

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A SEARCH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, STATE OF FLORIDA, COMMENCING FROM CHICAGO TITLE INSURANCE COMPANY, NUMBER 7430709-90031481 WITH AN EFFECTIVE DATE OF SEPTEMBERS 20, 2019 AND CONTINUING UP TO AND INCLUDING JULY 9, 2018 AT 11:00 P.M.

OWNER: MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY VIRTUE OF SPECIAL WARRANTY DEED, FILED OF RECORD JUNE 23, 2014, IN OFFICIAL RECORDS BOOK 26871, PAGE 505 AND QUIT CLAIM DEED, FILED OF RECORD JUNE 23, 2014, IN OFFICIAL RECORDS BOOK 26871, PAGE 511, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**ENCUMBRANCES:**

- MORTGAGE AND SECURITY AGREEMENT BY AND BETWEEN MINTO PBLH, LLC AND WELLS FARGO BANK, N.A., AS ADMINISTRATIVE AGENT, FILED OF RECORD MAY 9, 2016, IN OFFICIAL RECORDS BOOK 28283, PAGE 1088, TOGETHER WITH ABSOLUTE ASSIGNMENT OF LEASES AND RENTS, FILED OF RECORD MAY 9, 2016, IN OFFICIAL RECORDS BOOK 28283, PAGE 1084; ASSIGNMENT OF AGREEMENTS AFFECTING REAL ESTATE, FILED OF RECORD MAY 9, 2016, IN OFFICIAL RECORDS BOOK 28283, PAGE 1114; MORTGAGE MODIFICATION AGREEMENT, FILED OF RECORD DECEMBER 29, 2016, IN OFFICIAL RECORDS BOOK 28798, PAGE 1487; MORTGAGE SPREADER AGREEMENT, FILED OF RECORD FEBRUARY 16, 2017, IN OFFICIAL RECORDS BOOK 28896, PAGE 893; MORTGAGE MODIFICATION AND FUTURE ADVANCE AGREEMENT, FILED OF RECORD JANUARY 3, 2018, IN OFFICIAL RECORDS BOOK 29564, PAGE 571, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- FINANCING STATEMENT FORM UCC-3, BY AND BETWEEN MINTO PBLH, LLC AND WELLS FARGO BANK, N.A., AS ADMINISTRATIVE AGENT, FILED OF RECORD MAY 9, 2016, IN OFFICIAL RECORDS BOOK 28283, PAGE 1134; TOGETHER WITH FINANCING STATEMENT FORM UCC-3, FILED OF RECORD JUNE 21, 2016, IN OFFICIAL RECORDS BOOK 28364, PAGE 733; FINANCING STATEMENT FORM UCC-3, FILED OF RECORD JUNE 22, 2016, IN OFFICIAL RECORDS BOOK 28367, PAGE 505; AND FINANCING STATEMENT FORM UCC-3, FILED OF RECORD FEBRUARY 16, 2017, IN OFFICIAL RECORDS BOOK 28896, PAGE 903, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**EASEMENTS AND OTHER MATTERS AFFECTING TITLE:**

- CONTRACT BETWEEN WEST PALM BEACH WATER COM. AND INDIAN TRAIL RANCH, INC., RECORDED IN DEED BOOK 1156, PAGE 36, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**
- MUTUAL RIGHT-OF-WAY AGREEMENT DATED APRIL 1, 1966 AND RECORDED APRIL 1, 1966, IN OFFICIAL RECORDS BOOK 1534, PAGE 47; AS ASSIGNED IN OFFICIAL RECORDS BOOK 2696, PAGE 1023, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**
- RESERVATION OF RIGHTS AS CONTAINED WITHIN QUIT CLAIM DEED AND AGREEMENT FOR RESERVATION OF RIGHTS, DATED JANUARY 30, 2003, RECORDED FEBRUARY 3, 2003, IN OFFICIAL RECORDS BOOK 14742, PAGE 1186, AS AFFECTED BY PARTIAL RELEASE FROM THE SEMINOLE IMPROVEMENT DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK M-28064, PAGE 985, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**
- INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND SEMINOLE IMPROVEMENT DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 20252, PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(NOT A MATTER OF SURVEY; BLANNET EASEMENT)**
- TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 29, 1956 IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**
- MATTERS SHOWN ON THE MAP OF M-CANAL ROAD, RECORDED IN ROAD PLAT BOOK 6, PAGE 136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED AUGUST 13, 2015, IN OFFICIAL RECORDS BOOK 27737, PAGE 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**
- COLLATERAL ASSIGNMENT OF DECLARANT'S RIGHTS BY AND BETWEEN MINTO PBLH, LLC AND WELLS FARGO BANK, N.A., RECORDED JANUARY 25, 2018, IN OFFICIAL RECORDS BOOK 29611, PAGE 673, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**
- SEMINOLE PRATT WHITNEY ROAD RURAL PARKWAY EASEMENT, BY MINTO PBLH, LLC TO SEMINOLE IMPROVEMENT DISTRICT AND PALM BEACH COUNTY, RECORDED OCTOBER 30, 2015, IN OFFICIAL RECORDS BOOK 27898, PAGE 1321, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(SHOWN)**
- UTILITY EASEMENT BY SEMINOLE IMPROVEMENT DISTRICT TO PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, RECORDED JUNE 6, 2016, IN OFFICIAL RECORDS BOOK 28347, PAGE 411, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**
- LICENSE FOR SEMINOLE PRATT WHITNEY ROAD CROSSINGS BY PALM BEACH COUNTY, RECORDED JUNE 29, 2017, IN OFFICIAL RECORDS BOOK 25189, PAGE 1445, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**
- UTILITY AND ACCESS EASEMENT BY MINTO PBLH, LLC AND FLORIDA POWER & LIGHT COMPANY, RECORDED AUGUST 10, 2017, IN OFFICIAL RECORDS BOOK 29283, PAGE 1333, TOGETHER WITH AMENDMENT TO UTILITY AND ACCESS EASEMENT, RECORDED APRIL 30, 2018, IN OFFICIAL RECORDS BOOK 28817, PAGE 650, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**
- SEMINOLE PRATT WHITNEY RURAL PARKWAY MAINTENANCE AGREEMENT, BY AND BETWEEN MINTO PBLH, LLC AND SEMINOLE IMPROVEMENT DISTRICT, RECORDED MAY 10, 2018, IN OFFICIAL RECORDS BOOK 29842, PAGE 23, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**

**DESCRIPTION:**

**COMMENCE** AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S 0°45'51"E, ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 5270.23 FEET TO THE NORTHEAST CORNER OF SAID SECTION 6, THENCE S 01°57'47"W, ALONG THE EAST BOUNDARY LINE OF SAID SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 5426.34 FEET TO THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE N 89°12'28"W, ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 945.50 FEET; THENCE S 89°47'47"W, DEPARTING SAID NORTH BOUNDARY LINE OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 700.08 FEET TO THE POINT OF BEGINNING, THENCE S 02°37'23"W, A DISTANCE OF 196.50 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 294.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°17'29", A DISTANCE OF 16.84 FEET TO A POINT OF TANGENCY; THENCE N 83°59'11"W, A DISTANCE OF 99.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 199.50 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 14°18'50", A DISTANCE OF 497.89 FEET TO A POINT OF TANGENCY; THENCE S 82°30'17"E, A DISTANCE OF 418.22 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF PERSIMMON BOULEVARD EAST - PLAT 3, AS RECORDED IN PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ OF SAID PUBLIC RECORDS; THENCE N 89°22'47"W, ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 196.50 FEET; THENCE N 42°30'17"E, A DISTANCE OF 418.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 219.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 19°00'13", A DISTANCE OF 373.48 FEET TO A POINT OF REVERSE CURVATURE, WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2010.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°59'53", A DISTANCE OF 174.85 FEET TO THE POINT OF BEGINNING.

CONTAINING: 225,848 SQUARE FEET OR 5.184 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**

- EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED 8/13/6, 2018.
- THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC. (INTERIOR OCCUPATION NOT LOCATED).
- BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF 8.979378E. THE GRID BEARINGS, AS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA 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 - 93).
- THE SUBJECT PROPERTY LIES WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, WHERE THE FLOOD ZONE IS UNDETERMINED AT THE TIME OF THIS SURVEY.
- THIS SURVEY IS BASED ON PREVIOUS FIELD SURVEYS, DOCUMENTS OF RECORD, FOUND MONUMENTS, EXHIBITS, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. IMPROVEMENTS LIKE UTILITIES UNDER CONSTRUCTION ARE NOT LOCATED FOR THE PURPOSE OF SHOWING THE BOUNDARY OF A PROPOSED PLAT. THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR CALLERY JUDGE GROVES:
  - THE M-CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
  - BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LOBBERG LAND SURVEYING, INC. (JOB NO. 04-166-161C), DATED OCTOBER 5, 2007.
  - SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.
- ALL BEARINGS AND DISTANCES (UNITED STATES SURVEY FEET) AS SHOWN HEREON ARE AS DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED. MEASUREMENTS MADE ARE TO THE ACCURACY STANDARD OF SUBURBAN OR 1 FOOT IN 7500 FEET.
- SID AND SWDC EASEMENTS WITHIN BOUNDARY HAVE BEEN RELEASE PER O.R. 28084, PG. 0885.

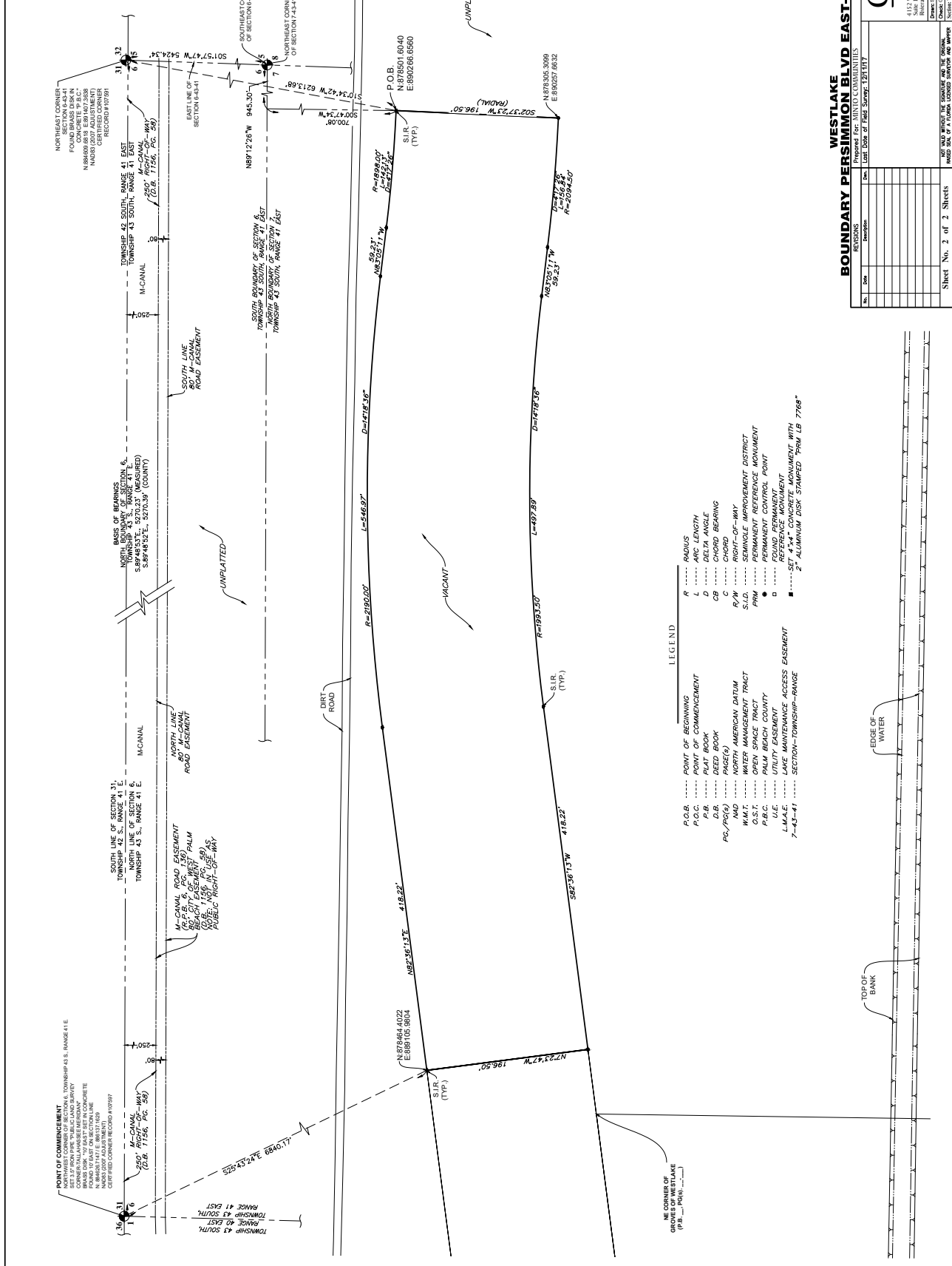
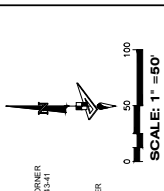
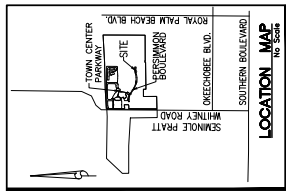
**WESTLAKE BOUNDARY PERSIMMON BLVD EAST-PLAT 4**

REVISIONS				Prepared For: MINTO COMMUNITIES
No.	Date	Description	By	Last Date of Field Survey: 12/11/17

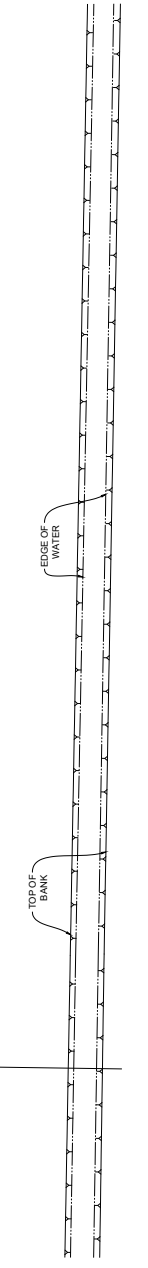
**GeoPoint Surveying, Inc.**

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Luis J. Ortiz  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 1577006  
Drawn: 8/10/16 Date: 03/10/20 Data File: \_\_\_\_\_  
Checked: 3/13/18 PLO: \_\_\_\_\_ Field Book: \_\_\_\_\_  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL INSURED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
Section: Trk. LSS Reg. 416 Job #: Perm Blvd E-PBLH



- LEGEND**
- P.O.B. .... POINT OF BEGINNING
  - P.O.C. .... POINT OF COMMENCEMENT
  - A.B. .... PLAT BOOK
  - P.C. .... PAGE(S)
  - N.A.D. .... NORTH AMERICAN DATUM
  - W.M.T. .... WATER MANAGEMENT TRACT
  - O.S.T. .... OPEN SPACE TRACT
  - P.B.C. .... PALM BEACH COUNTY
  - L.M.A.E. .... LAKE MAINTENANCE ACCESS EASEMENT
  - 7-43-41 .... SECTION-TOWNSHIP-RANGE
  - R ..... RADIUS
  - L ..... ARC LENGTH
  - D ..... DELTA ANGLE
  - C ..... CHORD
  - B ..... BEARING
  - R/W ..... RIGHT-OF-WAY
  - S.I.D. .... SEMINOLE IMPROVEMENT DISTRICT
  - PERM ..... PERMANENT REFERENCE MONUMENT
  - PRM ..... PERMANENT REFERENCE MONUMENT
  - REF ..... REFERENCE MONUMENT
  - CONC ..... SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PM 16 7768"



**WESTLAKE BOUNDARY PERSIMMON BLVD EAST-PLAT 4**

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NO.	DATE	REVISIONS	BY	CHK.

Sheet No. 2 of 2 Sheets