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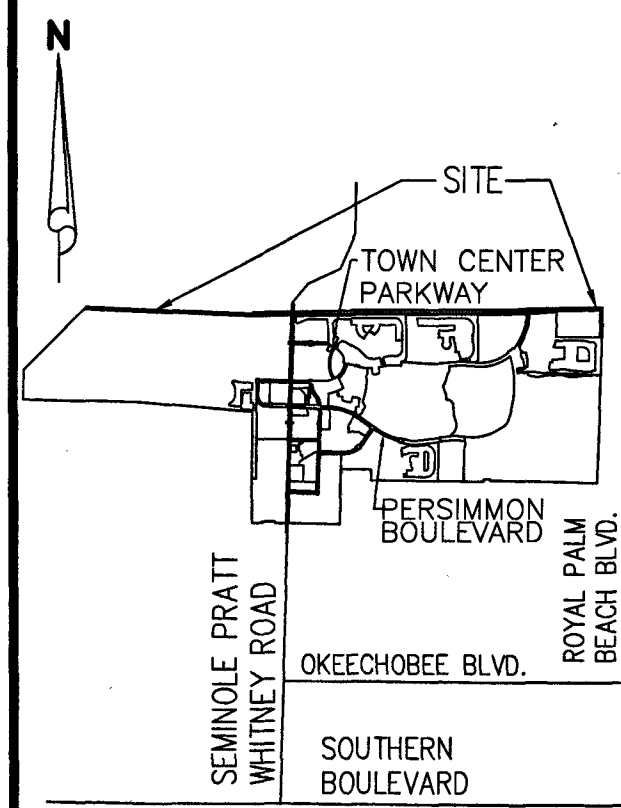
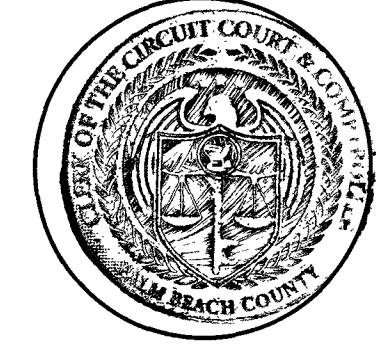
STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR
RECORD AT 11:07 A.M.
THIS 30 DAY OF September
2025 AND DULY RECORDED IN PLAT
BOOK NO. 140 ON
PAGE 49-59

MIKE CARUSO
CLERK AND COMPTROLLER

BY: [Signature] D.C.

CLERK'S SEAL



LOCATION MAP
No Scale

60 TH STREET PLAT

A REPLAT OF PORTIONS OF PARCEL 1 AND PARCEL 2, WESTLAKE WEST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 139, PAGES 49 THROUGH 73, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A SUBDIVISION IN SECTIONS 1, 2, AND 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS 60 TH STREET PLAT, A REPLAT OF PORTIONS OF PARCEL 1 AND PARCEL 2, WESTLAKE WEST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 139, PAGES 49 THROUGH 73, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A SUBDIVISION IN SECTIONS 1, 2, AND 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION:

PARCEL 1:

A PORTION OF PARCEL 1, WESTLAKE WEST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 139, PAGES 49 THROUGH 73, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 5 TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.01°54'46"W, ALONG THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 250.40 FEET TO A POINT ON THE SOUTHERLY LINE OF M-CANAL RIGHT-OF-WAY, 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY, AS RECORDED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLAID, SAID POINT ALSO BEING THE **POINT OF BEGINNING - PARCEL 1**; THENCE CONTINUE S.01°54'46"W, ALONG SAID EAST LINE OF SAID SECTION 5, A DISTANCE OF 137.72 FEET TO THE EASTERLY MOST NORTHEAST CORNER OF PINES OF WESTLAKE - PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.88°40'55"W, DEPARTING SAID EAST LINE OF SECTION 5 AND ALONG THE NORTHERLY LINE OF SAID PINES OF WESTLAKE - PHASE I PLAT, A DISTANCE OF 100.16 FEET TO THE NORTHEAST CORNER OF SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, AS RECORDED IN OFFICIAL RECORD BOOK 9169, PAGE 136 AND OFFICIAL RECORD BOOK 9232, PAGE 1206, OF THE SAID PUBLIC RECORDS; THENCE CONTINUE S.88°40'55"W, DEPARTING SAID NORTHERLY LINE OF PINES OF WESTLAKE - PHASE I AND ALONG THE NORTHERLY LINE OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, A DISTANCE OF 2022.88 FEET TO THE NORTHWEST CORNER OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL; THENCE S.01°56'50"W, DEPARTING SAID NORTHERLY LINE OF SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL AND ALONG THE WESTERLY LINE OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, A DISTANCE OF 50.08 FEET TO THE NORTHERLY MOST NORTHEAST CORNER OF WATER MANAGEMENT TRACT #1, OF SAID PINES OF WESTLAKE - PHASE I PLAT, ALSO BEING A POINT OF THE NORTHERLY LINE OF SAID PLAT, AND A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 10617.49 FEET AND A RADIAL BEARING OF S.01°2'00"E, AT SAID INTERSECTION; THENCE S.01°2'00"E, ALONG SAID WESTERLY LINE OF SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL AND ALONG SAID NORTHERLY LINE OF PINES OF WESTLAKE - PHASE I PLAT, ALSO ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°35'36", A DISTANCE OF 665.86 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 10817.49 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID NORTHERLY LINE OF PINES OF WESTLAKE - PHASE I PLAT AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°11'44", A DISTANCE OF 603.32 FEET TO A POINT OF A NON-TANGENT INTERSECTION, ALSO BEING A POINT ON THE EASTERLY LINE OF TOWN CENTER PARKWAY - PHASE IV, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGES 176 THROUGH 178, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.01°19'05"W, DEPARTING SAID NORTHERLY LINE OF PINES OF WESTLAKE - PHASE I AND ALONG SAID EASTERLY LINE OF THE PLAT OF TOWN CENTER PARKWAY - PHASE IV, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF TOWN CENTER PARKWAY - PHASE IV, SAID CORNER ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE NORTHWEST, WITH A RADIUS OF 10767.49 FEET AND A RADIAL BEARING OF N.01°43'59"W, AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID PLAT OF TOWN CENTER PARKWAY - PHASE IV, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°24'54", A DISTANCE OF 77.98 FEET TO A POINT OF TANGENCY; THENCE S.88°40'55"W, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 102.02 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF TOWN CENTER PARKWAY - PHASE IV; THENCE S.01°19'05"E, ALONG THE WESTERLY LINE OF SAID PLAT OF TOWN CENTER PARKWAY - PHASE IV AND DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF WOODLANDS OF WESTLAKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGES 167 THROUGH 178, INCLUSIVE, OF THE SAID PUBLIC RECORDS, ALSO BEING A POINT ON THE NORTHERLY LINE OF WOODLANDS OF WESTLAKE; THENCE S.88°40'55"W, DEPARTING SAID WESTERLY LINE OF TOWN CENTER PARKWAY - PHASE IV AND ALONG SAID NORTHERLY LINE OF WOODLANDS OF WESTLAKE, A DISTANCE OF 1691.85 FEET; THENCE N.89°48'53"W, CONTINUING ALONG SAID NORTHERLY LINE OF WOODLANDS OF WESTLAKE, A DISTANCE OF 519.94 FEET TO THE NORTHEAST CORNER OF MEADOWS OF WESTLAKE - PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGES 140 THROUGH 153, INCLUSIVE, OF THE SAID PUBLIC RECORDS; THENCE CONTINUE N.89°48'53"W, ALONG SAID NORTHERLY LINE OF SAID PLAT MEADOWS OF WESTLAKE - PHASE I, A DISTANCE OF 3378.24 FEET TO THE NORTHERLY MOST NORTHEAST CORNER OF TOWN CENTER PARKWAY NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF THE SAID PUBLIC RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID PLAT OF TOWN CENTER PARKWAY NORTH FOR THE FOLLOWING TWO (2) COURSES: 1) THENCE CONTINUE N.89°48'53"W, A DISTANCE OF 1371.77 FEET; 2) THENCE S.88°36'57"W, A DISTANCE OF 3614.82 FEET; THENCE CONTINUE S.88°36'57"W, ALONG THE WESTERLY EXTENSION OF SAID NORTHERLY LINE OF TOWN CENTER PARKWAY NORTH PLAT, A DISTANCE OF 84.65 FEET TO A POINT ON THE EASTERLY LINE OF THAT 80 FOOT RURAL PARKWAY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 27898, PAGE 1321, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY LINE OF THAT 80 FOOT RURAL PARKWAY EASEMENT FOR THE FOLLOWING TWO (2) COURSES: 1) THENCE N.02°20'47"E, DEPARTING SAID WESTERLY EXTENSION LINE, A DISTANCE OF 12.70 FEET; 2) THENCE N.02°20'47"E, A DISTANCE OF 37.01 FEET TO THE NORTHEAST CORNER OF THAT 80 FOOT RURAL PARKWAY EASEMENT, AS SHOWN ON OFFICIAL RECORDS BOOK 33915, PAGE 64, OF SAID PUBLIC RECORDS; THENCE S.88°36'38"W, ALONG THE NORTHERLY LINE OF SAID 80 FOOT RURAL PARKWAY EASEMENT, A DISTANCE OF 30.75 FEET; THENCE S.45°39'35"W, A DISTANCE OF 54.43 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THAT RIGHT-OF-WAY PARCEL 106, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID RIGHT-OF-WAY PARCEL 106 FOR THE FOLLOWING SIX (6) COURSES: 1) THENCE N.02°42'36"E, A DISTANCE OF 4.82 FEET; 2) THENCE N.02°20'47"E, A DISTANCE OF 60.43 FEET; 3) THENCE N.45°28'52"E, A DISTANCE OF 54.70 FEET; 4) THENCE N.88°36'57"E, A DISTANCE OF 30.67 FEET; 5) THENCE N.01°23'03"W, A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT 80 FOOT CITY OF WEST PALM BEACH EASEMENT, AS RECORDED IN DEED BOOK 1156, PAGE 58, OF SAID PUBLIC RECORDS; 6) THENCE S.88°36'57"W, ALONG SAID SOUTHERLY LINE AND SAID NORTHERLY RIGHT-OF-WAY LINE OF RIGHT-OF-WAY PARCEL 106, A DISTANCE OF 95.21 FEET TO THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY PARCEL 106, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A 100 FOOT WIDE RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 1640, PAGE 1626, AND OFFICIAL RECORDS BOOK 1544, PAGE 378, BOTH OF SAID PUBLIC RECORDS; THENCE N.01°42'52"E, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF RIGHT-OF-WAY PARCEL 106 AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 80.12 FEET TO A POINT ON SAID SOUTHERLY LINE OF M-CANAL RIGHT-OF-WAY; THENCE ALONG THE SOUTHERLY LINE OF SAID M-CANAL RIGHT-OF-WAY FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE N.88°36'57"E, A DISTANCE OF 3785.92 FEET; 2) THENCE S.89°48'53"E, A DISTANCE OF 5270.07 FEET; 3) THENCE N.88°40'55"E, A DISTANCE OF 5270.76 FEET TO THE **POINT OF BEGINNING - PARCEL 1**.

PARCEL 1 CONTAINING: 3,051,266 SQUARE FEET OR 70.047 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 2:

A PORTION OF PARCEL 2, WESTLAKE WEST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 139, PAGES 49 THROUGH 73, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING A PORTION OF SECTIONS 1, 2, AND 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND 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, A DISTANCE OF 429.13 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF M-CANAL EASEMENT, ALONG 80 FOOT WIDE CITY OF WEST PALM BEACH EASEMENT RECORDED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE **POINT OF BEGINNING - PARCEL 2**; THENCE ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL EASEMENT, FOR THE FOLLOWING TWO (2) COURSES: 1) S.87°46'28"E, A DISTANCE OF 371.63 FEET; 2) THENCE N.88°36'57"E, A DISTANCE OF 1319.31 FEET TO THE NORTHWEST CORNER OF ROAD RIGHT-OF-WAY PARCEL 101, AS DESCRIBED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID RIGHT-OF-WAY PARCEL 101 FOR THE FOLLOWING FIVE (5) COURSES: 1) THENCE S.01°23'03"E, A DISTANCE OF 35.00 FEET; 2) THENCE N.88°36'57"E, A DISTANCE OF 29.14 FEET; 3) THENCE S.44°31'08"E, A DISTANCE OF 58.38 FEET; 4) THENCE S.02°20'47"W, A DISTANCE OF 45.64 FEET; 5) THENCE S.02°42'36"W, A DISTANCE OF 19.72 FEET; THENCE N.44°21'04"W, DEPARTING SAID WEST RIGHT-OF-WAY LINE OF RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 58.51 FEET;

(DESCRIPTION CONTINUED ABOVE RIGHT)

(DESCRIPTION CONTINUED FROM BELOW LEFT)

THENCE ALONG A LINE BEING 100.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTHERLY BOUNDARY OF M-CANAL EASEMENT FOR THE FOLLOWING TWO (2) COURSES: 1) THENCE S.88°36'57"W, A DISTANCE OF 1347.26 FEET; 2) THENCE N.87°46'28"W, ALSO BEING ALONG THE NORTHERLY LINE OF TOWN CENTER PARKWAY, AS SHOWN ON THE PLAT OF WESTLAKE WEST, RECORDED IN PLAT BOOK 139, PAGES 49 THROUGH 73, INCLUSIVE, OF SAID PUBLIC RECORDS, A DISTANCE OF 8266.54 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID M-CANAL, A 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY; THENCE N.44°59'32"E, ALONG SAID EASTERLY BOUNDARY LINE OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 136.22 FEET TO THE NORTH BOUNDARY OF SAID TOWNSHIP 43 SOUTH, RANGE 40 EAST, AS RE-ESTABLISHED BY JOHN T. PICKETT IN 1955 AND REFERENCED IN ROAD PLAT BOOK 6, PAGE 136 AND ROAD BOOK 9, PAGE 99, BOTH OF SAID PUBLIC RECORDS; THENCE S.87°46'28"E, ALONG SAID NORTH BOUNDARY OF TOWNSHIP 43 SOUTH, RANGE 40 EAST, AS RE-ESTABLISHED BY JOHN T. PICKETT IN 1955, ALSO BEING ALONG A LINE LYING 80.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTHERLY BOUNDARY OF M-CANAL, A DISTANCE OF 7799.26 FEET TO SAID WEST BOUNDARY OF SECTION 1 AND THE **POINT OF BEGINNING - PARCEL 2**.

PARCEL 2 CONTAINING: 958,499 SQUARE FEET OR 22.004 ACRES, MORE OR LESS.

TOTAL LANDS (PARCELS 1 AND 2) CONTAINING: 4,009,765 SQUARE FEET OR 92.051 ACRES, MORE OR LESS.

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

TRACTS "A" THROUGH "F"

TRACTS "A" THROUGH "F", INCLUSIVE, AS SHOWN HEREON, ARE HEREBY RESERVED FOR MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WESTLAKE, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MINTO PBLH, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

IN WITNESS WHEREOF, MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SR. VICE PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS 17 DAY OF September, 2025.

WITNESS: [Signature] MINTO PBLH, LLC
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: [Signature] JOHN F. CARTER,
SR. VICE PRESIDENT

ADDRESS: 16604 Town Center Pkwy

WITNESS: [Signature]

PRINT NAME: Steve Slovaf

ADDRESS: 16604 Town Center Pkwy

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 17 DAY OF September, 2025, BY JOHN F. CARTER, AS SR. VICE PRESIDENT FOR MINTO PBLH, 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: 9/16/2026
[Signature]
SIGNATURE

[Signature]
(PRINT NAME) - NOTARY PUBLIC

BRANDEN CHACE
State of Florida - Notary Public
Commission # HH 312761
My Commission Expires 09/16/2026

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 29 DAY OF July, 2025, IN ACCORDANCE WITH SEC. 177.071(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.081(1), F.S.

ATTEST: [Signature] CITY MANAGER, KEN CASSEL
BY: [Signature] CITY MANAGER, JOHN PAUL O'CONNOR

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 EVIDENCE") WITH AN EFFECTIVE DATE OF JUNE 23, 2025 AT 5:00 P.M. (THE "EFFECTIVE DATE"), WITH RESPECT TO THE PROPERTY MORE PARTICULARLY DEPICTED AND DESCRIBED HEREIN AS "60TH STREET PLAT" (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) FEE SIMPLE TITLE TO THE PROPERTY WAS VESTED IN MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), (2) REAL ESTATE TAXES FOR THE PROPERTY FOR THE YEAR 2024 HAVE BEEN PAID OR THE RELEVANT PARCEL IS EXEMPT FROM THE PAYMENT OF REAL ESTATE TAXES, AND (3) THERE ARE NO RECORDED MORTGAGES ENCUMBERING 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 ONLY BY THE CITY SOLELY IN CONNECTION WITH THE OWNER'S SUBMISSION OF THIS PLAT AND MAY NOT BE RELIED UPON BY ANY OTHER PERSON OR ENTITY IN ANY MANNER WHATSOEVER.

DATED THIS 23.0 DAY OF September, 2025.

WINSTON & STRAWN LLP
BY: [Signature]
RAFAEL A. AGUILAR, PARTNER

AREA TABULATION (IN ACRES)

PARCEL 1	
TRACT "A":	22.749
TRACT "B":	33.628
TRACT "C":	1.458
TRACT "D":	12.212

PARCEL 1 TOTAL ACRES, MORE OR LESS: 70.047

PARCEL 2

TRACT "E":	1.557
TRACT "F":	20.447

PARCEL 2 TOTAL ACRES, MORE OR LESS: 22.004

TOTAL ACRES, MORE OR LESS: 92.051

SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: SET "●" A 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB7768". PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "●" A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". (UNLESS OTHERWISE NOTED)
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF N.85°08'43"W. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 / 97) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 / 90).
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY 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.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID
DATUM = NAD83 2007 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE
PROJECTION = TRANSVERSE MERCATOR
ALL DISTANCES ARE GROUND
SCALE FACTOR: 1.0000
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
PLAT BEARING = GRID BEARING
NO ROTATION
ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

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 ("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, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF WESTLAKE, FLORIDA.

DATE: August 27, 2025
[Signature]
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 106,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION
NO. LB7768

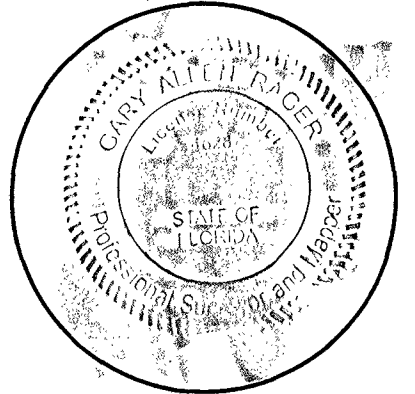
MINTO PBLH, LLC



CITY OF
WESTLAKE



SURVEYOR'S SEAL



www.GeoPoint.org

Licensed Business
No.: LB 7768



4152 West Blue Heron Blvd
Suite 106
Riviera Beach, Florida 33404
Phone: (561) 444-2720

SHEET 1 OF 11 SHEETS

CFN 20250346959 PL BK 140 PG 49