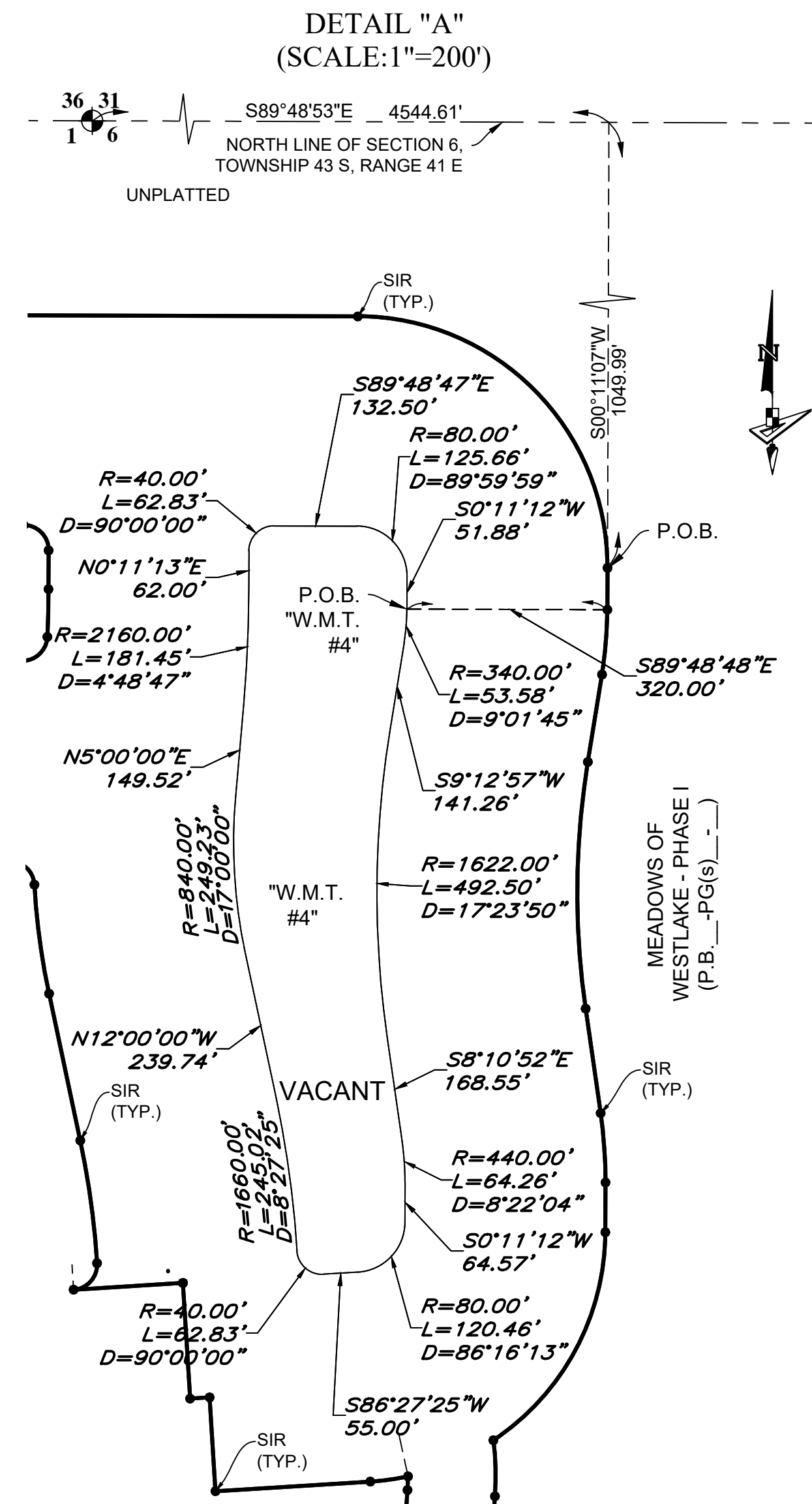
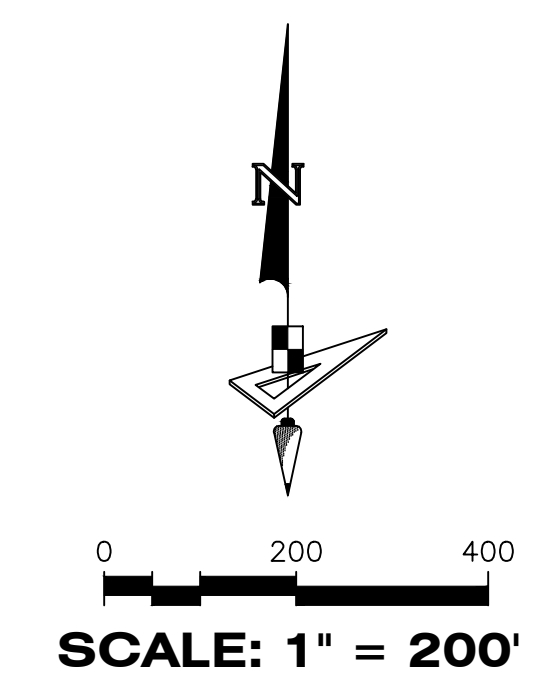
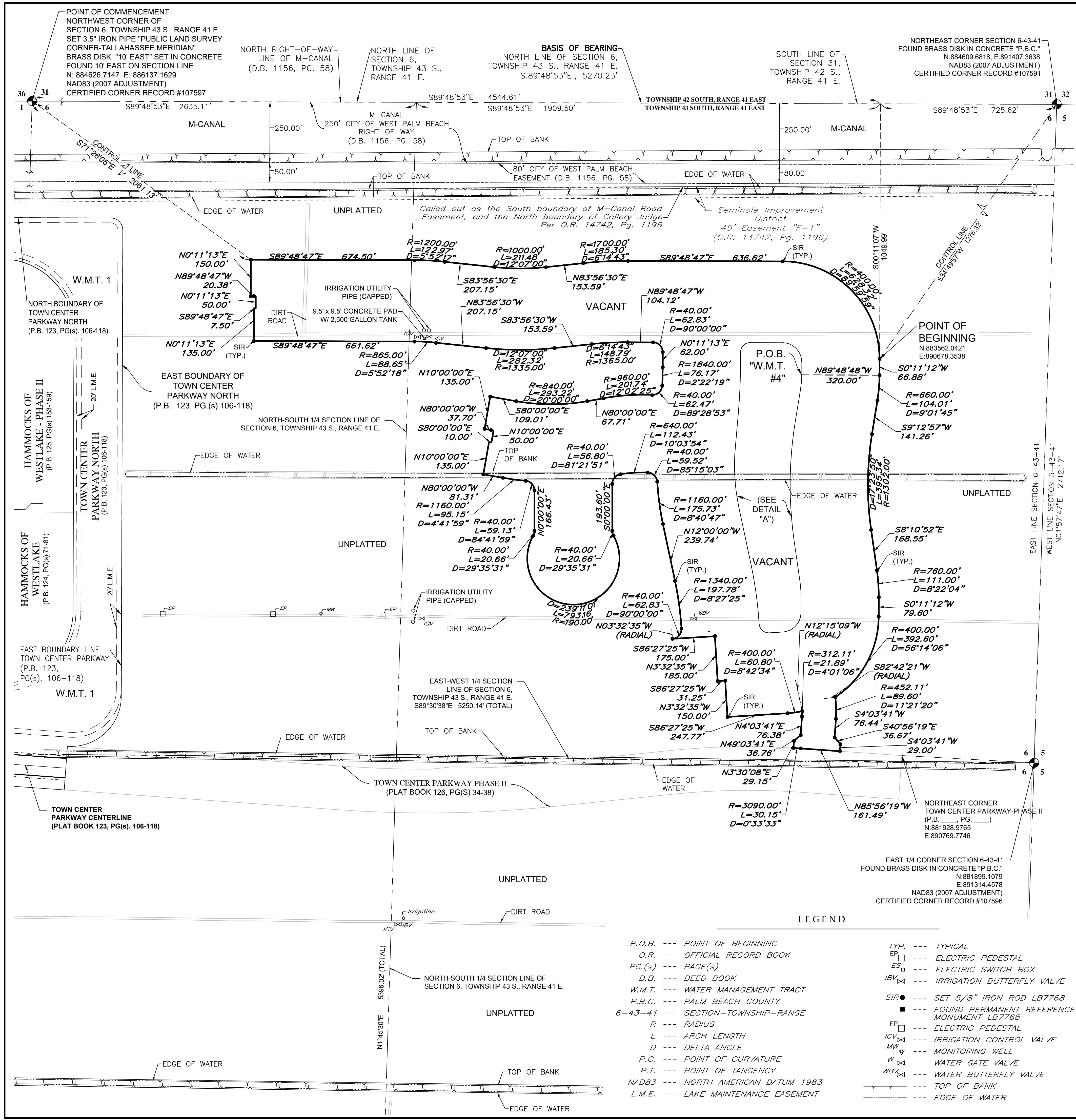
MEADOWS OF WESTLAKE PHASE II BOUNDARY SURVEY

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO COMMUNITIES, LLC
 Last Date of Field Survey: 12/11/17
SURVEYOR'S CERTIFICATE
 This 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 51-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
Gary A. Rager
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS4828**
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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
 Drawn: SWM Date: 01/09/19 Data File: Westlake Pod R
 Check: GAR P.C.: --- Field Book: ---
Section: 6 Twn. 43 S, Rng. 41 E Job #:POD-R-2,BS

DRAWN BY: SWM, CHECKED BY: GARY A. RAGER, PLOTTED BY: SERGIO MACHADO, JOB NO.: 2018111818, LAST SAVED BY: SERGIO MACHADO, JOB NO.: 2018111818



- LEGEND
- P.O.B. --- POINT OF BEGINNING
 - O.R. --- OFFICIAL RECORD BOOK
 - PG.(s) --- PAGE(S)
 - D.B. --- DEED BOOK
 - W.M.T. --- WATER MANAGEMENT TRACT
 - P.B.C. --- PALM BEACH COUNTY
 - 6-43-41 --- SECTION-TOWNSHIP-RANGE
 - R --- RADIUS
 - L --- ARCH LENGTH
 - Δ --- DELTA ANGLE
 - P.C. --- POINT OF CURVATURE
 - P.T. --- POINT OF TANGENCY
 - NAD83 --- NORTH AMERICAN DATUM 1983
 - L.M.E. --- LAKE MAINTENANCE EASEMENT
 - TYP. --- TYPICAL
 - EP --- ELECTRIC PEDESTAL
 - ES --- ELECTRIC SWITCH BOX
 - IBV --- IRRIGATION BUTTERFLY VALVE
 - SIR --- SET 5/8" IRON ROD LB7768
 - --- FOUND PERMANENT REFERENCE MONUMENT LB7768
 - EP --- ELECTRIC PEDESTAL
 - ICV --- IRRIGATION CONTROL VALVE
 - MW --- MONITORING WELL
 - W --- WATER GATE VALVE
 - WBV --- WATER BUTTERFLY VALVE
 - TOP OF BANK
 - EDGE OF WATER

MEADOWS OF WESTLAKE PHASE II BOUNDARY SURVEY

Prepared For: MINTO COMMUNITIES, LLC

Last Date of Field Survey: 12/11/17

SURVEYOR'S CERTIFICATE

This certifies that a survey of the hereon 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 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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

Gary A. Rager
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828

Check: GAR P.C.: Date: 01/09/19 Data File: Westlake Pod R Field Book: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Section: 6 Twn. 43 S, Rng. 41 E Job #: POD R-2_BS

Sheet No. 2 of 2 Sheets

WESTLAKE PHASE II MEADOWS OF WESTLAKE PHASE II BOUNDARY SURVEY - PLOTTED BY: SERGIO JACOBO - ON: 2/10/2018 12:29 PM - LAST SAVED BY: SERGIO - ON: 2/10/2018 12:29 PM



CITY OF WESTLAKE

Engineering Department

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

-
- | | |
|----------------------------|------------------------------------|
| 1. DATE: | 2/19/2019 |
| 2. PETITION NUMBER: | ENG-2018-29 |
| 3. DESCRIPTION: | Pod R Meadows Phase II Plat |
| APPLICANT: | Cotleur-Hearing |
| OWNER: | Minto PBLH, LLC |
| REQUEST: | Plat & Boundary Survey Review |
| LOCATION: | Westlake, Florida |
| 4. STAFF REVIEW: | CONDITIONAL APPROVAL LETTER |

The Engineering Department approves the plans with the following conditions:

- The plat cannot be recorded until the guarantee for the land development work is received.

This letter has been prepared by the following individual, in association with their consultants and subconsultants:

A handwritten signature in blue ink, appearing to read "S. Dombrowski".

Suzanne Dombrowski, P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1035
Email: sdombrowski@chenmoore.com

Tenth Order of Business

March 11, 2019

1st Reading _____

2nd Reading _____

RESOLUTION 2019 - 08

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR WESTLAKE CIVIC TRACT (POD C-2), LOCATED BY METES AND BOUNDS BEING DESCRIBED AS A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, 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 Westlake Civic Tract (Pod C-2) Plat, located by metes and bounds a parcel of land lying in Section 1, Township 43 South, Range 40 East, Palm Beach County, Florida; as described in Exhibit 'A' containing approximately 4.343 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 have reviewed the application, the final plat and the boundary survey, and the collective staff has recommended approval; and

WHEREAS, after careful review and consideration, the collective staff has determined that this application has complied with the City of Westlake interim 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 and boundary survey for Westlake Civic Tract (Pod C-2), as described in the attached Exhibit "A", containing approximately 4.343 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 11, 2019.

City of Westlake
Roger Manning, Mayor

Sandra Demarco, City Clerk

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

Exhibit 'A'
Legal Description
Westlake Civic Tract (Pod C-2)

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

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.01°33'05"W. ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 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 PUBLIC 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 OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 3541.19 FEET TO THE SOUTHWEST 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 S.88°17'08"E. ALONG THE SOUTH LINE OF SAID ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, 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 THE EASTERLY MOST SOUTHWEST CORNER OF FIRE-RESCUE STATION#22 & TOWN CENTER PARKWAY SOUTH, AS RECORDED IN PLAT BOOK 123, PAGES 104 AND 105, OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID FIRE-RESCUE STATION#22 & TOWN CENTER PARKWAY SOUTH FOR THE FOLLOWING THREE (3) COURSES: 1) N.88°17'08"W., A DISTANCE OF 365.55 FEET TO THE NORTHEAST CORNER OF SAID GROVE MARKET PLAT; 2) THENCE N.43°17'08"W., A DISTANCE OF 45.79 FEET; 3) THENCE N.88°47'12"E., A DISTANCE OF 511.65 FEET TO THE SOUTHEAST CORNER OF SAID FIRE-RESCUE STATION#22 & TOWN CENTER PARKWAY SOUTH, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 867.00 FEET AND A RADIAL BEARING OF N.74°13'24"E AT SAID INTERSECTION ; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EAST LINE OF PERSIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS THROUGH A CENTRAL ANGLE OF 01°32'08", A DISTANCE OF 23.24 FEET TO THE POINT OF BEGINNING AND A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 867.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°10'50", A DISTANCE OF 123.79 FEET TO A POINT OF TANGENCY; THENCE S.25°29'34"E., A DISTANCE OF 96.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 408.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°51'11", A DISTANCE OF 84.40 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY

WITH A RADIUS OF 877.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $07^{\circ}10'12''$, A DISTANCE OF 109.75 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 463.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $16^{\circ}13'16''$, A DISTANCE OF 131.08 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 771.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $03^{\circ}26'01''$, A DISTANCE OF 46.20 FEET TO A POINT OF NON-TANGENCY; THENCE $S.08^{\circ}56'47''E.$, A DISTANCE OF 49.13 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE WESTERLY WITH A RADIUS OF 759.00 FEET AND A RADIAL BEARING OF $S.68^{\circ}42'28''W.$ AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $18^{\circ}19'53''$, A DISTANCE OF 242.84 FEET TO A POINT OF NON-TANGENCY AND A POINT ON THE NORTH LINE OF PERSIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH LINE OF PERSIMMON BOULEVARD EAST - PLAT 1 FOR THE FOLLOWING TWO (2) COURSES: 1) $S.89^{\circ}16'35''W.$, A DISTANCE OF 14.17 FEET; 2) THENCE $N.88^{\circ}29'49''W.$, A DISTANCE OF 429.16 FEET TO A POINT ON THE EAST LINE OF PERSIMMON BOULEVARD EAST - PLAT 1; THENCE ALONG SAID EAST LINE OF PERSIMMON BOULEVARD EAST - PLAT 1 FOR THE FOLLOWING FOUR (4) COURSES; 1) $N.01^{\circ}42'52''E.$, A DISTANCE OF 324.38 FEET; 2) THENCE $S.89^{\circ}40'46''E.$, A DISTANCE OF 21.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 45.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $89^{\circ}11'20''$, A DISTANCE OF 70.05 FEET TO A POINT OF TANGENCY; THENCE $N.01^{\circ}07'54''E.$, A DISTANCE OF 409.04 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4.343 ACRES, MORE OR LESS.

WESTLAKE CIVIC TRACT C-2

A SUBDIVISION IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,
BEING IN PART A REPLAT OF A PORTION OF ILEX WAY PHASE I,
PLAT BOOK 126, PAGES 116 AND 117, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

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

THIS INSTRUMENT WAS FILED FOR RECORD AT _____ M. THIS ____ DAY OF _____ 2019 AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE _____

SHARON R. BOCK,
CLERK AND COMPTROLLER

BY: _____, D.C.

LOCATION MAP
No Scale

DEDICATION AND RESERVATIONS:

DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS WESTLAKE CIVIC TRACT C-2, A SUBDIVISION IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF A PORTION OF ILEX WAY PHASE I, PLAT BOOK 126, PAGES 116 AND 117, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.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 PUBLIC 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 OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 3541.19 FEET TO THE SOUTHWEST 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 S.88°17'08"E. ALONG THE SOUTH LINE OF SAID ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, 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 THE EASTERLY MOST SOUTHWEST CORNER OF FIRE-RESCUE STATION#22 & TOWN CENTER PARKWAY SOUTH, AS RECORDED IN PLAT BOOK 123, PAGES 104 AND 105, OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID FIRE-RESCUE STATION#22 & TOWN CENTER PARKWAY SOUTH FOR THE FOLLOWING THREE (3) COURSES: 1) S.88°17'08"E., A DISTANCE OF 365.55 FEET TO THE NORTHEAST CORNER OF SAID GROVE MARKET PLAT; 2) THENCE N.43°17'08"W., A DISTANCE OF 45.79 FEET; 3) THENCE N.88°47'12"E., A DISTANCE OF 511.65 FEET TO THE SOUTHEAST CORNER OF SAID FIRE-RESCUE STATION#22 & TOWN CENTER PARKWAY SOUTH, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 867.00 FEET AND A RADIAL BEARING OF N.74°13'24"E AT SAID INTERSECTION; SAID INTERSECTION ALSO BEING A POINT ON THE SOUTHWESTERLY LINE OF THE RIGHT-OF-WAY OF ILEX WAY, AS SHOWN ON THE PLAT OF ILEX WAY - PHASE I, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY LINE OF ILEX WAY FOR THE FOLLOWING NINE (9) COURSES: 1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EAST LINE OF PERSIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS THROUGH A CENTRAL ANGLE OF 01°32'08", A DISTANCE OF 23.24 FEET TO THE **POINT OF BEGINNING**; 2) THENCE CONTINUE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°10'50", A DISTANCE OF 123.79 FEET TO A POINT OF TANGENCY; 3) S.25°29'34"E., A DISTANCE OF 96.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 408.00 FEET; 4) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°51'11", A DISTANCE OF 84.40 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 877.00 FEET; 5) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°10'12", A DISTANCE OF 109.75 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 463.00 FEET; 6) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°13'16", A DISTANCE OF 131.08 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 771.00 FEET; 7) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°26'01", A DISTANCE OF 46.20 FEET TO A POINT OF NON-TANGENCY; 8) S.08°56'47"E., A DISTANCE OF 49.13 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE WESTERLY WITH A RADIUS OF 759.00 FEET AND A RADIAL BEARING OF S.68°42'28"W. AT SAID INTERSECTION; 9) SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°19'53", A DISTANCE OF 242.84 FEET TO A POINT OF NON-TANGENCY AND A POINT ON THE NORTH LINE OF PERSIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH LINE OF PERSIMMON BOULEVARD EAST - PLAT 1 FOR THE FOLLOWING TWO (2) COURSES: 1) S.89°16'35"W., A DISTANCE OF 14.17 FEET; 2) THENCE N.88°29'49"W., A DISTANCE OF 429.16 FEET TO A POINT ON THE EAST LINE OF PERSIMMON BOULEVARD EAST - PLAT 1; THENCE ALONG SAID EAST LINE OF PERSIMMON BOULEVARD EAST - PLAT 1 FOR THE FOLLOWING FOUR (4) COURSES: 1) N.01°42'52"E., A DISTANCE OF 324.38 FEET; 2) THENCE S.89°40'46"E., A DISTANCE OF 21.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 45.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°11'20", A DISTANCE OF 70.05 FEET TO A POINT OF TANGENCY; THENCE N.01°07'54"E., A DISTANCE OF 409.04 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 4.343 ACRES, MORE OR LESS.

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

TRACT "C-2"

TRACT "C-2", AS SHOWN HEREON, IS HEREBY RESERVED FOR MINTO PBLH, LLC, 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 SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY 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), ITS SUCCESSORS AND ASSIGNS, 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. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION.

IN FURTHERANCE OF THE FOREGOING, THERE IS HEREBY GRANTED TO FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS, AND ASSIGNS ("FPL"), A NON-EXCLUSIVE EASEMENT FOREVER OVER, UNDER, IN, ON, UPON AND ACROSS THE UTILITY EASEMENTS DESCRIBED ON THE PLAT, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT, AND APPURTENANT ABOVE-GROUND EQUIPMENT) TO BE INSTALLED FROM TIME TO TIME; TOGETHER WITH THE RIGHT TO PERMIT FPL TO ATTACH OR PLACE WIRES TO OR WITHIN ANY FACILITIES HEREUNDER AND LAY CABLE AND CONDUIT WITHIN THE EASEMENT AREA AND TO OPERATE THE SAME FOR FPL'S COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES.

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 _____, 2019.

MINTO PBLH, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____
JOHN F. CARTER, MANAGER

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 SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2019.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____

COMMISSION NO. _____

(SEAL)

ACCEPTANCE OF DEDICATION & 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 ITS MAINTENANCE OBLIGATIONS FOR SAME, AND HEREBY JOINS IN AND CONSENTS TO THE UTILITY EASEMENTS DEDICATION, DATED THIS ____ DAY OF _____, 2019.

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

WITNESS: _____ BY: _____
SCOTT MASSEY, PRESIDENT

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 STATUTORY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2019.

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 _____, 2019, 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.

ATTEST: _____ BY: _____
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 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

CLERK'S SEAL

AREA TABLE (ACRES)

- 1. TRACT "C-2" = 4.343 ACRES
- TOTAL = 4.343 ACRES

SURVEYORS NOTES

- 1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■" A 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4" CONCRETE MONUMENT.
- 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. 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).
- 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 APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- 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 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.
- 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 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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF WESTLAKE, FLORIDA.

DATE: _____ GARY A. RAGER, P.S.M.
LICENSE NO. LS4828
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

MINTO PBLH, LLC SEMINOLE IMPROVEMENT DISTRICT CITY OF WESTLAKE APPROVAL SURVEYOR'S SEAL

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, Fl. 33404 Licensed Business Number 1B 7768

Sheet No. 1 of 2 Sheets

WESTLAKE CIVIC TRACT C-2

A SUBDIVISION IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,
BEING IN PART A REPLAT OF A PORTION OF ILEX WAY PHASE I,
PLAT BOOK 126, PAGES 116 AND 117, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

NORTHWEST CORNER SECTION 1-43-40
FOUND BRASS DISK IN CONCRETE "P.B.C."
N:884612.3299, E:880484.6585
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107585

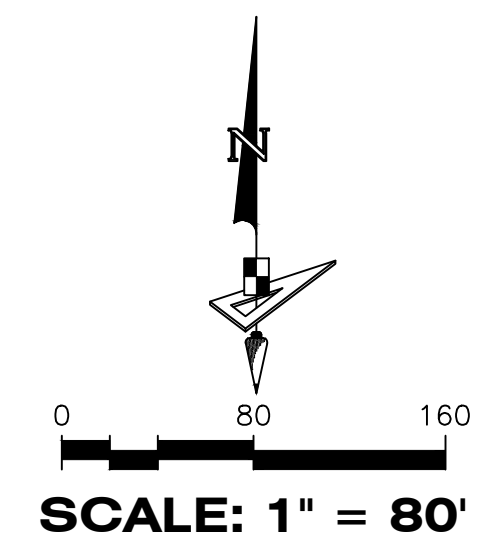
POINT OF COMMENCEMENT
NORTHEAST CORNER OF
SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
SET 3.5" IRON PIPE "PUBLIC LAND SURVEY
CORNER-TALLAHASSEE MERIDIAN"
BRASS DISK "10' EAST" SET IN CONCRETE
FOUND 10' EAST ON SECTION LINE
N: 884626.7147
E: 886137.1629
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107597

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

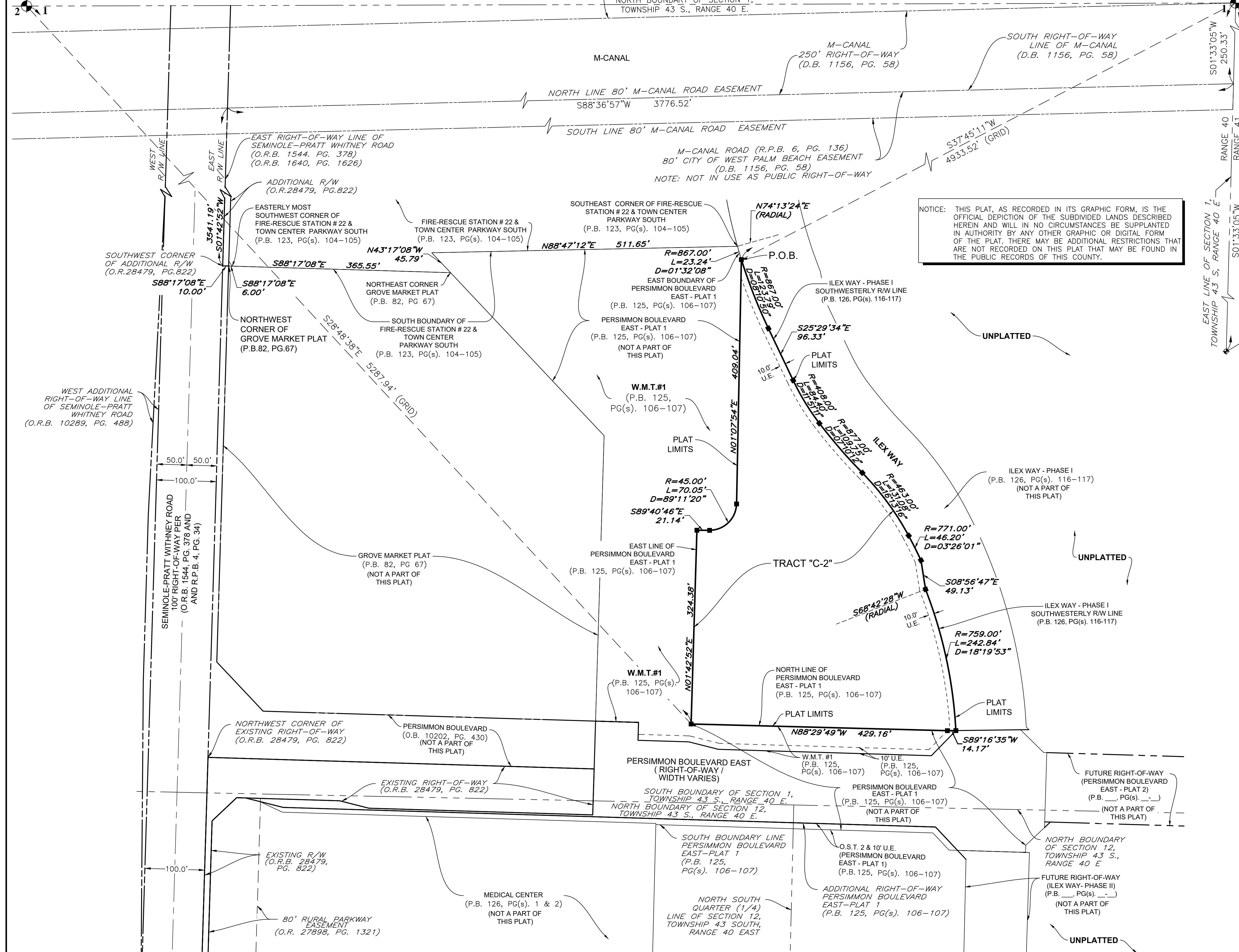
BASIS OF BEARING
NORTH BOUNDARY
OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.
S.89°48'53"E., 5270.23'
(MEASURED)
S.89°48'52"E., 5270.39'
(COUNTY)

NORTHEAST CORNER
SECTION 6-43-41
FOUND BRASS DISK IN
CONCRETE "P.B.C."
N:884609.6818 E:891407.3638
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER
RECORD #107591

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.



- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - O.R./D.R.B. ----- OFFICIAL RECORDS BOOK
 - PG./PG(S) ----- PAGE(S)
 - O.S.T. ----- OPEN SPACE TRACT
 - P.B.C. ----- PALM BEACH COUNTY
 - R.P.B. ----- ROAD PLAT BOOK
 - NAD ----- NORTH AMERICAN DATUM
 - U.E. ----- UTILITY EASEMENT
 - R/W ----- RIGHT-OF-WAY
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - 12-43-40 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARCH LENGTH
 - D ----- DELTA ANGLE
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET PERMANENT REFERENCE MONUMENT
 - ----- INDICATES (S.I.R.) SET IRON ROD LB7768
 - ⊙ ----- PERMANENT CONTROL POINT

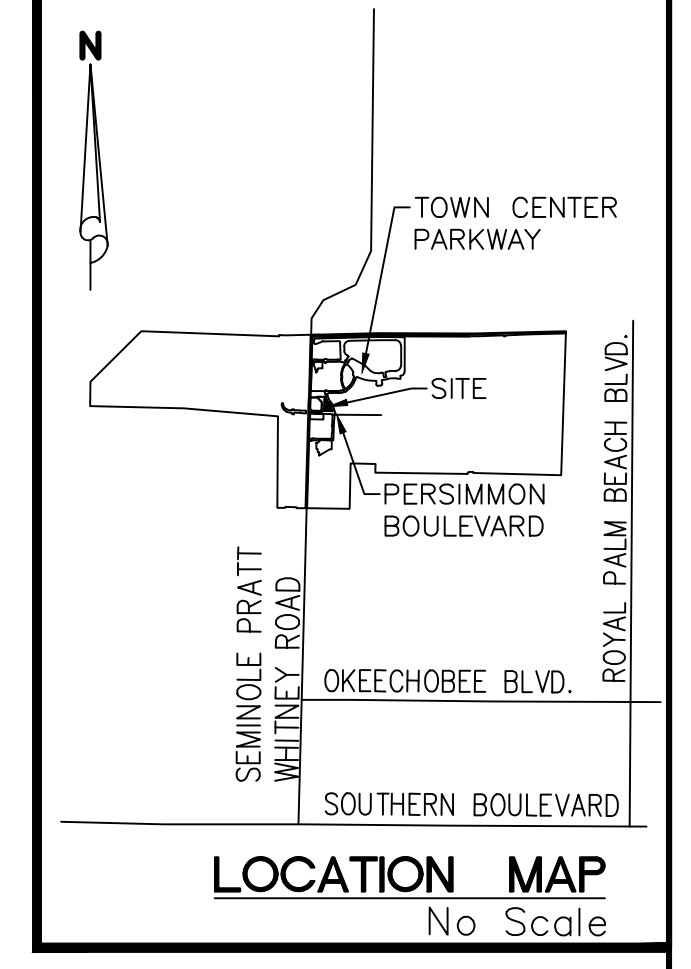
BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH
BOUNDARY OF
SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A
GRID BEARING OF 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).

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

Sheet No. 2 of 2 Sheets



DESCRIPTION:

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

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.01°33'05"W. ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 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 PUBLIC 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 OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 3541.19 FEET TO THE SOUTHWEST 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 S.88°17'08"E. ALONG THE SOUTH LINE OF SAID ADDITIONAL RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD, 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 THE EASTERLY MOST SOUTHWEST CORNER OF FIRE-RESCUE STATION#22 & TOWN CENTER PARKWAY SOUTH, AS RECORDED IN PLAT BOOK 123, PAGES 104 AND 105, OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID FIRE-RESCUE STATION#22 & TOWN CENTER PARKWAY SOUTH FOR THE FOLLOWING THREE (3) COURSES: 1) N.88°17'08"W., A DISTANCE OF 365.55 FEET TO THE NORTHEAST CORNER OF SAID GROVE MARKET PLAT; 2) THENCE N.43°17'08"W., A DISTANCE OF 45.79 FEET; 3) THENCE N.88°47'12"E., A DISTANCE OF 511.65 FEET TO THE SOUTHEAST CORNER OF SAID FIRE-RESCUE STATION#22 & TOWN CENTER PARKWAY SOUTH, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 867.00 FEET AND A RADIAL BEARING OF N.74°13'24"E AT SAID INTERSECTION - THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EAST LINE OF PERSIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS THROUGH A CENTRAL ANGLE OF 01°32'08", A DISTANCE OF 23.24 FEET TO THE **POINT OF BEGINNING** AND A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 867.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°10'50", A DISTANCE OF 123.79 FEET TO A POINT OF TANGENCY; THENCE S.25°29'34"E., A DISTANCE OF 96.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 408.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°51'11", A DISTANCE OF 84.40 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 877.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°10'12", A DISTANCE OF 109.75 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 463.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°13'16", A DISTANCE OF 131.08 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 771.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°26'01", A DISTANCE OF 46.20 FEET TO A POINT OF NON-TANGENCY; THENCE S.08°56'47"E., A DISTANCE OF 49.13 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE WESTERLY WITH A RADIUS OF 759.00 FEET AND A RADIAL BEARING OF S.68°42'28"W. AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°19'53", A DISTANCE OF 242.84 FEET TO A POINT OF NON-TANGENCY AND A POINT ON THE NORTH LINE OF PERSIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH LINE OF PERSIMMON BOULEVARD EAST - PLAT 1 FOR THE FOLLOWING TWO (2) COURSES: 1) S.89°16'35"W., A DISTANCE OF 14.17 FEET; 2) THENCE N.88°29'49"W., A DISTANCE OF 429.16 FEET TO A POINT ON THE EAST LINE OF PERSIMMON BOULEVARD EAST - PLAT 1; THENCE ALONG SAID EAST LINE OF PERSIMMON BOULEVARD EAST - PLAT 1 FOR THE FOLLOWING FOUR (4) COURSES: 1) N.01°42'52"E., A DISTANCE OF 324.38 FEET; 2) THENCE S.89°40'46"E., A DISTANCE OF 21.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 45.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°11'20", A DISTANCE OF 70.05 FEET TO A POINT OF TANGENCY; THENCE N.01°07'54"E., A DISTANCE OF 409.04 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 4.343 ACRES, MORE OR LESS.

SURVEYOR'S 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 MAY 11, 2018.
 - 2) 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).
 - 3) 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).
 - 4) THE SUBJECT PROPERTY LIES WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, WHERE THE FLOOD ZONE IS UNDETERMINED AT THE TIME OF THIS SURVEY.
 - 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. IMPROVEMENTS LIKE UTILITIES UNDER CONSTRUCTION ARE NOT LOCATED FOR THE PURPOSE OF SHOWING THE BOUNDARY OF A PROPOSED PLAT.
- 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 138.
 - b) BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.
 - c) SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.
- 6) ALL BEARINGS AND DISTANCES (UNITED STATES SURVEY FEET) AS SHOWN HEREON ARE AS DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED. MEASUREMENTS MADE ARE TO THE ACCURACY STANDARD OF SUBURBAN OR 1 FOOT IN 7500 FEET.
 - 7) SID AND SWCD EASEMENTS WITHIN BOUNDARY HAVE BEEN RELEASE PER O.R. 28084, PG. 0985.

TITLE COMMITMENT

THIS BOUNDARY SURVEY WAS PREPARED WITH THE BENEFIT OF FOUNDERS TITLE PROPERTY RECORDS REPORT, EFFECTIVE DATE: MAY 1, 2018 AT 11:00 PM EASEMENTS AND OTHER MATTERS AFFECTING TITLE:

1. 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. **(BLANKET EASEMENT)**
2. UTILITY AND ACCESS EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED AUGUST 10, 2017 IN OFFICIAL RECORDS BOOK 29283, PAGE 1333, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECT THE PROPERTY)**
3. LICENSE FOR SEMINOLE PRATT WHITNEY ROAD CROSSING(S), FILED OF RECORD JUNE 29, 2017, IN OFFICIAL RECORDS BOOK 29189, PAGE 1445, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECT THE PROPERTY)**
4. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT, FILED OF RECORD AUGUST 13, 2015, IN OFFICIAL RECORDS BOOK 27737, PAGE 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(BLANKET EASEMENT)**
5. UTILITY AND ACCESS EASEMENT BY MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND FLORIDA POWER & LIGHT COMPANY, RECORDED AUGUST 10, 2017, IN OFFICIAL RECORDS BOOK 29283, PAGE 1333, AMENDMENT TO UTILITY AND ACCESS EASEMENT, RECORDED APRIL 30, 2018, IN OFFICIAL RECORDS BOOK 29817, PAGE 650, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECT THE PROPERTY)**

LEGEND

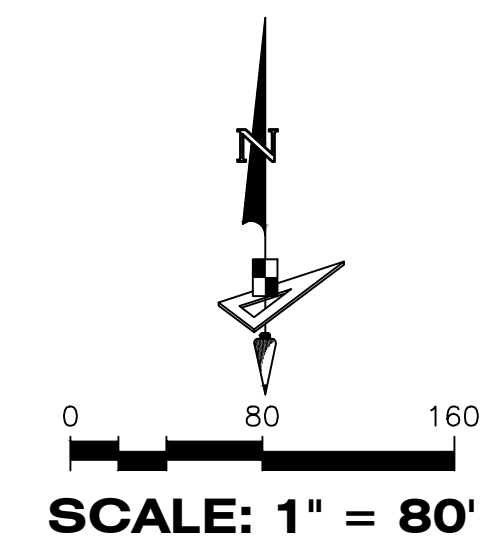
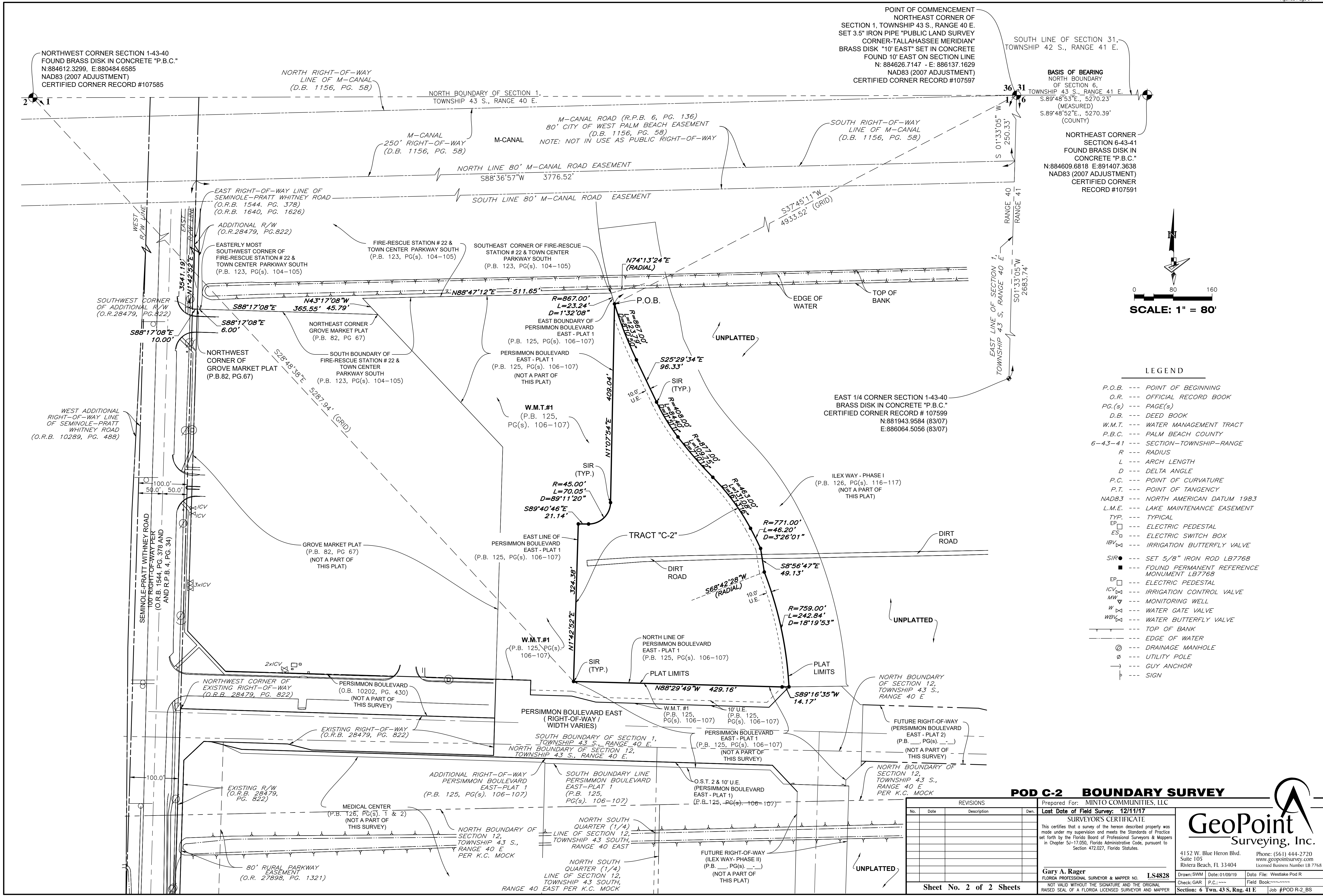
P.O.B. ---	POINT OF BEGINNING
O.R. ---	OFFICIAL RECORD BOOK
PG.(s) ---	PAGE(S)
D.B. ---	DEED BOOK
W.M.T. ---	WATER MANAGEMENT TRACT
P.B.C. ---	PALM BEACH COUNTY
6-43-41 ---	SECTION-TOWNSHIP-RANGE
R ---	RADIUS
L ---	ARCH LENGTH
D ---	DELTA ANGLE
P.C. ---	POINT OF CURVATURE
P.T. ---	POINT OF TANGENCY
NAD83 ---	NORTH AMERICAN DATUM 1983
L.M.E. ---	LAKE MAINTENANCE EASEMENT
TYP. ---	TYPICAL
EP □ ---	ELECTRIC PEDESTAL
ES □ ---	ELECTRIC SWITCH BOX
IBV <--- ---	IRRIGATION BUTTERFLY VALVE
SIR ● ---	SET 5/8" IRON ROD LB7768
■ ---	FOUND PERMANENT REFERENCE MONUMENT LB7768
EP □ ---	ELECTRIC PEDESTAL
ICV <--- ---	IRRIGATION CONTROL VALVE
MW <--- ---	MONITORING WELL
W <--- ---	WATER GATE VALVE
WBV <--- ---	WATER BUTTERFLY VALVE
--- ---	TOP OF BANK
--- ---	EDGE OF WATER
⊙ ---	DRAINAGE MANHOLE
∅ ---	UTILITY POLE
→ ---	GUY ANCHOR
⊥ ---	SIGN

POD C-2 BOUNDARY SURVEY

REVISIONS No. Date Description Dwn.		Prepared For: MINTO COMMUNITIES, LLC Last Date of Field Survey: 12/11/17 SURVEYOR'S CERTIFICATE This certifies that a survey of the hereon 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 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768
Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828 Check: GAR P.C.: Field Book:		Drawn: SWM Date: 01/09/19 Data File: Westlake Pod R NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER Section: 6 Twn. 43 S. Rng. 41 E Job #POD R-2 BS	

Sheet No. 1 of 2 Sheets

D:\WORK\WESTLAKE\WESTLAKE - NAD83\STATE\POD C-2\2-BS.DWG PLOTTED BY: SERGIO MACHADO ON: 11/10/2018 9:18 AM LAST SAVED BY: SERGIO ON: 11/09/2018 9:08 AM



- LEGEND**
- P.O.B. --- POINT OF BEGINNING
 - O.R. --- OFFICIAL RECORD BOOK
 - PG.(s) --- PAGE(S)
 - D.B. --- DEED BOOK
 - W.M.T. --- WATER MANAGEMENT TRACT
 - P.B.C. --- PALM BEACH COUNTY
 - 6-43-41 --- SECTION-TOWNSHIP-RANGE
 - R --- RADIUS
 - L --- ARCH LENGTH
 - D --- DELTA ANGLE
 - P.C. --- POINT OF CURVATURE
 - P.T. --- POINT OF TANGENCY
 - NAD83 --- NORTH AMERICAN DATUM 1983
 - L.M.E. --- LAKE MAINTENANCE EASEMENT
 - TYP. --- TYPICAL
 - EP --- ELECTRIC PEDESTAL
 - ES --- ELECTRIC SWITCH BOX
 - IBV --- IRRIGATION BUTTERFLY VALVE
 - SIR --- SET 5/8" IRON ROD LB7768
 - --- FOUND PERMANENT REFERENCE MONUMENT LB7768
 - EP --- ELECTRIC PEDESTAL
 - ICV --- IRRIGATION CONTROL VALVE
 - MW --- MONITORING WELL
 - W --- WATER GATE VALVE
 - WBV --- WATER BUTTERFLY VALVE
 - --- TOP OF BANK
 - --- EDGE OF WATER
 - ⊙ --- DRAINAGE MANHOLE
 - --- UTILITY POLE
 - --- GUY ANCHOR
 - --- SIGN

POD C-2 BOUNDARY SURVEY

REVISIONS				Prepared For: MINTO COMMUNITIES, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey: 12/11/17	

SURVEYOR'S CERTIFICATE
 This 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 51-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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

Gary A. Rager
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828
 Check: GAR P.C. Field Book: _____
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Drawn: SWM Date: 01/09/19 Date File: Westlake Pod R
 Section: 6 Twn. 43 S. Rng. 41 E Job #POD R-2_BS

Sheet No. 2 of 2 Sheets



CITY OF WESTLAKE

Engineering Department

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

-
1. **DATE:** 2/21/2019
 2. **PETITION NUMBER:** ENG-2018-30
 3. **DESCRIPTION:** Pod C-2 Plat
APPLICANT: Cotleur-Hearing
OWNER: Minto PBLH, LLC
REQUEST: Plat & Boundary Survey Review
LOCATION: Westlake, Florida
 4. **STAFF REVIEW:** **APPROVAL**

The Engineering Department approves the plans.

This letter has been prepared by the following individual, in association with their consultants and subconsultants:

A handwritten signature in blue ink, appearing to read "S. Dombrowski".

Suzanne Dombrowski, P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1035
Email: sdombrowski@chenmoore.com

Eleventh Order of Business

March 11, 2019
1st Reading _____
2nd Reading _____

RESOLUTION 2019-09

A RESOLUTION BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, PROVIDING AUTHORITY FOR AGENTS OF THE CITY TO ACT ON THE CITY'S BEHALF AND PROVIDING AUTHORIZED SIGNATURES FOR CONDUCTING THE CITY'S FINANCIAL MATTERS AND FOR BANKING AND ACCOUNTING PURPOSES.

WHEREAS, agents of the City must be given authority to act on behalf of the City of Westlake to conduct financial and accounting matters on behalf of the City with banking and/or financial institutions for the payment of the City's financial obligations as they become due and for the collection of revenues as they are received; and

WHEREAS, the City of Westlake consents to providing authority for Alan Baldwin, Assistant Treasurer, as a secondary signor to conduct business and financial transactions on behalf of the City of Westlake with banking and/or other financial institutions, and the authority to exercise all of the powers listed herein, the power to open all deposits in the name of the City of Westlake, the power to endorse all checks, orders for payment of money or otherwise withdraw funds, transfer funds on deposit with the banking and/or financial institution, the power to borrow money on behalf of the City of Westlake, sign, execute and deliver promissory notes or other evidences of indebtedness, the power to endorse, assign, transfer bill receivable owned or acquired by the City of Westlake;

NOW THEREFORE, be it resolved by the City Council for the City of Westlake, Florida:

Section 1. The City of Westlake, Florida hereby provides consent and authorization for Alan Baldwin, Assistant Treasurer, to act on the City's behalf to conduct financial and accounting matters with banking and/or financial institutions.

Section 2. The City of Westlake, Florida hereby provides consent and authorization for Alan Baldwin, Assistant Treasurer, to pay expenditures as they become due and to receive revenues and are received on behalf of the City of Westlake.

Section 3. The City of Westlake, Florida consents to providing authority for Alan Baldwin, Assistant Treasurer, as a secondary signor on accounts, the following authority:

- (1) Authority to conduct business and financial transactions on behalf of the City of Westlake with banking and/or other financial institutions.
- (2) Authority and power to open all deposits in the name of the City of Westlake.

- (3) Authority and the power to endorse all checks, orders for payment of money or otherwise withdraw funds, transfer funds on deposit with the banking and/or financial institution.
- (4) Authority and the power to borrow money on behalf of the City of Westlake, sign, execute and deliver promissory notes or other evidences of indebtedness.
- (5) Authority and the power to endorse, assign, transfer bill receivable owned or acquired by the City of Westlake.
- (6) Authority to exercise all of the powers listed herein and contained within the Authorization form attached hereto as Exhibit "A" from the financial institution and as said form may be amended from time to time.
- (7) This resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED BY the City Council for the City of Westlake, Florida, this ____ day of March 2019.

City of Westlake
Roger Manning, Mayor

Sandra H. Demarco
City Clerk

Pam E. Booker, City Attorney

Fourteenth Order of Business

District 15 City of Westlake

Monthly Report: February 2019



Calls for Service	Monthly
Business/Residence Checks	254
Traffic Stops	123
Calls for Service (Excluding 1061's)	187
All CAD Calls – Total*	441

Traffic Summary	Monthly
Warnings (Written and Verbal)	97
Citations	28
Total	125

Data Source: CrimeView Desktop
*Omit Miscellaneous Calls

Summary: During the month of February, there were 441 generated calls within the district. 85% of these calls were self-initiated.

Crimes	Monthly
Murder	0
Sexual Assault	0
Robbery	0
Burglary - Residential	0
Burglary - Vehicle	0
Burglary - Business/Construction	0
Theft	1
Motor Vehicle Theft	0
Vandalism	0
Fire	0
Total	1

Theft:

- **S30: 19-032097 at 16101 Whipoorwill Cir reported on 2/1/19.**

Unknown suspect(s) removed windows, thermostats, and a bathtub from homes that are under construction.

Fifteenth Order of Business



2/4/2019

Palm Beach County Fire Rescue

Westlake Response Time Report

20190101 to 20190131

Event #	Station	Location of Event	Date	Received	Entered	Dispatch	Enroute	Oncene	Close	Disp Hand	Turnout	Travel	Resp Time*
Emergency Calls:													
F19002501	22	WHIPPORWILL CIR WLK	01/05/2019		06:53:29	06:53:38	06:54:08	07:00:56	07:03:55	0:00:34	0:00:30	0:06:48	0:07:52
F19003470	22	SEMINOLE PRATT WHITNEY RD WLK	01/06/2019	22:08:46	22:09:07	22:09:16	22:11:19	22:13:30	22:19:28	0:00:30	0:02:03	0:02:11	0:04:44
F19004874	22	SEMINOLE PRATT WHITNEY RD WLK	01/09/2019	11:00:43	11:01:13	11:01:21	11:02:28	11:06:36	11:55:18	0:00:38	0:01:07	0:04:08	0:05:53
F19006074	22	SEMINOLE PRATT WHITNEY RD WLK	01/11/2019		10:18:20	10:18:27	10:18:49	10:26:56	11:29:55	0:00:32	0:00:22	0:08:07	0:09:01
F19006527	22	SEMINOLE PRATT WHITNEY RD WLK	01/12/2019	00:37:44	00:38:19	00:38:29	00:40:38	00:41:33	01:28:29	0:00:45	0:02:09	0:00:55	0:03:49
F19006670	22	WHIPPORWILL CIR WLK	01/12/2019		09:50:36	09:50:45	09:51:49	09:56:56	10:19:16	0:00:34	0:01:04	0:05:07	0:06:45
F19006960	22	SEMINOLE PRATT WHITNEY RD WLK	01/12/2019	19:53:32	19:54:01	19:54:08	19:54:36	19:54:44	20:38:15	0:00:36	0:00:28	0:00:08	0:01:12
F19007770	26	140TH AVE N WLK	01/14/2019	08:58:07	08:58:43	08:58:58	08:59:34	09:02:14	10:07:03	0:00:51	0:00:36	0:02:40	0:04:07
F19017729	22	SEMINOLE PRATT WHITNEY RD WLK	01/30/2019	10:33:14	10:33:34	10:33:46	10:33:55	10:43:56	11:21:42	0:00:32	0:00:09	0:10:01	0:10:42
Average Response Times:										0:00:37	0:00:56	0:04:27	0:06:00

Total number of Events: 9

*Represents call received to arrival. If there is no received time, the County annual average call received to call entered time is used.



2/4/2019

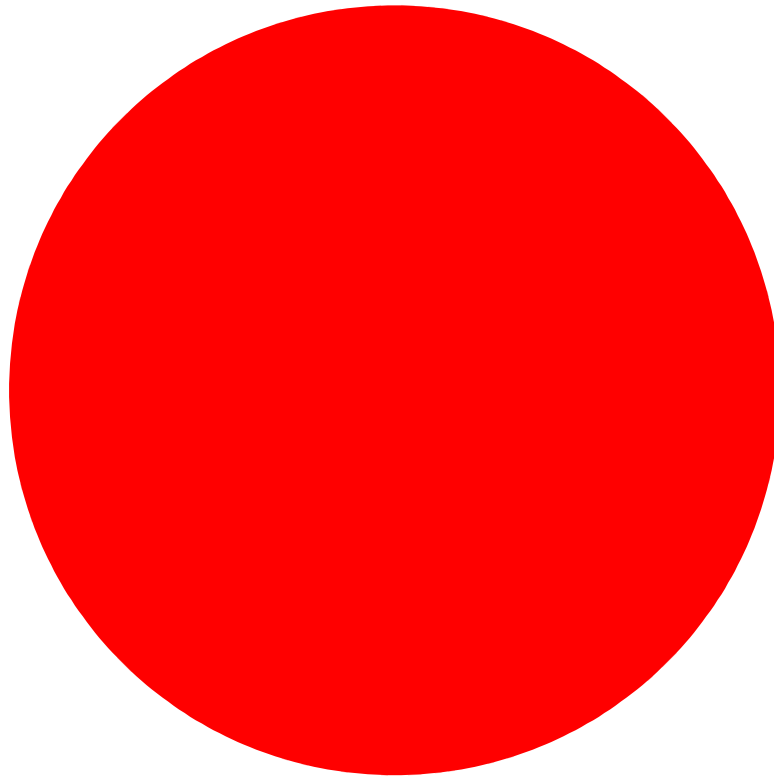
Palm Beach County Fire Rescue

Westlake - # of Calls by Type

20190101 to 20190131

<u>Type - Situation Dispatched</u>	<u># of Incidents</u>
Medical Calls:	9
Total number of Events:	9

Calls by Situation Dispatched



■ Medical Calls: