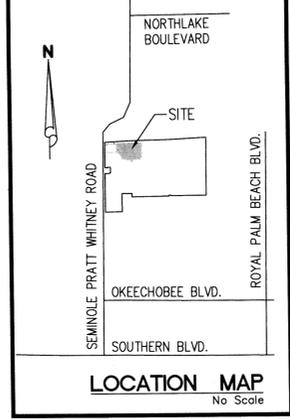
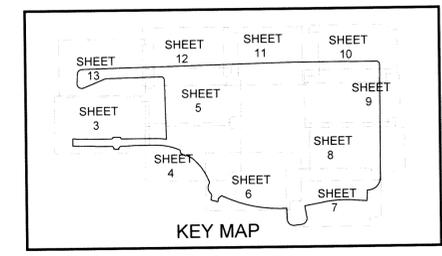


# TOWN CENTER PARKWAY NORTH

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



STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.  
THIS INSTRUMENT WAS FILED FOR  
RECORD AT 12:31 P.M.  
THIS 12 DAY OF APRIL  
2017 AND DULY RECORDED IN  
PLAT BOOK NO. 177  
ON PAGE 106

SHARON R. BOCK,  
CLERK AND COMPTROLLER  
By: *Sharon R. Bock* D.C.



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

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

**COMMENCE** AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.88°36'57"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF THE M-CANAL PER DEED BOOK 1156, PAGE 58, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, A DISTANCE OF 3775.81 FEET; THENCE S.01°42'52"W. ALONG THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRAATT WHITNEY ROAD PER OFFICIAL RECORDS BOOK 1544, PAGE 378 AND ROAD PLAT BOOK 4, PAGE 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1618.22 FEET TO THE NORTHERLY CORNER OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE-PRAATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG THE EAST LINE OF SAID ADDITIONAL RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) COURSES: 1) S.44°03'41"E. A DISTANCE OF 55.72 FEET; 2) THENCE N.90°00'00"E. A DISTANCE OF 6.68 FEET TO THE TO THE POINT OF BEGINNING; THENCE N.00°00'00"E. A DISTANCE OF 10.00 FEET; THENCE N.90°00'00"E. A DISTANCE OF 27.54 FEET; THENCE S.82°02'23"E. A DISTANCE OF 56.01 FEET; THENCE 10.00 FEET; THENCE 169.12 FEET; THENCE S.77°35'33"E. A DISTANCE OF 11.64 FEET; THENCE N.90°00'00"E. A DISTANCE OF 392.31 FEET; THENCE N.71°47'45"E. A DISTANCE OF 7.08 FEET; THENCE N.45°00'00"E. A DISTANCE OF 23.95 FEET; THENCE N.00°00'00"E. A DISTANCE OF 10.86 FEET; THENCE N.90°00'00"E. A DISTANCE OF 126.00 FEET; THENCE S.00°00'00"E. A DISTANCE OF 10.86 FEET; THENCE S.45°00'00"E. A DISTANCE OF 27.08 FEET; THENCE N.90°00'00"E. A DISTANCE OF 590.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1060.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°10'52". A DISTANCE OF 169.86 FEET TO A NON-TANGENT INTERSECTION; THENCE N.01°21'03"W. A DISTANCE OF 1009.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°02'00". A DISTANCE OF 78.57 FEET TO THE POINT OF TANGENCY; THENCE S.88°36'57"W. A DISTANCE OF 907.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'11". A DISTANCE OF 73.66 FEET TO THE POINT OF TANGENCY; THENCE S.67°30'46"W. A DISTANCE OF 359.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 81.58 FEET; THENCE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 115°11'50". A DISTANCE OF 164.03 FEET TO THE POINT OF TANGENCY; THENCE N.02°42'36"E. A DISTANCE OF 158.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 78.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°54'21". A DISTANCE OF 116.95 FEET TO THE POINT OF TANGENCY; THENCE N.88°36'57"E. A DISTANCE OF 3614.82 FEET; THENCE S.89°48'53"E. A DISTANCE OF 1371.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00". A DISTANCE OF 78.54 FEET TO THE POINT OF TANGENCY; THENCE N.01°21'03"W. A DISTANCE OF 1107.00 FEET; THENCE N.01°21'03"W. A DISTANCE OF 1919.32 FEET; THENCE N.01°21'03"W. A DISTANCE OF 206.79 FEET TO THE POINT OF TANGENCY; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°56'39". A DISTANCE OF 339.06 FEET TO A RADIAL INTERSECTION; THENCE S.04°07'46"W. A DISTANCE OF 180.00 FEET; THENCE N.85°52'14"W. A DISTANCE OF 214.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 2010.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°42'43". A DISTANCE OF 516.11 FEET TO THE POINT OF TANGENCY; THENCE S.79°25'03"W. A DISTANCE OF 331.82 FEET; THENCE S.10°34'57"E. A DISTANCE OF 198.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 100.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°50'42". A DISTANCE OF 160.30 FEET TO A POINT OF COMPOUND CURVATURE WITH A RADIUS OF 100.00 FEET TO THE NORTHWEST WITH A RADIUS OF 91°50'42". A DISTANCE OF 2490.02 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°13'45". A DISTANCE OF 140.33 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 100.00 FEET; THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°59'53". A DISTANCE OF 162.31 FEET TO THE POINT OF TANGENCY; THENCE N.02°30'38"W. A DISTANCE OF 196.87 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 2190.00 FEET AND A RADIAL BEARING OF N.03°09'53"W AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°16'55". A DISTANCE OF 1081.01 FEET TO THE POINT OF TANGENCY; THENCE N.64°52'58"W. A DISTANCE OF 53.83 FEET; THENCE S.50°31'02"W. A DISTANCE OF 66.76 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 1060.00 FEET AND A RADIAL BEARING OF N.80°03'04"W AT SAID INTERSECTION; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°12'25". A DISTANCE OF 59.33 FEET TO A RADIAL INTERSECTION; THENCE N.76°50'39"W. A DISTANCE OF 120.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 940.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°03'04". A DISTANCE OF 66.46 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 60.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°17'52". A DISTANCE OF 60.00 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 120.00 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°37'46". A DISTANCE OF 162.59 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 60.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°11'53". A DISTANCE OF 56.76 FEET TO THE POINT OF TANGENCY; THENCE N.24°45'42"W. A DISTANCE OF 66.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 940.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°14'31". A DISTANCE OF 414.12 FEET TO A NON-TANGENT INTERSECTION; THENCE N.62°34'32"W. A DISTANCE OF 108.30 FEET; THENCE S.75°15'27"W. A DISTANCE OF 24.23 FEET; THENCE N.59°12'32"W. A DISTANCE OF 108.30 FEET; THENCE S.75°15'27"W. A DISTANCE OF 55.23 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 950.00 FEET AND A RADIAL BEARING OF S.24°39'15"W AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'15". A DISTANCE OF 408.78 FEET TO THE POINT OF TANGENCY; THENCE N.90°00'00"W. A DISTANCE OF 357.06 FEET; THENCE S.85°30'18"W. A DISTANCE OF 172.26 FEET; THENCE N.90°00'00"W. A DISTANCE OF 73.87 FEET; THENCE S.76°32'40"W. A DISTANCE OF 11.82 FEET; THENCE S.37°54'45"W. A DISTANCE OF 39.60 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 59.60 FEET AND A RADIAL BEARING OF N.88°34'37"W AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°30'49". A DISTANCE OF 17.99 FEET TO A NON-TANGENT INTERSECTION; THENCE N.86°40'21"W. A DISTANCE OF 80.01 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 330.00 FEET AND A RADIAL BEARING OF N.85°45'56"W AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°42'09". A DISTANCE OF 15.57 FEET TO A NON-TANGENT INTERSECTION; THENCE N.37°33'20"W. A DISTANCE OF 39.52 FEET; THENCE N.80°06'47"W. A DISTANCE OF 2.56 FEET; THENCE N.90°00'00"W. A DISTANCE OF 271.54 FEET; THENCE N.80°12'54"W. A DISTANCE OF 47.07 FEET; THENCE N.90°00'00"W. A DISTANCE OF 216.45 FEET; THENCE S.85°19'02"W. A DISTANCE OF 135.95 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRAATT WHITNEY ROAD; THENCE N.00°00'00"E. ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 110.61 FEET TO THE POINT OF BEGINNING.

**CONTAINING:** 196.268 ACRES, MORE OR LESS.  
**DEDICATION:**  
**TRACT "Q"**

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

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

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

**OPEN SPACE TRACTS**  
TRACTS O.S.T. #1 THROUGH O.S.T. #7, INCLUSIVE, AS SHOWN 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.

**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.

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

**WATER MANAGEMENT TRACTS**  
INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE TRACTS W.M.T.1 THROUGH W.M.T.3, INCLUSIVE, 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 CITY OF WESTLAKE.

**LAKE MAINTENANCE EASEMENTS**  
THE LAKE MAINTENANCE EASEMENTS (L.M.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 CITY OF WESTLAKE.

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

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

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

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

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS 20th DAY OF March, 2017.

MINTO PBLH, LLC  
FLORIDA LIMITED LIABILITY COMPANY  
BY: *John F. Carter*  
JOHN F. CARTER, MANAGER

WITNESS: *Tara W. Dwy*  
PRINT NAME: Tara W. Dwy  
WITNESS: *Sharon R. Bock*  
PRINT NAME: Sharon R. Bock

**ACKNOWLEDGEMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

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

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF March, 2017.  
MY COMMISSION EXPIRES: 4-30-2020  
NOTARY PUBLIC STATE OF FLORIDA



PRINT NAME: Lynn La Bratto  
COMMISSION NO. FF 969599

**ACCEPTANCE OF RESERVATIONS**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 20th DAY OF March, 2017.

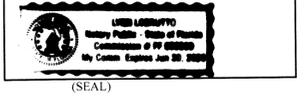
WITNESS: *Pam E. Booker*  
PRINT NAME: PAM E. BOOKER  
WITNESS: *Kathryn Dentt*  
PRINT NAME: KATHRYN DENTT



**ACKNOWLEDGEMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

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

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF March, 2017.  
MY COMMISSION EXPIRES: 4-30-2020  
NOTARY PUBLIC STATE OF FLORIDA



PRINT NAME: Lynn La Bratto  
COMMISSION NO. FF 969599

**MORTGAGEE'S JOINDER AND CONSENT**  
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF [X] MORTGAGE(S). UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE(S) WHICH [IS] [ARE] RECORDED IN OFFICIAL RECORD BOOK 22283, AT PAGE(S) 106, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

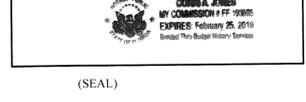
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS [PRESIDENT] [VICE PRESIDENT] AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF March, 2017.

WITNESS: *Andie Best*  
PRINT NAME: Andie Best  
WITNESS: *Carri Jones*  
PRINT NAME: Carri Jones

**ACKNOWLEDGEMENT**  
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

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

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF March, 2017.  
MY COMMISSION EXPIRES: 2/28/19  
NOTARY PUBLIC STATE OF FLORIDA



PRINT NAME: Carri Jones  
COMMISSION NO. FF 133886

**CITY OF WESTLAKE'S APPROVAL:**  
THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS 20th DAY OF March, 2017, IN ACCORDANCE WITH SEC. 177.071(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE, IN ACCORDANCE WITH SEC. 177.081(1), F.S.

WITNESS: *Ken Casel*  
CITY MANAGER, KEN CASSEL  
WITNESS: *Roger Manning*  
CITY MAYOR, ROGER MANNING

**TITLE CERTIFICATION**  
STATE OF FLORIDA  
COUNTY OF Broward

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 NO ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 2-27-2017  
HARRY BINNE, PRESIDENT  
FOUNDERS TITLE

**SURVEYORS NOTES**

- 1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■ 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: ● "A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". (UNLESS OTHERWISE NOTED)
- 2. BEARINGS SHOWN 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 OF WESTLAKE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHEN LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS COINCIDE.
- 4. THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF WESTLAKE ZONING REGULATIONS.
- 5. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL 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 THAT PERMANENT CONTROL POINTS ("P.C.P.S") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WESTLAKE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177-PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WESTLAKE, FLORIDA.

DATE: 3/20/2017  
GARY A. RAGER, P.S.M.  
LICENSE NO. 4828  
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY  
GARY A. RAGER, P.S.M.  
154828 STATE OF FLORIDA.  
GEOPOINT SURVEYING, INC.  
4152 WEST BLUE HERON BOULEVARD, SUITE 105,  
RIVIERA BEACH, FLORIDA 33404.  
CERTIFICATE OF AUTHORIZATION NO. LB7768

