

DESCRIPTION:

A PARCEL OF LAND LYING IN 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 NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.00°59'07"W, ALONG THE WEST BOUNDARY OF SAID SECTION 1, A DISTANCE OF 349.11 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF M-CANAL, A 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY, DESCRIBED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.87°46'28"E, ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 370.84 FEET; THENCE N.88°36'57"E, ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 1406.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A 100 FOOT WIDE RIGHT-OF-WAY, DESCRIBED IN OFFICIAL RECORD BOOK 1544, PAGE 378, AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 3175.30 FEET; THENCE N.88°17'08"W, A DISTANCE OF 82.00 FEET TO A POINT ON THE NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 101, RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, PALM BEACH COUNTY PUBLIC RECORDS; THENCE CONTINUE N.88°17'08"W, ALONG SAID NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 40.00 FEET TO THE **POINT OF BEGINNING**; THENCE S.01°42'52"W, ALONG THE WESTERLY LINE OF SAID RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 108.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 500.00 FEET AND A RADIAL BEARING OF S.01°42'52"W, AT SAID INTERSECTION; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'43", A DISTANCE OF 52.46 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 500.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'43", A DISTANCE OF 52.46 FEET TO A POINT OF TANGENCY; THENCE N.88°17'08"W, A DISTANCE OF 770.40 FEET; THENCE N.01°42'52"E, A DISTANCE OF 8.59 FEET; THENCE N.88°16'32"W, A DISTANCE OF 215.54 FEET; THENCE N.01°42'52"E, A DISTANCE OF 78.75 FEET; THENCE N.88°17'08"W, A DISTANCE OF 188.50 FEET; THENCE N.43°17'08"W, A DISTANCE OF 90.62 FEET; THENCE N.88°17'08"W, A DISTANCE OF 52.60 FEET; THENCE N.88°20'37"W, A DISTANCE OF 20.98 FEET; THENCE N.00°20'11"E, A DISTANCE OF 20.01 FEET; THENCE S.88°20'37"E, A DISTANCE OF 21.45 FEET; THENCE S.88°17'08"E, A DISTANCE OF 60.90 FEET; THENCE S.43°17'08"E, A DISTANCE OF 90.62 FEET; THENCE S.88°17'08"E, A DISTANCE OF 200.22 FEET; THENCE S.01°42'52"W, A DISTANCE OF 78.75 FEET; THENCE S.88°16'32"E, A DISTANCE OF 195.54 FEET; THENCE N.01°42'52"E, A DISTANCE OF 86.41 FEET; THENCE S.88°17'08"E, A DISTANCE OF 346.03 FEET; THENCE N.46°42'52"E, A DISTANCE OF 15.56 FEET; THENCE S.88°17'08"E, A DISTANCE OF 388.30 FEET; THENCE S.75°52'41"E, A DISTANCE OF 23.07 FEET; THENCE S.89°35'54"E, A DISTANCE OF 107.31 FEET; THENCE S.01°42'52"W, A DISTANCE OF 10.00 FEET TO A POINT ON SAID NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 101 AND THE **POINT OF BEGINNING**.

CONTAINING: 118,602 SQUARE FEET OR 2.722 ACRES MORE OR LESS.

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 7430709-90031461 WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 2013 AND CONTINUING UP TO AND INCLUDING JULY 6, 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:

1. 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 1060, TOGETHER WITH ABSOLUTE ASSIGNMENT OF LEASES AND RENTS, FILED OF RECORD MAY 9, 2016, IN OFFICIAL RECORDS BOOK 28283, PAGE 1094; 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 1467; MORTGAGE SPREADER AGREEMENT, FILED OF RECORD FEBRUARY 16, 2017, IN OFFICIAL RECORDS BOOK 28896, PAGE 893, MORTGAGE MODIFICATION AND FUTURE ADVANCE AGREEMENT, FIELD OF RECORD JANUARY 3, 2018, IN OFFICIAL RECORDS BOOK 29564, PAGE 571, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. FINANCING STATEMENT FORM UCC-1, 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 28384, PAGE 733; FINANCING STATEMENT FORM UCC-3, FILED OF RECORD JUNE 22, 2016, IN OFFICIAL RECORDS BOOK 28387, PAGE 509; 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:

1. 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)**
2. MUTUAL RIGHT-OF-WAY AGREEMENT DATED APRIL 1, 1966 AND RECORDED APRIL 1, 1966, IN OFFICIAL RECORDS BOOK 1354, PAGE 47, AS ASSIGNED IN OFFICIAL RECORDS BOOK 2606, PAGE 1023, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**
3. 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 1196, AS AFFECTED BY PARTIAL RELEASE FROM THE SEMINOLE IMPROVEMENT DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 28084, PAGE 985, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**
4. 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-BLANKET EASEMENT)**
5. TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 25, 1956 IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**
6. 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)**
7. 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)**
8. COLLATERAL ASSIGNMENT OF DECLARANT'S RIGHTS BY AND BETWEEN MINTO PBLH, LLC AND WELLS FARGO BANK, NA., 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)**
9. 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)**
10. 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)**
11. LICENSE FOR SEMINOLE PRATT WHITNEY ROAD CROSSINGS BY PALM BEACH COUNTY, RECORDED JUNE 29, 2017, IN OFFICIAL RECORDS BOOK 29189, PAGE 1445, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**
12. 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 29817, PAGE 650, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**
13. 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 25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**

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 CHICAGO TITLE INSURANCE COMPANY, DATED JULY 6, 2018
- 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 - '87) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '80).
- 4) 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.
- 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 RELEASE PER O.R. 28084, PG. 0985.

TOWN CENTER PARKWAY SOUTH - WEST BOUNDARY SURVEY

REVISIONS		
No.	Date	Description

Prepared For: MINTO COMMUNITIES, LLC

Last Date of Field Survey:

SURVEYOR'S CERTIFICATE
This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Gary A. Rager
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS4828**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

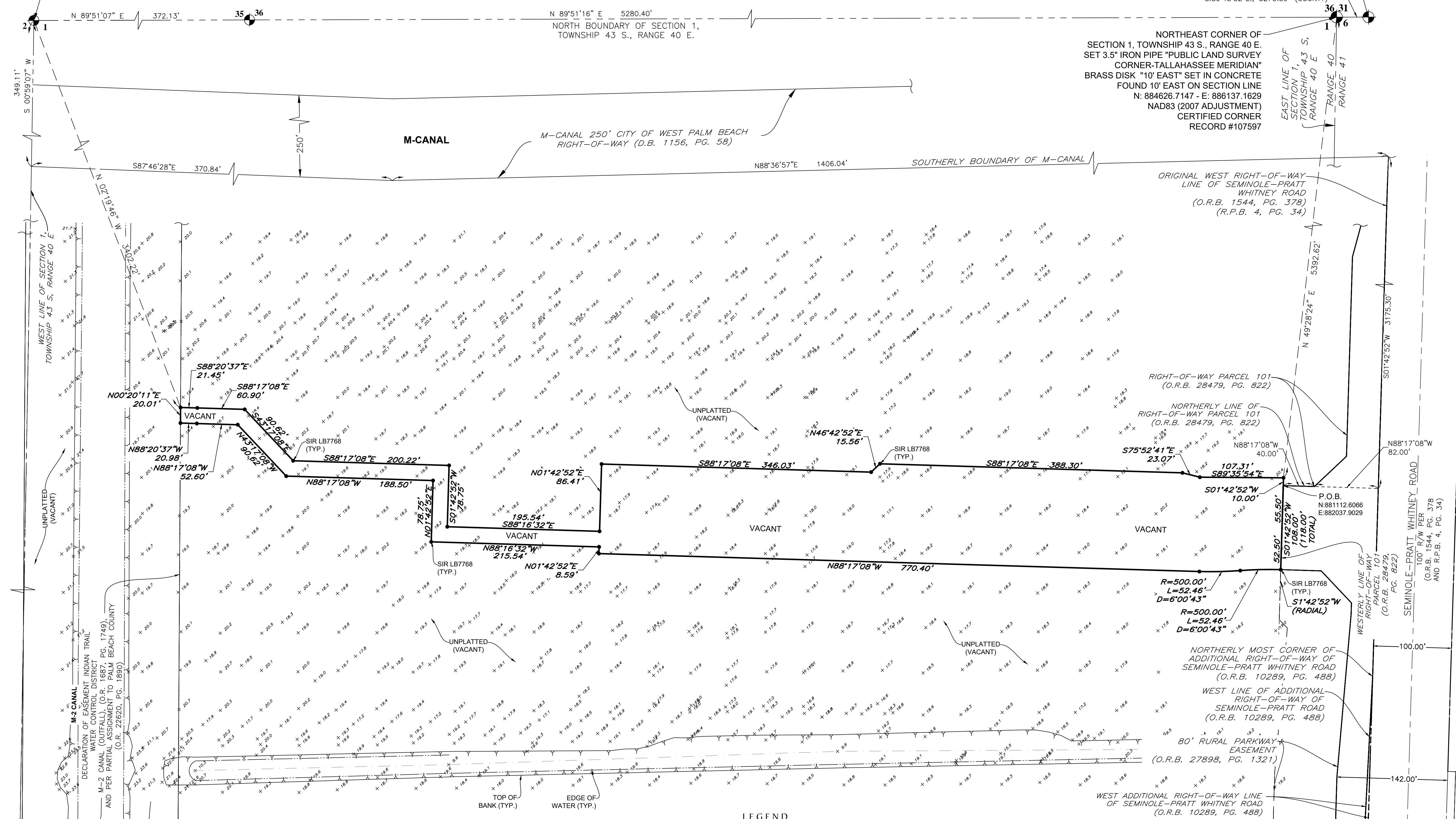
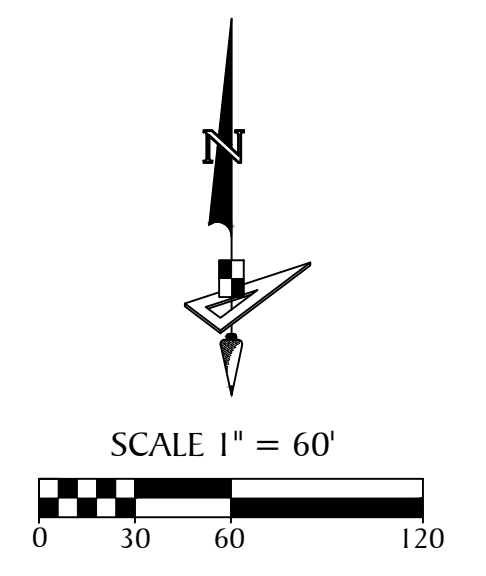
Sheet No. 01 of 02 Sheets

4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404
Phone: (561) 444-2720 www.geopointsurvey.com
Licensed Business Number 1B 7768

Drawn: SWM Date: 09/01/20 Data File: TCP-South_WEST
Check: GAR P.C.: EG Field Book
Section: 01 Twn. 43E Rng. 40S Job #: TCP-South_WEST

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



LEGEND

- | | |
|--|---|
| P.O.B. ----- POINT OF BEGINNING | 1-43-40 ----- SECTION-TOWNSHIP-RANGE |
| P.B. ----- PLAT BOOK | R ----- RADIUS |
| R.P.B. ----- ROAD PLAT BOOK | L ----- ARC LENGTH |
| D.B. ----- DEED BOOK | D ----- DELTA ANGLE |
| O.R./O.R.B. ----- OFFICIAL RECORDS BBOOK | R/W ----- RIGHT-OF-WAY |
| PG./PG(S) ----- PAGE(S) | S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT |
| NAD ----- NORTH AMERICAN DATUM | LB ----- LICENSED BUSINESS |
| P.B.C. ----- PALM BEACH COUNTY | PRM ----- PERMANENT REFERENCE MONUMENT |
| U.E. ----- UTILITY EASEMENT | ● ----- PERMANENT CONTROL POINT |
| D.E. ----- DRAINAGE EASEMENT | □ ----- FOUND PERMANENT REFERENCE MONUMENT |
| TYP. ----- TYPICAL | SIR ● ----- SET 5/8" IRON ROD STAMPED "LB 7768" |

TOWN CENTER PARKWAY SOUTH - WEST
BOUNDARY SURVEY

REVISIONS				Prepared For: MINTO COMMUNITIES, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey:	

GeoPoint
Surveying, Inc.

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

Drawn: SWM Date: 09/01/20 Data File: TCP-South_WEST
Check: GAR P.C.: EG Field Book
Section: 01 Twn. 43E Rng. 40S Job #: TCP-South_WEST

Sheet No. 02 of 02 Sheets

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER