POINT OF COMMENCEMENT
NORTHWEST CORNER OF
SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
N: 884612.3300 - E: 880484.6585
NAD83 (2007 ADJUSTMENT)

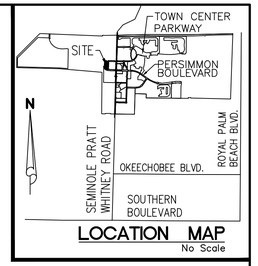
NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
SET 3.5" IRON PIPE "PUBLIC LAND SURVEY CORNER-TALLAHASSEE MERIDIAN"
BRASS DISK "10' EAST" SET IN CONCRETE FOUND 10' EAST ON SECTION LINE
N: 884626.7147 - E: 886137.1629
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107597

SOUTH LINE OF SECTION 31, TOWNSHIP 42 S., RANGE 41 E.

BASIS OF BEARING
NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 S., RANGE 41 E.
S.89°48'53"E., 5270.23' (MEASURED)
S.89°48'52"E., 5270.39' (COUNTY)

NORTHEAST CORNER OF SECTION 6-43-41
FOUND BRASS DISK IN CONCRETE "P.B.C."
N:884609.6818 E:891407.3638
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107591

SCALE 1" = 100'



LOCATION MAP
No Scale

N 89°51'07" E 372.13'
N 89°51'16" E 5280.40'
NORTH BOUNDARY OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
S 00°59'07" W 349.11'
N 00°19'31" W 3574.02'
M-CANAL
M-CANAL 250' CITY OF WEST PALM BEACH RIGHT-OF-WAY (D.B. 1156, PG. 58)
250'
S87°46'28"E 370.84'
SOUTHERLY BOUNDARY OF M-CANAL
N88°36'57"E 1406.04'
N 53°35'53" E 6073.06'
EAST LINE OF SECTION 1, TOWNSHIP 43 S. RANGE 40 E
RANGE 40 41 RANGE
WEST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD (O.R.B. 1544, PG. 378) (R.P.B. 4, PG. 34)
WEST LINE OF SECTION 1, TOWNSHIP 43 S, RANGE 40 E
UNPLATTED
TRACT "C" (MINTO)
20.0' D.E.
20.0' D.E.
S88°17'08"E 39.54'
S75°52'41"E 51.16'
S88°17'08"E 304.46'
N46°42'52"E 40.00'
N01°42'52"E 11.00'
FCM LB7768 (TYP.)
10.0' U.E.
UNPLATTED (VACANT)
10.0' U.E.
TRACT "B" (MINTO)
10.0' U.E.
NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 101 (O.R.B. 28479, PG. 822)
TOWN CENTER PARKWAY SOUTH - WEST (RIGHT-OF-WAY / WIDTH VARIES)
TRACT "A" (S.I.D.) (P.B. 132, PG. 57)
105.00'
116.00'
FCM LB7768 (TYP.)
SITE BENCHMARK
SET 1/2" IRON ROD AND CAP "TRAV LB 7768"
ELEV=+ 19.34 NAVD88
S01°42'52"W 3416.52'
NORTHERLY MOST CORNER OF ADDITIONAL RIGHT-OF-WAY OF SEMINOLE-PRATT WHITNEY ROAD (O.R.B. 10289, PG. 488)
100.00'
142.00'
10.00'
ZONE "X"
N01°42'55"E 262.90'
S02°00'00"W 797.73'
N14°10'08"E 51.16'
R=2036.00'
L=38.70'
D=1°05'21" (RADIAL)
N86°52'24"W
N39°56'41"W 16.66'
R=1963.99'
L=193.87'
D=5°39'21"
N00°17'08"W 53.59'
WEST LINE OF ADDITIONAL RIGHT-OF-WAY OF SEMINOLE-PRATT WHITNEY ROAD (O.R.B. 10289, PG. 488)
W.M.T. #1 (S.I.D.)
800.00'
S02°00'00"W
WESTLAKE POD G SOUTH- WEST (P.B. 132, PG. 55)
TRACT "A"
30026 Q19.85 Riverage
ZONE "AE" (EL 18.5)
EARTHWORK TO BRING PAD TO GRADE IS NEAR COMPLETION OR JUST COMPLETED. THE PAD GRADES SHOWN HEREON ARE DATED OCTOBER 07, 2021.
EASTERLY LINE OF WESTLAKE POD G SOUTH-WEST (P.B. 132, PG. 55)
SHOPPING CENTER (UNDER CONSTRUCTION)
80' RURAL PARKWAY EASEMENT (O.R.B. 27898, PG. 1321)
S02°59'15"W 540.13
100' R/W PER (O.R.B. 1544, PG. 378 AND R.P.B. 4, PG. 34)
WEST ADDITIONAL RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD (O.R.B. 10289, PG. 488)
112.00'
142.00'
GROVE MARKET PLAT (P.B. 82, PG. 67)
NORTH BOUNDARY LINE OF PERSIMMON BOULEVARD WEST-REPLAT (P.B. 129,PG(s). 129-130)
N83°27'17"E 36.13' CL
20'D.E.
R=394.00'
L=97.45'
D=14°10'18"
TRACT "B" (S.I.D.) (P.B. 132, PG.55)
N05°30'00"W 50.69'
S04°00'00"W 88.23'
SITE BENCHMARK
SET 1/2" IRON ROD AND CAP "TRAV LB 7768"
ELEV= +19.02 NAVD88
WESTERLY LINE OF 80' RURAL PARKWAY EASEMENT (O.R.B. 27898, PG. 1321)
S04°00'00"W 90.00'
R=1000.00'
L=34.91'
D=2°00'00"
S02°00'00"W 50.84'
R=50.00'
L=37.08'
D=42°29'36"
S01°42'52"W 82.63'
SEMINOLE-PRATT WHITNEY ROAD (WIDTH VARIES) S 01°42'52" W (CENTERLINE)
S01°42'52"W 280.00'
NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST (P.B. 129, PG(s). 129-130)
RIGHT-OF-WAY PARCEL 101 (O.R.B. 28479, PG. 822)
NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 101 (O.R.B. 28479, PG. 822)
N78°05'58"W 51.20'
S46°42'45"W 14.54'
N88°17'15"W 440.37'
S00°26'29"W 74.68'
N89°33'31"W 77.68'
N88°17'15"W 40.00'
PERSIMMON BOULEVARD (O.R. 10202, PG. 430)
RIGHT-OF-WAY PARCEL 103 (O.R.B. 28479, PG. 822)
TOP OF BANK (TYPICAL)
RIGHT-OF-WAY OF PERSIMMON BOULEVARD WEST PER (P.B. 129, PG(s). 129-130)
R=1101.50'
L=22.29'
D=1°09'33"
R=125.50'
L=40.93'
D=18°41'17"
R=405.00'
D=66°43'33"
74.34'
S89°29'36"W 179.16'
S44°29'36"W 16.30'
N88°17'15"W 27.23'
S44°29'36"W 29.47'
N88°17'15"W 15.06'
N88°17'15"W 89.40' (TOTAL)
S89°29'36"W 48.11'
ASPHALT ROAD
PERSIMMON BOULEVARD WEST (RIGHT-OF-WAY / WIDTH VARIES)
PERSIMMON BOULEVARD WEST - REPLAT (P.B. 129, PG(s). 129-130)
CURB (TYP.)
WESTERLY BOUNDARY OF R/W, PARCEL 101 (O.R.B. 28479, PG. 822)
80' RURAL PARKWAY EASEMENT (O.R.B. 27898, PG. 1321)
RIGHT-OF-WAY PARCEL 101 (O.R.B. 28479, PG. 822)
SOUTH BOUNDARY OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
NORTH BOUNDARY OF SECTION 12, TOWNSHIP 43 S., RANGE 40 E.
LIMIT OF PERSIMMON BOULEVARD WEST CONSTRUCTION
TRACT M-2 (P.B. 129, PG(s). 129-130)
WESTLAKE POD H (P.B. 129, PG(s). 135 - 137)
ZONE "AE" (EL 18.5)
M-2 CANAL
DECLARATION OF EASEMENT INDIAN TRAIL WATER CONTROL DISTRICT M-2 CANAL (OUTFALL), (O.R. 1687, PG. 1749), AND PER PARTIAL ASSIGNMENT TO PALM BEACH COUNTY (O.R. 22620, PG. 1890)

NORTHEAST CORNER OF
SECTION 11, TOWNSHIP 43 S, RANGE 40 E
SET 3.5" IRON PIPE "PUBLIC LAND SURVEY
CORNER-TALLAHASSEE MERIDIAN"
N: 879901.1924, E: 880403.6464
CERTIFIED CORNER RECORD #107586

LEGEND

P.O.B.	POINT OF BEGINNING
P.B.	PLAT BOOK
R.P.B.	ROAD PLAT BOOK
D.B.	DEED BOOK
O.R./O.R.B.	OFFICIAL RECORDS BBOOK
PG./PG(s)	PAGE(s)
NAD	NORTH AMERICAN DATUM
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
P.B.Co.	PALM BEACH COUNTY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
TYP.	TYPICAL
WMT	WATER MANAGEMENT TRACT
EL	ELEVATION
℄	CENTERLINE
1-43-40	SECTION-TOWNSHIP-RANGE
R	RADIUS
L	ARC LENGTH
D	DELTA ANGLE
R/W	RIGHT-OF-WAY
S.I.D.	SEMINOLE IMPROVEMENT DISTRICT
S.W.C.D.	SEMINOLE WATER CONTROL DISTRICT
LB	LICENSED BUSINESS
FCM	FOUND CONCRETE MONUMENT
PRM	PERMANENT REFERENCE MONUMENT
◉	PERMANENT CONTROL POINT
□	FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "LB 7768" UNLESS OTHERWISE NOTED

Location of reading
248 Spot Elevation

OTHER SURVEYOR'S NOTES:

1) THERE IS OBSERVED EVIDENCE OF CURRENT EARTH MOVING AT THE TIME OF SURVEY.

2) THERE IS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AT THE TIME OF SURVEY.

3) THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

4) THERE IS NO OBSERVED EVIDENCE OF ENCROACHMENT UPON AN ADJOINING PROPERTY OR UPON ANY EASEMENT BURDENING THE PROPERTY.

5) PROPERTY ADDRESS: (NOT CREATED AT THIS TIME)

BENCHMARK: PALM BEACH COUNTY "AMANDA"
PBCO BRASS DISK: ELEVATION = 25.536'(NAVD88)

TO REACH THE STATION FROM THE INTERSECTION OF SEMINOLE PRATT WHITNEY ROAD AND ORANGE BOULEVARD (EAST), GO SOUTH ON SEMINOLE PRATT WHITNEY ROAD FOR 1.4 MILE TO THE M-CANAL AND 60TH STREET NORTH.
THE STATION IS LOCATED IN THE SOUTHWEST WINGWALL OF THE CONCRETE BRIDGE OVER THE M-CANAL, 6.6 FEET SOUTH OF THE SOUTHWEST END OF THE WEST HANDRAIL, 66 FEET NORTH OF THE CENTERLINE OF 60TH STREET, 46.2 FEET WEST OF THE CENTERLINE OF THE 2 LANE SEMINOLE PRATT WHITNEY ROAD.
THE STATION IS A P.B.C. BRASS DISK STAMPED 'AMANDA".

NOTE: ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

MEAN SEA LEVEL = 0.00' (NAVD88)

NOTE: CONVERSION FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) = +1.47 FEET.

DESCRIPTION:

TRACT "A", POD G SOUTH-WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING: 401,879 SQUARE FEET OR 9.226 ACRES, MORE OR LESS.

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 13, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON *OCTOBER 07, 2021.*
DATE OF PLAT OR MAP:FEBRUARY 07, 2022.

Gary Rager
Digitally signed by Gary R. Rager, a Licensed Surveyor, Inc. as Professional Surveyor and Mapper. (or Gary R. Rager, a Licensed Surveyor, Inc. as Professional Surveyor and Mapper, not Engineering) Date: 2022.02.10 15:49:05 -05'00'

GARY R. RAGER, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER # LS4828

CERTIFIED TO:
MINTO PBLH, LLC.
JAMLYN SUPPLY INC., A FLORIDA CORPORATION
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SHUTTS & BOWN LLP

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, NUMBER 22013694, WITH AN EFFECTIVE DATE OF: JANUARY 12, 2022 AT 8:00AM

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.

EASEMENTS AND OTHER MATTERS AFFECTING TITLE FROM SCHEDULE B-2:

1. DEFECTS,LIENS,ENCUMBRANCES,ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OF ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE PROPOSED INSURED ACQUIRED FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **(NOT A MATTER OF SURVEY)**
2. ANY ENCROACHMENT,ENCUMBRANCE,VIOLATION,VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM 'ENCROACHMENT" INCLUDES: ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ON THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. **(10.0 FOOT UTILITY EASEMENT AND 20.0 FOOT DRAINAGE EASEMENT AS RECORDED IN POD G SOUTH-WEST PLAT BOOK 132, PAGE 55, PLOTTED)**
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. **(NOT A MATTER OF SURVEY)**
4. CONSTRUCTION, MECHANIC'S, CONTRACTOR'S OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD.**(NOT A MATTER OF SURVEY)**
5. EASEMENT OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. **(ALL KNOWN EASEMENTS PLOTTED)**
6. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022, AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE.**(NOT A MATTER OF SURVEY)**
7. ALL MATTERS CONTAINED ON THE PLAT OF POD G SOUTH-WEST RECORDED IN PLAT BOOK 132, PAGE 55. **(AFFECTS PROPERTY, SHOWN)**
8. OIL,GAS, AND MINERAL RESERVATIONS IN FAVOR OF SOUTHERN STATES LAND AND TIMBER CORPORATION, AS CONTAINED IN DEED RECORDED IN DEED BOOK 941, PAGE 526, AS MODIFIED BY THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 312, PAGE 342. THE RIGHT OF SURFACE ENTRY HAVING BEEN TERMINATED BY OPERATION OF THE FLORIDA MARKETABLE RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES. **(AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE)**
9. NOTICE OF RIGHTS OF FIRST REFUSAL BETWEEN CALLERY-JUDGE GROVE,L.P. AND MOBIL OIL CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 10923, PAGE 669. **(EXHIBIT "A" AFFECTS THE PROPERTY, NOT PLOTTABLE)**
10. TERMS AND CONDITIONS OF THE AMENDED AND RESTATED DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 31054, PAGE 1844. **(EXHIBIT "A" AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE)**
11. MEMORANDUM OF POST-CLOSING OBLIGATIONS BETWEEN MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND JAMLYN SUPPLY, INC., A FLORIDA CORPORATION. DATED _____ AND RECORDED _____ IN OFFICIAL RECORDS BOOK ____ , PAGE____ . **(NOT A MATTER OF SURVEY)**
12. RESTRICTIVE COVENANTS LISTED ON EXHIBIT B TO SPECIAL WARRANTY DEEDS BY MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND JAMLYN SUPPLY, INC., A FLORIDA CORPORATION. DATED _____ AND RECORDED_____ IN OFFICIAL RECORDS BOOK ____ , PAGE ____. **(NOT A MATTER OF SURVEY)**

AS A MATTER OF INFORMATION, THE FOLLOWING MATTER APPEARS OF RECORD: RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 27737, PAGE 15.

SURVEYOR'S NOTES:

1) EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED JANUARY 12, 2022 @ 8:00AM

2) 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)

3) 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 S.89°48'53"E. 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 - '90).

4) THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" AND "AE"(EL 18.5), ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12099C0345F, DATED OCTOBER 5, 2017, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

5) 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:
a) THE 'M' CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
b) BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.
c) SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.

6) 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.

7) SID AND SWCD EASEMENTS WITHIN BOUNDARY HAVE BEEN RELEASED PER O.R. 28084,PG. 0985.

WESTLAKE POD G SOUTH - WEST
ALTA / NSPS SURVEY

Prepared For: MINTO COMMUNITIES, LLC
Last Date of Field Survey: 02-10-2022

REVISIONS

No.	Date	Description	Dwn.
1	02-07-22	REVISE BS TO ALTA, ADD TITLE COMMIT.	SAB

Sheet No. 1 of 1 Sheets

GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: BSM | Date: 08/31/20 | Data File: POD_G_WEST
Check: GAR | P.C.: EG | Field Book:
Section: 01 Twn. 43E Rng. 40S | POD_G_WEST_ALTA