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OAKS OF WESTLAKE - PHASE II

A SUBDIVISION IN SECTIONS 5 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT "U", OAKS OF WESTLAKE - PHASE I, PLAT BOOK 140, PAGES 60 - 79, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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 OAKS OF WESTLAKE - PHASE II BEING IN PART A REPLAT OF A PORTION OF TRACT "U", OAKS OF WESTLAKE - PHASE I, PLAT BOOK 140, PAGES 60 THROUGH 79, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.88°40'55"W., ALONG THE NORTH LINE OF SAID SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 2851.73 FEET; THENCE S.01°19'05"E., DEPARTING SAID NORTH LINE OF SECTION 5, A DISTANCE OF 3393.24 FEET TO THE POINT OF BEGINNING; THENCE N.82°47'37"E., A DISTANCE OF 215.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2843.22 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°32'36", A DISTANCE OF 820.94 FEET TO A POINT OF TANGENCY; THENCE S.80°39'47"E., A DISTANCE OF 130.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1200.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°49'10", A DISTANCE OF 289.44 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.04°45'36"E., A DISTANCE OF 45.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1245.00 FEET AND A RADIAL BEARING OF N.04°29'33"W., AT SAID INTERSECTION; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'07", A DISTANCE OF 14.53 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.05°09'40"E., A DISTANCE OF 136.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1381.00 FEET AND A RADIAL BEARING OF N.05°09'40"E., AT SAID INTERSECTION; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°06'58", A DISTANCE OF 26.90 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.04°02'42"E., A DISTANCE OF 124.75 FEET; THENCE S.49°25'12"E., A DISTANCE OF 15.95 FEET; THENCE S.04°15'43"E., A DISTANCE OF 50.00 FEET; THENCE S.40°35'00"W., A DISTANCE OF 35.32 FEET; THENCE S.04°21'58"E., A DISTANCE OF 28.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1200.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°39'47", A DISTANCE OF 76.72 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1697.00 FEET AND A RADIAL BEARING OF N.03°32'02"W., AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°24'20", A DISTANCE OF 130.49 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1330.00 FEET AND A RADIAL BEARING OF S.88°48'14"W., AT SAID INTERSECTION; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°23'46", A DISTANCE OF 171.68 FEET TO A POINT OF TANGENCY AND REFERENCE POINT "A"; THENCE S.06°12'00"W., A DISTANCE OF 428.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 700.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°53'42", A DISTANCE OF 206.41 FEET TO A POINT OF TANGENCY AND REFERENCE POINT "B"; THENCE S.10°41'42"E., A DISTANCE OF 393.08 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2525.00 FEET AND A RADIAL BEARING OF N.08°25'48"W., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°33'14", A DISTANCE OF 112.55 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.39°10'40"W., A DISTANCE OF 35.32 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2525.00 FEET AND A RADIAL BEARING OF S.84°13'54"W., AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°10'46", A DISTANCE OF 184.18 FEET TO A POINT OF TANGENCY; THENCE S.01°35'20"E., A DISTANCE OF 43.27 FEET; THENCE S.48°05'57"E., A DISTANCE OF 36.27 FEET; THENCE S.04°36'34"E., A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1023.85 FEET AND A RADIAL BEARING OF N.04°36'34"W., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°30'02", A DISTANCE OF 62.55 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.01°06'33"E., A DISTANCE OF 130.00 FEET; THENCE S.85°52'77"W., A DISTANCE OF 181.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 958.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°32'24", A DISTANCE OF 276.55 FEET TO A POINT OF TANGENCY; THENCE S.72°21'03"W., A DISTANCE OF 251.60 FEET; THENCE N.17°38'57"W., A DISTANCE OF 130.00 FEET; THENCE N.72°21'03"E., A DISTANCE OF 57.06 FEET; THENCE N.17°38'57"W., A DISTANCE OF 50.00 FEET; THENCE N.72°21'03"E., A DISTANCE OF 6.00 FEET; THENCE N.17°38'57"W., A DISTANCE OF 272.00 FEET; THENCE S.72°21'03"W., A DISTANCE OF 4.33 FEET; THENCE N.16°47'12"W., A DISTANCE OF 50.01 FEET; THENCE N.62°26'01"W., A DISTANCE OF 35.49 FEET; THENCE N.17°31'05"W., A DISTANCE OF 104.81 FEET; THENCE S.72°21'03"E., A DISTANCE OF 180.00 FEET; THENCE N.17°31'05"W., A DISTANCE OF 55.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 755.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°00'00", A DISTANCE OF 316.25 FEET TO A POINT OF TANGENCY; THENCE N.06°46'55"E., A DISTANCE OF 929.85 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2346.22 FEET AND A RADIAL BEARING OF S.01°29'08"E., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°43'15", A DISTANCE OF 234.26 FEET TO A POINT OF TANGENCY; THENCE S.82°47'37"W., A DISTANCE OF 237.92 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1700.00 FEET AND A RADIAL BEARING OF S.85°09'40"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°22'27", A DISTANCE OF 70.44 FEET TO A POINT OF TANGENCY; THENCE N.07°12'23"W., A DISTANCE OF 34.58 FEET; THENCE N.37°47'37"E., A DISTANCE OF 35.36 FEET; THENCE N.07°12'23"W., A DISTANCE OF 50.00 FEET; THENCE N.52°12'23"W., A DISTANCE OF 19.78 FEET; THENCE N.07°12'23"W., A DISTANCE OF 122.05 FEET; THENCE N.82°47'37"E., A DISTANCE OF 22.88 FEET; THENCE N.07°12'23"W., A DISTANCE OF 136.00 FEET; THENCE S.82°47'37"W., A DISTANCE OF 8.93 FEET; THENCE N.11°56'28"W., A DISTANCE OF 45.15 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,477,192.60 SQUARE FEET OR 56.869 ACRES MORE OR LESS.

LESS AND EXCEPT: WATER MANAGEMENT TRACT #6

COMMENCE AT AFOREMENTIONED REFERENCE POINT "A"; THENCE N.83°48'00"W., A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #6; THENCE S.06°12'00"W., A DISTANCE OF 256.28 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1570.00 FEET AND A RADIAL BEARING OF N.07°32'12"E., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°14'30", A DISTANCE OF 6.62 FEET TO A POINT OF TANGENCY; THENCE N.82°08'09"W., A DISTANCE OF 468.09 FEET; THENCE N.06°46'55"E., A DISTANCE OF 355.53 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2346.22 FEET AND A RADIAL BEARING OF S.06°06'48"W., AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°13'25", A DISTANCE OF 132.00 FEET TO A POINT OF TANGENCY; THENCE S.80°39'47"E., A DISTANCE OF 130.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1697.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°47'26", A DISTANCE OF 201.13 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1020.00 FEET AND A RADIAL BEARING OF S.89°15'36"W., AT SAID INTERSECTION; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°56'24", A DISTANCE OF 123.55 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #6.

CONTAINING: 167,415.66 SQUARE FEET OR 3.843 ACRES MORE OR LESS.

LESS AND EXCEPT: WATER MANAGEMENT TRACT #8

COMMENCE AT AFOREMENTIONED REFERENCE POINT "B"; THENCE S.79°18'18"W., A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #8; THENCE S.10°41'42"E., A DISTANCE OF 179.05 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1590.00 FEET AND A RADIAL BEARING OF S.01°08'40"E., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°30'17", A DISTANCE OF 458.02 FEET TO A POINT OF TANGENCY; THENCE S.72°21'03"W., A DISTANCE OF 86.33 FEET; THENCE N.17°31'05"W., A DISTANCE OF 52.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 445.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°00'00", A DISTANCE OF 186.40 FEET TO A POINT OF TANGENCY; THENCE N.06°46'55"E., A DISTANCE OF 288.49 FEET; THENCE S.82°08'09"E., A DISTANCE OF 462.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1880.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°41'15", A DISTANCE OF 22.56 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1010.00 FEET AND A RADIAL BEARING OF N.89°29'11"E., AT SAID INTERSECTION; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°10'53", A DISTANCE OF 179.47 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #8.

CONTAINING: 223,208.78 SQUARE FEET OR 5.124 ACRES MORE OR LESS.

TOTAL CONTAINING: 2,086,567.19 SQUARE FEET OR 47.901 ACRES MORE OR LESS.

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

ROAD RIGHT-OF-WAY

TRACT "A" SHOWN HEREON AS BIRNAM OAK BEND, BOWTHORPE OAK DRIVE, CENTURY OAK CIRCLE, FAIRCHILD FOREST, GREAT OAK GROVE, WILSON OAK WAY, ARE HEREBY DEDICATED TO THE OAKS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AS A PRIVATE ROADWAY FOR INGRESS AND EGRESS, ACCESS, UTILITIES AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, REUSE WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, REUSE WATER, WASTEWATER, AND WATER MANAGEMENT FACILITIES. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION, AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF WESTLAKE FOR SERVICE VEHICLES AND EMERGENCY VEHICLES. THE CITY OF WESTLAKE AND THE SEMINOLE IMPROVEMENT DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SAID TRACT "A" EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE SEMINOLE IMPROVEMENT DISTRICT, AND FOR MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE'S SERVICE VEHICLES AND EMERGENCY VEHICLES.

OPEN SPACE TRACTS

TRACTS O.S.T. #23 THROUGH O.S.T. #34, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OAKS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

OPEN SPACE TRACTS

TRACT O.S.T. #35, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OAKS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND IT IS ALSO AN EASEMENT FOR UTILITY PURPOSES TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, 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 IN PERPETUITY 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.

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 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 ABOVE-GROUND EQUIPMENT) TO BE INSTALLED FROM TIME TO TIME, TOGETHER WITH THE RIGHT TO PERMIT FLORIDA POWER & LIGHT 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 FLORIDA POWER & LIGHT'S COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES.

DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE 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.

DRAINAGE EASEMENTS (PRIVATE)

THE 12.0 FEET DRAINAGE EASEMENTS (PRIVATE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OAKS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

DRAINAGE EASEMENTS (RESTRICTED)

THE 20.0 FEET WIDE DRAINAGE EASEMENTS (RESTRICTED), AS SHOWN HEREON ARE 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. NO STRUCTURES, IMPROVEMENTS, OR LANDSCAPING OTHER THAN GROUND COVER SHALL BE PERMITTED WITHIN THE LIMITS OF THESE EASEMENTS EXCEPT THOSE DRAINAGE IMPROVEMENTS CONSTRUCTED AND MAINTAINED BY SEMINOLE IMPROVEMENT DISTRICT.

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 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 26 DAY OF May, 2026.

WITNESS: *[Signature]*
MINTO PBLH, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: *[Signature]*
JOHN F. CARTER,
SR. VICE PRESIDENT
ADDRESS: 16604 Sun Lane Pkwy W
WITNESS: *[Signature]*
PRINT NAME: Zane Basso
ADDRESS: 16604 Sun Lane Pkwy W

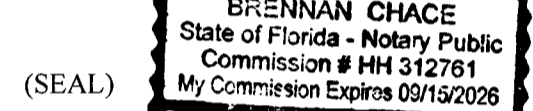
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 26 DAY OF May, 2026, 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: 9/15/2026

[Signature]
SIGNATURE
Brennan Chace
(PRINT NAME) - NOTARY PUBLIC



ACCEPTANCE OF DEDICATION

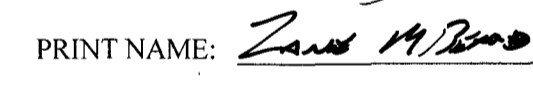
STATE OF FLORIDA
COUNTY OF PALM BEACH

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 26 DAY OF May, 2026.

WITNESS: *[Signature]*
SEMINOLE IMPROVEMENT DISTRICT
AN INDEPENDENT SPECIAL DISTRICT
OF THE STATE OF FLORIDA
BY: *[Signature]*
SCOTT MASSEY, PRESIDENT

MY COMMISSION EXPIRES: 9/15/2026

[Signature]
SIGNATURE
Brennan Chace
(PRINT NAME) - NOTARY PUBLIC



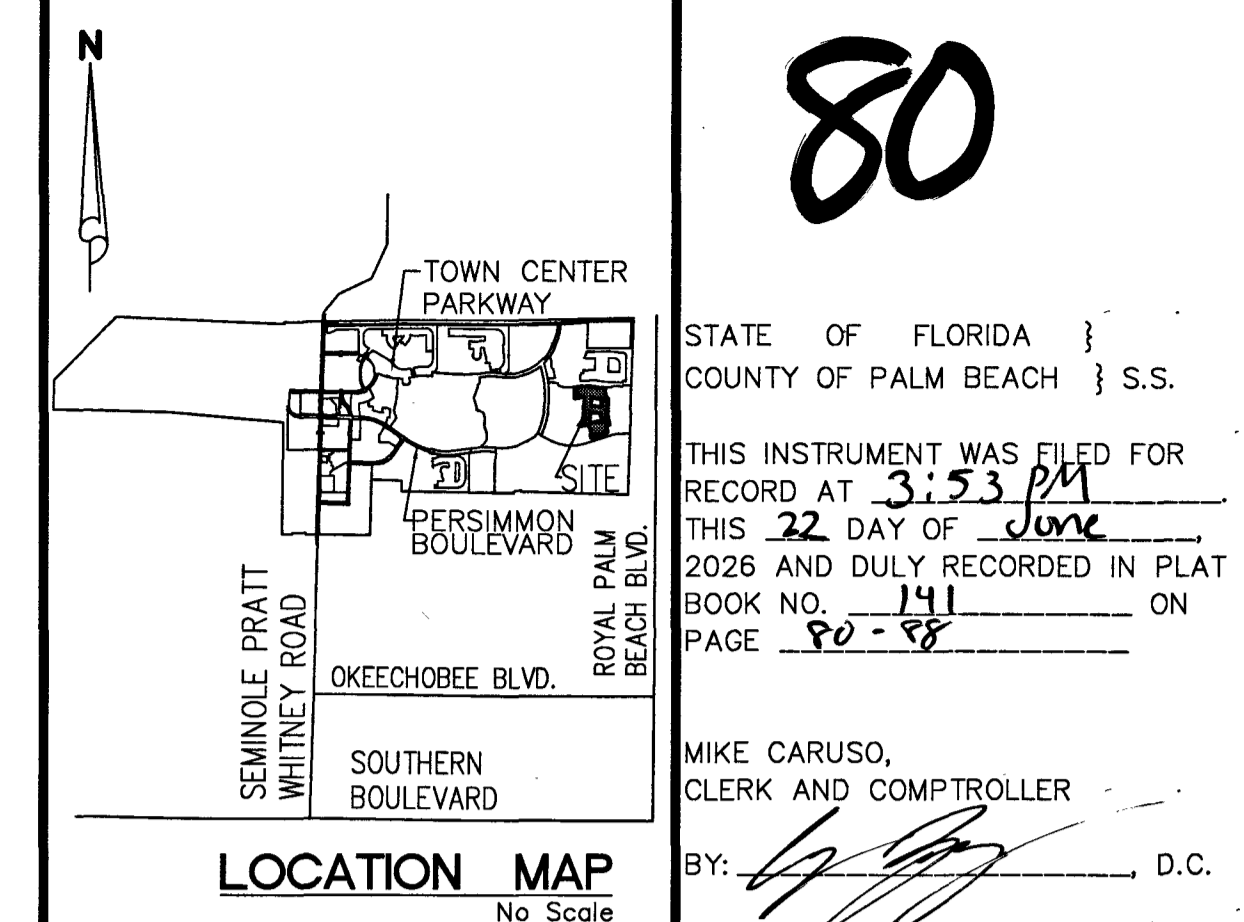
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 26 DAY OF May, 2026, 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: 9/15/2026

[Signature]
SIGNATURE
Brennan Chace
(PRINT NAME) - NOTARY PUBLIC



STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR
RECORD AT 3:53 PM
THIS 22 DAY OF June
2026 AND DULY RECORDED IN PLAT
BOOK NO. 141 ON
PAGE 80-88
MIKE CARUSO,
CLERK AND COMPTROLLER
BY: *[Signature]* D.C.



ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE OAKS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 26 DAY OF May, 2026.

WITNESS: *[Signature]*
THE OAKS OF WESTLAKE
HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT
BY: *[Signature]*
JOHN F. CARTER, PRESIDENT

PRINT NAME: JANE STEWART

WITNESS: *[Signature]*

PRINT NAME: Zane Basso

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 26 DAY OF May, 2026, BY JOHN F. CARTER, AS PRESIDENT FOR THE OAKS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 9/15/2026

[Signature]
SIGNATURE
Brennan Chace
(PRINT NAME) - NOTARY PUBLIC



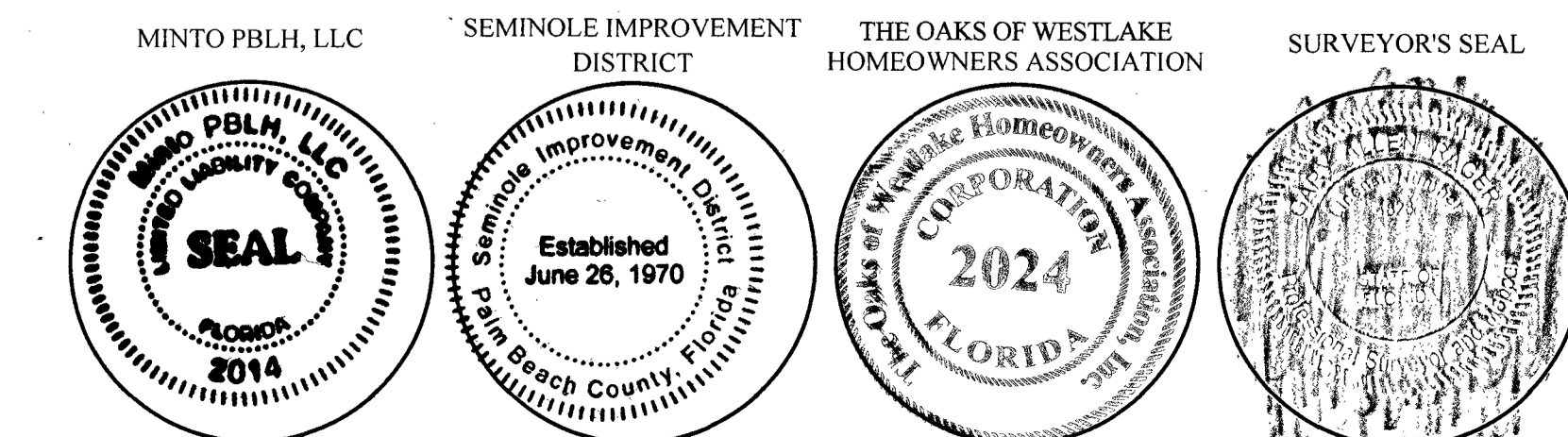
SURVEYOR & MAPPER'S CERTIFICATE

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

DATE: MAY 7, 2026

[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.
1720 EAST TIFFANY DRIVE, SUITE 201
MANGONIA PARK, FLORIDA 33407.
CERTIFICATE OF AUTHORIZATION NO. LB7768



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Licensed Business Number: 187768
SHEET 1 OF 9 SHEETS

CFN 20260224733 PL BK 141 PG 80