

RESOLUTION 2024-08

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF WESTLAKE POD G – NORTH, BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING, IN PART, A REPLAT OF ALL OF TRACT "B", TOWN CENTER PARKWAY SOUTH - WEST, PLAT BOOK 132, PAGES 57 AND 58, AND A PORTION OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD WEST - PLAT 2, PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Owner has requested approval for the plat of Westlake Pod G – North, being a portion of Section 1, Township 43 South, Range 40 East, City of Westlake, Palm Beach County, Florida, and being, in part, a replat of all of Tract "B", Town Center Parkway South – West, Plat Book 132, Pages 57 and 58, and a portion of Open Space Tract #1, Persimmon Boulevard West – Plat 2, Plat Book 134, pages 164 through 166, inclusive, both of the Public Records of Palm Beach County, Florida, in the City of Westlake, Palm Beach County, containing approximately 57.595 acres as described in Exhibit "A", attached hereto; and

WHEREAS, the City of Westlake has the exclusive jurisdiction to approve the plat and boundary survey pursuant to Florida Statutes, §177.071; and

WHEREAS, the application has been reviewed and approved by a Professional Surveyor and Mapper for the City of Westlake, and said Surveyor and Mapper has found the application to be consistent with the requirements under Florida Statutes, Chapter 177; and

WHEREAS, the Building staff, Engineering staff and Planning staff for the City of Westlake have reviewed the application, the final plat, attached hereto as "Exhibit B", and the boundary survey, attached hereto as "Exhibit C", and the collective staff has recommended approval; and

WHEREAS, after careful review and consideration, the collective staff has determined that this application has complied with the City's Land Development Regulations and Florida law.

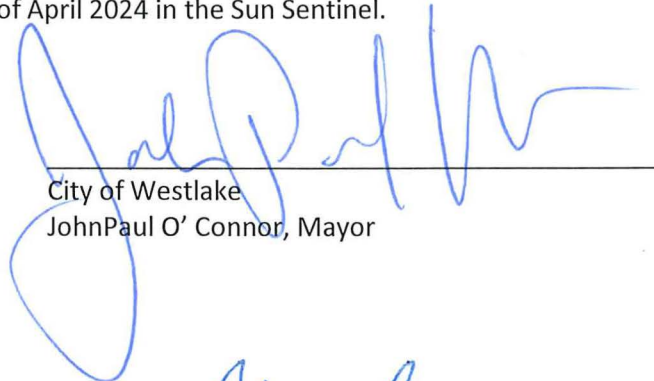
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, THAT:

- Section 1: **INCORPORATION.** The above recitals are true and correct and are incorporated herein by this reference.
- Section 2: **CITY COUNCIL APPROVALS.** The City Council for the City of Westlake hereby approves the final plat, "Exhibit B" and boundary survey, "Exhibit C" for Westlake Pod G – North, as described in the attached Exhibit "A", containing approximately 57.595 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.

- Section 3: **RECORDATION.** The applicant shall provide a certified copy of the recorded plat and the applicant shall cover the costs of recording the plat in the public records in and for Palm Beach County Florida.
- Section 4: **SCRIVENER'S ERRORS.** This Resolution can be renumbered or re-lettered and typographical errors and clarification of ambiguous wording that do not affect the intent can be corrected with the authorization of the City Manager and City Attorney without the need for public hearing.
- Section 5: **EFFECTIVE DATE.** This resolution shall take effect immediately upon its adoption.
- Section 6: **CONFLICTS.** All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.
- Section 7: **SEVERABILITY.** If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

PASSED AND APPROVED by City Council for the City of Westlake, on this 7th day of May 2024.

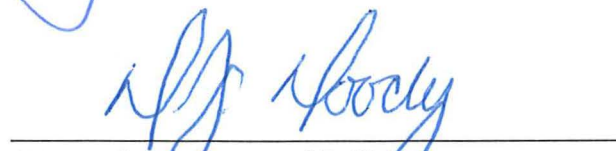
PUBLISHED on this 20th day of April 2024 in the Sun Sentinel.



City of Westlake
JohnPaul O' Connor, Mayor



Zoie Burgess, City Clerk



Approved as to Form and Sufficiency
Donald J. Doady, City Attorney
(PRINT NAME)

Exhibit 'A'
WESTLAKE POD G – NORTH
LEGAL DESCRIPTION

THIS PAGE WAS LEFT BLANK ON PURPOSE

DESCRIPTION: POD G NORTH

BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING, IN PART, A REPLAT OF ALL OF TRACT "B", TOWN CENTER PARKWAY SOUTH - WEST, PLAT BOOK 132, PAGES 57 AND 58, AND A PORTION OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD WEST - PLAT 2, PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.00°59'07"W., ALONG THE WEST LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 1825.69 FEET; THENCE S.89°00'53"E., DEPARTING SAID WEST LINE OF SECTION 1, A DISTANCE OF 178.93 FEET TO A POINT ON THE EAST LINE OF M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF FUTURE TOWN CENTER PARKWAY NORTH-WEST FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE S.89°22'48"E., A DISTANCE OF 1123.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 9942.00 FEET; 2) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°05'41", A DISTANCE OF 189.94 FEET TO A POINT OF NON-TANGENCY; 3) THENCE S.88°17'08"E., A DISTANCE OF 204.85 FEET TO A POINT ON THE WESTERLY LINE OF EXISTING RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY LINE OF EXISTING RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD FOR THE FOLLOWING TEN (10) COURSES: 1) THENCE S.43°17'08"E., A DISTANCE OF 41.00 FEET; 2) THENCE S.01°42'52"W., A DISTANCE OF 385.12 FEET; 3) THENCE S.00°47'52"W., A DISTANCE OF 250.03 FEET; 4) THENCE S.01°42'52"W., A DISTANCE OF 388.19 FEET; 5) THENCE S.02°37'53"W., A DISTANCE OF 250.00 FEET; 6) THENCE S.01°42'52"W., A DISTANCE OF 2.77 FEET; 7) THENCE S.15°07'01"W., A DISTANCE OF 51.77 FEET; 8) THENCE S.01°42'52"W., A DISTANCE OF 256.29 FEET; 9) THENCE S.46°42'52"W., A DISTANCE OF 56.57 FEET; 10) THENCE N.88°17'08"W., A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A", AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY SOUTH-WEST, RECORDED IN PLAT BOOK 132, PAGES 57 AND 58, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A", AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - PLAT 2, RECORDED IN PLAT BOOK 134, PAGES 164 THROUGH 166, OF SAID PUBLIC RECORDS FOR THE FOLLOWING SEVEN (7) COURSES; 1) THENCE N.89°35'54"W., A DISTANCE OF 108.28 FEET; 2) THENCE N.75°52'41"W., A DISTANCE OF 23.18 FEET; 3) THENCE N.88°17'08"W., A DISTANCE OF 383.07 FEET; 4) THENCE S.46°42'52"W., A DISTANCE OF 15.56 FEET; 5) THENCE N.88°17'08"W., A DISTANCE OF 443.35 FEET; 6) THENCE N.75°52'41"W., A DISTANCE OF 51.20 FEET; 7) THENCE N.88°17'08"W., A DISTANCE OF 397.67 FEET TO A POINT ON THE EAST LINE OF M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, OF SAID PUBLIC RECORDS; THENCE N.00°20'11"E., ALONG SAID EAST LINE OF M-2 CANAL EASEMENT, A DISTANCE OF 1626.39 FEET TO THE POINT OF BEGINNING.

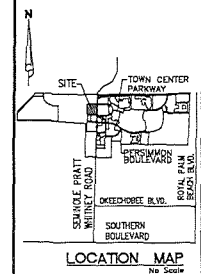
CONTAINING: 2,508,849 SQUARE FEET OR 57.595 ACRES, MORE OR LESS.

Exhibit 'B'
WESTLAKE POD G – NORTH
PLAT

THIS PAGE WAS LEFT BLANK ON PURPOSE

WESTLAKE POD G - NORTH

BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING, IN PART, A REPLAT OF ALL OF TRACT "B", TOWN CENTER PARKWAY SOUTH - WEST, PLAT BOOK 132, PAGES 57 AND 58, AND A PORTION OF OPEN SPACE TRACT "A", PERSIMMON BOULEVARD WEST - PLAT 2, PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



STATE OF FLORIDA
COUNTY OF PALM BEACH | S.S.
THIS INSTRUMENT WAS FILED FOR RECORD AT THIS DAY OF 2024 AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE _____
JOSEPH ABRUZZO,
CLERK AND COMPTROLLER
BY: _____ D.C.
CLERK'S SEAL

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PULL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS WESTLAKE POD G - NORTH, BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING, IN PART, A REPLAT OF ALL OF TRACT "B", TOWN CENTER PARKWAY SOUTH - WEST, PLAT BOOK 132, PAGES 57 AND 58, AND A PORTION OF OPEN SPACE TRACT "A", PERSIMMON BOULEVARD WEST - PLAT 2, PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S49°09'00"W, ALONG THE WEST LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 1923.69 FEET; THENCE S80°02'30"W, DEPARTING SAID WEST LINE OF SECTION 1, A DISTANCE OF 1760.93 FEET TO A POINT ON THE EAST LINE OF M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1867, PAGE 1749, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND THE POINT OF BEGINNING, THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF FUTURE TOWN CENTER PARKWAY NORTH-WEST FOR THE FOLLOWING: THREE (3) COURSES: 1) THENCE S80°25'24"W, A DISTANCE OF 1123.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 9442.66 FEET; 2) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°07'04", A DISTANCE OF 181.91 FEET TO A POINT OF NON-TANGENCY; 3) THENCE S40°17'00"W, A DISTANCE OF 204.65 FEET TO A POINT ON THE WESTERLY LINE OF EXISTING RIGHT-OF-WAY FOR SEMINOLE-PRAATT WHITNEY ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 2856, PAGE 82, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY LINE OF EXISTING RIGHT-OF-WAY FOR SEMINOLE-PRAATT WHITNEY ROAD FOR THE FOLLOWING TWO (2) COURSES: 1) THENCE S47°17'00"W, A DISTANCE OF 41.40 FEET; 2) THENCE S01°42'22"W, A DISTANCE OF 35.15 FEET; 3) THENCE S10°27'53"W, A DISTANCE OF 250.60 FEET; 4) THENCE S10°42'32"W, A DISTANCE OF 2.77 FEET; 5) THENCE S10°07'00"W, A DISTANCE OF 51.77 FEET; 6) THENCE S04°52'22"W, A DISTANCE OF 256.29 FEET; 7) THENCE S46°42'32"W, A DISTANCE OF 56.27 FEET; 8) THENCE N80°17'00"W, A DISTANCE OF 46.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A", AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY SOUTH-WEST, RECORDED IN PLAT BOOK 132, PAGES 57 AND 58, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A", AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - PLAT 2, RECORDED IN PLAT BOOK 134, PAGES 164 THROUGH 166, OF SAID PUBLIC RECORDS FOR THE FOLLOWING SEVEN (7) COURSES: 1) THENCE N80°15'24"W, A DISTANCE OF 188.28 FEET; 2) THENCE N20°24'24"W, A DISTANCE OF 23.18 FEET; 3) THENCE N80°17'00"W, A DISTANCE OF 18.04 FEET; 4) THENCE S46°42'32"W, A DISTANCE OF 56.27 FEET; 5) THENCE N80°17'00"W, A DISTANCE OF 44.35 FEET; 6) THENCE N47°52'24"W, A DISTANCE OF 51.20 FEET; 7) THENCE N80°17'00"W, A DISTANCE OF 189.27 FEET TO A POINT ON THE EAST LINE OF M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1867, PAGE 1749, OF SAID PUBLIC RECORDS; THENCE N80°20'17"E, ALONG SAID EAST LINE OF M-2 CANAL EASEMENT, A DISTANCE OF 1628.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,508.84 ± SQUARE FEET OR 57.99 ± ACRES, MORE OR LESS.
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AND RESERVE AS FOLLOWS:

UTILITY EASEMENTS
ALL UTILITY EASEMENTS DESCRIBED ON THIS 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 DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTERS 189 AND 208, FLORIDA STATUTES, AS A PUBLIC UTILITY PROVIDER OF WATER, SEWER AND RECYCLED WATER, ITS SUCCESSORS AND ASSIGNS, SUBJECT TO THOSE CERTAIN RESTRICTIONS OF RIGHTS, COVENANTS AND CONDITIONS AS MAY HEREAFTER BE IMPOSED BY GRANTING 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, LICENSORS, 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 FLORIDA POWER & LIGHT COMPANY TO PLACE WIRES TO OR WITHIN ANY FACILITIES (HEREINAFTER AND LAY CABLE AND CONDUIT WITHIN THE EASEMENT AREA AND TO OPERATE THE SAME FOR FLORIDA POWER & LIGHT COMPANY'S BUSINESS IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES.

DRAINAGE EASEMENTS
THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON IS 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 PULL, 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 IT AND WITH THE AUTHORITY OF ITS MEMBERS THIS _____ DAY OF _____, 2024.

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

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

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY JOHN CARTER, AS MANAGER FOR MINTO PULL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

SIGNATURE _____

(PRINT NAME) - NOTARY PUBLIC

(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 _____, 2024.

WITNESS: _____ SEMINOLE IMPROVEMENT DISTRICT
AN INDEPENDENT SPECIAL DISTRICT
OF THE STATE OF FLORIDA

PRINT NAME: _____ BY: _____
SCOTT MASSEY, PRESIDENT

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY SCOTT MASSEY, AS PRESIDENT FOR SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

SIGNATURE _____

(PRINT NAME) - NOTARY PUBLIC

(SEAL)

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

WE, WINSTON & STRAWN LLP, MEMBERS OF THE FLORIDA BAR, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THAT CERTAIN PLAT PROPERTY INFORMATION REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (THE "TITLE CURATOR") WITH AN EFFECTIVE DATE OF JANUARY 11, 2024 AT 5:00 P.M. (THE "EFFECTIVE DATE"), WITH RESPECT TO THE PROPERTY MORE PARTICULARLY DEPICTED AND DESCRIBED HEREIN AS "WESTLAKE POD G - NORTH (THE "PROPERTY").

BASED SOLELY ON OUR REVIEW OF THE TITLE EVIDENCE, AND WITHOUT INDEPENDENT INVESTIGATION, WE HEREBY CERTIFY THAT, AS OF THE EFFECTIVE DATE, (1) THE SIMPLE TITLE TO THE PROPERTY WAS VESTED IN MINTO PULL, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"); (2) REAL ESTATE TAXES FOR THE PROPERTY FOR THE YEAR 2023 HAVE BEEN PAID; AND (3) THERE ARE NO RECORDED MORTGAGES ENCOMBERING THE PROPERTY.

THIS TITLE CERTIFICATION IS FURNISHED BY US TO THE CITY OF WESTLAKE (THE "CITY") AND IS RENDERED SOLELY IN CONNECTION WITH THE OWNER'S SUBMISSION OF THIS PLAT TO THE CITY. THIS TITLE CERTIFICATION MAY BE RELIED UPON BY THE CITY SOLELY IN CONNECTION WITH THE OWNER'S SUBMISSION ON THIS PLAT AND MAY NOT BE RELIED UPON BY ANY OTHER PERSON OR ENTITY IN ANY MANNER WHATSOEVER.

DATED THIS _____ DAY OF _____, 2024.

WINSTON & STRAWN LLP
BY: _____
RAFAEL A. ACULAR, PARTNER

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 _____, 2024, IN ACCORDANCE WITH SEC. 177.001(3), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR A MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.001(1), F.S.

ATTEST: _____ BY: _____
CITY MANAGER, KEN CASSELL CITY SAVOR, JOHN PAUL DUNNOR

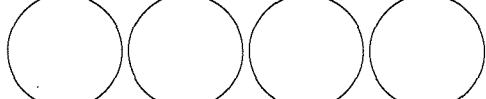
AREA TABULATION (IN ACRES)
LOT F: 42.576
WALT #1: 14.819
TOTAL: 57.675 TOTAL ACRES, MORE OR LESS

- SURVEYOR'S NOTES**
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS SET: 1) A 1/2" IRON ROD WITH PLUM CAP STAMPED "FROM LPTM"; PERMANENT CONTROL POINTS ARE SHOWN AS THIS: 1) "A" A MAGNETIC-NAIL AND DISK STAMPED "PT-1876" (CONCISE OTHERS); NOTED.
 - HEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HEARING A GRID HEARING OF 8.9995117. BEARINGS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 / 93) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF HEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 / 93).
 - 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 OR SEMINOLE IMPROVEMENT DISTRICT APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE-GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
 - THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF WESTLAKE ZONING REGULATIONS.
 - NOTES: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION 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 CONCIDE, 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 2011 ADJUSTMENT
ZONE - FLORIDA EAST
LINEAR UNITS - US SURVEY FEET
COORDINATE SYSTEM - NAD 83 STATE PLANE
PROJECTION - TRANSVERSE MERCATOR
ALL DISTANCES ARE GROUND
SCALE FACTOR: 1.0000
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
PLAT HEADING - GRID HEADING
NO ROTATION
ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES.

SURVEYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY PERSONAL DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (IF ANY) HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT PERMANENT CONTROL POINTS (C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.001(9), F.S., WILL BE SET UNDER THE GUARANTEE 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. RAGAN, P.S.M.
LICENSE NO. 154268
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
GARY A. RAGAN, P.S.M.
254826 STATE OF FLORIDA
GEOPoint SURVEYING, INC.
4152 WEST BLOSS HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404
CERTIFICATE OF AUTHORIZATION NO. 157768

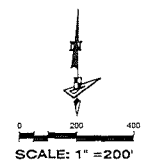
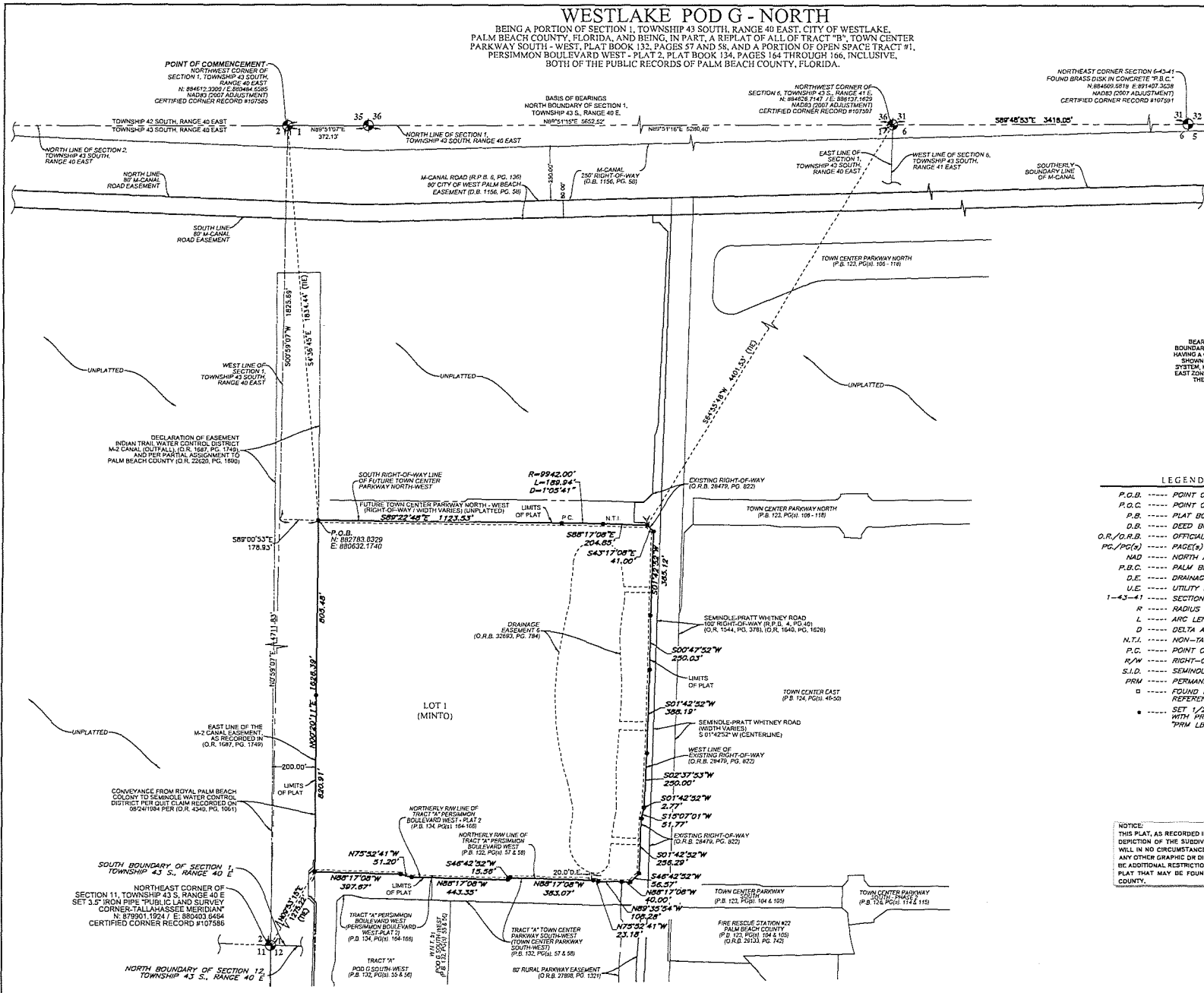
MINTO PULL, LLC SEMINOLE IMPROVEMENT DISTRICT CITY OF WESTLAKE SURVEYOR'S SEAL



4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurveying.com
Riviera Beach, FL 33404 Updated Survey Number 18704

WESTLAKE POD G - NORTH

BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING, IN PART, A REPLAT OF ALL OF TRACT "B", TOWN CENTER PARKWAY SOUTH - WEST, PLAT BOOK 132, PAGES 57 AND 58, AND A PORTION OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD WEST - PLAT 2, PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



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 = 1.000 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE NO ROTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF S 89° 51' 14" E (MEASURED). BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 20) 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.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
 - PG./PG(S) ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
 - P.B.C. ----- PALM BEACH COUNTY
 - D.E. ----- DRAINAGE EASEMENT
 - U.E. ----- UTILITY EASEMENT
 - 1-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - N.T.I. ----- NON-TANGENT INTERSECTION
 - P.C. ----- POINT OF CURVATURE
 - R/W ----- RIGHT-OF-WAY
 - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - ◻ ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 1/2" IRON ROD WITH PRM CAP STAMPED TRM LB 7768

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

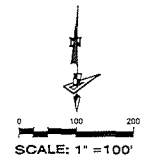
GeoPoint
Surveying, Inc.

4122 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 100 www.geopointsurvey.com
Palm Beach, FL 33404 Local Business Number 18 784

SHEET 2 OF 3 SHEETS

WESTLAKE POD G - NORTH

BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING, IN PART, A REPLAT OF ALL OF TRACT "B", TOWN CENTER PARKWAY SOUTH - WEST, PLAT BOOK 132, PAGES 57 AND 58, AND A PORTION OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD WEST - PLAT 2, PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



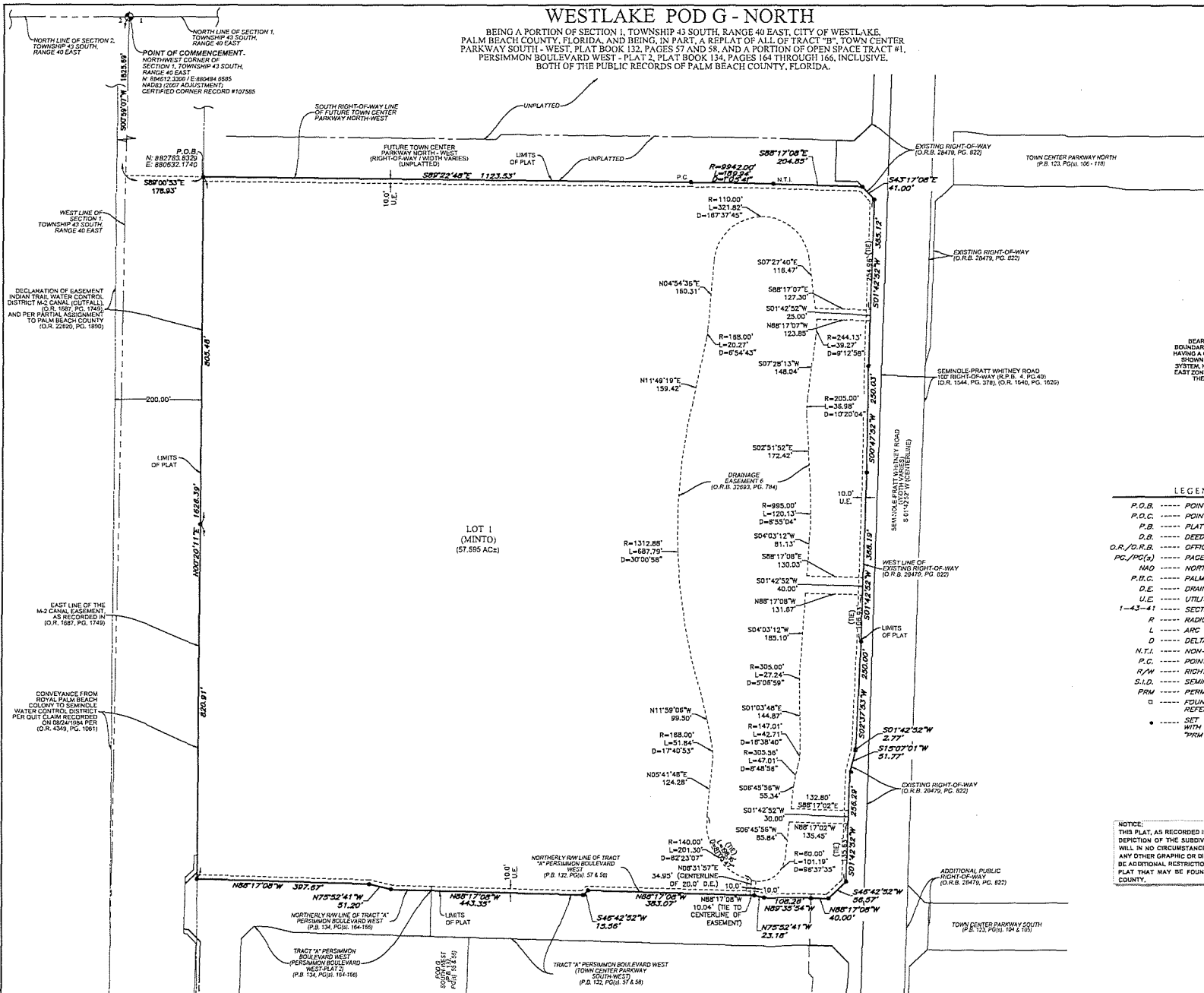
COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2007 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE PLAT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

BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF 5.895116°E. MEASURED BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 90) 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.O.B. -----	POINT OF BEGINNING
P.O.C. -----	POINT OF COMMENCEMENT
P.B. -----	PLAT BOOK
D.B. -----	DEED BOOK
O.R./D.R.B. -----	OFFICIAL RECORDS BOOK
PC./PG(S) -----	PAGE(S)
NAD -----	NORTH AMERICAN DATUM
P.B.C. -----	PALM BEACH COUNTY
D.E. -----	DRAINAGE EASEMENT
U.E. -----	UTILITY EASEMENT
1-43-41 -----	SECTION-TOWNSHIP-RANGE
R -----	RADIUS
L -----	ARC LENGTH
D -----	DELTA ANGLE
N.T.I. -----	NON-TANGENT INTERSECTION
P.C. -----	POINT OF CURVATURE
R/W -----	RIGHT-OF-WAY
S.I.D. -----	SEMINOLE IMPROVEMENT DISTRICT
PRM -----	PERMANENT REFERENCE MONUMENT
□ -----	FOUND PERMANENT REFERENCE MONUMENT
• -----	SET 1/2" IRON ROD WITH IRON CAP STAMPED "TRM LB 7768"

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

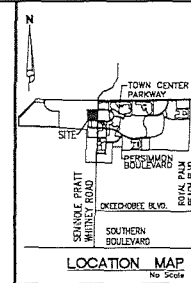


GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd Phone: (561) 444-2720
Suite 100 www.geopointsurvey.com
Palm Beach, FL 33404
SHEET 3 OF 3 SHEETS

Exhibit 'C'
WESTLAKE POD G – NORTH
TOPOGRAPHICAL SURVEY

THIS PAGE WAS LEFT BLANK ON PURPOSE



DESCRIPTION:

BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING IN PART, A RE-PLAT OF ALL OF TRACT "M", TOWN CENTER PARKWAY SOUTH, WEST, PLAT BOOK 132, PAGES 51 AND 56, AND A PORTION OF OPEN SPACE TRACT 41, PERKINSIMON BOULEVARD WEST - PLAT 2, PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S 89°56'07"W, ALONG THE WEST LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 1825.48 FEET; THENCE S 89°59'33"E, DEPARTING SAID WEST LINE OF SECTION 1, A DISTANCE OF 178.93 FEET TO A POINT ON THE EAST LINE OF M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1867, PAGE 1749, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF FUTURE TOWN CENTER PARKWAY NORTH-WEST FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE S 89°22'48"E, A DISTANCE OF 1123.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 942.00 FEET; 2) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°09'43", A DISTANCE OF 1894 FEET TO A POINT OF NON-CURVATURE; 3) THENCE S 89°17'00"E, A DISTANCE OF 204.83 FEET TO A POINT ON THE WESTERLY LINE OF EXISTING RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 2847, PAGE 822, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY LINE OF EXISTING RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD FOR THE FOLLOWING TEN (10) COURSES: 1) THENCE S 41°17'00"E, A DISTANCE OF 41.66 FEET; 2) THENCE S 41°42'29"W, A DISTANCE OF 36.12 FEET; 3) THENCE S 41°42'29"W, A DISTANCE OF 259.03 FEET; 4) THENCE S 01°42'29"W, A DISTANCE OF 306.94 FEET; 5) THENCE S 02°37'37"W, A DISTANCE OF 250.60 FEET; 6) THENCE S 01°42'29"W, A DISTANCE OF 2.77 FEET; 7) THENCE S 17°07'00"E, A DISTANCE OF 51.77 FEET; 8) THENCE S 01°42'29"W, A DISTANCE OF 284.29 FEET; 9) THENCE S 46°42'29"W, A DISTANCE OF 46.57 FEET; 10) THENCE N 89°17'00"W, A DISTANCE OF 40.66 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A", AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY SOUTH-WEST, RECORDED IN PLAT BOOK 132, PAGES 57 AND 58, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A", AS SHOWN ON THE PLAT OF PERKINSIMON BOULEVARD WEST - PLAT 2, RECORDED IN PLAT BOOK 134, PAGES 164 THROUGH 166, OF SAID PUBLIC RECORDS FOR THE FOLLOWING SEVEN (7) COURSES: 1) THENCE N 89°35'54"W, A DISTANCE OF 108.28 FEET; 2) THENCE N 75°52'24"W, A DISTANCE OF 33.18 FEET; 3) THENCE N 89°17'00"W, A DISTANCE OF 383.07 FEET; 4) THENCE S 46°42'29"W, A DISTANCE OF 15.56 FEET; 5) THENCE N 89°17'00"W, A DISTANCE OF 443.35 FEET; 6) THENCE N 75°52'24"W, A DISTANCE OF 51.26 FEET; 7) THENCE N 89°17'00"W, A DISTANCE OF 377.67 FEET TO A POINT ON THE EAST LINE OF M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1867, PAGE 1749, OF SAID PUBLIC RECORDS; THENCE N 89°20'17"E, ALONG SAID EAST LINE OF M-2 CANAL EASEMENT, A DISTANCE OF 1026.29 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,508,848 SQUARE FEET OR 57,595 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- CURRENT TITLE INFORMATION ON THE SUBJECT PROPERTY HAS NOT BEEN FURNISHED TO GEOPPOINT SURVEYING, INC. AT THE TIME OF THIS SURVEY, AND IS SUBJECT TO TITLE REVIEW AND/OR ABSTRACT. GEOPPOINT SURVEYING, INC. MAKES NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, RESERVATIONS, AGREEMENTS, AND OTHER SIMILAR MATTERS.
- THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, EXCEPT AS SHOWN HEREON, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF N 89°56'07"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
- THIS SURVEY IS INTENDED TO BE DISPLAYED AT 1" = 100' OR SMALLER.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE SUBJECT PARCEL LIES IN FLOOD ZONE "AE", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12099C040F FOR PALM BEACH COUNTY, COMMUNITY NO. 120192, PALM BEACH COUNTY, FLORIDA, DATED OCTOBER 05, 2017 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN HAVE BEEN DIGITALLY TRANSLATED FROM DFIRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER (HTTPS://MISC.FEMA.GOV).
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED ON NATIONAL GEODETIC SURVEY BENCHMARK "GULFBACK 6", HAVING A PUBLISHED ELEVATION OF 22.27 FEET (NAVD 88).
- USE OF THIS DRAWING FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- ON THIS DRAWING, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FINDINGS OR FACTS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER IMPLIED OR EXPRESSED. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. THIS CERTIFICATION IS NOT A CERTIFICATE OF TITLE, EASEMENTS, ZONING, OR FREEDOM OF ENCUMBRANCES.
- THE LANDS DESCRIBED HEREON MAY CONTAIN LANDS THAT ARE CONSIDERED ENVIRONMENTALLY SENSITIVE WETLANDS THAT ARE SUBJECT TO CLAIM OR RESTRICTION BY ONE OR MORE OF THE FOLLOWING AGENCIES: ARMY CORP. OF ENGINEERS, SOUTH FLORIDA WATER MANAGEMENT DISTRICT (S.F.W.M.D.), OR DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.). WETLAND LINES AND AREAS, IF ANY, ARE NOT SHOWN HEREON.
- THIS SURVEY IS BASED ON PREVIOUS FIELD SURVEYS, DOCUMENTS OF RECORD, FOUND MONUMENTS, EXHIBITS, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR GALLERY JUDGE GROVES:
 - M CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
 - STATE OF FLORIDA PALM BEACH COUNTY RIGHT OF WAY MAP FOR SEMINOLE-PRATT WHITNEY ROAD, RECORDED IN ROAD PLAT BOOK 4, PAGE 34.
 - BOUNDARY SURVEY OF RESIDENTIAL AT GALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-105-1016), DATED OCTOBER 5, 2007.
 - SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.

LEGEND

- P.B. ----- Plat Book
- O.P.B. ----- Official Records Book
- D.B. ----- Deed Book
- P(C) ----- Parcel(s)
- NAD ----- North American Datum
- NAD 83 ----- North American Vertical Datum
- R ----- Curve Radius
- L ----- Curve Length
- D ----- Curve Data
- R.T. ----- Non-Tangent Intersection
- N.T.C. ----- Non-Tangent Curvature
- P.C. ----- Point of Curvature
- P.T. ----- Point of Tangency
- F.R. ----- Found Iron Nail
- F.C.M. ----- Found Concrete Monument
- W ----- 3/4" x 3/4" Iron Nail and Cap L87708
- U.P. ----- Utility Burial
- C ----- Contour of Flood
- DD ----- Dress Ditch
- PBC ----- Palm Beach County
- PFE ----- Partial Power & Light
- (TYP.) ----- Typical
- INW ----- Invert Elevation
- Chw ----- Channel
- PFC ----- Proposed Channel Flow
- CMF ----- Contingent Metal Pipe
- UCJ ----- Unlabeled Old Junction
- R ----- Dashed Iron Nail Warning Marker
- MMV CV 14 ----- Measured Water Meter Gate Value
- MMV RV 14 ----- Measured Water Meter Ratio Value
- CV 14 ----- Measured Control Valve
- W ----- Water Meter
- F ----- Fire Hydrant
- MMV H ----- Measured Water Meter
- U ----- Utility Pole
- CLF ----- Chain Link Fence
- Ba ----- Boundary
- S ----- Sign
- Da ----- Gate Anchor
- NAVD ----- North American Vertical Datum
- Dashed Utility Line
- Top Of Bank
- Edge Of Water
- Chain Link Fence
- X ----- Location of reading
- Spot Elevation

The seal appearing on this document was authorized by Gary A. Rager, Professional Surveyor and Mapper, State of Florida, License No. LS4828

This item has been electronically signed and sealed by Gary A. Rager, P.S.M., on 3/15/2024 using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

CHK #	PARTY	CHKD BY	DATE	DESCRIPTION	REVISION
001	OWNER	ED G.			
002	OWNER	ED G.			
003	OWNER	ED G.			
004	OWNER	ED G.			
005	OWNER	ED G.			
006	OWNER	ED G.			
007	OWNER	ED G.			
008	OWNER	ED G.			
009	OWNER	ED G.			
010	OWNER	ED G.			

Surveyor's Certification
 I, the undersigned, Gary A. Rager, do hereby certify that the herein made plat was prepared and signed by me or under my direct supervision and that I am a duly licensed Professional Surveyor and Mapper, State of Florida, License No. LS4828. I am duly sworn and qualified to perform the duties of a Professional Surveyor and Mapper, State of Florida. I am duly sworn and qualified to perform the duties of a Professional Surveyor and Mapper, State of Florida. I am duly sworn and qualified to perform the duties of a Professional Surveyor and Mapper, State of Florida.

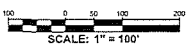
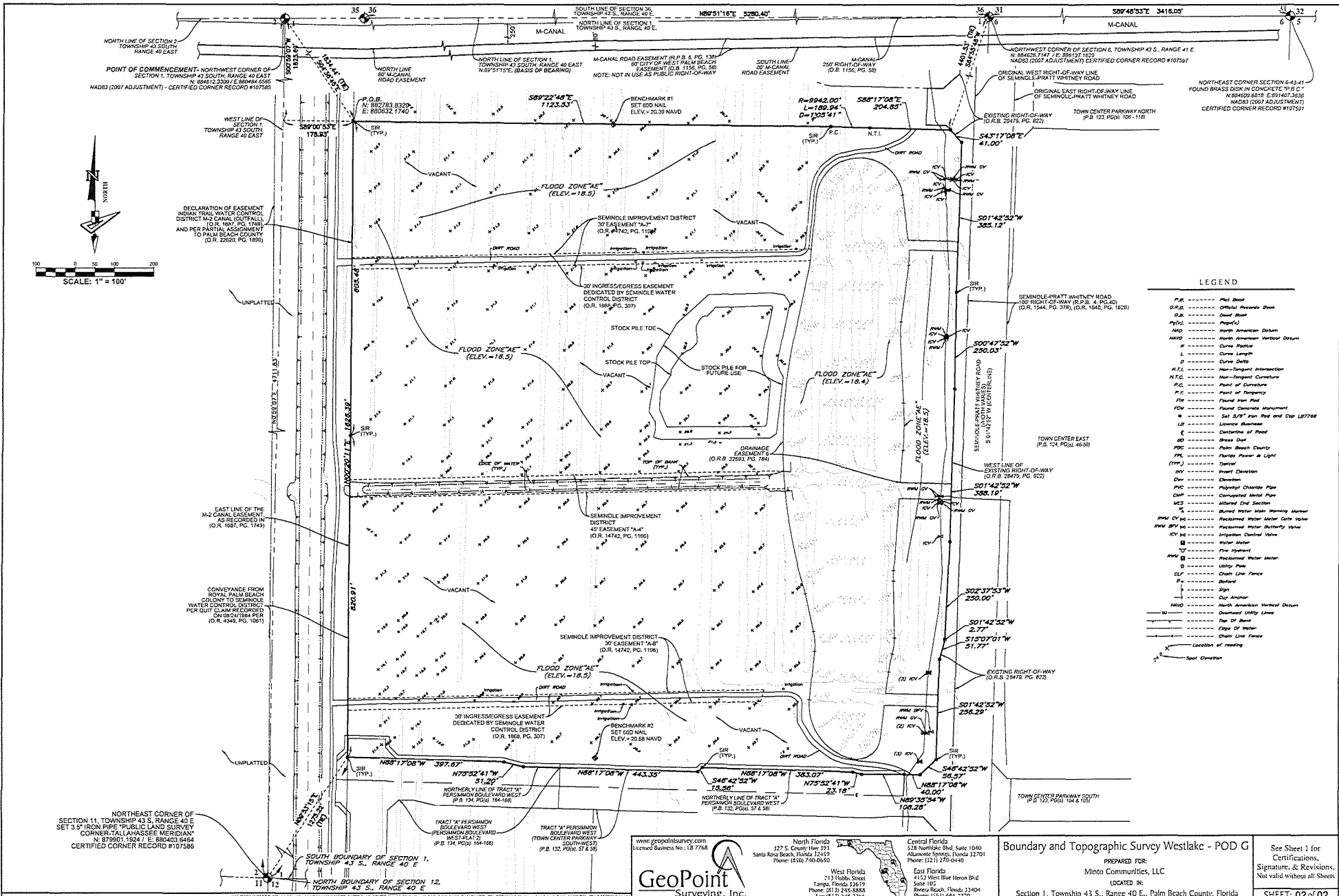
Gary Rager

PLAT SURVEY DATE: January 17, 2024
 Gary A. Rager LS4828

www.geopointsurvey.com
 license# 04828 No. 18 7768

Boundary and Topographic Survey Westlake - POD G
 PREPARED FOR:
 Minto Communities, LLC
 LOCATED IN:
 Section 1, Township 43 S., Range 40 E., Palm Beach County, Florida

JOB #: POD G N BS-1P
 DRAWN BY: SWAN DATE: 01/25/2024
 USER: CHUCK DATE: 02/05/2024
 SURFACE BY: XXX
 NORTAR: FILE: 01 NAD(83)-2011
 KANAR: NAD(83) 01081
 OFF. CHECK: GARY RD. CHECK: GARY



LEGEND

P.S.	Post Stake
O.P.S.	Original Private Show
D.B.	Deed Book
M.S.	North American Datum
N.A.S.D.	North American Vertical Datum
R	Curve Radius
L	Curve Length
D	Curve Delta
N.T.I.	Non-Tangent Intersection
N.T.C.	Non-Tangent Curvature
P.C.	Point of Curvature
P.T.	Point of Tangency
FM	Found from Plat
FCM	Found Concrete Monument
M	Set 3/8\"/>
LS	Licenses Bureau
ED	Continuation of Road
SD	Street Date
PBC	Palm Beach County
PL	Florida Power & Light
(TYP)	Typical
HW	Heart Elevation
Elev	Elevation
PVC	Proposed Vertical Curve
QUM	Quadrant Survey
MES	Mixed City Section
%	Bluff Water Main Warning Marker
MW (P)	Presumed Meter Jacket Gate Valve
MW (W)	Presumed Meter Authority Valve
ICV (S)	Injection Control Valve
W	Water Meter
W (P)	Water Meter
MW (W)	Presumed Meter Meter
U	Utility Pole
U (P)	Utility Pole
CLP	Chain Line Fence
P	Post
S	Sign
▲	Spot Elevation
M.S.D.	North American Vertical Datum
---	Overhead Utility Lines
----	Top of Road
-----	Edge of Road
-----	Chain Line Fence
-----	Location of reading
▲	Spot Elevation

GeoPoint Surveying, Inc.

www.geo-point-survey.com
 Licensed Business No. 18 7768

North Florida
 127 S. County Hwy 195
 Santa Rosa Beach, Florida 32459
 Phone: (850) 740-0650

West Florida
 213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-5868
 Fax: (813) 248-2268

Central Florida
 238 Northlake Blvd. Suite 1040
 Altamonte Springs, Florida 32701
 Phone: (321) 270-0440

East Florida
 412 West Blue Heron Blvd
 Suite 102
 Royal Beach, Florida 33404
 Phone: (561) 444-2720

Boundary and Topographic Survey Westlake - POD G

PREPARED FOR:
 Minto Communities, LLC

LOCATED IN:
 Section 1, Township 43 S., Range 40 E., Palm Beach County, Florida

See Sheet 1 for
 Certifications,
 Signature, & Revisions.
 Not valid without all Sheets

SHEET: 02 of 02

11 12
 SOUTH BOUNDARY OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
 NORTH BOUNDARY OF SECTION 12, TOWNSHIP 43 S., RANGE 40 E.

11 12
 SOUTH BOUNDARY OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
 NORTH BOUNDARY OF SECTION 12, TOWNSHIP 43 S., RANGE 40 E.