

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING ALL OF TRACT "C-2" OF WESTLAKE CIVIC TRACT C-2, AS RECORD IN PLAT BOOK 128, PAGES 33 AND 34 AND A PORTION OF W.M.T.#1 OF PERSIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT "A" OF THE PLAT OF FIRE-RESCUE STATION #22 AND TOWN CENTER PARKWAY SOUTH, AS RECORDED IN PLAT BOOK 123, PAGES 104 AND 105, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID SOUTHEAST CORNER OF TRACT "A" BEING THE INTERSECTION OF THE SOUTH BOUNDARY LINE OF SAID TRACT "A" AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ILEX WAY, ILEX WAY - PHASE I, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117, OF SAID PUBLIC RECORDS, ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 867.00 FEET AND A RADIAL BEARING OF N.74°13'24"E. AT SAID INTERSECTION; THENCE BY THE FOLLOWING EIGHT (8) COURSES BEING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF ILEX WAY: 1) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°42'58", A DISTANCE OF 147.02 FEET TO A POINT OF TANGENCY; 2) THENCE S.25°29'34"E., A DISTANCE OF 96.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 408.00 FEET; 3) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°51'11", A DISTANCE OF 84.40 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 877.00 FEET; 4) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°10'12", A DISTANCE OF 109.75 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 463.00 FEET; 5) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°13'16", A DISTANCE OF 131.08 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 771.00 FEET; 6) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°26'01", A DISTANCE OF 46.20 FEET TO A NON-TANGENT INTERSECTION;

(DESCRIPTION CONTINUED ON SHEET 2)

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

**WESTLAKE CIVIC TRACT C-2
SKETCH & DESCRIPTION**



REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO
 Last Date of Field Survey: N/A

SURVEYOR'S CERTIFICATE
 This certifies that an As-Built 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 ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

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 Surveying, Inc.

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 Suite 105 www.geopointsurvey.com
 Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SAB	Date: 06/07/22	Data File:
Check: GAR	P.C.: ---	Field Book: ~
Section: 01	Twn. 43S Rng. 40E	Job #: WESTLAKE_C2-S&D

DWG NAME: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD C-2\POD C-2 NEW BOUNDARY\POD C-2_S&D.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 10:24 AM LAST SAVED BY: GARYR ON: 6/10/2022 10:23 AM

(DESCRIPTION CONTINUED FROM SHEET 1)

7) THENCE S.08°56'47"E., A DISTANCE OF 49.13 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 759.00 FEET, AND A RADIAL BEARING OF S.68°42'28"W. AT SAID INTERSECTION; 8) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°19'53", A DISTANCE OF 242.84 FEET TO A NON-TANGENT INTERSECTION AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST, AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD EAST - PLAT 1, RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, AND THE SOUTHERLY LINE OF TRACT "C-2", AS SHOWN ON WESTLAKE CIVIC TRACT C-2, RECORDED IN PLAT BOOK 128, PAGES 33 AND 34, BOTH OF SAID PUBLIC RECORDS; THENCE S.89°16'35"W., A DISTANCE OF 14.17 FEET; THENCE N.88°29'49"W. ALONG SAID SOUTHERLY LINE OF TRACT "C-2", A DISTANCE OF 429.16 FEET; THENCE N.01°42'52"E. DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 324.38 FEET; THENCE S.89°40'46"E., A DISTANCE OF 21.14 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 45.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°11'20", A DISTANCE OF 70.05 FEET TO A POINT OF TANGENCY; THENCE N.01°07'54"E., A DISTANCE OF 210.84 FEET; THENCE N.25°29'34"W., A DISTANCE OF 53.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 947.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°58'12", A DISTANCE OF 181.32 FEET TO SAID SOUTH BOUNDARY LINE OF TRACT "A" OF THE PLAT OF FIRE-RESCUE STATION #22 AND TOWN CENTER PARKWAY SOUTH, AS RECORDED IN PLAT BOOK 123, PAGES 104 AND 105, OF THE PUBLIC RECORDS; THENCE N.88°47'12"E., ALONG SAID SOUTH BOUNDARY LINE OF TRACT "A", A DISTANCE OF 82.42 FEET TO THE POINT OF BEGINNING.

CONTAINING: 199,978 SQUARE FEET OR 4.591 ACRES, MORE OR LESS.

LEGEND

- P.O.B.-- POINT OF BEGINNING
- P.B.-- PLAT BOOK
- D.B.-- DEED BOOK
- PG./PG(s)-- PAGE(s)
- O.R.B./O.R.-- OFFICIAL RECORDS BOOK
- R/W-- RIGHT-OF-WAY
- R-- RADIUS
- L-- ARC LENGTH
- D-- DELTA ANGLE
- 1-43-40-- SECTION-TOWNSHIP-RANGE
- F.P.L.-- FLORIDA POWER AND LIGHT
- U.E.-- UTILITY EASEMENT
- P.B.C D.E.-- PALM BEACH COUNTY DRAINAGE EASEMENT
- O.S.T.-- OPEN SPACE TRACT

**WESTLAKE CIVIC TRACT C-2
SKETCH & DESCRIPTION**



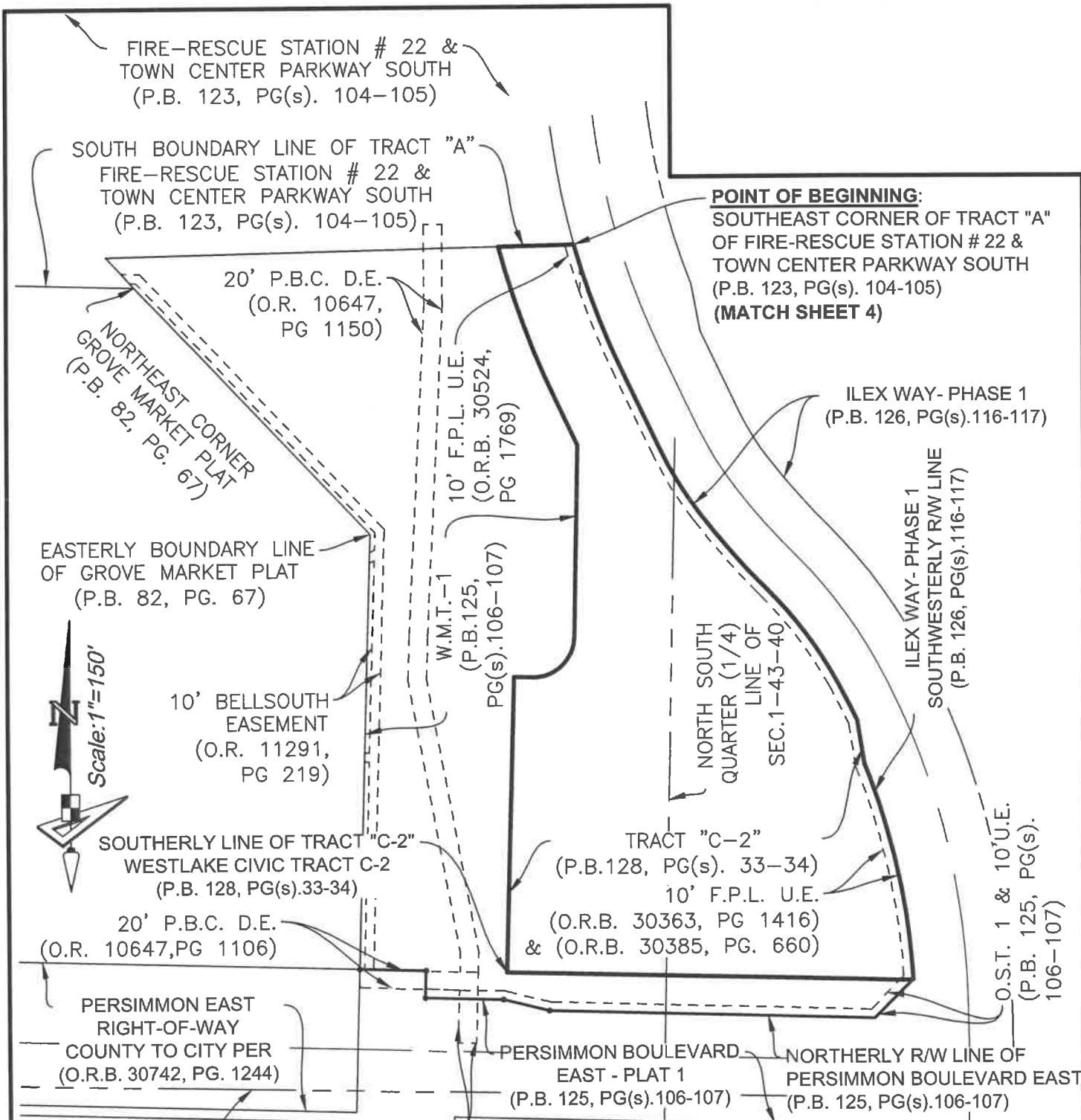
REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO
 Last Date of Field Survey: N/A

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

Drawn: SAB	Date: 06/07/22	Data File:
Check: GAR	P.C.: ~	Field Book: ~
Section: 01 Twn. 43S Rng. 40E	Job #: WESTLAKE_C2-S&D	

DWG NAME: \\W\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD C-2\POD C-2_NEW BOUNDARY\POD C-2_S&D.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 10:24 AM LAST SAVED BY: GARYR ON: 6/10/2022 10:23 AM



**WESTLAKE CIVIC TRACT C-2
SKETCH & DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO
 Last Date of Field Survey: N/A

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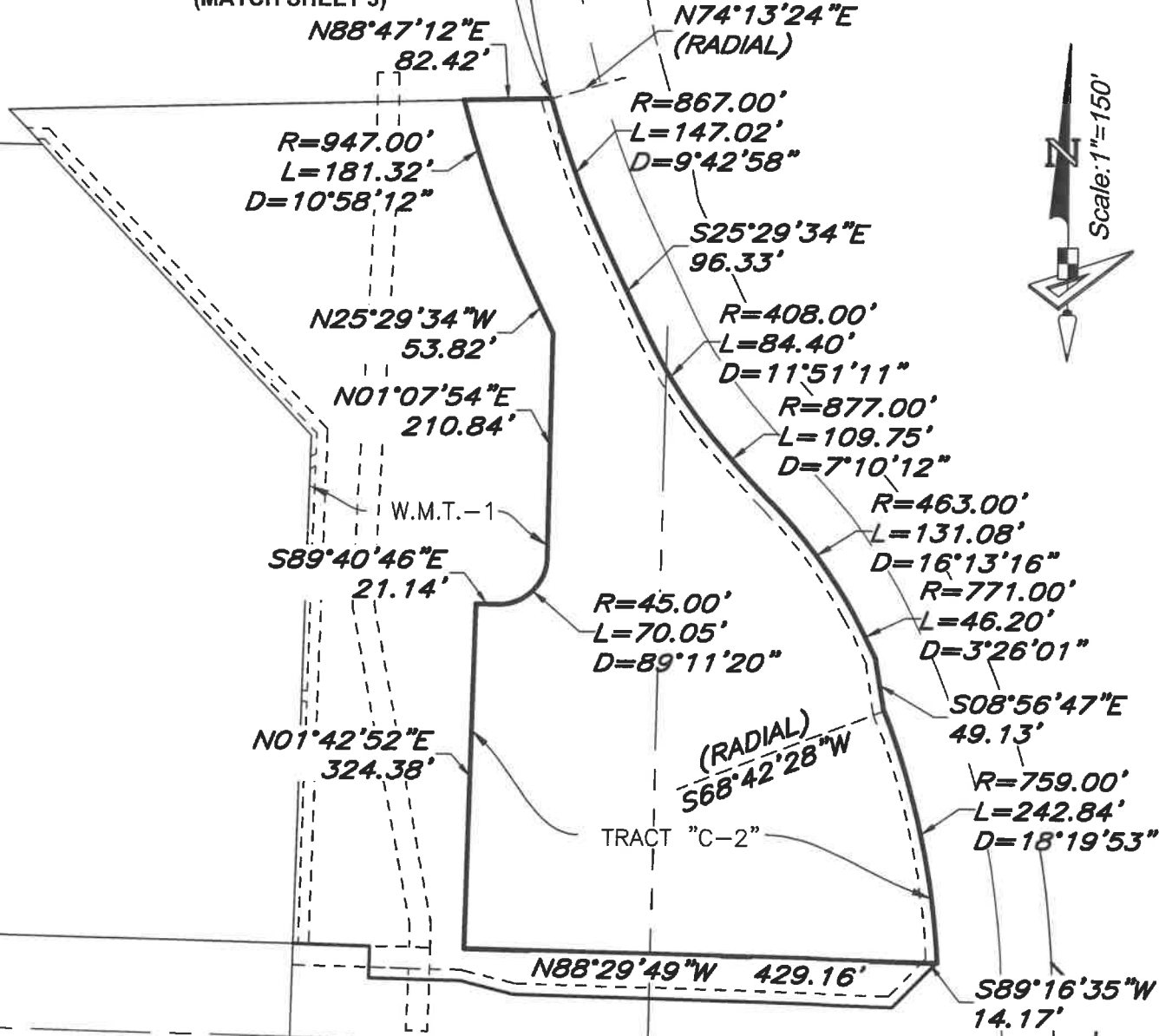
Drawn:SAB	Date: 06/07/22	Data File:
Check:GAR	P.C.: ~~~	Field Book: ~
Section: 01 Twn. 43S Rng. 40E		Job #: WESTLAKE_C2-S&D

Sheet No. 03 of 04 Sheets

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE
 & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

DWG NAME: W:\WESTLAKEWESTLAKE - NAVD88SURVEY\POD C-2\POD C-2\POD C-2\S&D.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 10:24 AM LAST SAVED BY: GARYR ON: 6/10/2022 10:23 AM

POINT OF BEGINNING:
 SOUTHEAST CORNER OF TRACT "A"
 OF FIRE-RESCUE STATION # 22 &
 TOWN CENTER PARKWAY SOUTH
 (P.B. 123, PG(s). 104-105)
 (MATCH SHEET 3)



**WESTLAKE CIVIC TRACT C-2
 SKETCH & DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO
 Last Date of Field Survey: N/A



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Check: GAR	P.C.: ---	Field Book: -
Section: 01	Twn. 43S Rng. 40E	Job #: WESTLAKE_C2-S&D

DWG NAME: \\W:\WESTLAKEWESTLAKE - NAVD88SURVEY\POD C-2\POD C-2 NEW BOUNDARY\POD C-2_S&D.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 10:24 AM LAST SAVED BY: GARYR ON: 6/10/2022 10:23 AM

DESCRIPTION:

TRACT "B-3" AS SHOWN ON TOWN CENTER PARKWAY SOUTH - WEST, RECORDED IN PLAT BOOK 132, PAGES 57 AND 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF 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 WESTERLY 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, AS 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 1552.60 FEET; THENCE N.88°17'08"W., A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF RIGHT-OF-WAY PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS AND THE **POINT OF BEGINNING**; THENCE THE FOLLOWING COURSES BEING ALONG SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101; THENCE S.01°42'52"W., A DISTANCE OF 385.12 FEET; THENCE S.00°47'52"W., A DISTANCE OF 250.03 FEET; THENCE S.01°42'52"W., A DISTANCE OF 388.19 FEET; THENCE S.02°37'53"W., A DISTANCE OF 250.00 FEET; THENCE S.01°42'52"W., A DISTANCE OF 2.77 FEET; THENCE S.15°07'01"W., A DISTANCE OF 51.77 FEET; THENCE S.01°42'52"W., A DISTANCE OF 256.29 FEET; THENCE S.46°42'52"W., A DISTANCE OF 56.57 FEET; THENCE N.88°17'08"W., A DISTANCE OF 40.00 FEET; THENCE N.89°35'54"W. LEAVING SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 108.28 FEET; THENCE N.75°52'41"W., A DISTANCE OF 23.18 FEET; THENCE N.88°17'08"W., A DISTANCE OF 383.07 FEET; THENCE S.46°42'52"W., A DISTANCE OF 15.56 FEET; THENCE N.88°17'08"W., A DISTANCE OF 443.35 FEET; THENCE N.75°52'41"W., A DISTANCE OF 51.20 FEET; THENCE N.88°17'08"W., A DISTANCE OF 269.15 FEET; THENCE N.01°41'54"W., A DISTANCE OF 10.02 FEET; THENCE N.43°17'08"W., A DISTANCE OF 31.72 FEET; THENCE N.01°42'52"E., A DISTANCE OF 325.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 2051.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°43'47", A DISTANCE OF 61.94 FEET TO A NON-TANGENT INTERSECTION; THENCE N.11°33'47"E., A DISTANCE OF 51.71 FEET TO A NON TANGENT INTERSECTION WITH A CURVE CONCAVE WESTERLY WITH A RADIUS OF 2062.50 FEET AND A RADIAL BEARING OF S.88°34'39"W. AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°27'32", A DISTANCE OF 16.51 FEET TO THE POINT OF TANGENCY; THENCE N.01°52'53"W., A DISTANCE OF 136.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1937.50 FEET; THENCE NORTHERLY ALONG ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°35'45", A DISTANCE OF 121.60 FEET TO THE POINT OF TANGENCY; THENCE N.01°42'52"E., A DISTANCE OF 141.19 FEET; THENCE N.43°17'08"W., A DISTANCE OF 15.56 FEET; THENCE N.01°42'52"E., A DISTANCE OF 420.21 FEET; THENCE N.14°07'19"E., A DISTANCE OF 51.20 FEET; THENCE N.01°42'52"E., A DISTANCE OF 270.83 FEET; THENCE N.46°42'52"E., A DISTANCE OF 31.72 FEET; THENCE S.88°17'08"E., A DISTANCE OF 253.31 FEET; THENCE S.75°52'41"E., A DISTANCE OF 51.20 FEET; THENCE S.88°17'08"E., A DISTANCE OF 417.64 FEET; THENCE N.46°42'52"E., A DISTANCE OF 15.56 FEET; THENCE S.88°17'08"E., A DISTANCE OF 281.31 FEET; THENCE S.75°52'41"E., A DISTANCE OF 51.20 FEET; THENCE S.88°17'08"E., A DISTANCE OF 292.26 FEET; THENCE S.43°17'08"E., A DISTANCE OF 42.43 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 2,333,501 SQUARE FEET OR 53.570 ACRES MORE OR LESS.

WESTLAKE - POD G - AGREEMENT SKETCH AND DESCRIPTION



REVISIONS			
No.	Date	Description	Dwn.
1	06-07-22	ADD SURVEY NOTE, PBC BORDER	SAB

Prepared For: MINTO COMMUNITIES, LLC.

Last Date of Field Survey: N/A

SURVEYOR'S CERTIFICATE
 This certifies that the Sketch and Description 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**

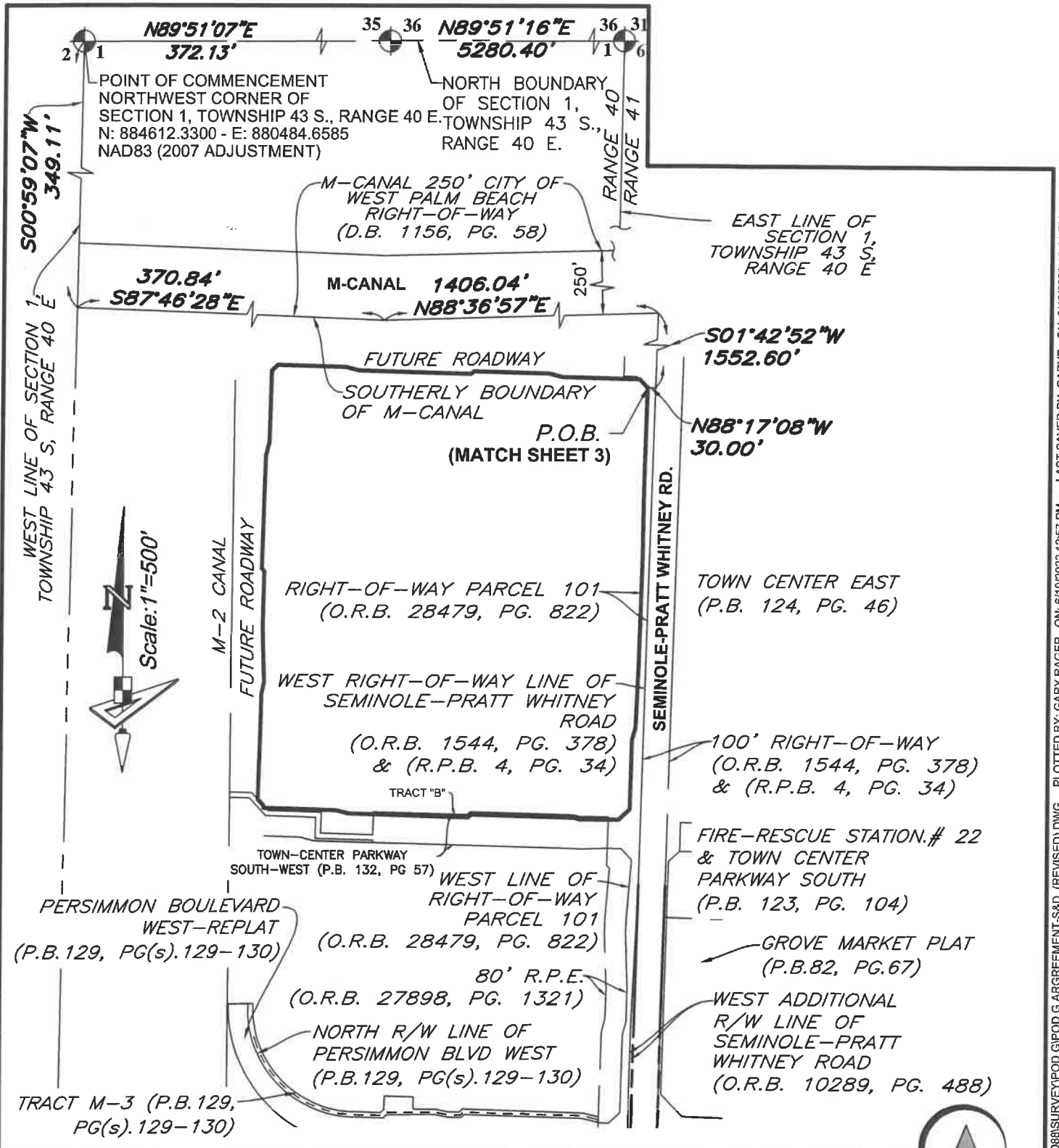
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 www.geopointsurvey.com
 Licensed Business Number LB 7768

Drawn: gar	Date: 08/11/20	Data File: ~~~~
Check: rr	P.C.: ~~~~	Field Book: ~~~~
Section: 1 Twn. 43S Rng. 40E	Job #: POD G-South_SID	

DWG NAME: W:\WESTLAKE\WESTLAKE - NAYD88\SURVEY\POD G\AGREEMENT-S&D_(REVISED).DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 12:57 PM LAST SAVED BY: GARYR ON: 6/10/2022 12:41 PM



Prepared For: MINTO COMMUNITIES, LLC.
 Last Date of Field Survey: N/A

**WESTLAKE - POD G - AGREEMENT
 SKETCH AND DESCRIPTION**

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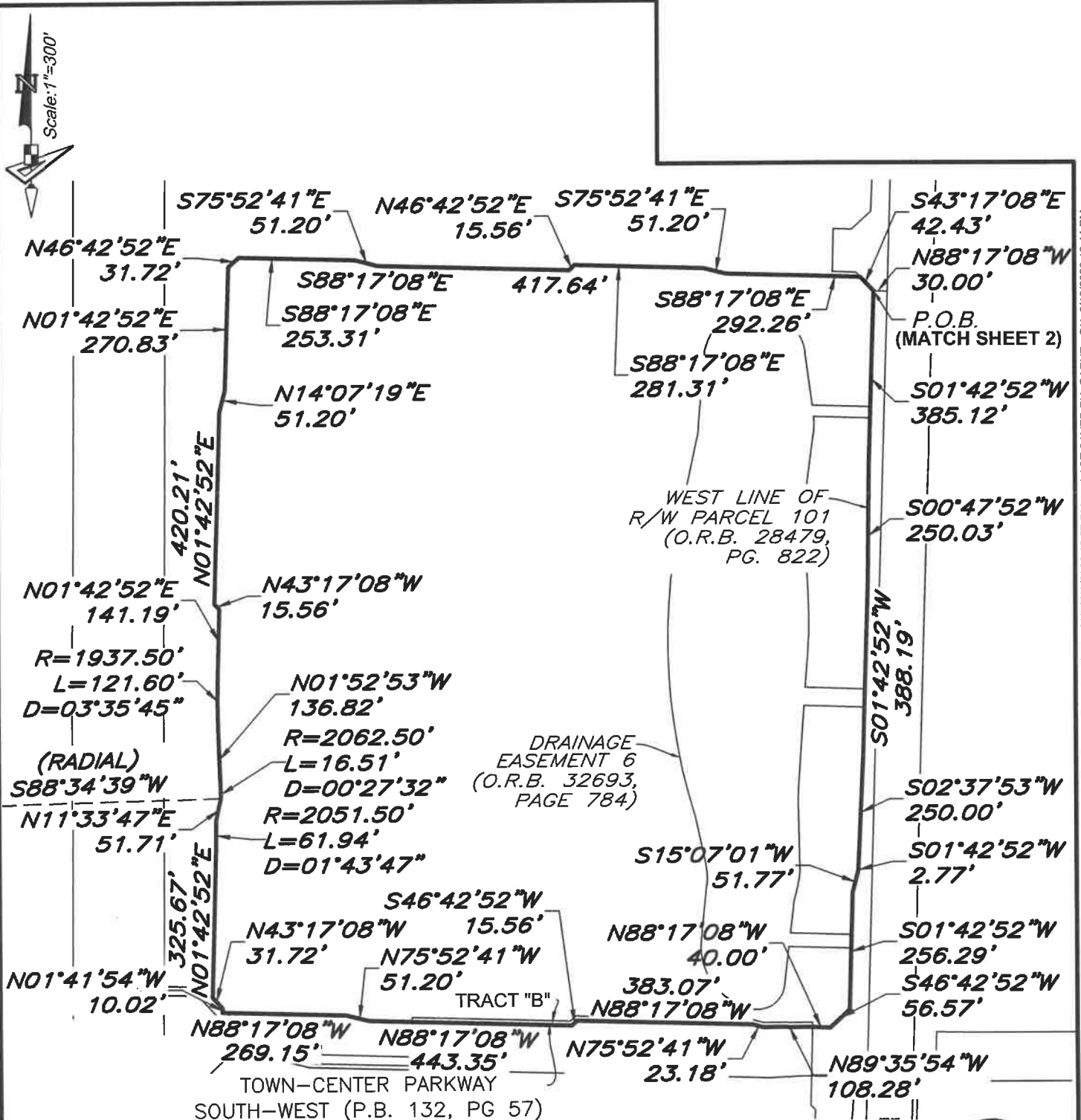
4152 W. Blue Heron Blvd. Phone: (561) 444-2720
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Drawn: gar	Date: 08/11/20	Data File: ----
Check: rr	P.C.: ----	Field Book: ----
Section: 1 Twn. 43S Rng. 40E		Job #: POD G-South_SID

Sheet No. 2 of 3 Sheets

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

DWG NAME: \\W\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD G\AGREEMENT-S&D_(REVISED).DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 12:57 PM LAST SAVED BY: GARYR ON: 6/10/2022 12:41 PM



DESCRIPTION:

A PARCEL OF LAND LYING IN TRACT "A", TOWN CENTER EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGES 46 THROUGH 50, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING A PORTION OF 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 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 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT CITY OF WEST PALM BEACH EASEMENT, AS RECORDED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°36'57"W., ALONG SAID NORTH LINE, A DISTANCE OF 1999.63 FEET; THENCE S.01°23'03"E., A DISTANCE OF 1647.48 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, AS SHOWN ON TOWN CENTER PARKWAY NORTH, RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE AND THE NORTHERLY LINE OF TRACT "A", TOWN CENTER EAST, RECORDED IN PLAT BOOK 124, PAGES 46 THROUGH 50, BOTH OF SAID PUBLIC RECORDS, AND THE **POINT OF BEGINNING**; THENCE S.12°19'26"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 55.23 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "A" AND WESTERLY RIGHT-OF-WAY LINE OF TRACT "A", KINGFISHER BOULEVARD, PLAT BOOK 133, PAGES 81 AND 82, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID EASTERLY LINE: 1) THENCE S.28°42'51"W., A DISTANCE OF 131.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1131.00 FEET; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°42'52", A DISTANCE OF 566.81 FEET TO A POINT OF TANGENCY; 3) THENCE S.00°00'01"E., A DISTANCE OF 165.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1131.00 FEET; 4) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°06'11", A DISTANCE OF 515.27 FEET TO A POINT OF TANGENCY; 5) THENCE S.26°06'12"E., A DISTANCE OF 119.15 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "A" AND THE NORTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, AS SHOWN ON TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING ELEVEN (11) COURSES BEING ALONG SAID SOUTHERLY LINE OF TRACT "A" AND THE NORTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY: 1) THENCE S.20°12'31"W., A DISTANCE OF 34.54 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 950.00 FEET, AND A RADIAL BEARING OF N.22°43'32"W. AT SAID INTERSECTION; 2) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF TRACT "A", THROUGH A CENTRAL ANGLE OF 22°43'32", A DISTANCE OF 376.80 FEET TO A POINT OF TANGENCY; 3) THENCE N.90°00'00"W., ALONG SAID SOUTHERLY LINE, A DISTANCE OF 590.49 FEET; 4) THENCE N.45°00'00"W., A DISTANCE OF 35.36 FEET; 5) THENCE N.00°00'00"E., A DISTANCE OF 25.00 FEET; 6) THENCE N.90°00'00"W., A DISTANCE OF 74.00 FEET; 7) THENCE S.00°00'00"E., A DISTANCE OF 25.00 FEET; 8) THENCE 45°00'00"W., A DISTANCE OF 35.36 FEET; 9) THENCE N.90°00'00"W., A DISTANCE OF 363.82 FEET; 10) THENCE N.77°35'32"W., A DISTANCE OF 37.23 FEET;

(DESCRIPTION CONTINUED ON SHEET 2)

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

**WESTLAKE-POD L - PORTION OF TRACT "A"
SKETCH AND DESCRIPTION**



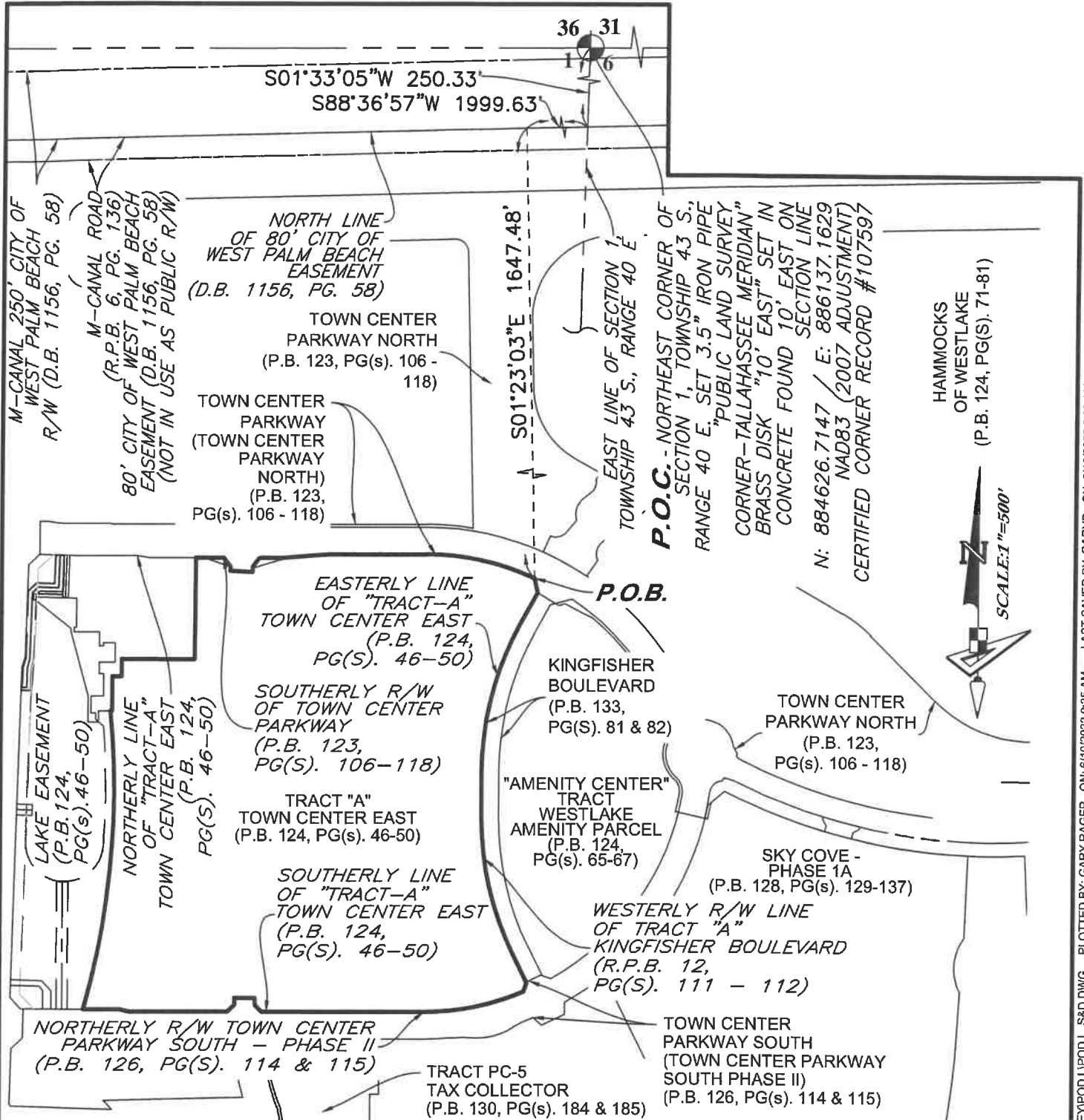
REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO COMMUNITIES, LLC
Date: JUNE 8, 2022
SURVEYOR'S CERTIFICATE
 This certifies that this Sketch and Description of the 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**
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Drawn: SAB	Date: 06/08/2022	Data File: _____
Check: GAR	P.C.: N/A	Field Book: _____
Section: 1 Twn. 43S Rng. 40E		Job #: Pod L_POR. A S&D

DWG NAME: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD L\POD L_S&D.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 9:35 AM LAST SAVED BY: GARYR ON: 6/10/2022 9:30 AM



WESTLAKE-POD L - PORTION OF TRACT "A"
SKETCH AND DESCRIPTION

Prepared For: MINTO COMMUNITIES, LLC
 Date: JUNE 8, 2022

LEGEND	
P.O.B. -- POINT OF BEGINNING	NAD -- NORTH AMERICAN DATUM
P.O.C. -- POINT OF COMMENCEMENT	R/W -- RIGHT-OF-WAY
P.B. -- PLAT BOOK	1-43-40 -- SECTION-TOWNSHIP-RANGE
D.B. -- DEED BOOK	R -- RADIUS
R.P.B. -- ROAD PLAT BOOK	L -- ARC LENGTH
PG./PG(s). -- PAGE(S)	D -- DELTA ANGLE
U.E. -- UTILITY EASEMENT	L.A.E. -- LIMITED ACCESS EASEMENT

Sheet No. 3 of 5 Sheets

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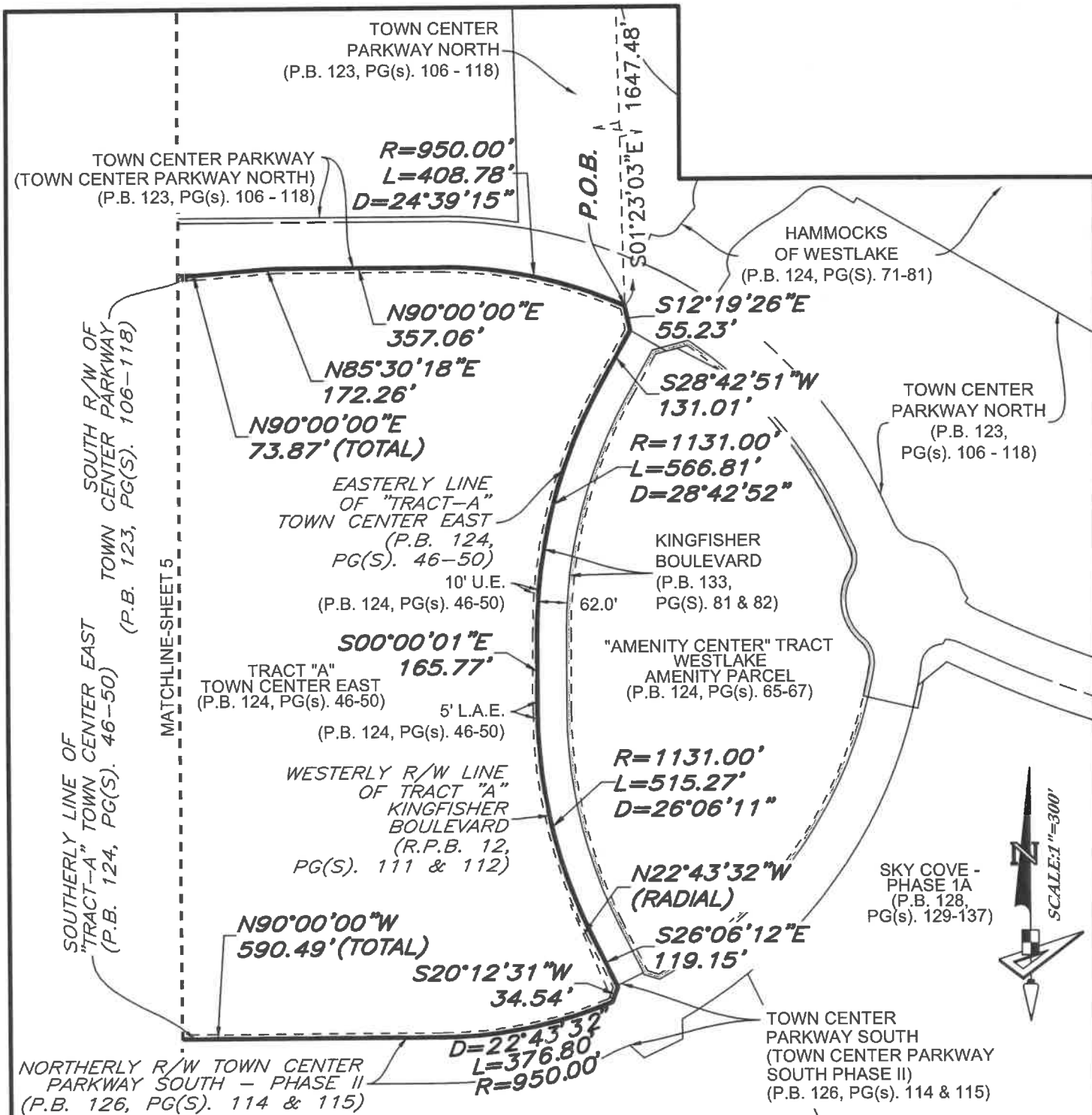


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Section: 1 Twn. 43S Rng. 40E		Job #: Pod L_POR. A_S&D



WESTLAKE-POD L - PORTION OF TRACT "A" SKETCH AND DESCRIPTION

REVISIONS	Prepared For: MINTO COMMUNITIES, LLC
	Date: JUNE 8, 2022

LEGEND	
P.O.B. -- POINT OF BEGINNING	NAD -- NORTH AMERICAN DATUM
P.O.C. -- POINT OF COMMENCEMENT	R/W -- RIGHT-OF-WAY
P.B. -- PLAT BOOK	1-43-40 -- SECTION-TOWNSHIP-RANGE
D.B. -- DEED BOOK	R -- RADIUS
R.P.B. -- ROAD PLAT BOOK	L -- ARC LENGTH
PG./PG(s). -- PAGE(S)	D -- DELTA ANGLE
U.E. -- UTILITY EASEMENT	L.A.E. -- LIMITED ACCESS EASEMENT



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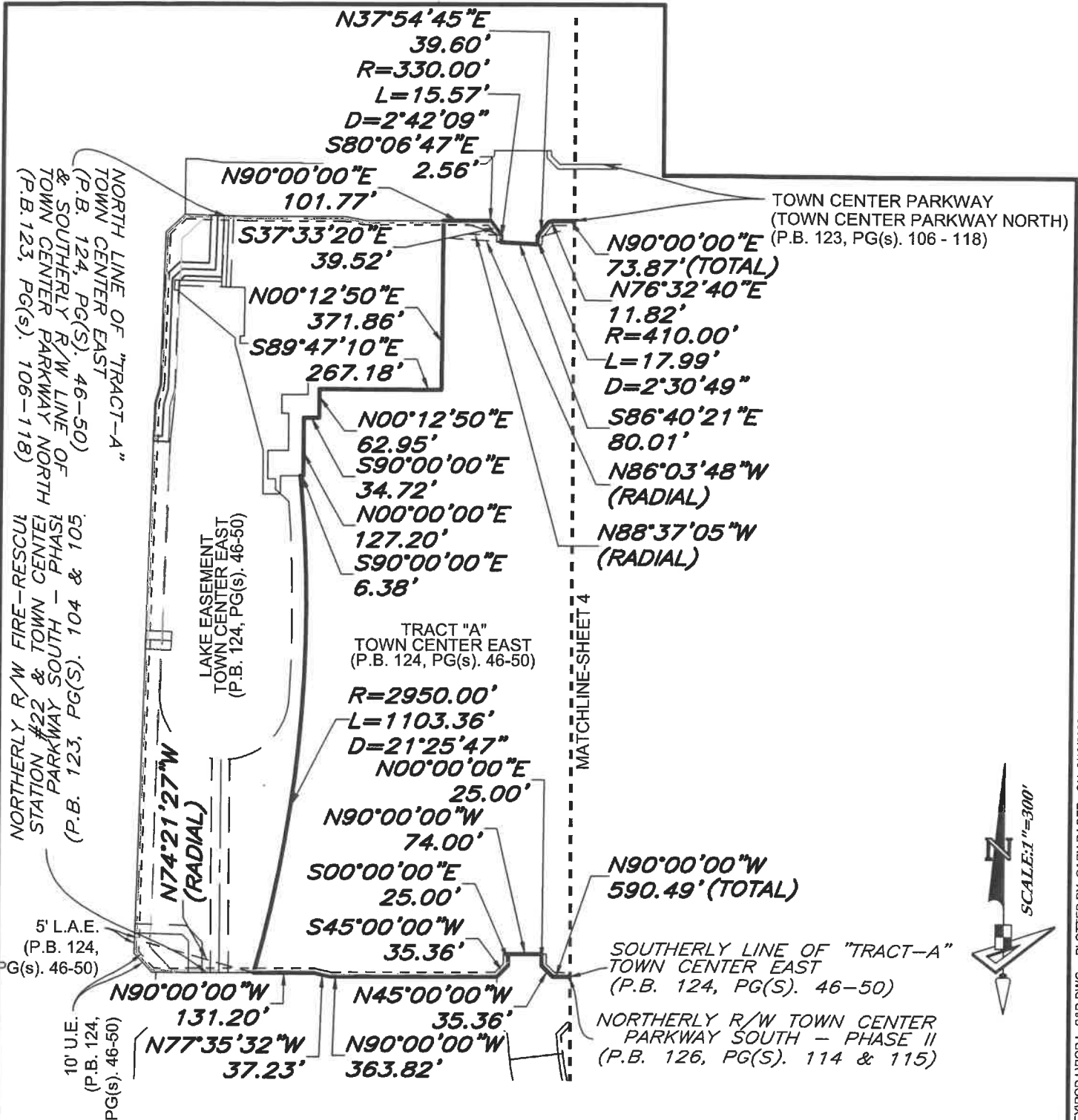
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Drawn: SAB	Date: 06/08/2022	Data File: _____
Check: GAR	P.C.: N/A	Field Book: _____
Section: 1 Twn. 43S Rng. 40E		Job #: Pod L_POR. A_S&D

DWG NAME: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD L\POD L_S&D.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 9:35 AM LAST SAVED BY: GARY R ON: 6/10/2022 9:30 AM



DWG NAME: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD LIPOD_L_S&D.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 9:35 AM LAST SAVED BY: GARYR ON: 6/10/2022 9:30 AM

EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, 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 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT M-CANAL ROAD EASEMENT AS RECORDED IN DEED BOOK 1156, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN IN ROAD PLAT BOOK 6, PAGE 136 OF SAID PUBLIC RECORDS, AND AS MONUMENTED; THENCE S.88°36'57"W. ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL ROAD EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND OFFICIAL RECORD BOOK 1640, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 4364.18 FEET TO THE NORTHWEST CORNER OF THE EXISTING RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS, ALSO A POINT ON THE SOUTH LINE OF PERSIMMON BOULEVARD AS RECORDED IN OFFICIAL RECORD BOOK 10202, PAGE 430, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., ALONG SAID SOUTH LINE OF PERSIMMON BOULEVARD, A DISTANCE OF 646.56 FEET TO A POINT ON THE EAST LINE OF SAID EXISTING RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD; THENCE S.01°42'52"W., ALONG SAID EAST LINE, A DISTANCE OF 77.00 FEET; THENCE CONTINUE S.01°42'52"W., A DISTANCE OF 3.00 FEET TO A POINT ON THE ADDITIONAL RIGHT-OF-WAY OF PERSIMMON BOULEVARD, AS SHOWN ON PERSIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID ADDITIONAL RIGHT-OF-WAY FOR THE FOLLOWING THREE (3) COURSES: 1) S.88°17'08"E., A DISTANCE OF 573.95 FEET; 2) THENCE S.43°17'08"E., A DISTANCE OF 53.74 FEET; 3) THENCE S.88°17'08"E., A DISTANCE OF 112.50 FEET TO POINT ON THE EAST RIGHT-OF-WAY OF ILEX WAY II, AS SHOWN OF ILEX WAY II, AS RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS AND THE **POINT OF BEGINNING**; THENCE CONTINUE S.88°17'08"E. ALONG SAID ADDITIONAL RIGHT-OF-WAY, A DISTANCE OF 1.50 FEET TO THE SOUTHEAST CORNER OF PERSIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS, ALSO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST-PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF PERSIMMON BOULEVARD EAST, FOR THE FOLLOWING THREE (3) COURSES: 1) N.01°42'52"E., A DISTANCE OF 12.00 FEET; 2) THENCE N.46°42'53"E., A DISTANCE OF 56.57 FEET; 3) THENCE S.88°17'08"E., A DISTANCE OF 373.13 FEET; THENCE S.01°41'49"W., A DISTANCE OF 947.92 FEET; THENCE N.88°18'58"W., A DISTANCE OF 419.92 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF ILEX WAY II, AS RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF ILEX WAY II FOR THE FOLLOWING SIX (6) COURSES: 1) N.01°42'52"E., A DISTANCE OF 286.41 FEET; 2) THENCE N.43°17'08"W., A DISTANCE OF 15.56 FEET; 3) THENCE N.01°42'52"E., A DISTANCE OF 38.40 FEET; 4) THENCE N.02°54'08"E., A DISTANCE OF 239.24 FEET; 5) THENCE N.14°07'19"E., A DISTANCE OF 51.38 FEET; 6) THENCE N.01°42'52"E., A DISTANCE OF 270.96 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 398,017 SQUARE FEET OR 9.137 ACRES, MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

SKETCH AND DESCRIPTION PARCEL PC-2



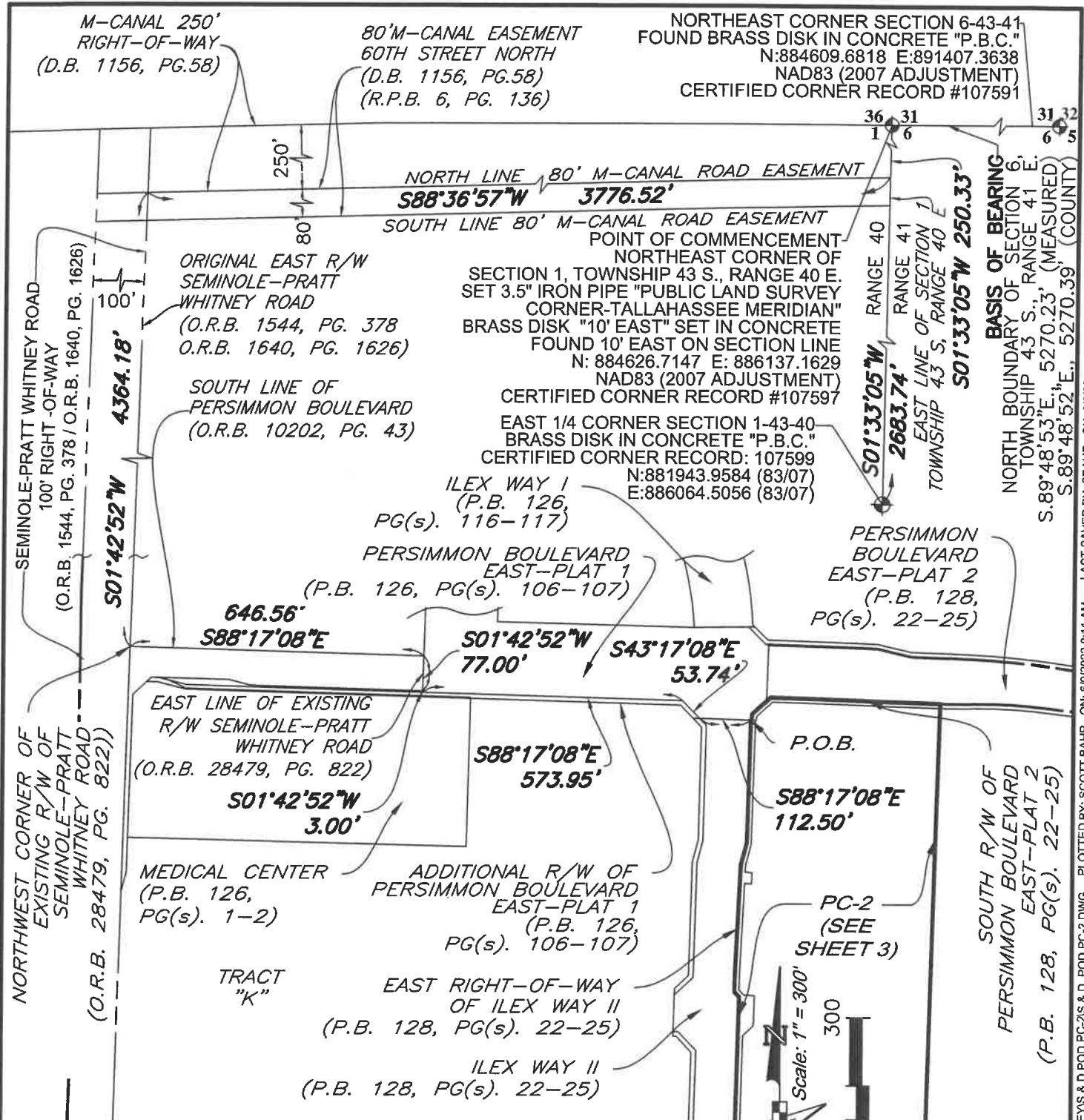
REVISIONS				Prepared For: MINTO	
No.	Date	Description	Dwn.	Date of Sketch: 05/24/19	
1	06-08-22	ADD SURVEY NOTE AND PSM BLOCK	SAB	SURVEYOR'S CERTIFICATE	
				<small>This certifies that a Sketch and Description of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.</small>	
				Gary R. Rager <small>FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828</small>	
Sheet No. 1 of 3 Sheets				<small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small>	

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 Check: LJO P.C.: ~~~~ Field Book: ~~~~
 Sections: 12 Twn. 43S Rng. 40E Job #: S&D_PC-2

DWG NAME: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEYS & D POD PC-2\S & D_POD PC-2.DWG PLOTTED BY: SCOTT BAHR ON: 6/9/2022 8:11 AM LAST SAVED BY: SBAHR ON: 6/9/2022 8:10 AM



**SKETCH AND DESCRIPTION
PARCEL PC-2**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO
 Date of Sketch: 05/24/19

Sheet No. 2 of 3 Sheets

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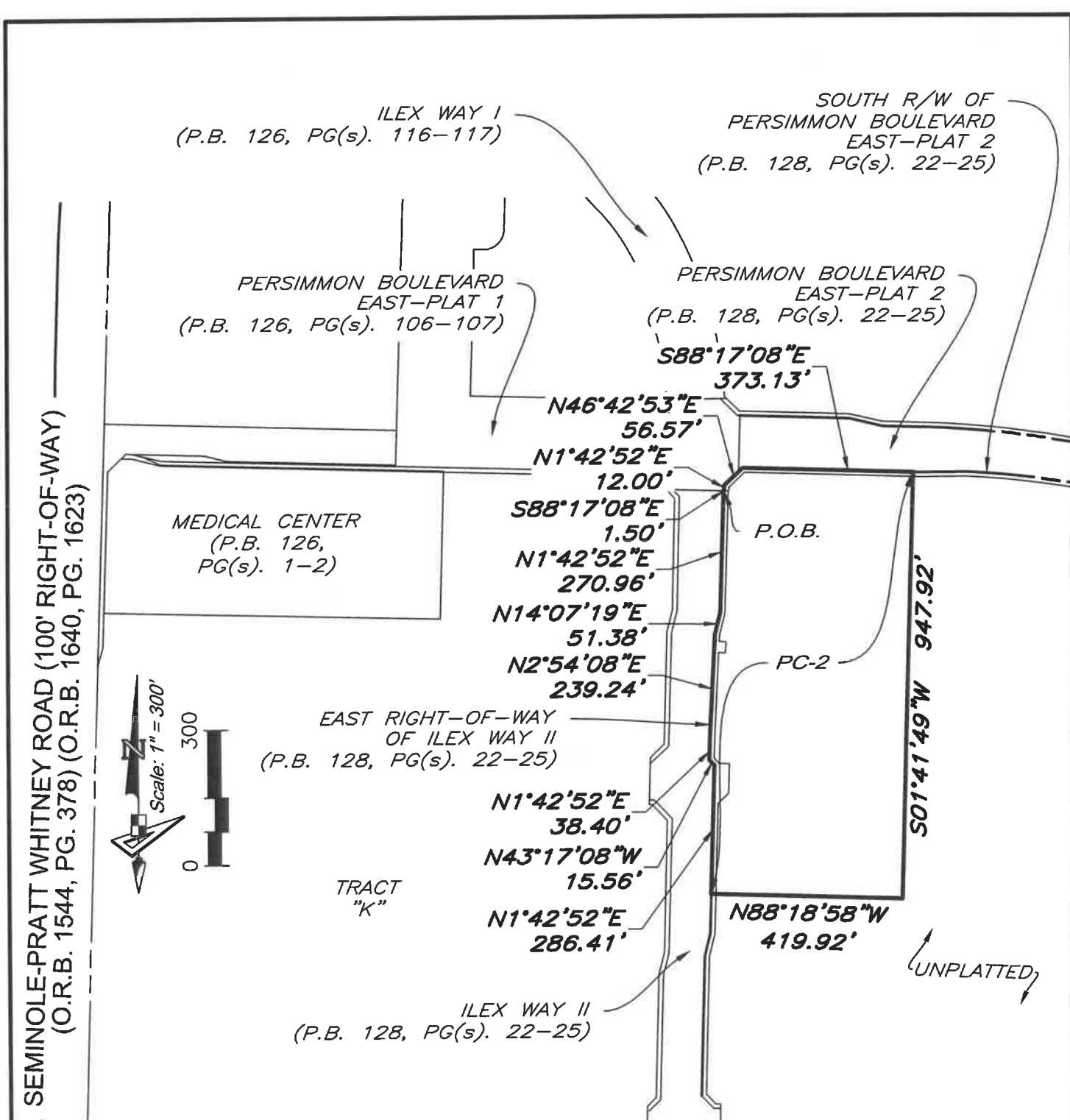


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**SKETCH AND DESCRIPTION
PARCEL PC-2**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO

Date of Sketch: 05/24/19

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Drawn: SWM Date: 05/24/19 Data File: ~~~~
Check: LJO P.C.: ~~~~ Field Book: ~~~~

DWG NAME: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEYS & D POD PC-2\S & D_POB PC-2.DWG PLOTTED BY: SCOTT BAHR ON: 6/9/2022 8:11 AM LAST SAVED BY: SBAHR ON: 6/9/2022 8:10 AM

LEGAL DESCRIPTION-TRACT "B"

A PARCEL OF LAND BEING ALL OF OPEN SPACE TRACT #1 AND PART OF OPEN SPACE TRACT #2, AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF 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 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 813.55 FEET; THENCE N.88°26'55"W., A DISTANCE OF 2195.74 FEET TO A POINT ON THE WESTERLY LINE OF WATER MANAGEMENT TRACT #1, AS SHOWN ON TOWN CENTER PARKWAY NORTH, RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF SAID PUBLIC RECORDS; SAID POINT, ALSO BEING THE **POINT OF BEGINNING**; THENCE S.01°21'03"E., ALONG SAID WESTERLY LINE OF WATER MANAGEMENT TRACT #1 AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 1019.17 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, AS SHOWN ON SAID PLAT AND A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 1050.00 FEET, AND A RADIAL BEARING OF S.09°16'57"W. AT SAID INTERSECTION; THENCE THE FOLLOWING TWELVE (12) COURSES BEING BY SAID NORTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY: 1) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°16'57", A DISTANCE OF 170.11 FEET TO A POINT OF TANGENCY; 2) THENCE N.90°00'00"W., A DISTANCE OF 594.86 FEET; 3) THENCE N.45°00'00"W., A DISTANCE OF 35.36 FEET; 4) THENCE N.00°00'00"E., A DISTANCE OF 15.00 FEET; 5) THENCE N.90°00'00"W., A DISTANCE OF 106.00 FEET; 6) THENCE S.00°00'00"E., A DISTANCE OF 15.00 FEET; 7) THENCE S.45°00'00"W., A DISTANCE OF 35.36 FEET; 8) THENCE N.90°00'00"W., A DISTANCE OF 402.05 FEET; 9) THENCE N.77°35'33"W., A DISTANCE OF 11.64 FEET; 10) THENCE N.90°00'00"W., A DISTANCE OF 168.73 FEET; 11) THENCE N.82°02'23"W., A DISTANCE OF 56.01 FEET; 12) THENCE N.90°00'00"W., A DISTANCE OF 33.52 FEET TO THE EASTERLY MOST CORNER OF RIGHT-OF-WAY PARCEL 105, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE N.44°08'34"W., ALONG THE NORTHERLY LINE OF SAID RIGHT-OF-WAY PARCEL 105, A DISTANCE OF 55.72 FEET TO THE NORTHERLY CORNER OF SAID RIGHT-OF-WAY PARCEL 105; THENCE N.01°42'52"E., ALONG THE ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 1544, PAGE 378 AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF SAID PUBLIC RECORDS, A DISTANCE OF 24.18 FEET TO A POINT ON THE EASTERLY LINE OF RIGHT-OF-WAY PARCEL 106, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING SEVEN (7) COURSES BEING BY SAID EASTERLY LINE OF RIGHT-OF-WAY PARCEL 106: 1) N.05°37'01"E., A DISTANCE OF 198.91 FEET; 2) THENCE N.02°20'47"E., A DISTANCE OF 50.63 FEET; 3) THENCE N.00°55'27"W., A DISTANCE OF 210.34 FEET; 4) THENCE N.02°20'47"E., A DISTANCE OF 43.23 FEET; 5) THENCE N.02°42'36"E., A DISTANCE OF 356.39 FEET; 6) THENCE N.16°12'21"E., A DISTANCE OF 51.42 FEET; 7) THENCE N.02°42'36"E., A DISTANCE OF 206.31 FEET;

CONTINUED ON SHEET 2

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

**TRACT "B"
SKETCH AND DESCRIPTION**

REVISIONS				Prepared For: MINTO COMMUNITIES, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A	
1	06-07-22	ADD SURVEYOR NOTE	SAB	<p align="center">SURVEYOR'S CERTIFICATE</p> <p>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.</p>	
				<p>Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828</p>	
<p align="center">Sheet No. 1 of 5 Sheets</p>				<p align="center">NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>	
					
				<p>4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404</p> <p>Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768</p>	
				<p>Drawn: SWM Date: 04/01/2021 Data File: -----</p>	
				<p>Check: GAR P.C.: --- Field Book: ---/---/---</p>	
				<p>Section: 1 Twn. 43S Rng. 40E Job #: Tract B-Pod F</p>	

DWG NAME: \\W\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD #TRACT B_POD F.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 10:06 AM LAST SAVED BY: GARYR ON: 6/10/2022 10:05 AM

CONTINUED FROM SHEET 1

THENCE N.88°36'57"E., ALONG THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF WATER MANAGEMENT TRACT #1, AS SHOWN ON SAID PLAT, A DISTANCE OF 152.82 FEET TO A POINT OF CUSP OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 78.00 FEET, AND A RADIAL BEARING OF S.01°23'03"E AT SAID POINT OF CUSP; THENCE THE FOLLOWING SEVEN (7) COURSES BEING BY THE NORTHERLY, WESTERLY AND SOUTHERLY LINES OF SAID WATER MANAGEMENT TRACT #1; 1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°54'21", A DISTANCE OF 116.95 FEET TO A POINT OF TANGENCY; 2) THENCE S.02°42'36"W., A DISTANCE OF 158.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 81.58 FEET; 3) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 115°11'50", A DISTANCE OF 164.03 FEET TO A POINT OF TANGENCY; 4) THENCE N.67°30'46"E., A DISTANCE OF 359.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 200.00 FEET; 5) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'11", A DISTANCE OF 73.66 FEET TO A POINT OF TANGENCY; 6) THENCE N.88°36'57"E., A DISTANCE OF 907.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 50.00 FEET; 7) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°02'00", A DISTANCE OF 78.57 FEET TO THE POINT OF BEGINNING.

TOTAL CONTAINING: 1,619,187 SQUARE FEET OR 37.171 ACRES, MORE OR LESS.

LEGEND

<i>P.O.B. -- POINT OF BEGINNING</i>	<i>W.M.T. -- WATER MANAGEMENT TRACT</i>
<i>P.O.C. -- POINT OF COMMENCEMENT</i>	<i>O.S.T. -- OPEN SPACE TRACT</i>
<i>P.B. -- PLAT BOOK</i>	<i>R/W -- RIGHT-OF-WAY</i>
<i>D.B. -- DEED BOOK</i>	<i>1-43-40 -- SECTION-TOWNSHIP-RANGE</i>
<i>O.R./O.R.B. -- OFFICIAL RECORDS BOOK</i>	<i>R -- RADIUS</i>
<i>PG./PG(s) -- PAGE(s)</i>	<i>L -- ARC LENGTH</i>
<i>NAD -- NORTH AMERICAN DATUM</i>	<i>D -- DELTA ANGLE</i>

TRACT "B" SKETCH AND DESCRIPTION



REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO COMMUNITIES, LLC
 Last Date of Field Survey: N/A

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Drawn: SWM	Date: 04/01/2021	Data File: ~~~~
Check: GAR	P.C.: ~~~~	Field Book: ~~~~
Section: 1 Twn. 43S Rng. 40E	Job #: Tract B-Pod F	

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 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DWG NAME: W:\WESTLAKE\WESTLAKE - NAVD86\SURVEY\POD F\TRACT B_POD F.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 10:06 AM LAST SAVED BY: GARY R ON: 6/10/2022 10:05 AM



P.O.C. - 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

M-CANAL ROAD (R.P.B. 6, PG. 136)
 80' CITY OF WEST PALM BEACH EASEMENT (D.B. 1156, PG. 58)
 (NOT IN USE AS PUBLIC R/W)

NORTHERLY LINE OF W.M.T. #1 (P.B. 123, PG(s). 106-118)

M-CANAL 250' CITY OF WEST PALM BEACH R/W (D.B. 1156, PG. 58)

EAST LINE OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E

WESTERLY LINE OF W.M.T. #1 (P.B. 123, PG(s). 106-118)

W.M.T. #1 (P.B. 123, PG(s). 106-118)

P.O.B.

N88°26'55"W
 2195.74'

SOUTHERLY LINE OF W.M.T. #1 (P.B. 123, PG(s). 106-118)

EASTERLY LINE OF R/W PARCEL 106 (O.R.B. 28479, PG. 822)

WESTERLY LINE OF W.M.T. #1 (P.B. 123, PG(s). 106-118)

NORTHERLY CORNER OF R/W PARCEL 105 (O.R.B. 28479, PG. 822)

EASTERLY MOST CORNER OF R/W PARCEL 105 (O.R.B. 28479, PG. 822)

HAMMOCKS OF WESTLAKE (P.B. 124, PG(s). 71-81)

ORIGINAL EAST R/W LINE OF SEMINOLE-PRATT WHITNEY ROAD (O.R.B. 1544, PG. 378 & R.P.B. 4, PG. 34)

SEMINOLE-PRATT WHITNEY ROAD

W.M.T. #1 (P.B. 123, PG(s). 106-118)

W.M.T. #2 (P.B. 123, PG(s). 106-118)

NORTH R/W LINE OF TOWN CENTER PARKWAY (P.B. 123, PG(s). 106-118)

TOWN CENTER PARKWAY
 TOWN CENTER PARKWAY NORTH (P.B. 123, PG(s). 106-118)

TRACT "A" TOWN CENTER EAST (P.B. 124, PG(s). 46-50)

KINGFISHER BOULEVARD (R.P.B. 12, PG(s). 111-112)

"AMENITY CENTER" TRACT AMENITY PARCEL (P.B. 124, PG(s). 65-67)

TRACT "B"
SKETCH AND DESCRIPTION

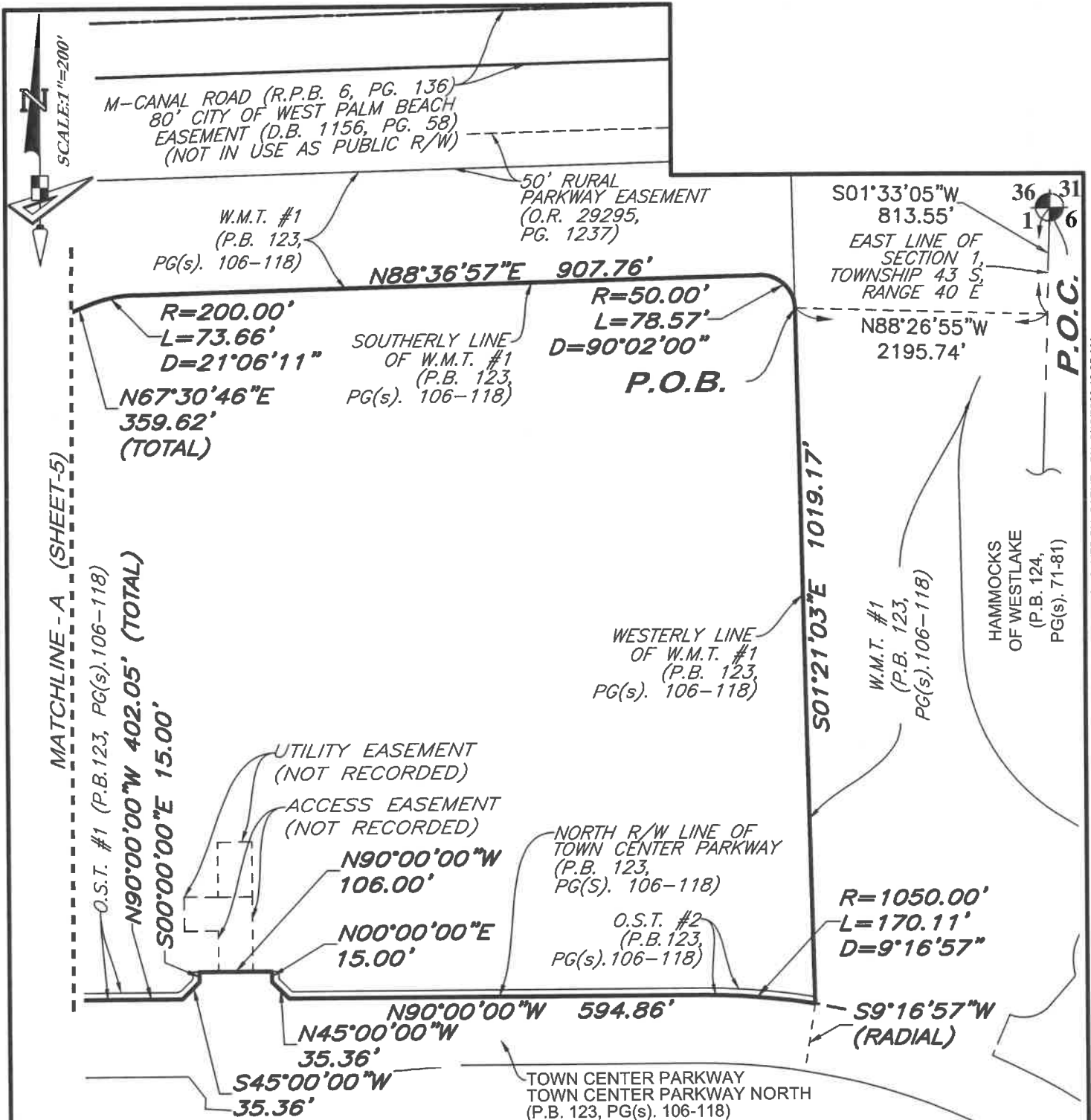
REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO COMMUNITIES, LLC
 Lost Date of Field Survey: N/A

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TRACT "B"
SKETCH AND DESCRIPTION

REVISIONS			
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Check: GAR P.C.: ~~~~ Field Book: ~~~~~
Section: 1 Twn. 43S Rng. 40E Job #: Tract B-Pod F

M-CANAL ROAD (R.P.B. 6, PG. 136)
 80' CITY OF WEST PALM BEACH
 EASEMENT (D.B. 1156, PG. 58)
 (NOT IN USE AS PUBLIC R/W)

R/W PARCEL 106
 (O.R.B. 28479,
 PG. 822)

N88°36'57"E
152.82'

NORTHERLY LINE
 OF W.M.T. #1
 (P.B. 123,
 PG(s). 106-118)

R/W PARCEL 101
 (O.R.B. 28479,
 PG. 822)

N02°42'36"E
206.31'

S1°23'03"E
 (RADIAL)
 R=78.00'
 L=116.95'
 D=85°54'21"
S02°42'36"W
158.93'

50' RURAL PARKWAY
 EASEMENT
 (O.R. 29295, PG. 1237)

W.M.T. #1
 (P.B. 123,
 PG(s). 106-118)

N16°12'21"E
51.42'

WESTERLY LINE
 OF W.M.T. #1
 (P.B. 123,
 PG(s). 106-118)

N67°30'46"E
359.62'
 (TOTAL)

SOUTHERLY LINE
 OF W.M.T. #1
 (P.B. 123,
 PG(s). 106-118)

N02°42'36"E
356.39'

R=81.58'
 L=164.03'
 D=115°11'50"

RURAL PARKWAY EASEMENT
 (O.R. 27898, PG. 1321)

N02°20'47"E
43.23'

EASTERLY LINE OF
 R/W PARCEL 106
 (O.R.B. 28479, PG. 822)

N00°55'27"W
210.34'

N02°20'47"E
50.63'

N05°37'01"E
198.91'

N90°00'00"W
33.52'

N77°35'33"W
11.64'
N90°00'00"W
402.05' (TOTAL)

MATCHLINE - A
 (SHEET-4)



NORTHERLY CORNER OF
 R/W PARCEL 105
 (O.R.B. 28479, PG. 822)

ORIGINAL EAST R/W LINE
 OF SEMINOLE-PRATT
 WHITNEY ROAD
 (O.R.B. 1544, PG. 378
 & R.P.B. 4, PG. 34)

SEMINOLE-PRATT WHITNEY ROAD
 (O.R.B. 1544, PG. 378 & R.P.B. 4, PG. 34)

N01°42'52"E
24.18'

N44°08'34"W
55.72'

EASTERLY MOST CORNER
 OF R/W PARCEL 105
 (O.R.B. 28479, PG. 822)

TRACT "B"

O.S.T. #1 (P.B. 123,
 PG(s). 106-118)

NORTH R/W LINE OF
 TOWN CENTER PARKWAY
 (P.B. 123,
 PG(s). 106-118)

SKETCH AND DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO COMMUNITIES, LLC
 Last Date of Field Survey: N/A

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: 04/01/2021 Data File: ~~~~
 Check: GAR P.C.: ~~~~ Field Book: ~~~~
 Section: 1 Twn. 43S Rng. 40E Job #: Tract B-Pod F

Sheet No. 5 of 5 Sheets

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

DWG NAME: W:\WESTLAKEWESTLAKE - NAVD88\SURVEY\POD \TRACT B_POD F.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 10:07 AM LAST SAVED BY: GARYR ON: 6/10/2022 10:05 AM