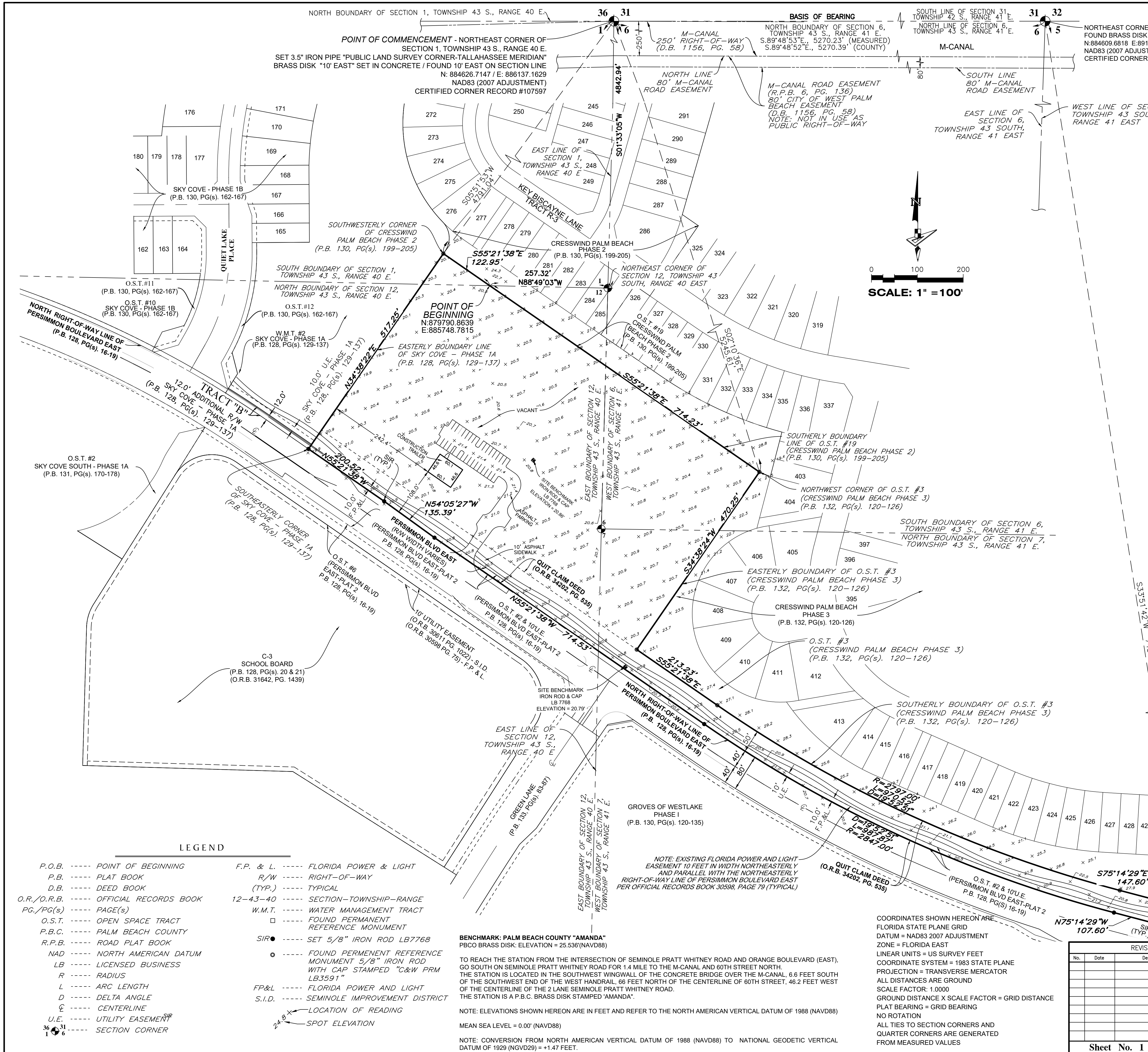


Exhibit 'C'
POD PC-3
TOPOGRAPHICAL SURVEY

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DESCRIPTION:

BEING, IN PART, A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.01°33'05"W, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 4842.94 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.88°49'03"W, DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 257.32 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY OF OPEN SPACE TRACT #19, CRESSWIND PALM BEACH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.55°21'38"E, ALONG SAID SOUTHERLY LINE OF OPEN SPACE TRACT #19, A DISTANCE OF 714.23 FEET TO THE NORTHWEST CORNER OF OPEN SPACE TRACT #3, CRESSWIND PALM BEACH PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.34°38'24"W, ALONG THE EASTERLY LINE OF SAID OPEN SPACE TRACT #3, A DISTANCE OF 470.25 FEET TO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST, PERSIMMON BOULEVARD EAST - PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.55°21'38"E, ALONG SAID PARALLEL LINE AND THE SOUTHERLY LINE OF SAID OPEN SPACE TRACT #3, A DISTANCE OF 213.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 2797.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID PARALLEL LINE AND SAID SOUTHERLY LINE OF OPEN SPACE TRACT #3, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°52'51", A DISTANCE OF 970.52 FEET TO A POINT OF TANGENCY; THENCE S.75°14'29"E, ALONG SAID PARALLEL LINE AND SAID SOUTHERLY LINE OF OPEN SPACE TRACT #3, A DISTANCE OF 147.60 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PERSIMMON BOULEVARD EAST, AS SHOWN ON SAID PLAT OF PERSIMMON BOULEVARD EAST - PLAT 2; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST FOR THE FOLLOWING SEVEN (7) COURSES: 1) THENCE S.14°45'31"W, A DISTANCE OF 10.00 FEET; 2) THENCE S.59°45'31"W, A DISTANCE OF 56.57 FEET; 3) N.75°14'29"W, A DISTANCE OF 107.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 2847.00 FEET; 4) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°52'51", A DISTANCE OF 987.87 FEET TO A POINT OF TANGENCY; 5) THENCE N.55°21'38"W, A DISTANCE OF 714.53 FEET; 6) THENCE N.54°05'27"W, A DISTANCE OF 135.39 FEET; 7) THENCE N.55°21'38"W, A DISTANCE OF 200.52 FEET TO THE SOUTHEASTERLY CORNER OF SKY COVE PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 129 THROUGH 137, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.34°38'22"E, ALONG THE EASTERLY BOUNDARY LINE OF SAID SKY COVE PHASE 1A, A DISTANCE OF 517.25 FEET TO THE SOUTHWESTERLY CORNER OF SAID CRESSWIND PALM BEACH PHASE 2 AND A POINT ON THE SOUTHERLY BOUNDARY LINE OF OPEN SPACE TRACT #19 OF SAID PLAT; THENCE S.55°21'38"E, ALONG SAID SOUTHERLY BOUNDARY LINE OF OPEN SPACE TRACT #19, A DISTANCE OF 122.95 FEET TO THE POINT OF BEGINNING.

CONTAINING: 500,940 SQUARE FEET OR 11.500 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- 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 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).
- THE SUBJECT PROPERTY LIES WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, WHERE IT APPEARS TO LIE IN ZONING MAP NO. 12099C-0345 F DATED 10/05/2017. (HTTPS://MSC.FEMA.GOV)
- 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 LIBBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), 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.
- ELEVATIONS SHOWN HERE ON ARE REFERENCED IN NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988).

The seal appearing on this document was authorized by Gary A. Rager, Professional Surveyor and Mapper, State of Florida, License No. LS4828
 This item has been electronically signed and sealed by Gary A. Rager, P.S.M., on 1/24/2024 using a SHA authentication code.
 Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

**WESTLAKE - POD PC-3
BOUNDARY &
TOPOGRAPHIC SURVEY**

LEGEND

P.O.B. ----- POINT OF BEGINNING	F.P. & L. ----- FLORIDA POWER & LIGHT
P.B. ----- PLAT BOOK	R/W ----- RIGHT-OF-WAY
D.B. ----- DEED BOOK	(TYP.) ----- TYPICAL
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK	12-43-40 ----- SECTION-TOWNSHIP-RANGE
PG./PG(s) ----- PAGE(s)	W.M.T. ----- WATER MANAGEMENT TRACT
O.S.T. ----- OPEN SPACE TRACT	□ ----- FOUND PERMANENT REFERENCE MONUMENT
P.B.C. ----- PALM BEACH COUNTY	SIR ● ----- SET 5/8" IRON ROD LB7768
R.P.B. ----- ROAD PLAT BOOK	○ ----- FOUND PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB3591"
NAD ----- NORTH AMERICAN DATUM	○ ----- FLORIDA POWER AND LIGHT
LB ----- LICENSED BUSINESS	S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
R ----- RADIUS	FP&L ----- FLORIDA POWER AND LIGHT
L ----- ARC LENGTH	S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
Δ ----- DELTA ANGLE	----- LOCATION OF READING
D ----- CENTERLINE	----- SPOT ELEVATION
U.E. ----- UTILITY EASEMENT	
36 31 1 6	

BENCHMARK: PALM BEACH COUNTY "AMANDA"
 PBEO 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.

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

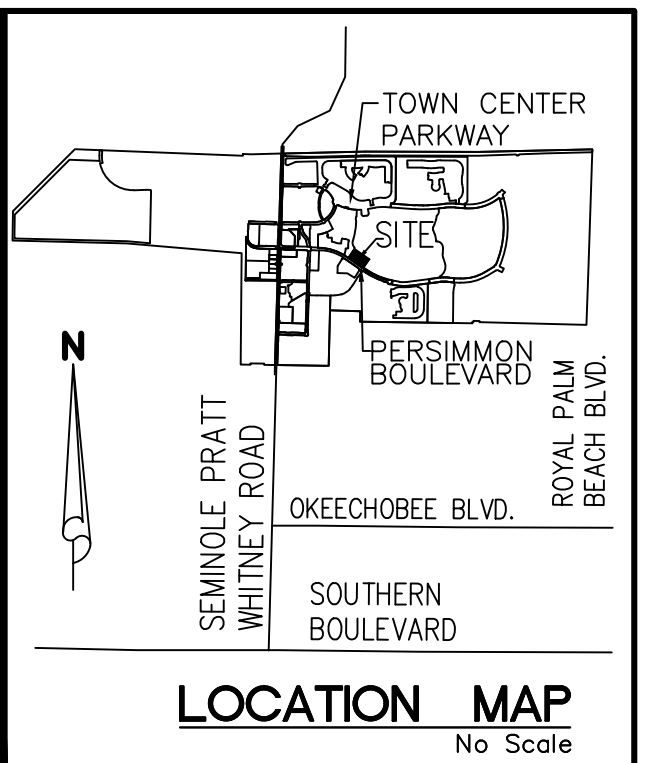
REVISIONS			Prepared For: MINTO
No.	Date	Description	Last Date of Field Survey: 04/08/2022

SURVEYOR'S CERTIFICATE
 This certifies that a Boundary & Topographic 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 11-17.050, Florida Administrative Code, pursuant to Sections 471.022, Florida Statutes.
 Gary A. Rager
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828
 NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

**GeoPoint
Surveying, Inc.**

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

Drawn: SAB Date: 04/20/2022 Data File: ---
 Check: GAR P.C.: BC Field Book: 2021-02UAS/
 Section: 1,12/6,7 Twn. 43S Rng. 40E/41E Job #WL_PC3-BS-TS



DRAWN BY: GARY A. RAGER; PLOTTED BY: GARY A. RAGER; DATE: 04/20/2022; TIME: 10:45:10 AM; EAST SAVED BY: SERGIO MACEDO; ON: 12/20/24 10:38 AM