

CHRIST FELLOWSHIP CHURCH, INC.

A SUBDIVISION BEING IN PART A REPLAT OF ALL OF O.S.T. #1, WATERS EDGE DRIVE, PLAT BOOK 128, PAGES 29 AND 30 AND A PORTION OF O.S.T.#1, ILEX WAY PHASE III, PLAT BOOK 129, PAGES 131 THROUGH 134 INCLUSIVE, BOTH IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

138

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 2:52 P.M. THIS 22nd DAY OF November A.D. 2019 AND DULY RECORDED IN PLAT BOOK 129 ON PAGES 138 AND 139
SHARON BOCK
CLERK AND COMPTROLLER
DEPUTY CLERK



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER(S) OF THE LAND SHOWN AND DESCRIBED HEREON AS CHRIST FELLOWSHIP CHURCH WEST CAMPUS, A SUBDIVISION BEING IN PART A REPLAT OF ALL OF O.S.T. #1, WATERS EDGE DRIVE, PLAT BOOK 128, PAGES 29 AND 30 AND A PORTION OF O.S.T.#1, ILEX WAY PHASE III, PLAT BOOK 129, PAGES 131 THROUGH 134 INCLUSIVE, BOTH IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING IN PART A REPLAT OF ALL OF O.S.T. #1, WATERS EDGE DRIVE, PLAT BOOK 128, PAGES 29 AND 30 AND A PORTION OF O.S.T.#1, ILEX WAY PHASE III, PLAT BOOK 129, PAGES 131 THROUGH 134 INCLUSIVE, BOTH IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S01°33'05"W ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT AS RECORDED IN DEED BOOK 1156, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN IN ROAD PLAT BOOK 6, PAGE 136 OF SAID RECORDS, AND AS MONUMENTED; THENCE S88°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 S01°42'52"W ALONG SAID EAST RIGHT OF WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 7849.60 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE S88°17'08"E, A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING.

STARTING FROM SAID POINT OF BEGINNING THENCE S88°17'08"E, A DISTANCE OF 1,255.43 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILEX WAY AS SHOWN ON THE PLAT OF ILEX WAY PHASE III; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FIVE COURSES: S01°42'52"W, A DISTANCE OF 80.86 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 01°09'20"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 20.17 FEET; THENCE S02°52'12"W, A DISTANCE OF 172.79 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 01°07'49"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 19.73 FEET; THENCE S01°44'23"W, A DISTANCE OF 64.89 FEET TO THE NORTH BOUNDARY OF THE PLAT OF WATERS EDGE DRIVE AS SHOWN ON SAID PLAT; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE WEST AND NORTH RIGHT-OF-WAY LINES AS SHOWN ON SAID PLAT OF WATERS EDGE DRIVE FOR THE FOLLOWING NINE COURSES: S01°44'23"W, A DISTANCE OF 41.63 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 89°58'29"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 78.52 FEET; THENCE N88°17'08"W, A DISTANCE OF 192.32 FEET; THENCE N75°52'41"W, A DISTANCE OF 51.20 FEET; THENCE N88°17'08"W, A DISTANCE OF 381.43 FEET; THENCE S46°42'52"W, A DISTANCE OF 15.56 FEET; THENCE N88°17'08"W, A DISTANCE OF 208.38 FEET; THENCE N74°47'23"W, A DISTANCE OF 51.42 FEET; THENCE N88°17'08"W, A DISTANCE OF 290.37 FEET TO THE EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES: N43°17'08"W, A DISTANCE OF 42.43 FEET; THENCE N01°42'52"E, A DISTANCE OF 104.12 FEET; THENCE N15°09'54"E, A DISTANCE OF 51.59 FEET; THENCE N01°42'52"E, A DISTANCE OF 253.71 FEET TO THE POINT OF BEGINNING. CONTAINING 12.77 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 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 RESTRICTIONS OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR; PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS. 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 ABOVEGROUND 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.

TRACT 1

TRACT 1, 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 ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MINTO PBLH, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

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 6th DAY OF November, 2019.

WITNESS: Nelson Bennett
PRINT NAME: Nelson Bennett
WITNESS: Robyn Kaine
PRINT NAME: Robyn Kaine

MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: John F. Carter, Manager

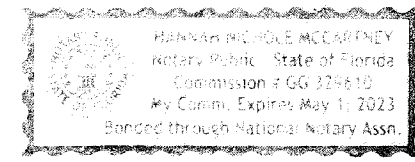
ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN F. CARTER, WELL KNOWN TO BE THE MANAGER OF MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS MANAGER OF SAID COMPANY AND THAT IT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF November, 2019.

(NOTARY STAMP)



Hannah McCortney
NOTARY PUBLIC STATE OF FLORIDA
PRINTED NAME: Hannah McCortney
COMMISSION NUMBER: GG 329610
MY COMMISSION EXPIRES: 05/01/2023

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 ITS MAINTENANCE OBLIGATIONS FOR SAME, AND HEREBY JOINS IN AND CONSENTS TO THE UTILITY EASEMENTS DEDICATION, DATED THIS 22 DAY OF November, 2019.

WITNESS: Scott Massey
PRINT NAME: Scott Massey
WITNESS: Scott Massey
PRINT NAME: Scott Massey

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA
BY: Scott Massey, President

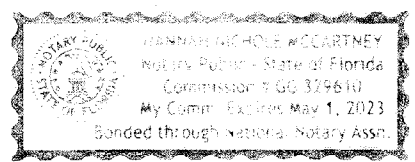
ACKNOWLEDGMENT:

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 7 DAY OF November, 2019.

(NOTARY STAMP)



Hannah McCortney
NOTARY PUBLIC STATE OF FLORIDA
PRINTED NAME: Hannah McCortney
COMMISSION NUMBER: GG 329610
MY COMMISSION EXPIRES: 05/01/2023

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 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 DESCRIBED BY THIS PLAT.

BY: Harry Binnie
HARRY BINNIE
PRESIDENT, FOUNDERS TITLE
DATED THIS 13th DAY OF November, 2019.

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 4th DAY OF November, 2019, IN ACCORDANCE WITH CHAPTER 177, F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH CHAPTER 177, F.S.

BY: Ken Cassele
KEN CASSELE, CITY MANAGER

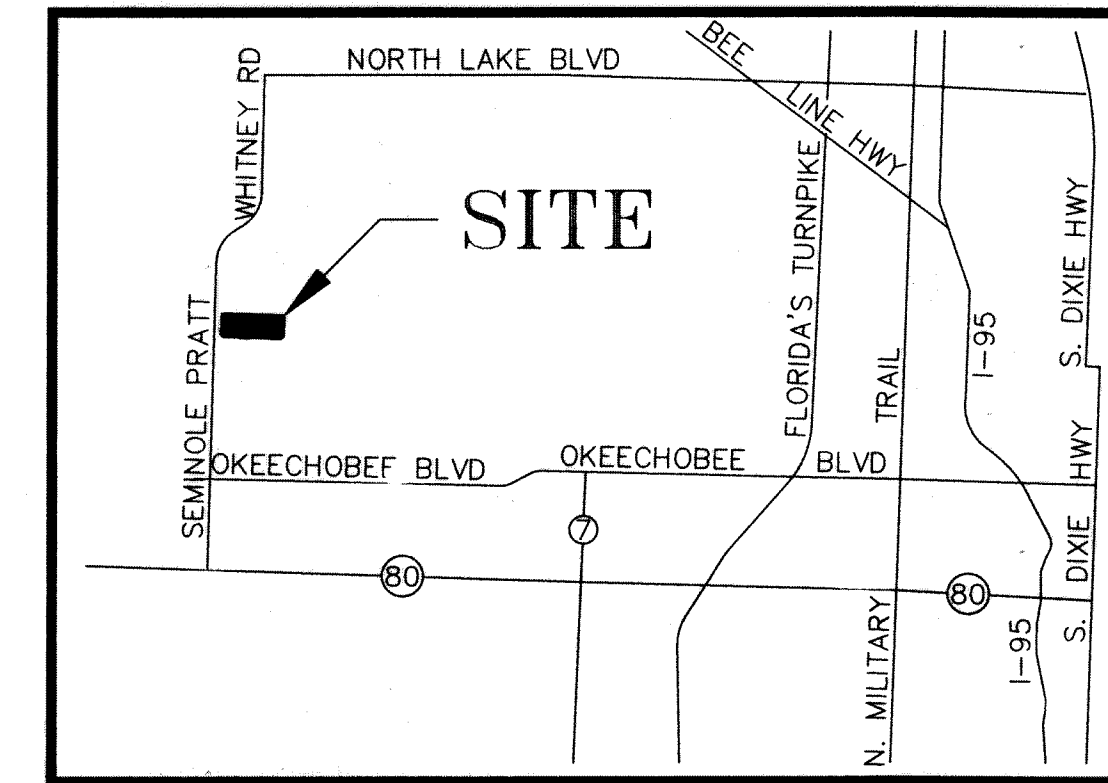
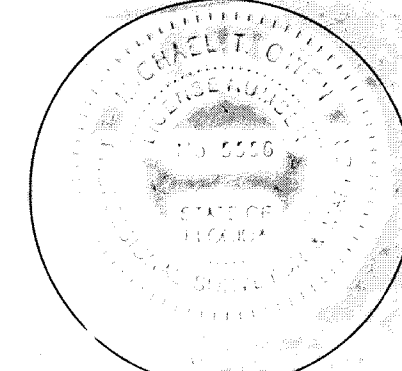
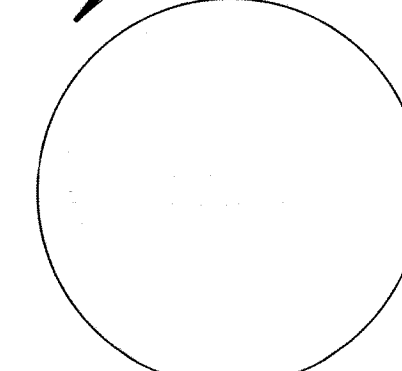
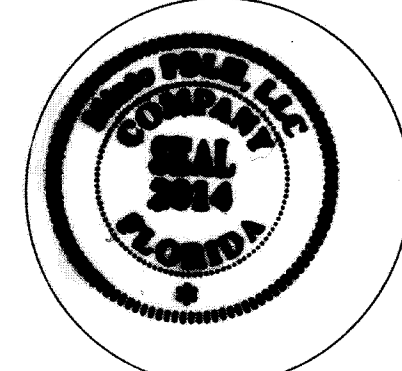
BY: Roger Manning
ROGER MANNING, CITY MAYOR

MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY

CITY OF WESTLAKE APPROVAL

SEMINOLE IMPROVEMENT DISTRICT

SURVEYOR



NO SCALE
VICINITY MAP

SURVEYORS NOTES

- 1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 3, 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).
- 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 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.
- 4. 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.
- 5. 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.
- 6. 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

LEGEND

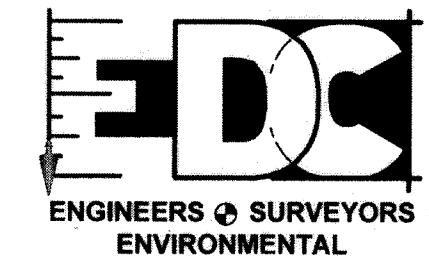
P.O.C.	POINT OF COMMENCEMENT	<input type="checkbox"/>	INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT
P.O.B.	POINT OF BEGINNING	<input type="checkbox"/>	REFERENCE MONUMENT
F.B.P.E.	FLORIDA BOARD OF PROFESSIONAL ENGINEERS	<input type="checkbox"/>	STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED
L.B.	LICENSED BUSINESS		
P.R.M.	PERMANENT REFERENCE MONUMENT		
CM	CONCRETE MONUMENT		
U.E.	UTILITY EASEMENT		
L	CURVE LENGTH		
R	RADIUS		
Δ/D	CURVE CENTRAL ANGLE/DELTA		

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 MONUMENTS, ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WESTLAKE FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WESTLAKE, FLORIDA.

Michael T. Owen
MICHAEL T. OWEN
FLORIDA SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5556

PREPARED BY MICHAEL T. OWEN,
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5556
IN THE OFFICES OF



PORT SAINT LUCIE
10200 VILLAGE PARWAY
FORT SAINT LUCIE, FL 34987
772-340-4900

www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 0935
L.B. CERTIFICATE OF AUTHORIZATION 8098