WESTLAKE POD I AND POD J

A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART ALL OF OPEN SPACE TRACT #2, WATERS EDGE DRIVE, PLAT BOOK 128, PAGES 29 AND 30, AND ALL OF OPEN SPACE #4, ILEX WAY-PHASE II, PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, AND A PORTION OF OPEN SPACE TRACT #1 AND ALL OF OPEN SPACE TRACT #2, ILEX WAY-PHASE III, PLAT BOOK 129, PAGES 131-134, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

#### TOGETHER WITH: POD J

**DEDICATION AND RESERVATIONS:** 

PARTICULARLY DESCRIBED AS FOLLOWS:

PARTICULARLY DESCRIBED AS FOLLOWS:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY,

OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS WESTLAKE POD I AND POD J, A SUBDIVISION IN

SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,

BEING IN PART ALL OF OPEN SPACE TRACT #2, WATERS EDGE DRIVE, PLAT BOOK 128, PAGES 29 AND 30, AND

ALL OF OPEN SPACE #4, ILEX WAY-PHASE II, PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, AND A

PORTION OF OPEN SPACE TRACT #1 AND ALL OF OPEN SPACE TRACT #2, ILEX WAY-PHASE III, PLAT BOOK 129,

PAGES 131-134 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND ALSO BEING ALL OF

OPEN SPACE TRACT #2, WATERS EDGE DRIVE, PLAT BOOK 128, PAGES 29 AND 30, AND ALL OF OPEN SPACE

TRACT #2, ILEX WAY-PHASE III, PLAT BOOK 129, PAGES 131-134, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH

COUNTY, FLORIDA, AND WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE

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 ROAD 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 ROAD EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE ORIGINAL 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 ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF

8423.61 FEET; THENCE S.88°17'08"E., DEPARTING SAID ORIGINAL EAST RIGHT-OF-WAY, A DISTANCE OF 22.00

FEET TO A POINT ON THE EASTERLY LINE OF FUTURE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE-PRATT

WHITNEY ROAD AND THE POINT OF BEGINNING-POD I; THENCE N.46°42'52"E., ALONG SAID EASTERLY LINE

OF FUTURE ADDITIONAL RIGHT-OF-WAY, A DISTANCE OF 42.43 FEET TO A POINT ON THE SOUTH

RIGHT-OF-WAY LINE OF WATERS EDGE DRIVE, AS SHOWN ON WATERS EDGE DRIVE, AS RECORDED IN PLAT

BOOK 128, PAGES 29 AND 30, OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID SOUTH

RIGHT-OF-WAY LINE WATERS EDGE DRIVE, FOR THE FOLLOWING SIXTEEN (16) COURSES: 1) S.88°17'08"E., A

DISTANCE OF 320.80 FEET; 2) THENCE S.75°52'41"E., A DISTANCE OF 51.20 FEET; 3) THENCE S.88°17'08"E., A

DISTANCE OF 271.45 FEET; 4) THENCE N.46°42'52"E., A DISTANCE OF 15.56 FEET; 5) THENCE S.88°17'08"E., A

DISTANCE OF 541.24 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS

OF 20.00 FEET; 6) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF

34°07'19", A DISTANCE OF 11.91 FEET TO A POINT OF TANGENCY; 7) THENCE S.54°09'49"E., A DISTANCE OF 27.38

FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 30.00 FEET; 8)

THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°07'19", A DISTANCE

OF 17.87 FEET TO A POINT OF TANGENCY; 9) THENCE S.88°17'08"E., A DISTANCE OF 40.26 FEET TO A POINT OF

CURVATURE OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 30.00 FEET; 10) THENCE EASTERLY

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°33'15", A DISTANCE OF 21.23 FEET TO A

POINT OF TANGENCY; 11) THENCE N.51°09'38"E., A DISTANCE OF 27.73 FEET TO A POINT OF CURVATURE OF A

CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 30.00 FEET; 12) THENCE NORTHEASTERLY, ALONG

THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°26'45", A DISTANCE OF 25.89 FEET TO A POINT OF

TANGENCY; 13) THENCE N.01°42'52"E., A DISTANCE OF 49.64 FEET TO A POINT OF CURVATURE OF A CURVE

CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 38.43 FEET; 14) THENCE NORTHWESTERLY, ALONG THE ARC

OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°07'50", A DISTANCE OF 36.31 FEET TO A POINT OF REVERSE

CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 18.00 FEET; 15) THENCE,

NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°41'38", A DISTANCE

OF 14.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS

OF 605.00 FEET; 16) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF

06°25'48".S, A DISTANCE OF 67.90 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ILEX WAY, AS SHOWN

ON ILEX WAY-PHASE III, AS RECORDED IN PLAT BOOK 129, PAGES 131-134, OF SAID PUBLIC RECORDS; THENCE

CONTINUE ALONG SAID EAST RIGHT-OF-WAY OF ILEX WAY, FOR THE FOLLOWING TWELVE (12) COURSES; 1)

N.01°42'29"E., A DISTANCE OF 57.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST

WITH A RADIUS OF 1000.00 FEET; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A

CENTRAL ANGLE OF 01°08'57", A DISTANCE OF 20.05 FEET TO A POINT OF TANGENCY; 3) THENCE N.00°33'32"E., A

DISTANCE OF 179.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF

1000.00 FEET; 4) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF

01°09'20", A DISTANCE OF 20.17 FEET TO A POINT OF TANGENCY; 5) THENCE N.01°42'52"E., A DISTANCE OF

1054.54 FEET; 6) THENCE N.14°56'34"E., A DISTANCE OF 51.08 FEET TO A NON-TANGENT INTERSECTION WITH A

CURVE CONCAVE TO THE TO THE EAST WITH A RADIUS OF 1149.00 FEET, AND A RADIAL BEARING OF

S.86°18'08"E., AT SAID INTERSECTION; 7) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A

CENTRAL ANGLE OF 01°08'29", A DISTANCE OF 22.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE

CONCAVE TO THE WEST, WITH A RADIUS OF 1251.00 FEET; 8) THENCE NORTHERLY, ALONG THE ARC OF SAID

CURVE THROUGH A CENTRAL ANGLE OF 03°07'28", A DISTANCE OF 68.22 FEET TO A POINT OF TANGENCY; 9)

THENCE N.01°42'52"E., A DISTANCE OF 190.94 FEET; 10) THENCE N.46°42'52"E., A DISTANCE OF 3.02 FEET; 11)

THENCE S.88°17'08"E., A DISTANCE OF 14.14 FEET; 12) THENCE N.46°42'52"E, A DISTANCE OF 16.97 FEET; THENCE S.88°17'08"E., A DISTANCE OF 348.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH

WITH A RADIUS OF 8050.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL

ANGLE OF 01°29'36", A DISTANCE OF 209.81 FEET TO A POINT OF TANGENCY; THENCE S.89°46'44"E., A DISTANCE

OF 411.81 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST BOUNDARY OF THE EAST QUARTER

(1/4) OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AS DESCRIBED IN THE FINAL JUDGEMENT (CASE No. 73 1016 CA (L) 01 MACMILLAN); THENCE S.01°22'47"W., ALONG SAID NORTHERLY EXTENSION OF THE WEST

BOUNDARY OF THE EAST QUARTER (1/4) OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AS DESCRIBED

IN THE FINAL JUDGEMENT (CASE No. 73 1016 CA (L) 01 MACMILLAN), A DISTANCE OF 3258.86 FEET TO THE

AGREED UPON AND MONUMENTED SOUTH BOUNDARY OF SAID SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40

RECORDS; THENCE N.89°12'49"W., ALONG SAID SOUTH BOUNDARY OF SECTION 12, AS SURVEYED BY K.C.

MOCK AND REFERENCED IN SAID ROAD PLAT BOOK, PAGE 36, A DISTANCE OF 2379.96 TO A POINT ON THE

EASTERLY LINE OF FUTURE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE-PRATT WHITNEY ROAD; THENCE

N.01°42'52"E., ALONG SAID EASTERLY LINE OF FUTURE ADDITIONAL RIGHT-OF-WAY AND ALONG A LINE 10

FEET EAST OF AND PARALLEL WITH THE ORIGINAL EAST RIGHT-OF-WAY 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, A DISTANCE OF 1048.24 FEET; THENCE N.18°06'15"E., ALONG SAID FUTURE

ADDITIONAL RIGHT-OF-WAY LINE, A DISTANCE OF 42.53 FEET; THENCE N.01°42'52"E., ALONG SAID FUTURE

ADDITIONAL RIGHT-OF-WAY LINE, A DISTANCE OF 301.30 FEET TO THE POINT OF BEGINNING-POD I.

CONTAINING: 119.633 ACRES, MORE OR LESS.

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND ALSO BEING A ALL OF OPEN SPACE TRACT #4, ILEX WAY-PHASE II, PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, AND A PORTION OF OPEN SPACE TRACT #1, ILEX WAY-PHASE III, PLAT BOOK 129, PAGES 131-134, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS

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 ROAD 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 ROAD EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE ORIGINAL 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 ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 7849.61 FEET; THENCE S.88°17'08"E., DEPARTING SAID ORIGINAL EAST RIGHT-OF-WAY, A DISTANCE OF 22.00 FEET TO A POINT ON THE EASTERLY LINE OF FUTURE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE-PRATT WHITNEY ROAD; THENCE CONTINUE S.88°17'08"E., A DISTANCE OF 628.08 FEET TO THE POINT OF BEGINNING-POD J; THENCE N.01°42'52"E., A DISTANCE OF 752.35 FEET; THENCE N.89°00'15"W., A DISTANCE OF 200.51 FEET; THENCE N.00°59'45"E., A DISTANCE OF 161.18 FEET; THENCE N.50°31'36"E., A DISTANCE OF 171.11 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF PACKING HOUSE PLAT, AS RECORDED IN PLAT BOOK 128, PAGES 26 THROUGH 28, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE OF PACKING HOUSE FOR THE FOLLOWING TWO (2) COURSES: 1) N.59°38'58"E., A DISTANCE OF 709.69 FEET; 2) THENCE S.89°53'35"E., A DISTANCE OF 103.28 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ILEX WAY, AS SHOWN ON ILEX WAY-PHASE III, AS RECORDED IN PLAT BOOK 129, PAGES 131-134, OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY OF ILEX WAY, FOR THE FOLLOWING FOUR (4) COURSES: 1) S.01°42'52"W., A DISTANCE OF 288.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 1160.00 FEET; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°07'28", A DISTANCE OF 63.26 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1240.00 FEET; 3) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°07'28", A DISTANCE OF 67.62 FEET TO A POINT OF TANGENCY; 4) THENCE S.01°42'52"W., A DISTANCE OF 983.64 FEET; THENCE N.88°17'08"W., A DISTANCE OF 627.35 TO THE POINT OF BEGINNING-POD J.

**CONTAINING**: 19.335 ACRES, MORE OR LESS.

## TOTAL CONTAINING: 138.968 ACRES, MORE OR LESS.

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

TRACT "A" AND TRACT "B", AS SHOWN HEREON, ARE 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. SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND OR ASSIGNS, IS HEREBY GRANTED IN PERPETUITY THE RIGHT OF ACCESS OVER AND ACROSS SAID TRACTS FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF ITS DRAINAGE FACILITIES WITHIN WATER MANAGEMENT TRACTS W.M.T. #1 AND W.M.T.#2.

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

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.

## WATER MANAGEMENT TRACTS

WATER MANAGEMENT TRACTS W.M.T. #1 AND W.M.T. #2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, 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 18th DAY OF March

EAST, AS SURVEYED BY K.C. MOCK AND REFERENCED IN ROAD PLAT BOOK 6, PAGE 36, OF SAID PUBLIC WITNESS:

**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 18th DAY OF March

MY COMMISSION EXPIRES: 05/61/2023 The state of the s HARREN WICHOLE MCCARTN SSV - www.Covider-Expires May 1. 4 iondeo (mregn Pational Motary As

PRINT NAME: Hannah McCastne

COMMISSION NO. GG 329610

ACCEPTANCE OF DEDICATION

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 

SEMINOLE IMPROVEMENT DISTRICT AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA SCOTT MASSEY, PRESIDENT

**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.

MY COMMISSION EXPIRES: 05/01/2023 HAMMAH NICHOLS MCCARTNE Hotary Public - State of 8 で、置する Commission = 56 3296 アングラグ By Comm Fyel Say My Comm. Explic. May

## 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 WESTLAKE, BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS OF October 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. 17.081(1),

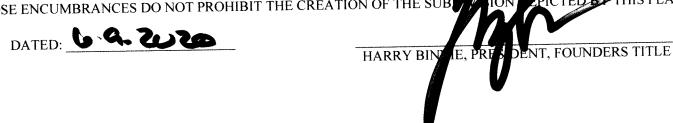
COMMISSION NO. GG329610

CITY MAYOR, ROGER MANNING

## TITLE CERTIFICATION

#### STATE OF FLORIDA COUNTY OF 13 CANAL O

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 RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THE RE ARE EXCUMBRANCES OF RECORD BUT OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THE THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUB TED BY THIS PLAT.

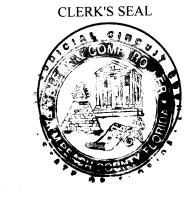


# AREA TABULATION (IN ACRES)

80.638 TRACT "A": 10.892 TRACT "B": WATER MANAGEMENT TRACT #1: 38.995 WATER MANAGEMENT TRACT #2:

TOTAL ACRES, MORE OR LESS:

20200231037 STATE OF FLORIDA PARKWAY COUNTY OF PALM BEACH } S.S. -PERSIMMON BOULEVARD 2 noday of \_TVL OKEECHOBEE BLVD. SOUTHERN BOULEVARD LOCATION MAP



PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: " # " A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4"x24" CONCRETE MONUMENT. (UNLESS OTHERWISE NOTED)

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY O 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 BI 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. 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.

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.

COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID

DATUM = NAD83 2007 ADJUSTMENT

PROJECTION = TRANSVERSE MERCATOR

ZONE = FLORIDA EAST LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE

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 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 CATY OF WESTLAKE, FLORIDA.

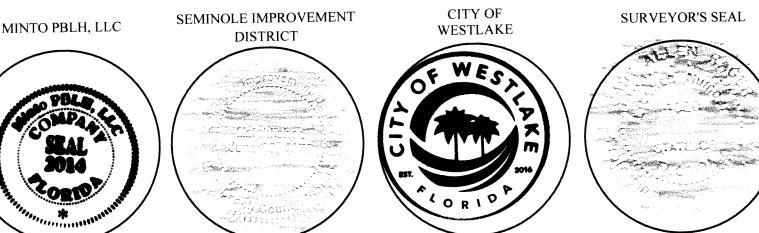
GARY A. RAGER, P.S.M. LICENSE NO. LS4828 STATE OF FLORIDA

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

SURVEYOR'S SEAL





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