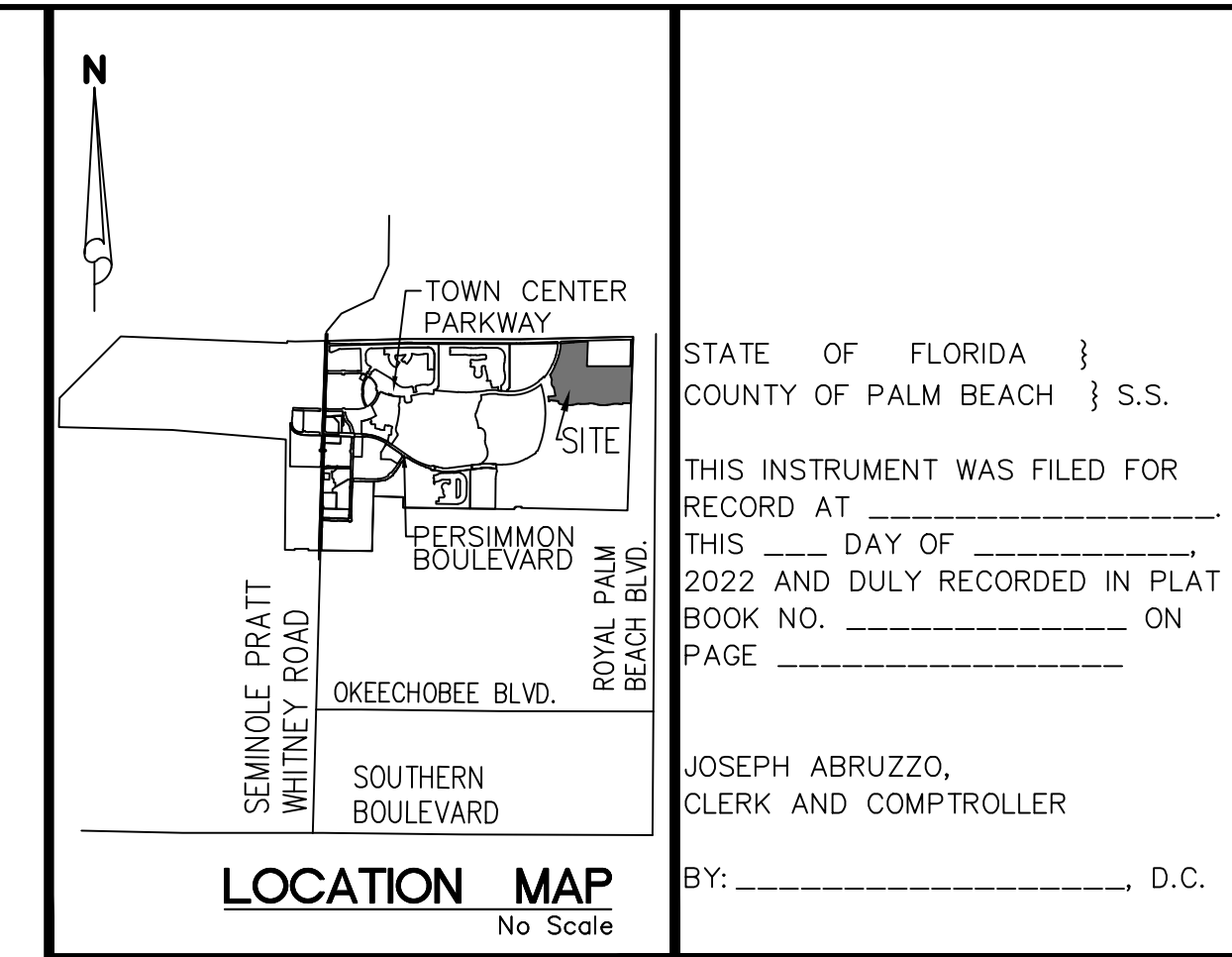


Exhibit 'B'  
The Pines of Westlake – Phase I  
PLAT

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# THE PINES OF WESTLAKE - PHASE I

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.

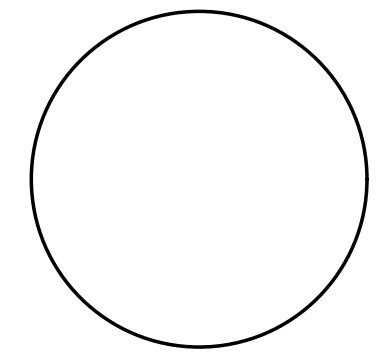
THIS INSTRUMENT WAS FILED FOR  
RECORD AT \_\_\_\_\_  
THIS \_\_\_\_ DAY OF \_\_\_\_\_  
2022 AND DULY RECORDED IN PLAT  
BOOK NO. \_\_\_\_\_ ON  
PAGE \_\_\_\_\_

JOSEPH ABRUZZO,  
CLERK AND COMPTROLLER

BY: \_\_\_\_\_, D.C.

**LOCATION MAP**  
No Scale

CLERK'S SEAL



**DESCRIPTION:**

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS THE PINES OF WESTLAKE - PHASE I, BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.01°54'46"W., ALONG THE EAST LINE OF SAID SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 388.12 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE S.01°54'46"W., ALONG SAID EAST LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 2983.28 FEET; THENCE N.88°05'14"W., DEPARTING SAID EAST LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 371.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 78.00 FEET AND A RADIAL BEARING OF N.73°46'49"W., AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°41'33", A DISTANCE OF 112.57 FEET TO A POINT OF TANGENCY; THENCE N.81°05'17"W., A DISTANCE OF 47.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1172.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°59'57", A DISTANCE OF 388.64 FEET TO A POINT OF TANGENCY; THENCE S.79°54'46"W., A DISTANCE OF 226.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1058.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°28'11", A DISTANCE OF 451.85 FEET TO A POINT OF TANGENCY; THENCE N.75°37'03"W., A DISTANCE OF 168.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 572.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°15'16", A DISTANCE OF 202.21 FEET TO A POINT OF TANGENCY; THENCE S.84°07'40"W., A DISTANCE OF 47.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 3028.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°09'25", A DISTANCE OF 378.24 FEET TO A POINT OF TANGENCY; THENCE N.88°05'14"W., A DISTANCE OF 48.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 772.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°13'33", A DISTANCE OF 178.21 FEET TO A POINT OF TANGENCY; THENCE S.78°03'32"W., A DISTANCE OF 156.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1058.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°51'13", A DISTANCE OF 588.20 FEET TO A POINT OF TANGENCY; THENCE N.70°05'14"W., A DISTANCE OF 12.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 128.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°26'58", A DISTANCE OF 164.09 FEET TO A NON-TANGENT INTERSECTION; THENCE N.83°05'14"W., A DISTANCE OF 375.17 FEET; THENCE S.38°30'00"W., A DISTANCE OF 63.36 FEET; THENCE S.83°30'00"W., A DISTANCE OF 31.21 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF RIVER BEND, AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, RECORDED IN PLAT BOOK 134, PAGES 58 THROUGH 62, INCLUSIVE, OF SAID PUBLIC RECORDS AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 4694.00 FEET AND A RADIAL BEARING OF S.83°11'22"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF RIVER BEND AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°39'24", A DISTANCE OF 217.66 FEET TO A NON-TANGENT INTERSECTION; THENCE N.81°54'45"E., A DISTANCE OF 347.09 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5041.00 FEET AND A RADIAL BEARING OF S.80°37'40"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°15'26", A DISTANCE OF 374.56 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 64.00 FEET AND A RADIAL BEARING OF S.76°16'36"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°07'30", A DISTANCE OF 33.65 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 318.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°49'03", A DISTANCE OF 343.10 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5049.00 FEET AND A RADIAL BEARING OF S.72°17'44"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°06'15", A DISTANCE OF 273.56 FEET TO A NON-TANGENT INTERSECTION; THENCE N.46°08'59"E., A DISTANCE OF 45.61 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2201.00 FEET AND A RADIAL BEARING OF N.56°42'57"W., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°36'16", A DISTANCE OF 407.37 FEET TO A NON-TANGENT INTERSECTION; THENCE N.65°58'00"W., A DISTANCE OF 11.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2190.00 FEET AND A RADIAL BEARING OF N.67°19'38"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°41'55", A DISTANCE OF 64.93 FEET TO A POINT OF TANGENCY; THENCE N.20°58'27"E., A DISTANCE OF 448.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1530.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°17'32", A DISTANCE OF 595.28 FEET TO A POINT OF TANGENCY; THENCE N.01°19'05"W., A DISTANCE OF 26.35 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 10871.49 FEET AND A RADIAL BEARING OF N.01°43'52"W., AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°11'44", A DISTANCE OF 603.32 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 10617.49 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°33'36", A DISTANCE OF 665.86 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF THE SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, AS RECORDED IN OFFICIAL RECORD BOOK 9232, PAGE 1206 AND OFFICIAL RECORD BOOK 9169, PAGE 136, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°56'50"W., ALONG SAID WESTERLY BOUNDARY LINE OF THE SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, A DISTANCE OF 1142.01 FEET TO THE SOUTHWEST CORNER OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL; THENCE S.89°55'02"E., ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, A DISTANCE OF 2021.41 FEET TO THE SOUTHEAST CORNER OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL; THENCE N.01°54'46"E., ALONG THE EASTERLY BOUNDARY LINE OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, A DISTANCE OF 1241.54 FEET TO THE NORTHEAST CORNER OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL; THENCE N.88°40'55"E., DEPARTING SAID NORTHEAST CORNER OF THE SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, A DISTANCE OF 100.16 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 8,182,173 SQUARE FEET OR 187,837 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AND RESERVE AS FOLLOWS:

**ROAD RIGHT-OF-WAY**

TRACT "A" SHOWN HEREON AS BRISTLECONE COMMONS, FOOTHILL FALLS WAY, GRAY BARK BEND, LACEBARK LANE, LONGLEAF LANE, PINE CONE COVE, SHORE PINE PLACE, SILVER NEEDLE SPRING, SPRUCE PINE DRIVE AND TIDE POOL TERRACE, ARE HEREBY DEDICATED TO THE PINES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AS A PRIVATE ROADWAY FOR INGRESS AND EGRESS, ACCESS, UTILITIES AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, REUSE WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, REUSE WATER, WASTEWATER, AND WATER MANAGEMENT FACILITIES. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION. AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF WESTLAKE FOR SERVICE VEHICLES AND EMERGENCY VEHICLES. THE CITY OF WESTLAKE AND THE SEMINOLE IMPROVEMENT DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SAID TRACT "A" EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE SEMINOLE IMPROVEMENT DISTRICT, AND FOR MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE'S SERVICE VEHICLES AND EMERGENCY VEHICLES.

**OPEN SPACE TRACTS**

TRACTS O.S.T. #1 THROUGH O.S.T. #7, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PINES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

**OPEN SPACE TRACTS**

TRACTS O.S.T. #8 THROUGH O.S.T. #13, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

**LIFT STATION EASEMENT**

LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

**TRACT "V"**

TRACT "V", AS SHOWN HEREON, IS HEREBY RESERVED FOR MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WESTLAKE, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MINTO PBLH, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

TRACT "V" IS ALSO DEDICATED AS A LAKE MAINTENANCE ACCESS EASEMENT AND A DRAINAGE EASEMENT, TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS. THESE DEDICATIONS TO SEMINOLE IMPROVEMENT DISTRICT ARE TO SUNSET WITH THE RECORDING OF THE PLAT OF THE PINES OF WESTLAKE - PHASE I, WHEREIN THE LOCATION OF PERMANENT LAKE ACCESS AND MAINTENANCE EASEMENTS SHALL BE IDENTIFIED AND GRANTED TO SEMINOLE IMPROVEMENT DISTRICT.

**WATER MANAGEMENT TRACTS**

WATER MANAGEMENT TRACTS W.M.T. #1 THROUGH W.M.T. #7, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

**LAKE MAINTENANCE ACCESS EASEMENTS**

THE LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

**UTILITY EASEMENTS**

ALL UTILITY EASEMENTS DESCRIBED ON THIS PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY RIGHTS AND EASEMENTS ESTABLISHED BY OR RESERVED BY THIS PLAT ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, (A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTERS 189 AND 298, FLORIDA STATUTES, AS A PUBLIC UTILITY PROVIDER OF WATER, SEWER AND RECLAIMED WATER), ITS SUCCESSORS AND ASSIGNS, SUBJECT TO THOSE CERTAIN RESTRICTION OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR, PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION.

IN FURTHERANCE OF THE FOREGOING, THERE IS HEREBY GRANTED TO FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS, AND ASSIGNS ("FPL"), A NON-EXCLUSIVE EASEMENT FOREVER, UNDER, IN, ON, UPON AND ACROSS THE UTILITY EASEMENTS DESCRIBED ON THE PLAT, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT, AND APPURTENANT ABOVE-GROUND EQUIPMENT) TO BE INSTALLED FROM TIME TO TIME, TOGETHER WITH THE RIGHT TO PERMIT FLORIDA POWER & LIGHT TO ATTACH OR PLACE WIRES TO OR WITHIN ANY FACILITIES HEREUNDER AND LAY CABLE AND CONDUIT WITHIN THE EASEMENT AREA AND TO OPERATE THE SAME FOR FLORIDA POWER & LIGHT'S COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES.

**DRAINAGE EASEMENTS**

THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR DRAINAGE PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

**DRAINAGE EASEMENTS (PRIVATE)**

THE 12.0 FEET DRAINAGE EASEMENTS (PRIVATE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PINES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR DRAINAGE PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

WITNESS: \_\_\_\_\_ MINTO PBLH, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_  
JOHN F. CARTER, MANAGER

WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY JOHN CARTER, AS MANAGER FOR MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_ SIGNATURE \_\_\_\_\_

(PRINT NAME) - NOTARY PUBLIC

(SEAL)

**ACCEPTANCE OF DEDICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME, AND HEREBY JOINS IN AND CONSENTS TO THE UTILITY EASEMENTS DEDICATION, DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

WITNESS: \_\_\_\_\_ SEMINOLE IMPROVEMENT DISTRICT  
AN INDEPENDENT SPECIAL DISTRICT  
OF THE STATE OF FLORIDA

PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_  
SCOTT MASSEY, PRESIDENT

PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

**ACKNOWLEDGEMENT**

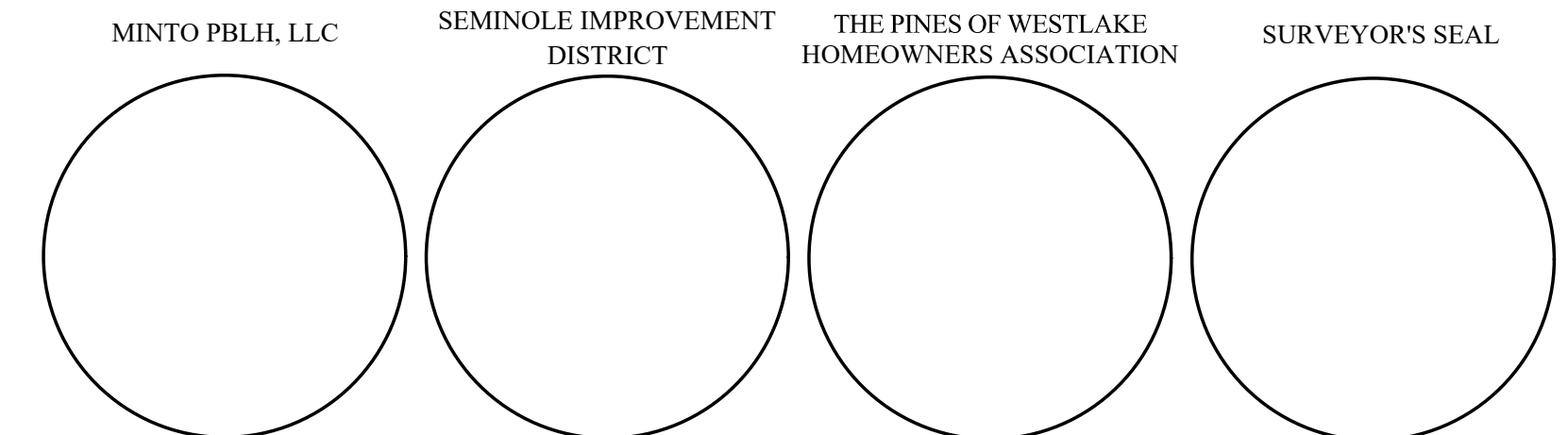
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY SCOTT MASSEY AS PRESIDENT FOR SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ON BEHALF OF THE DISTRICT, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_ SIGNATURE \_\_\_\_\_

(PRINT NAME) - NOTARY PUBLIC

(SEAL)



**ACCEPTANCE OF DEDICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE PINES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

WITNESS: \_\_\_\_\_ THE PINES OF WESTLAKE  
HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT-FOR-PROFIT

PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_  
JOHN CARTER, PRESIDENT

WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY JOHN CARTER, AS PRESIDENT FOR THE PINES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_ SIGNATURE \_\_\_\_\_

(PRINT NAME) - NOTARY PUBLIC

(SEAL)

**SURVEYOR & MAPPER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S.") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S.") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WESTLAKE FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF WESTLAKE, FLORIDA.

DATE: \_\_\_\_\_ GARY A. RAGER, P.S.M.  
LICENSE NO. LS4828  
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY  
GARY A. RAGER, P.S.M.  
LS4828 STATE OF FLORIDA.  
GEOPOINT SURVEYING, INC.  
4152 WEST BLUE HERON BOULEVARD, SUITE 105,  
RIVIERA BEACH, FLORIDA 33404.  
CERTIFICATE OF AUTHORIZATION NO. LB7768

**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

**SHEET 1 OF 19 SHEETS**

**THE PINES OF WESTLAKE - PHASE I**  
 BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

**CITY OF WESTLAKE'S APPROVAL**

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022, IN ACCORDANCE WITH SEC. 177.071(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.081(1), F.S.

ATTEST: \_\_\_\_\_  
 CITY MANAGER, KEN CASSEL

BY: \_\_\_\_\_  
 CITY MAYOR, JOHN PAUL O'CONNOR

**TITLE CERTIFICATION**

STATE OF FLORIDA  
 COUNTY OF \_\_\_\_\_

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PBLH, LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: \_\_\_\_\_

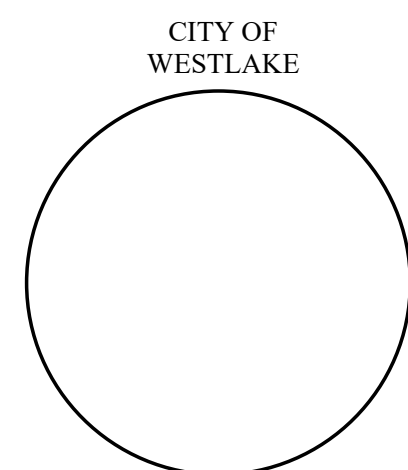
\_\_\_\_\_  
 HARRY BINNIE, PRESIDENT, FOUNDERS TITLE

**AREA TABULATION (IN ACRES)**

SINGLE FAMILY LOTS (214 LOTS):	39.385
ROADWAY TRACT (TRACT "A"):	14.772
TRACT "V":	47.993
OPEN SPACE TRACT #1:	0.300
OPEN SPACE TRACT #2:	0.305
OPEN SPACE TRACT #3:	0.057
OPEN SPACE TRACT #4:	0.554
OPEN SPACE TRACT #5:	0.128
OPEN SPACE TRACT #6:	1.452
OPEN SPACE TRACT #7:	0.219
OPEN SPACE TRACT #8:	0.766
OPEN SPACE TRACT #9:	1.778
OPEN SPACE TRACT #10:	2.312
OPEN SPACE TRACT #11:	1.996
OPEN SPACE TRACT #12:	1.426
OPEN SPACE TRACT #13:	1.427
WATER MANAGEMENT TRACT #1	26.603
WATER MANAGEMENT TRACT #2:	7.047
WATER MANAGEMENT TRACT #3	3.263
WATER MANAGEMENT TRACT #4:	3.711
WATER MANAGEMENT TRACT #5:	5.789
WATER MANAGEMENT TRACT #6 :	7.124
WATER MANAGEMENT TRACT #7:	19.430
TOTAL ACRES, MORE OR LESS:	187.837

**SURVEYORS NOTES**

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■" = A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4"x24" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "●" = A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". (UNLESS OTHERWISE NOTED)
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN 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).
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR SEMINOLE IMPROVEMENT DISTRICT APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF WESTLAKE ZONING REGULATIONS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 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





# THE PINES OF WESTLAKE - PHASE I

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

TOWNSHIP 42 SOUTH,  
RANGE 41 EAST  
TOWNSHIP 43 SOUTH,  
RANGE 41 EAST

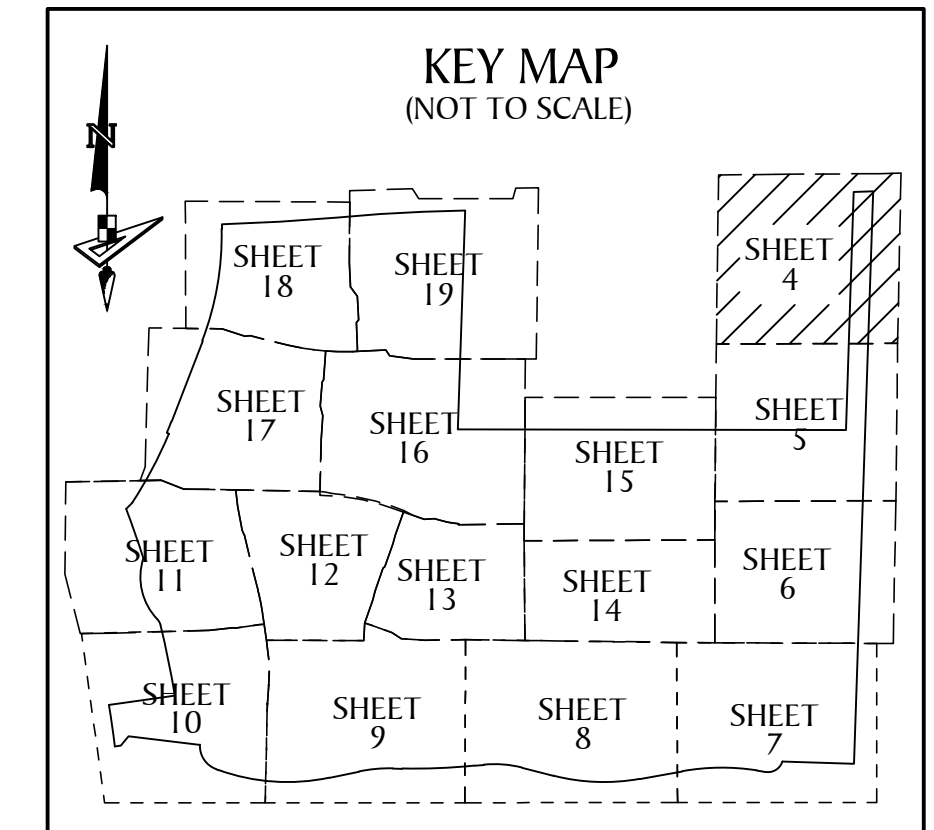
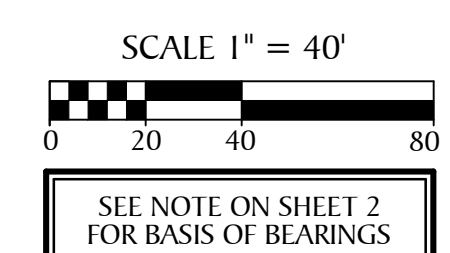
POINT OF COMMENCEMENT  
NORTHEAST CORNER SECTION 5-43-41  
N:884731.361 E:896687.606

250' M-CANAL  
RIGHT-OF-WAY  
(D.B. 1156, PG. 58)

SOUTH LINE  
80' M-CANAL  
ROAD EASEMENT

EAST BOUNDARY OF  
SECTION 5-43-41

POINT OF  
BEGINNING  
N:884343.2788  
E:896674.6150



NORTHERLY BOUNDARY OF  
SCHOOL DISTRICT OF  
PALM BEACH COUNTY

NORTHEAST CORNER OF  
SCHOOL DISTRICT OF  
PALM BEACH COUNTY  
(O.R. 9169, PG. 136) &  
(O.R. 9232, PG. 1206)

UNPLATTED

THE SCHOOL DISTRICT  
OF PALM BEACH COUNTY  
(O.R. 9169, PG. 136) &  
(O.R. 9232, PG. 1206)

EASTERLY BOUNDARY OF  
SCHOOL DISTRICT OF  
PALM BEACH COUNTY  
(O.R. 9169, PG. 136) &  
(O.R. 9232, PG. 1206)

100' MUTUAL  
RIGHT-OF-WAY  
AGREEMENT  
(O.R. 1354, PG. 47)

ASSIGNMENT FROM CITY  
NATIONAL BANK  
OF MIAMI BEACH TO  
SEMINOLE WATER CONTROL  
DISTRICT  
(O.R. 2606, PG. 1023)

LEGEND	
P.O.B. -----	POINT OF BEGINNING
P.O.C. -----	POINT OF COMMENCEMENT
P.B. -----	PLAT BOOK
D.B. -----	DEED BOOK
O.R./O.R.B. -----	OFFICIAL RECORDS BOOK
PG./PG(s) -----	PAGE(S)
NAD -----	NORTH AMERICAN DATUM
W.M.T. -----	WATER MANAGEMENT TRACT
O.S.T. -----	OPEN SPACE TRACT
P.B.C. -----	PALM BEACH COUNTY
U.E. -----	UTILITY EASEMENT
D.E. -----	DRAINAGE EASEMENT
L.M.A.E. -----	LAKE MAINTENANCE ACCESS EASEMENT
5-43-41 -----	SECTION-TOWNSHIP-RANGE
R -----	RADIUS
L -----	ARC LENGTH
D -----	DELTA ANGLE
CB -----	CHORD BEARING
C -----	CHORD
N.T. -----	NON-TANGENT
N.T.C. -----	NON-TANGENT CURVATURE
P.C. -----	POINT OF CURVATURE
P.T. -----	POINT OF TANGENCY
C.C. -----	COMPOUND CURVATURE
R.C. -----	REVERSE CURVATURE
R.I. -----	RADIAL INTERSECTION
R/W -----	RIGHT-OF-WAY
(R) -----	RADIAL
(NR) -----	NON-RADIAL
HOA -----	HOMEOWNERS ASSOCIATION
S.I.D. -----	SEMINOLE IMPROVEMENT DISTRICT
PRM -----	PERMANENT REFERENCE MONUMENT
● -----	PERMANENT CONTROL POINT
□ -----	FOUND PERMANENT REFERENCE MONUMENT
■ -----	SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

THE SCHOOL DISTRICT OF  
PALM BEACH COUNTY  
(O.R. 9169, PG. 146)

UNPLATTED

LIMITS  
OF PLAT

EAST BOUNDARY  
SECTION 5-43-41

MATCH LINE SEE SHEET 5

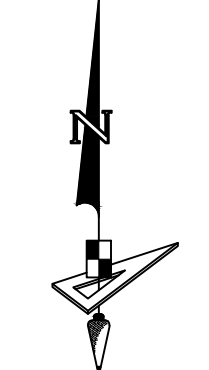
4152 W. Blue Heron Blvd.  
Suite 105  
Riviera Beach, FL 33404

Phone: (561) 444-2720  
www.geopointsurvey.com  
Licensed Business Number LB 7768

**SHEET 4 OF 19 SHEETS**

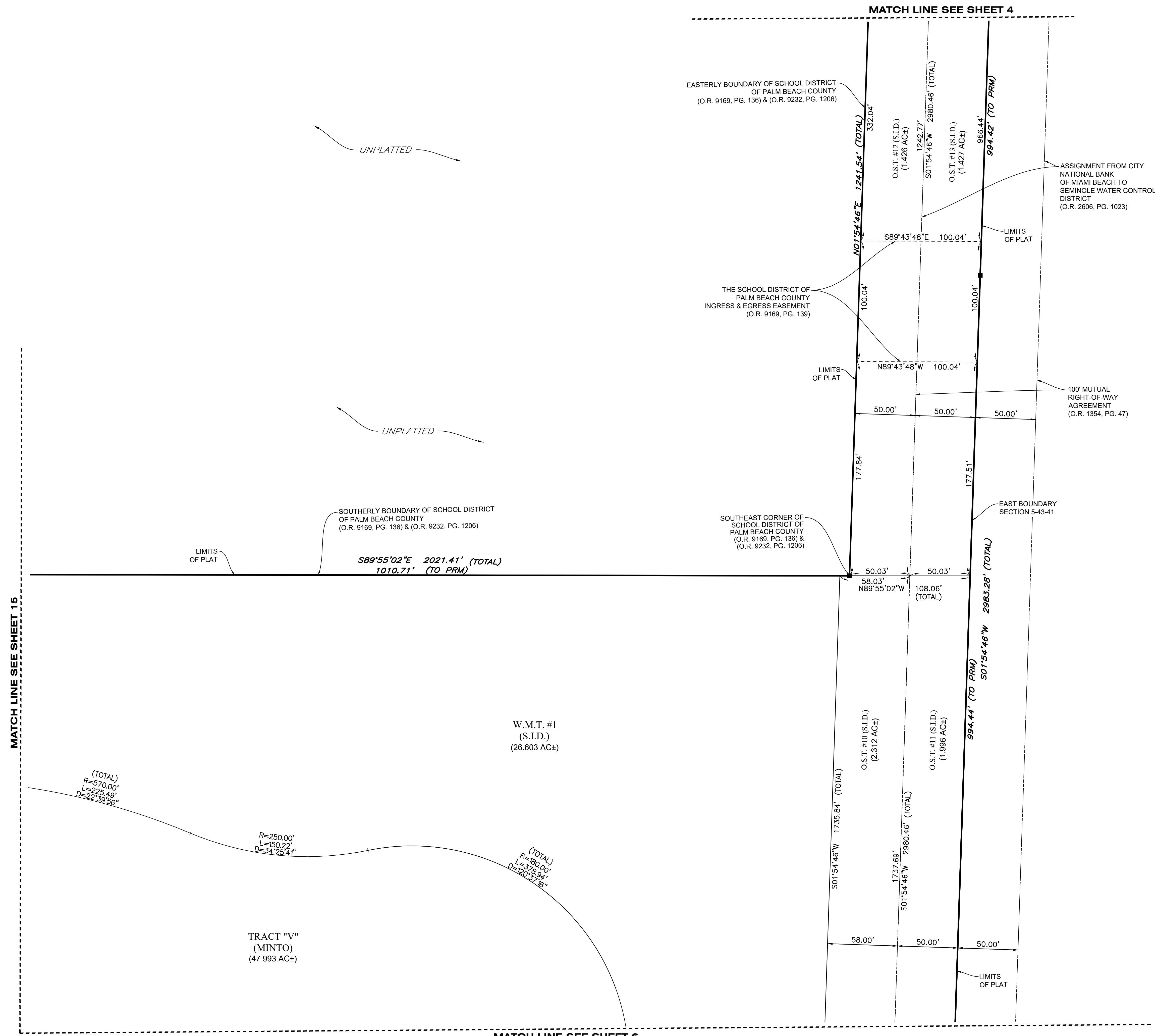
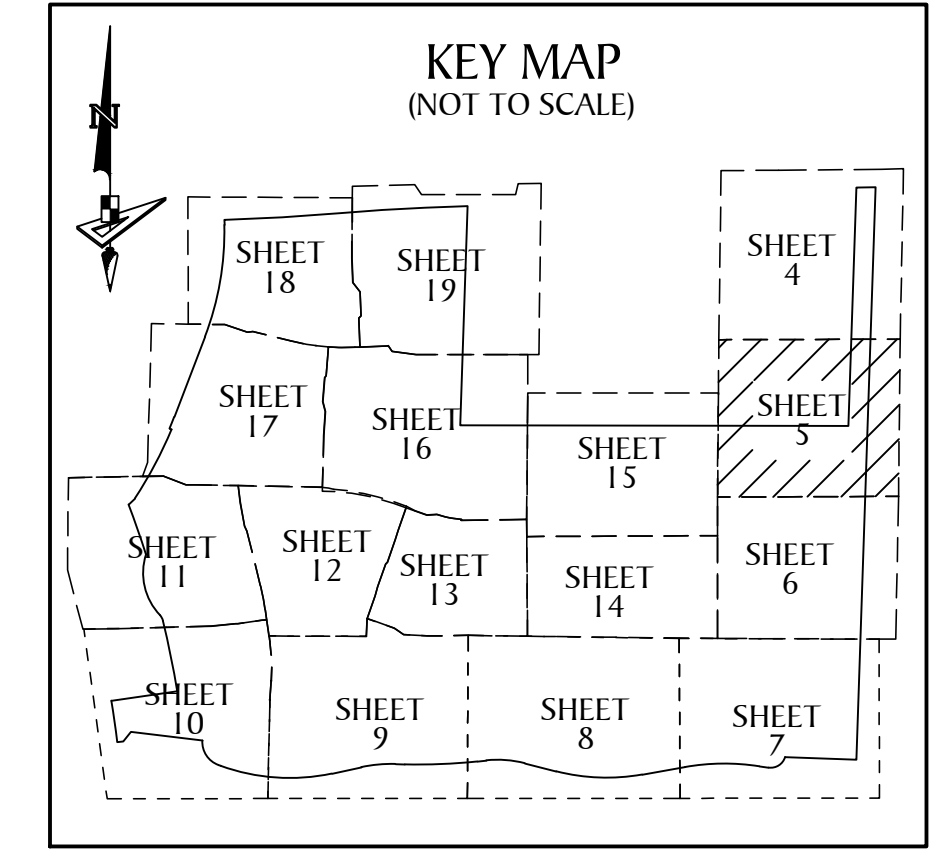
# THE PINES OF WESTLAKE - PHASE I

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



SCALE 1" = 40'

SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS



**LEGEND**

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- PG./PG(S) ----- PAGE(S)
- NAD ----- NORTH AMERICAN DATUM
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- 5-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- N.T. ----- NON-TANGENT
- N.T.C. ----- NON-TANGENT CURVATURE
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- C.C. ----- COMPOUND CURVATURE
- R.C. ----- REVERSE CURVATURE
- R.I. ----- RADIAL INTERSECTION
- R/W ----- RIGHT-OF-WAY
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- HOA ----- HOMEOWNERS ASSOCIATION
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

**GeoPoint**  
Surveying, Inc.

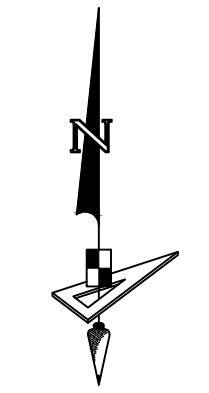
4152 W. Blue Heron Blvd.  
Suite 105  
Riviera Beach, FL 33404

Phone: (561) 444-2720  
www.geopointsurveying.com  
Licensed Business Number LB 7768

# THE PINES OF WESTLAKE - PHASE I

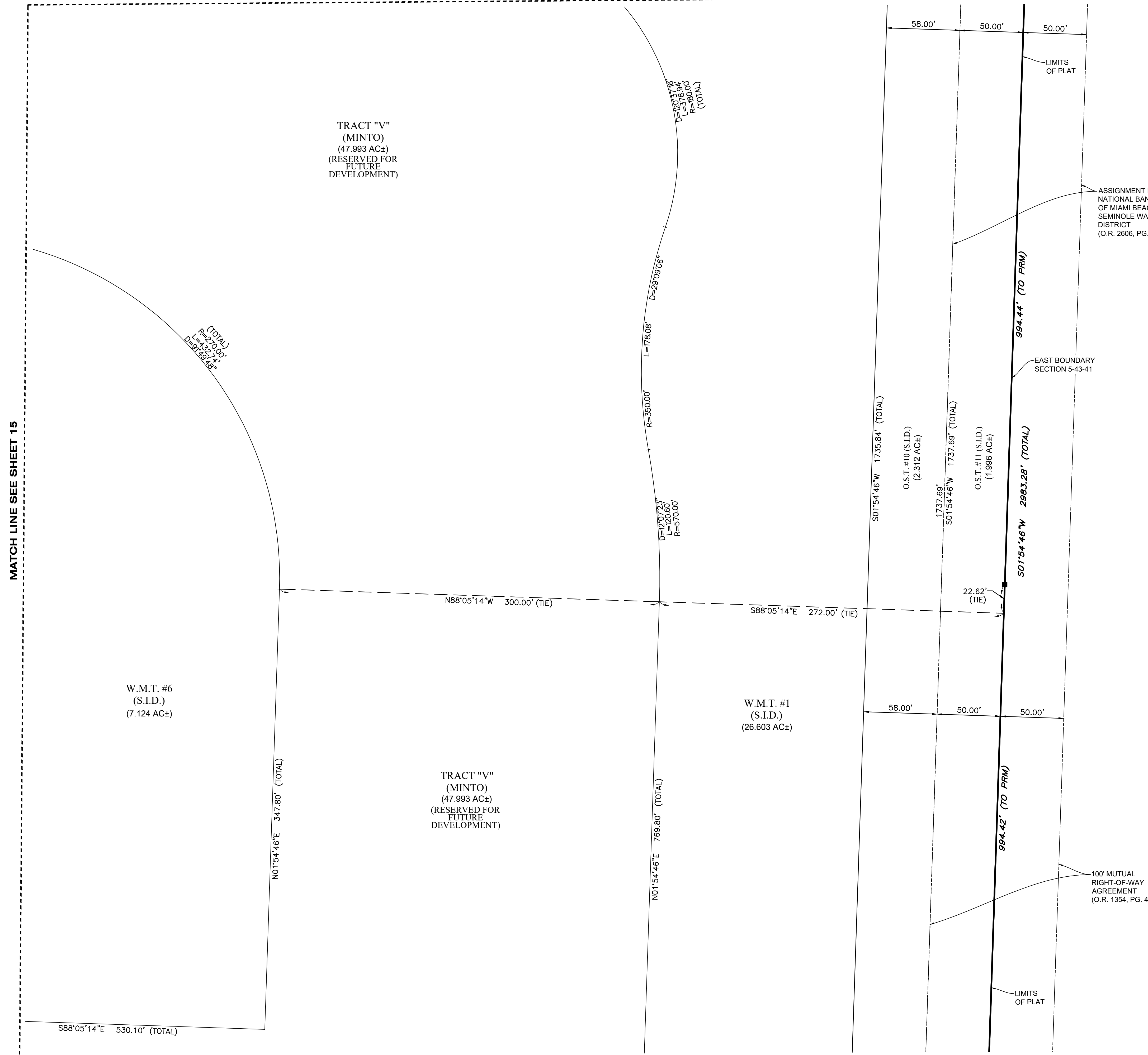
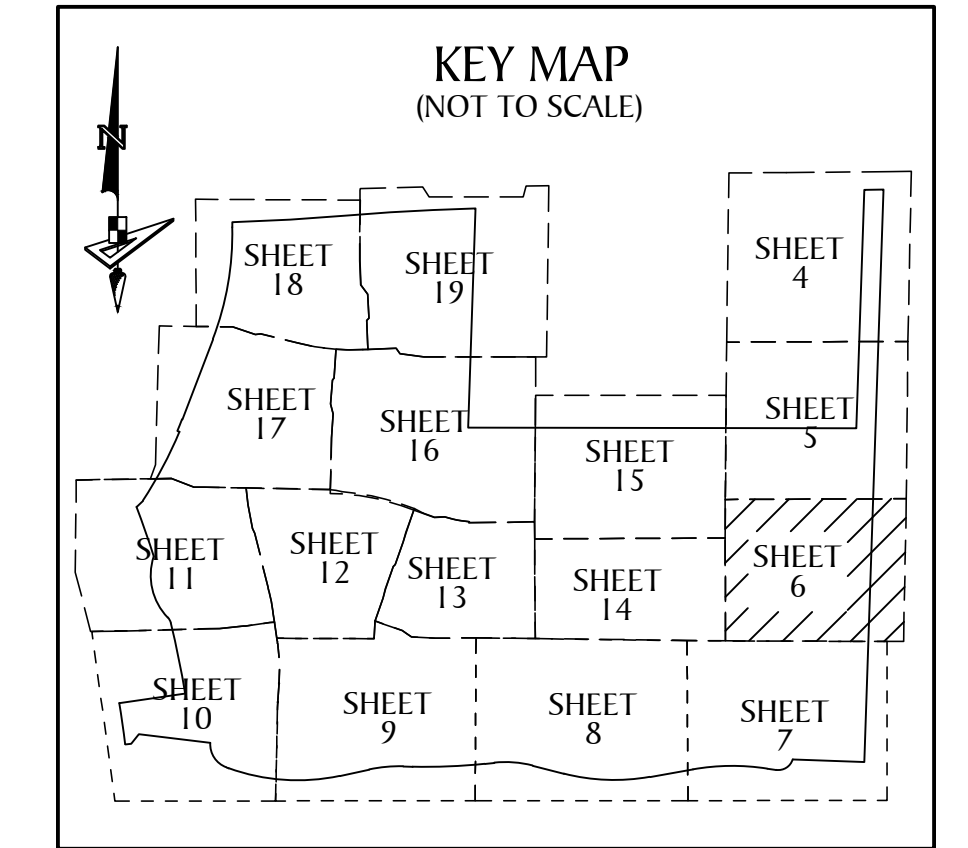
BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

MATCH LINE SEE SHEET 5



SCALE 1" = 40'

SEE NOTE ON SHEET 2  
FOR BASIS OF BEARINGS



ASSIGNMENT FROM CITY NATIONAL BANK OF MIAMI BEACH TO SEMINOLE WATER CONTROL DISTRICT (O.R. 2806, PG. 1023)

EAST BOUNDARY SECTION 5-43-41

100' MUTUAL RIGHT-OF-WAY AGREEMENT (O.R. 1354, PG. 47)

### LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- PG./PG(s) ----- PAGE(S)
- NAD ----- NORTH AMERICAN DATUM
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- 5-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- N.T. ----- NON-TANGENT
- N.T.C. ----- NON-TANGENT CURVATURE
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- C.C. ----- COMPOUND CURVATURE
- R.C. ----- REVERSE CURVATURE
- R.I. ----- RADIAL INTERSECTION
- R/W ----- RIGHT-OF-WAY
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- HOA ----- HOMEOWNERS ASSOCIATION
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

MATCH LINE SEE SHEET 15

MATCH LINE SEE SHEET 7

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

# THE PINES OF WESTLAKE - PHASE I

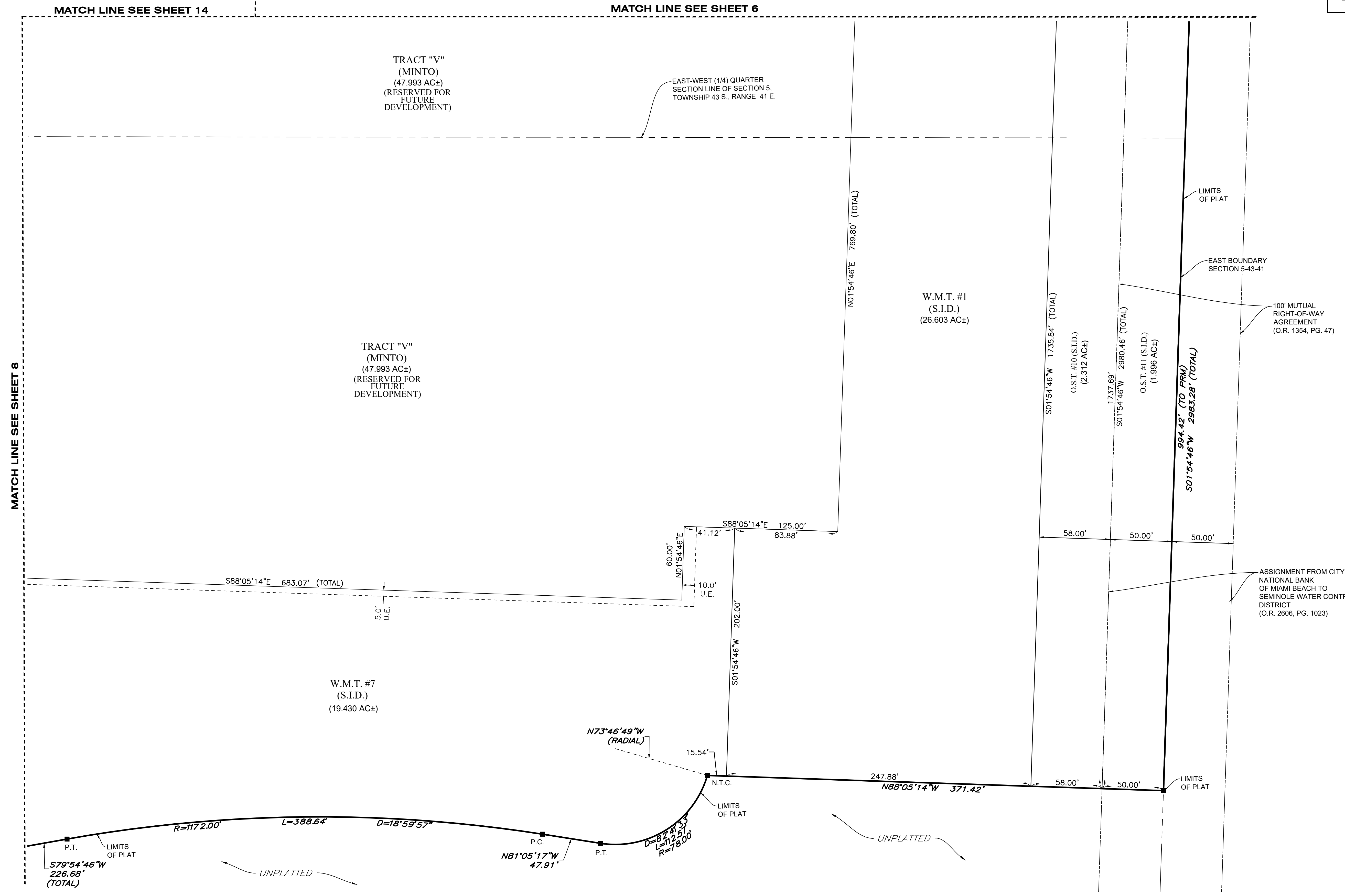
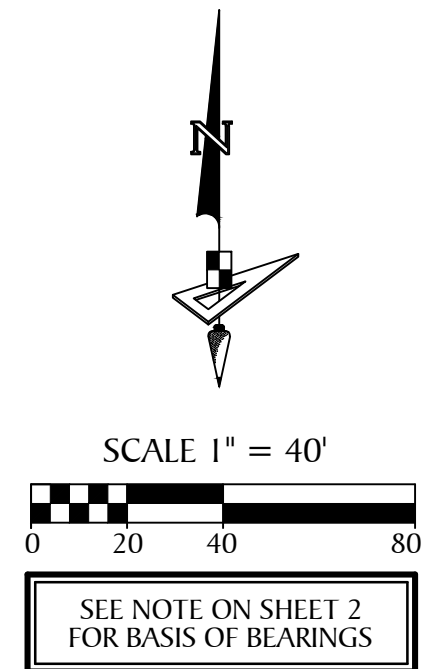
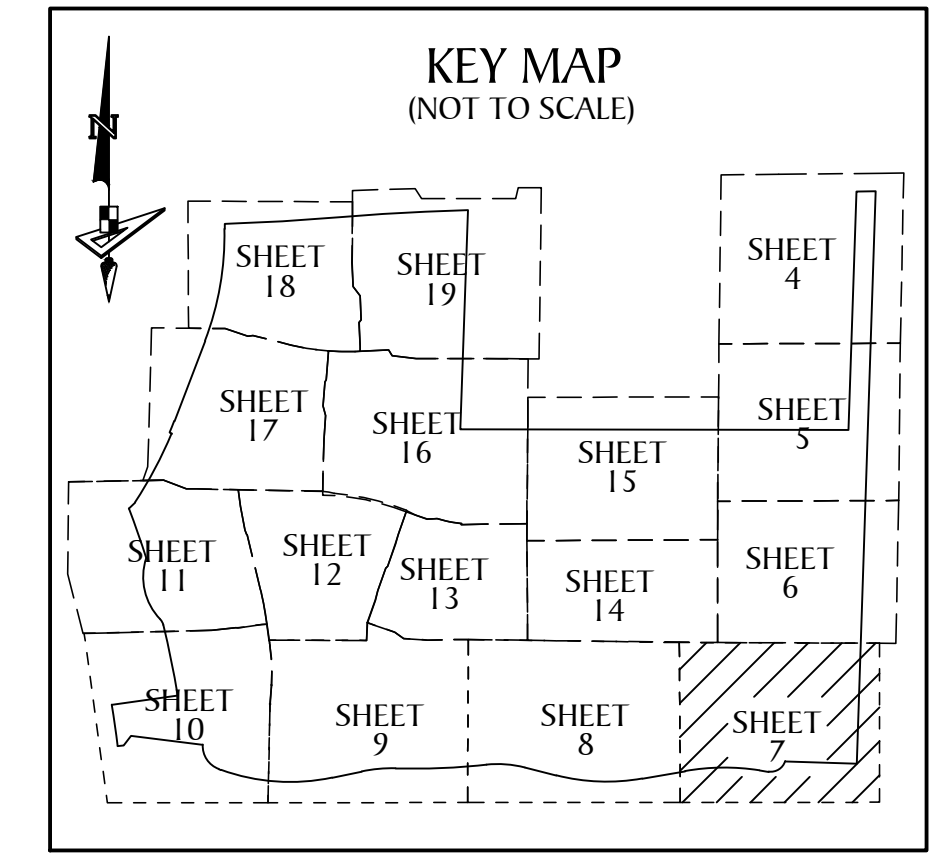
BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

## LEGEND

P.O.B. ----- POINT OF BEGINNING  
P.O.C. ----- POINT OF COMMENCEMENT  
P.B. ----- PLAT BOOK  
D.B. ----- DEED BOOK  
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK  
PG./PG(s) ----- PAGE(S)  
NAD ----- NORTH AMERICAN DATUM  
W.M.T. ----- WATER MANAGEMENT TRACT  
O.S.T. ----- OPEN SPACE TRACT  
P.B.C. ----- PALM BEACH COUNTY  
U.E. ----- UTILITY EASEMENT  
D.E. ----- DRAINAGE EASEMENT

L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT  
5-43-41 ----- SECTION-TOWNSHIP-RANGE  
R ----- RADIUS  
L ----- ARC LENGTH  
D ----- DELTA ANGLE  
CB ----- CHORD BEARING  
----- CHORD  
N.T. ----- NON-TANGENT  
N.T.C. ----- NON-TANGENT CURVATURE  
P.C. ----- POINT OF CURVATURE  
P.T. ----- POINT OF TANGENCY  
C.C. ----- COMPOUND CURVATURE  
R.C. ----- REVERSE CURVATURE

R.I. ----- RADIAL INTERSECTION  
R/W ----- RIGHT-OF-WAY  
(R) ----- RADIAL  
(NR) ----- NON-RADIAL  
HOA ----- HOMEOWNERS ASSOCIATION  
S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT  
PRM ----- PERMANENT REFERENCE MONUMENT  
● ----- PERMANENT CONTROL POINT  
□ ----- FOUND PERMANENT REFERENCE MONUMENT  
■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



ASSIGNMENT FROM CITY NATIONAL BANK OF MIAMI BEACH TO SEMINOLE WATER CONTROL DISTRICT (O.R. 2606, PG. 1023)

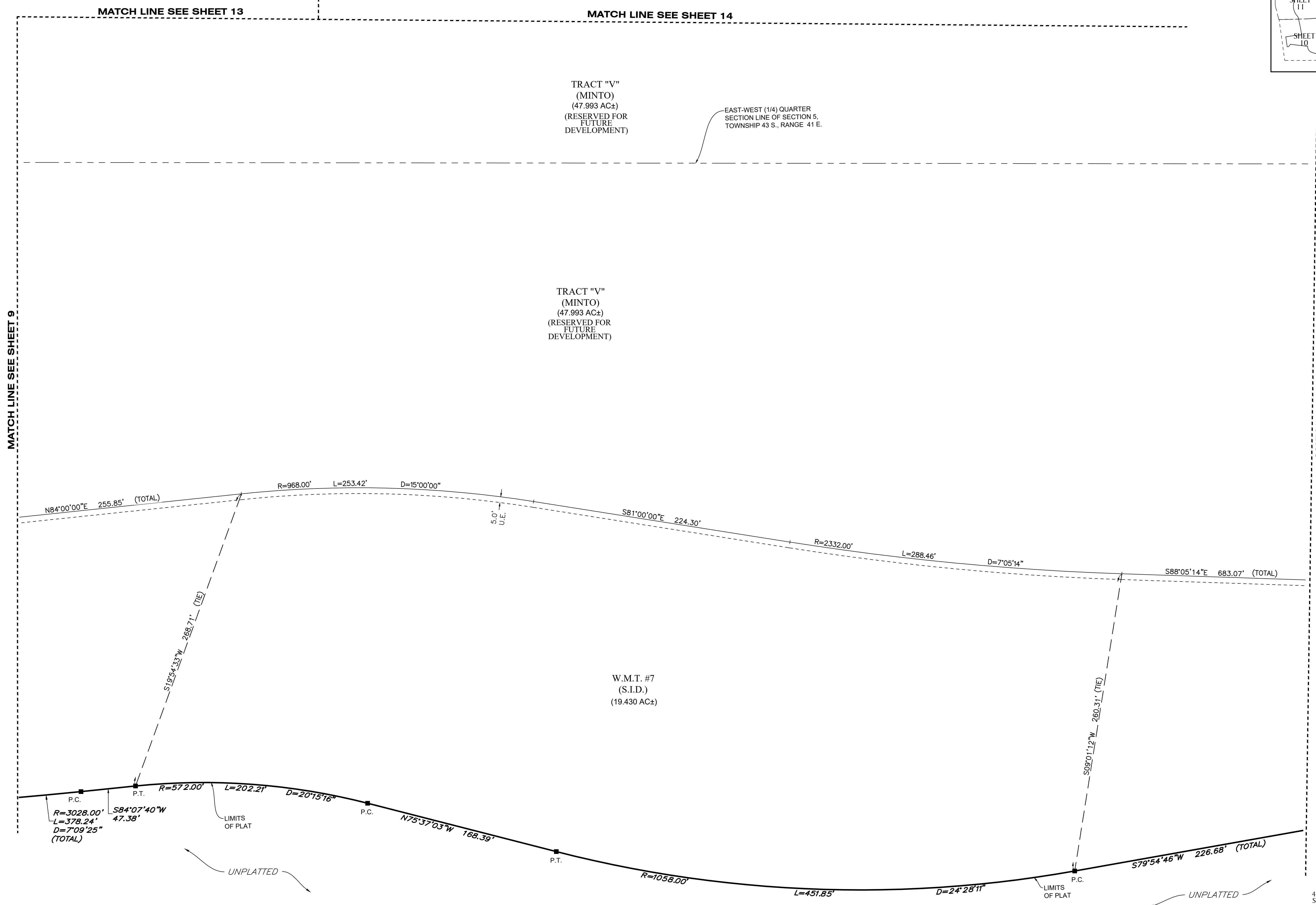
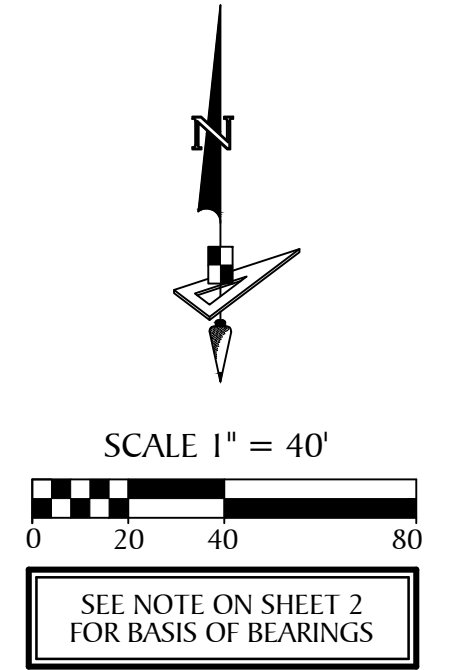
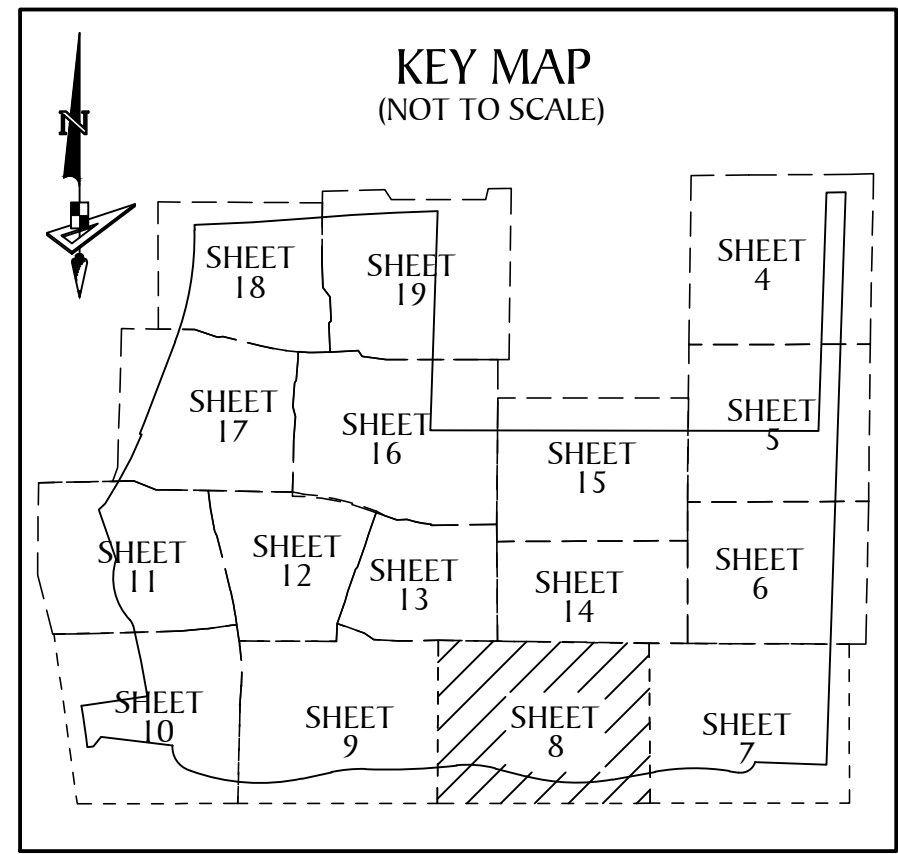


# THE PINES OF WESTLAKE - PHASE I

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

## LEGEND

P.O.B. ----- POINT OF BEGINNING	NAD ----- NORTH AMERICAN DATUM	L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT	C ----- CHORD	R.I. ----- RADIAL INTERSECTION	● ----- PERMANENT CONTROL POINT
P.O.C. ----- POINT OF COMMENCEMENT	W.M.T. ----- WATER MANAGEMENT TRACT	5-43-41 ----- SECTION-TOWNSHIP-RANGE	N.T. ----- NON-TANGENT	R/W ----- RIGHT-OF-WAY	□ ----- FOUND PERMANENT REFERENCE MONUMENT
P.B. ----- PLAT BOOK	O.S.T. ----- OPEN SPACE TRACT	R ----- RADIUS	N.T.C. ----- NON-TANGENT CURVATURE	(R) ----- RADIAL	■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
D.B. ----- DEED BOOK	P.B.C. ----- PALM BEACH COUNTY	L ----- ARC LENGTH	P.C. ----- POINT OF CURVATURE	(NR) ----- NON-RADIAL	
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK	U.E. ----- UTILITY EASEMENT	D ----- DELTA ANGLE	P.T. ----- POINT OF TANGENCY	HOA ----- HOMEOWNERS ASSOCIATION	
PG./PG(S) ----- PAGE(S)	D.E. ----- DRAINAGE EASEMENT	CB ----- CHORD BEARING	C.C. ----- COMPOUND CURVATURE	S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT	
			R.C. ----- REVERSE CURVATURE	PRM ----- PERMANENT REFERENCE MONUMENT	



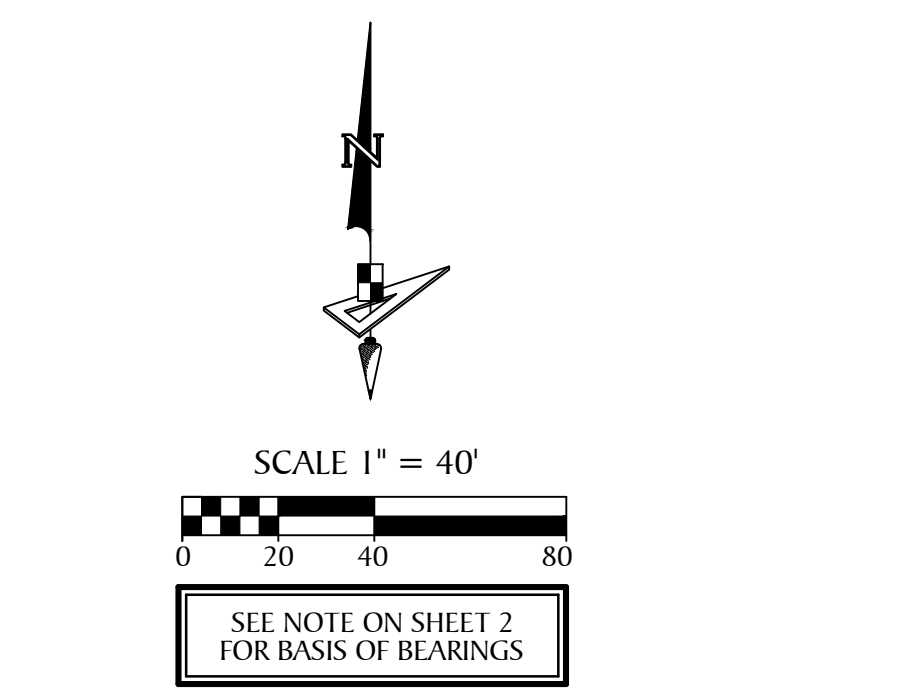
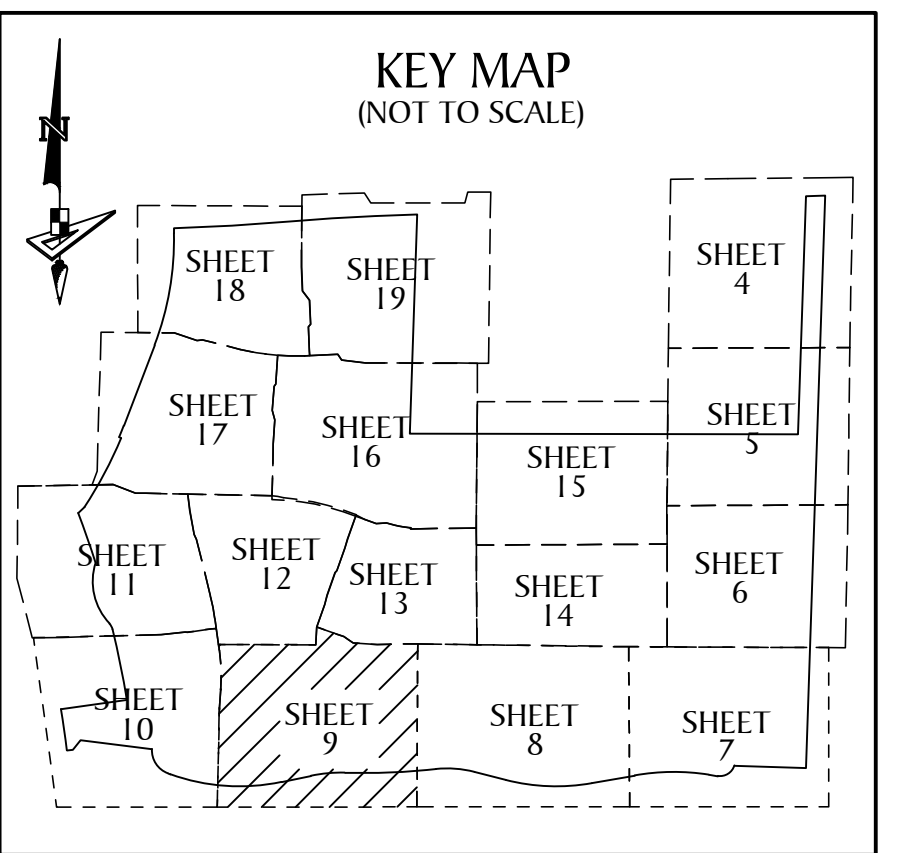
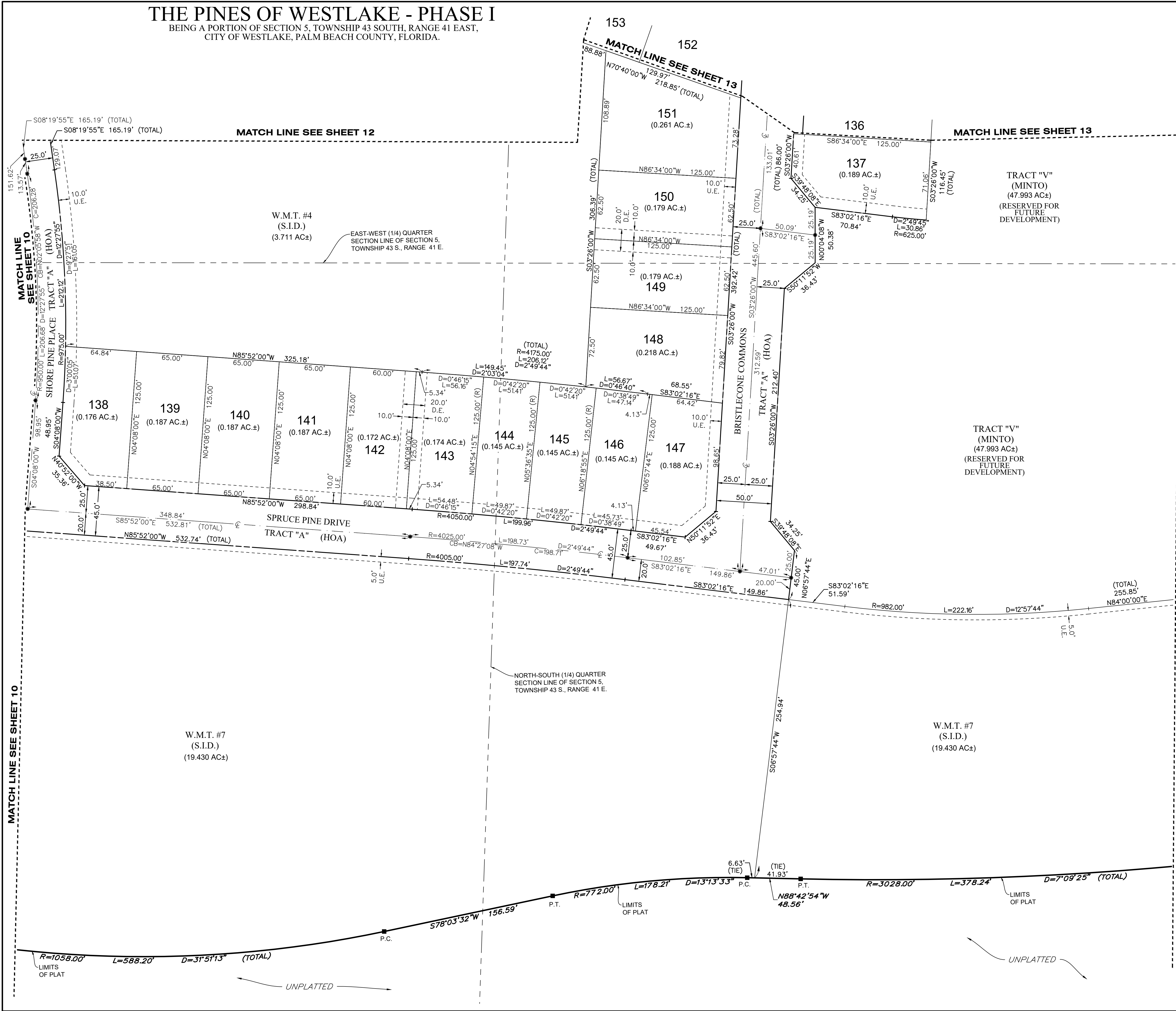
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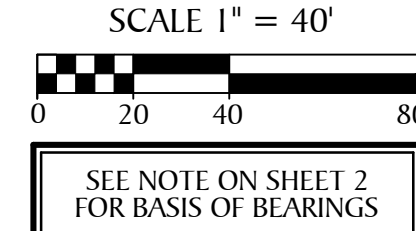
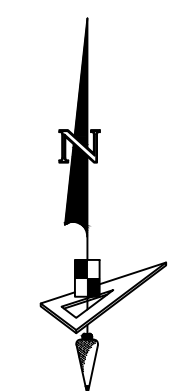
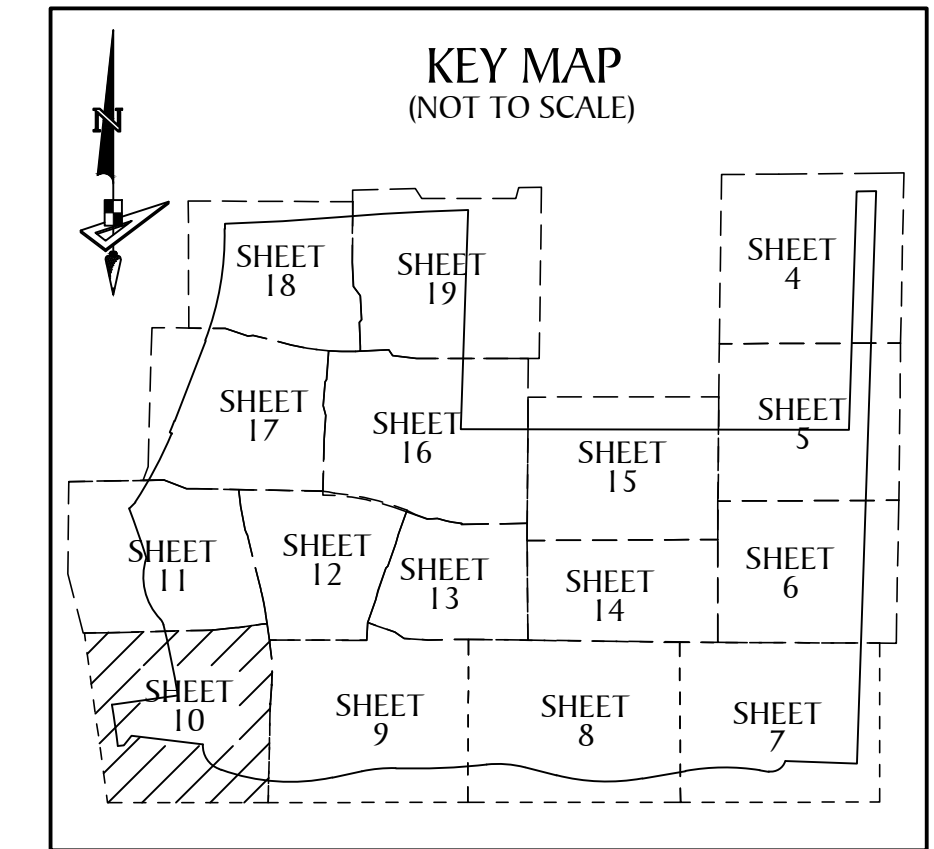
**SHEET 8 OF 19 SHEETS**

**THE PINES OF WESTLAKE - PHASE I**  
 BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



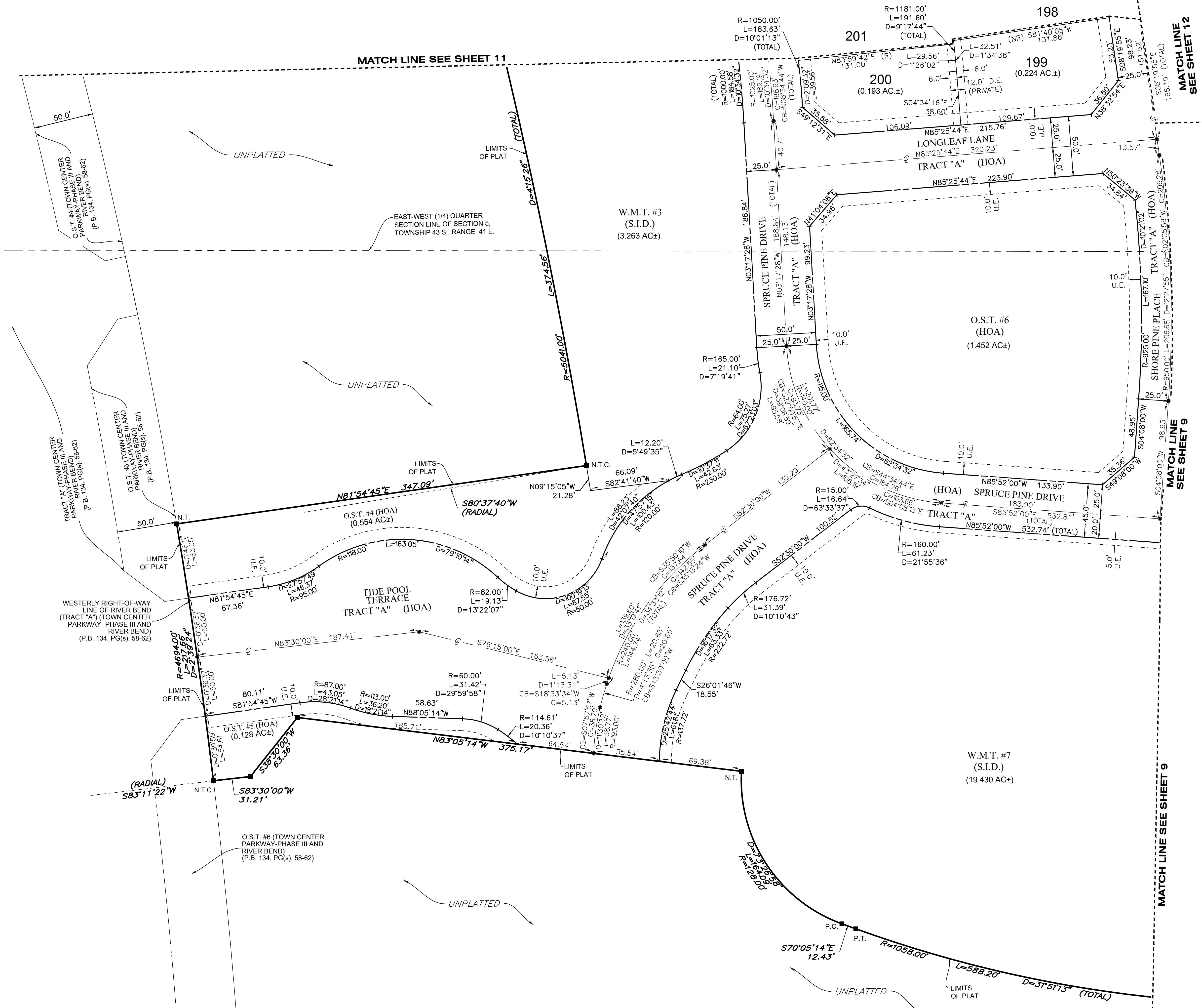
- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
  - P.O.C. ----- POINT OF COMMENCEMENT
  - P.B. ----- PLAT BOOK
  - D.B. ----- DEED BOOK
  - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
  - PG./PG(S) ----- PAGE(S)
  - NAD ----- NORTH AMERICAN DATUM
  - W.M.T. ----- WATER MANAGEMENT TRACT
  - O.S.T. ----- OPEN SPACE TRACT
  - P.B.C. ----- PALM BEACH COUNTY
  - U.E. ----- UTILITY EASEMENT
  - D.E. ----- DRAINAGE EASEMENT
  - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
  - 5-43-41 ----- SECTION-TOWNSHIP-RANGE
  - R ----- RADIUS
  - L ----- ARC LENGTH
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  - CB ----- CHORD BEARING
  - C ----- CHORD
  - N.T. ----- NON-TANGENT
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  - C.C. ----- COMPOUND CURVATURE
  - R.C. ----- REVERSE CURVATURE
  - R.I. ----- RADIAL INTERSECTION
  - R/W ----- RIGHT-OF-WAY
  - (R) ----- RADIAL
  - (NR) ----- NON-RADIAL
  - HOA ----- HOMEOWNERS ASSOCIATION
  - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
  - PRM ----- PERMANENT REFERENCE MONUMENT
  - ----- PERMANENT CONTROL POINT
  - ----- FOUND PERMANENT REFERENCE MONUMENT
  - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

**THE PINES OF WESTLAKE - PHASE I**  
 BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



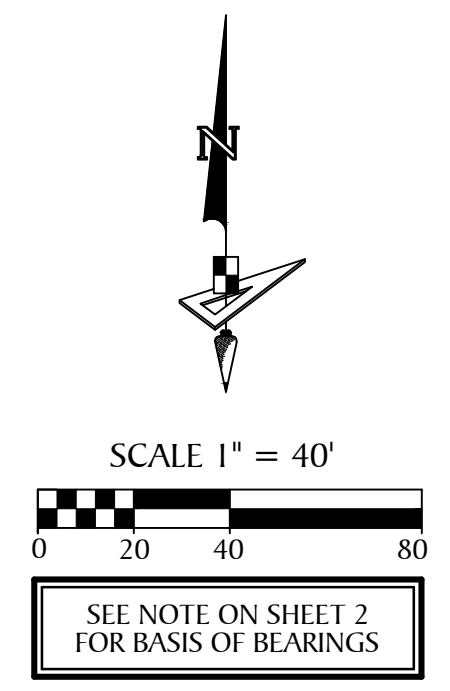
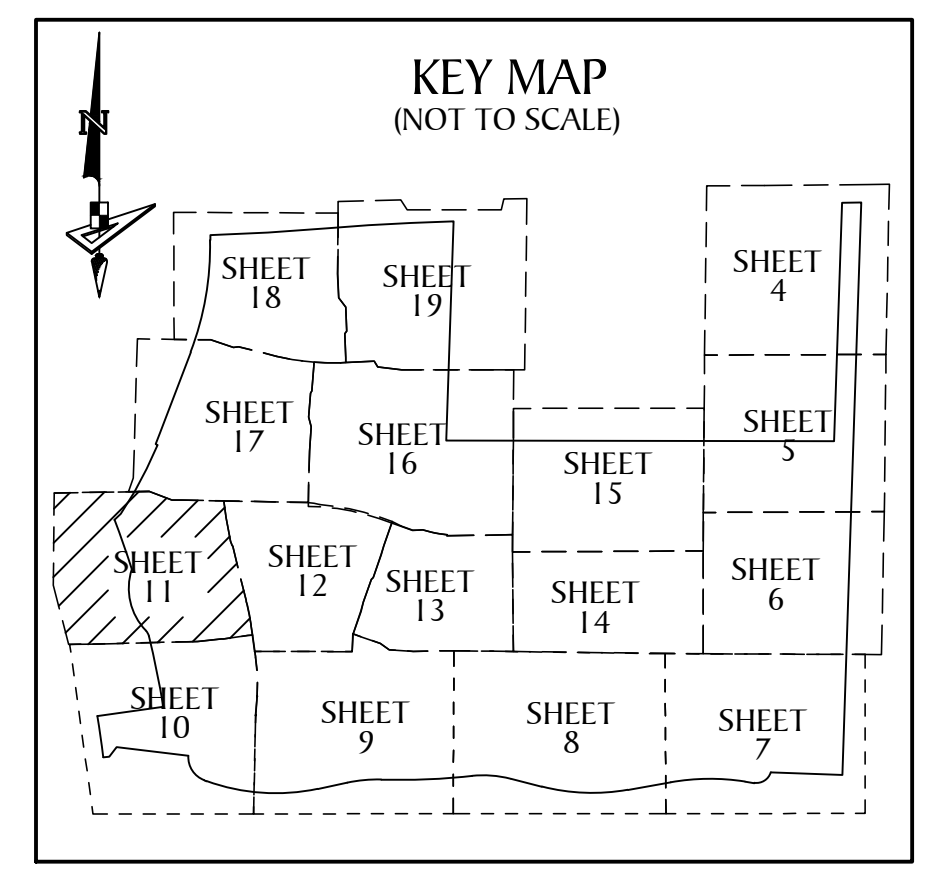
**LEGEND**

P.O.B. -----	POINT OF BEGINNING
P.O.C. -----	POINT OF COMMENCEMENT
P.B. -----	PLAT BOOK
D.B. -----	DEED BOOK
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PG./PG(S) -----	PAGE(S)
NAD -----	NORTH AMERICAN DATUM
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O.S.T. -----	OPEN SPACE TRACT
P.B.C. -----	PALM BEACH COUNTY
U.E. -----	UTILITY EASEMENT
D.E. -----	DRAINAGE EASEMENT
L.M.A.E. -----	LAKE MAINTENANCE ACCESS EASEMENT
5-43-41 -----	SECTION-TOWNSHIP-RANGE
R -----	RADIUS
L -----	ARC LENGTH
D -----	DELTA ANGLE
CB -----	CHORD BEARING
C -----	CHORD
N.T. -----	NON-TANGENT
N.T.C. -----	NON-TANGENT CURVATURE
P.C. -----	POINT OF CURVATURE
P.T. -----	POINT OF TANGENCY
C.C. -----	COMPOUND CURVATURE
R.C. -----	REVERSE CURVATURE
R.I. -----	RADIAL INTERSECTION
R/W -----	RIGHT-OF-WAY
(R) -----	RADIAL
(NR) -----	NON-RADIAL
HOA -----	HOMEOWNERS ASSOCIATION
S.I.D. -----	SEMINOLE IMPROVEMENT DISTRICT
PRM -----	PERMANENT REFERENCE MONUMENT
● -----	PERMANENT CONTROL POINT
□ -----	FOUND PERMANENT REFERENCE MONUMENT
■ -----	SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

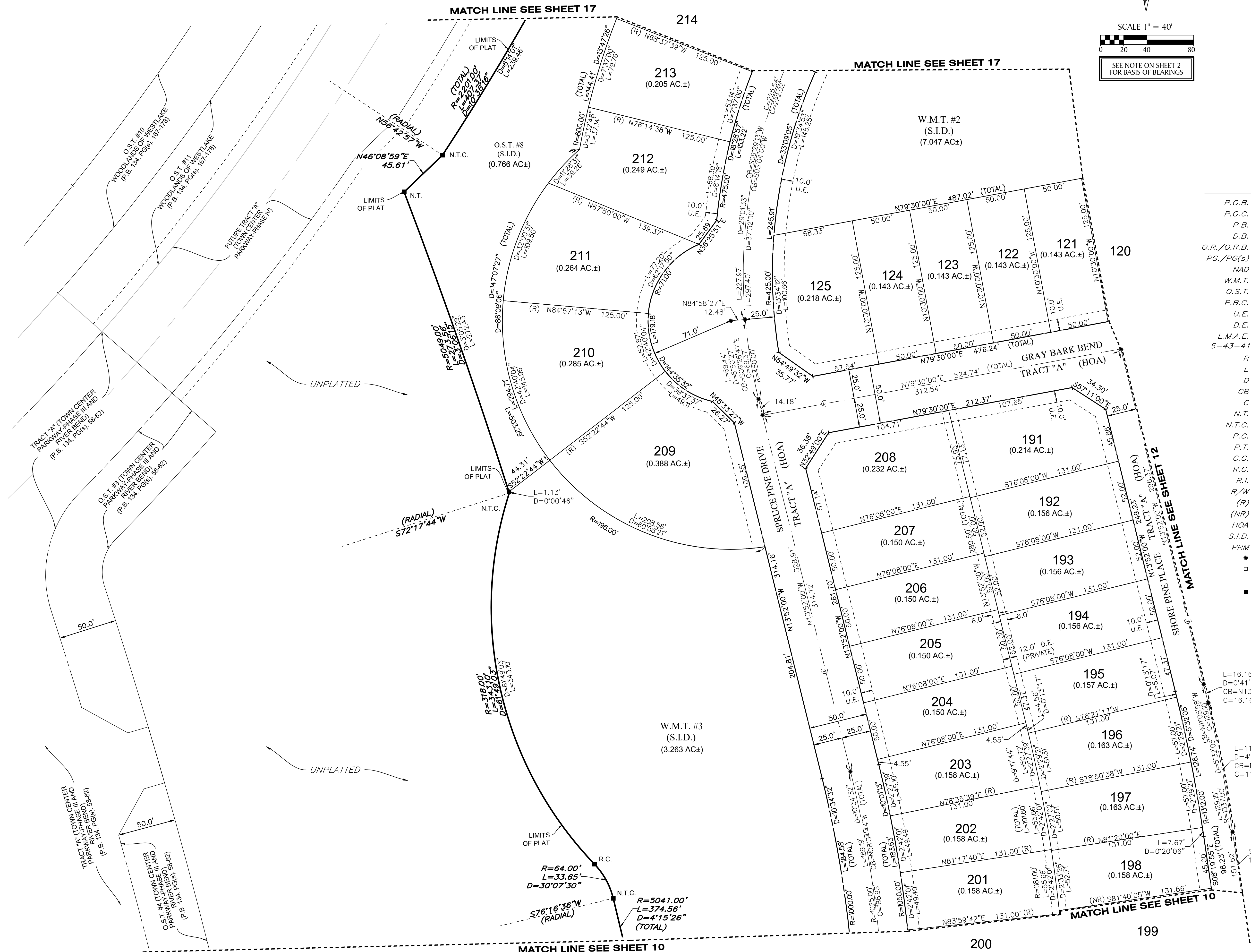


# THE PINES OF WESTLAKE - PHASE I

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

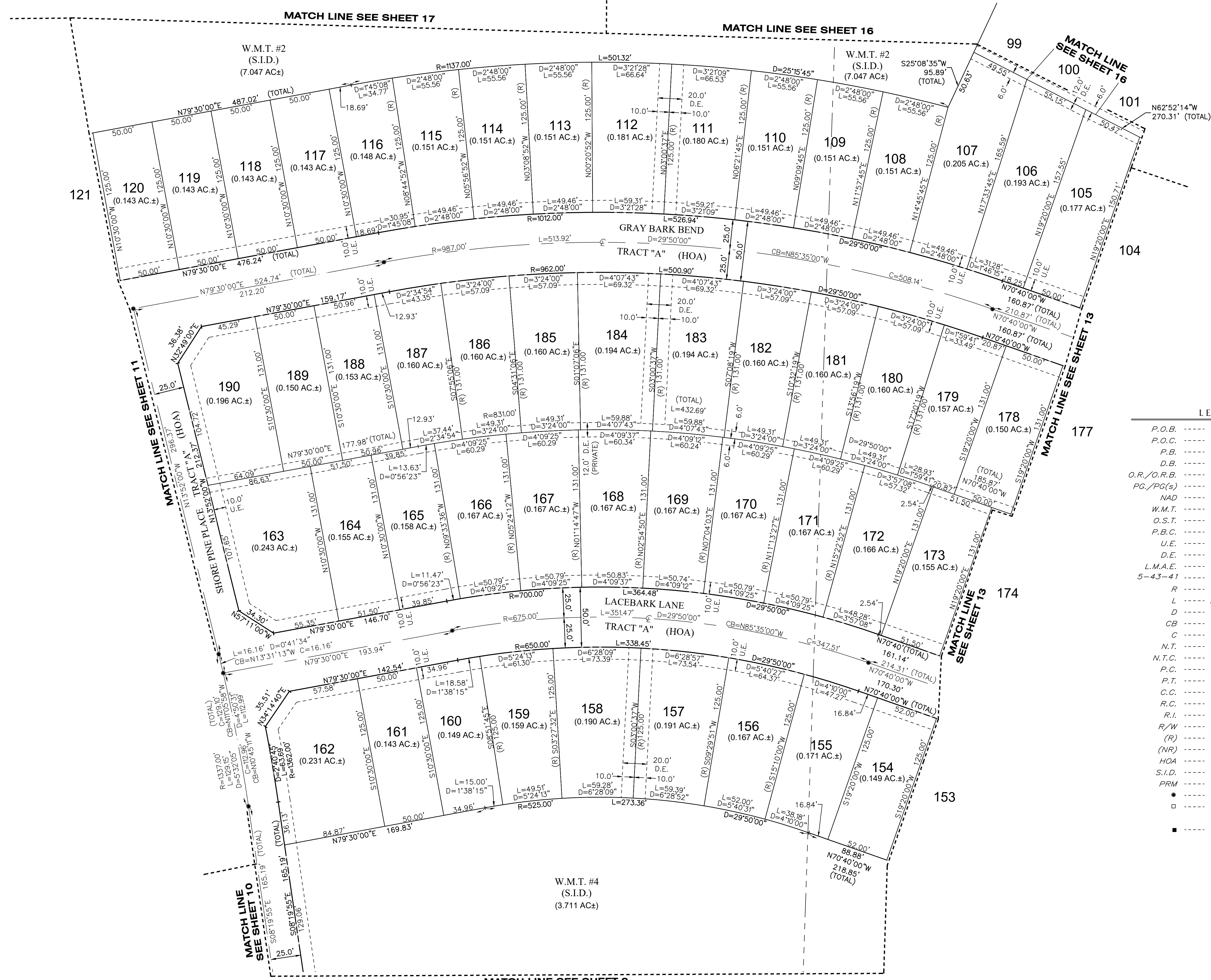
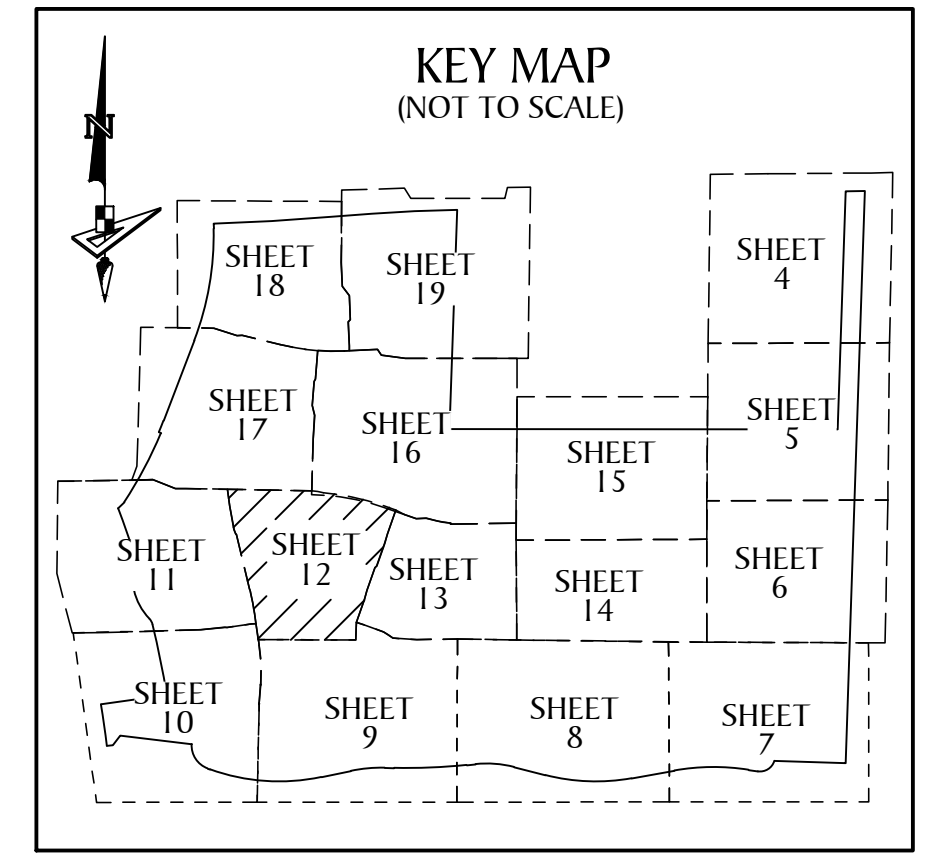
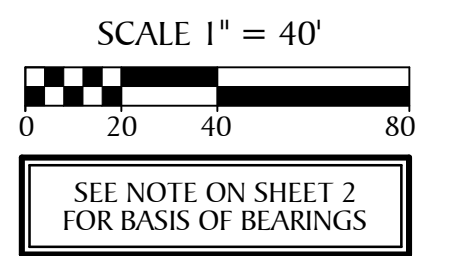
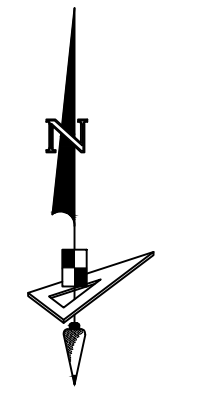


- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
  - P.O.C. ----- POINT OF COMMENCEMENT
  - P.B. ----- PLAT BOOK
  - D.B. ----- DEED BOOK
  - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
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  - O.S.T. ----- OPEN SPACE TRACT
  - P.B.C. ----- PALM BEACH COUNTY
  - U.E. ----- UTILITY EASEMENT
  - D.E. ----- DRAINAGE EASEMENT
  - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
  - 5-43-41 ----- SECTION-TOWNSHIP-RANGE
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  - R.I. ----- RADIAL INTERSECTION
  - R/W ----- RIGHT-OF-WAY
  - (R) ----- RADIAL
  - (NR) ----- NON-RADIAL
  - HOA ----- HOMEOWNERS ASSOCIATION
  - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
  - PRM ----- PERMANENT REFERENCE MONUMENT
  - ----- PERMANENT CONTROL POINT
  - ----- FOUND PERMANENT REFERENCE MONUMENT
  - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



4152 W. Blue Heron Blvd. Suite 105  
Riviera Beach, FL 33404  
Phone: (561) 444-2720  
www.geopointsurvey.com  
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**THE PINES OF WESTLAKE - PHASE I**  
 BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



**LEGEND**

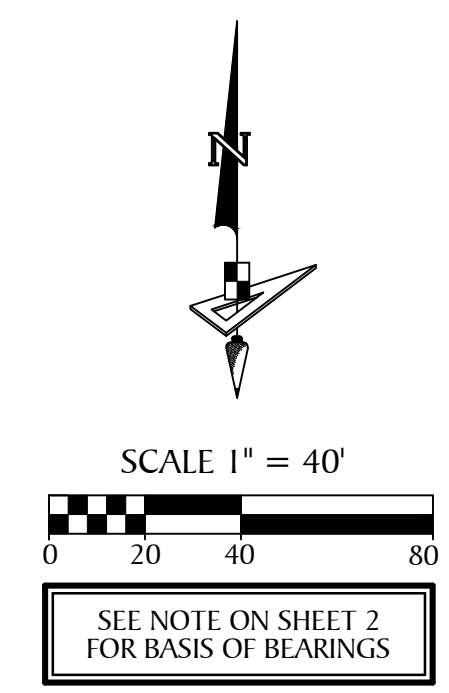
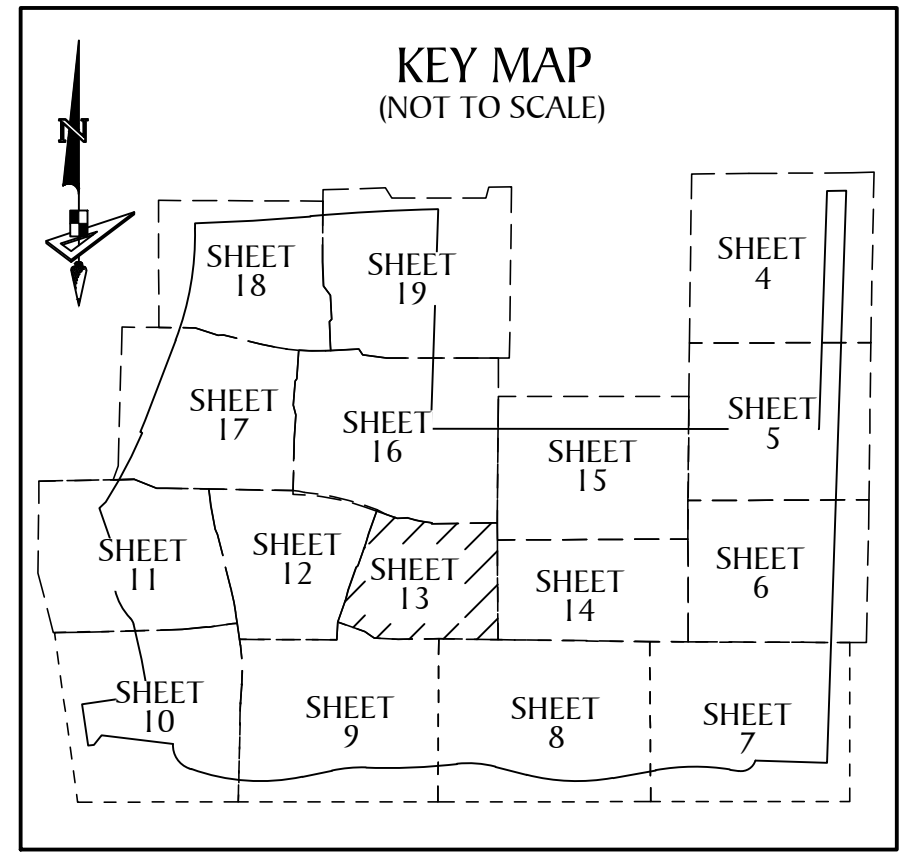
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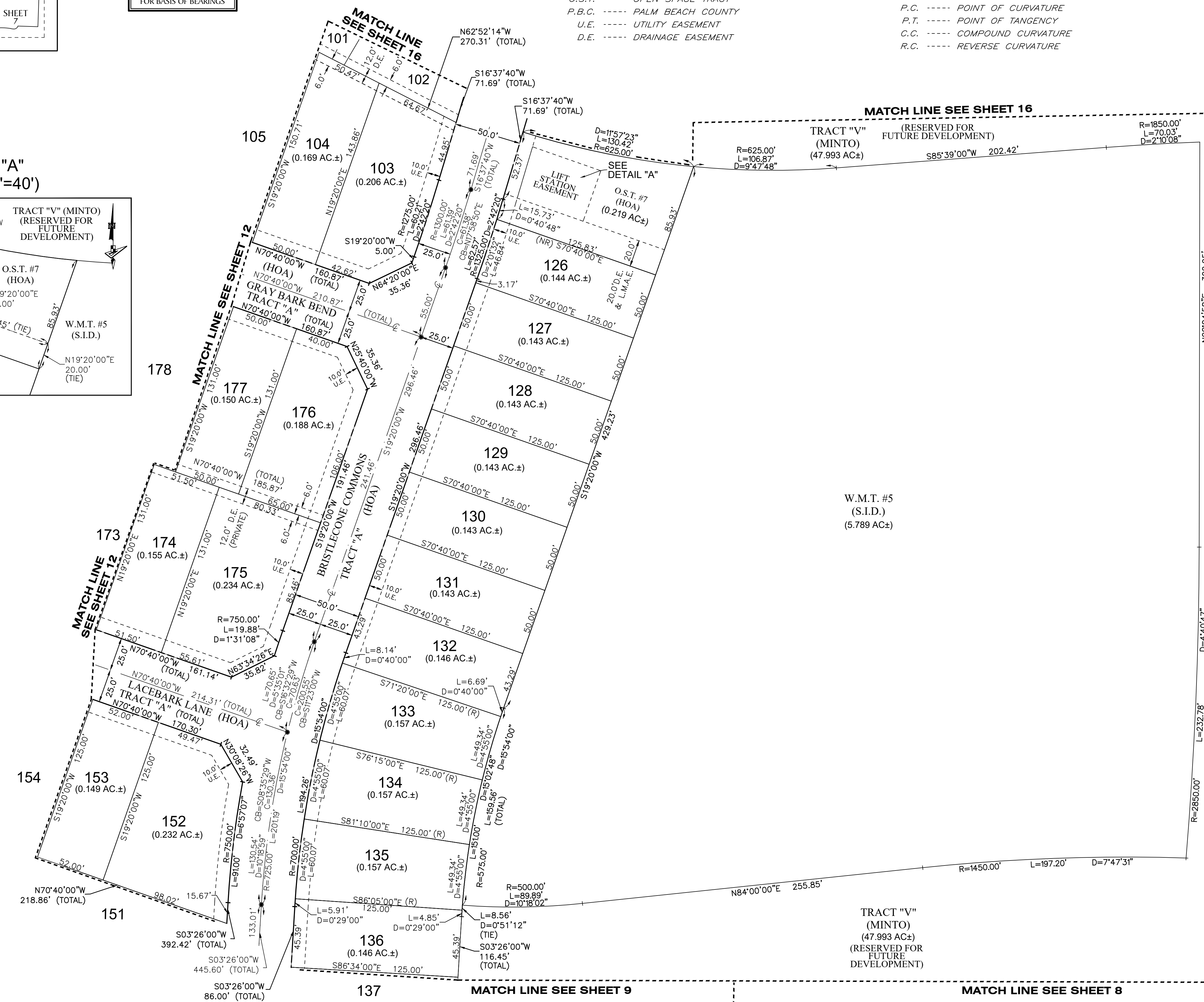
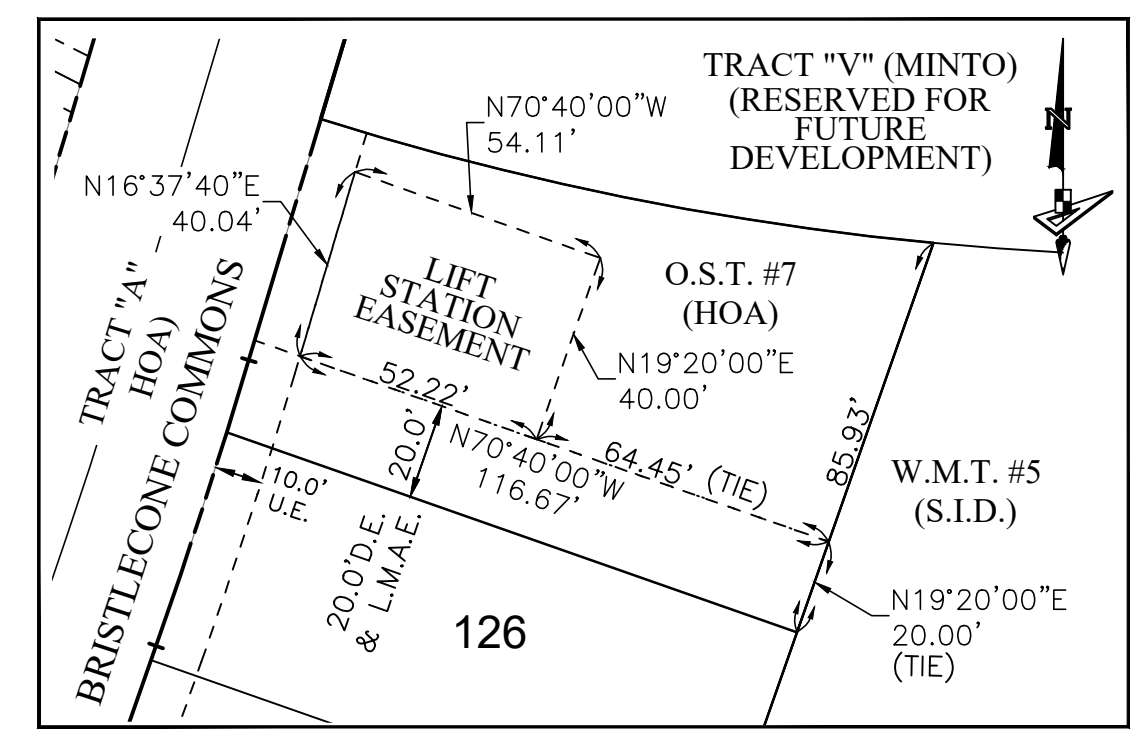


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**DETAIL "A"**  
(SCALE: 1"=40")

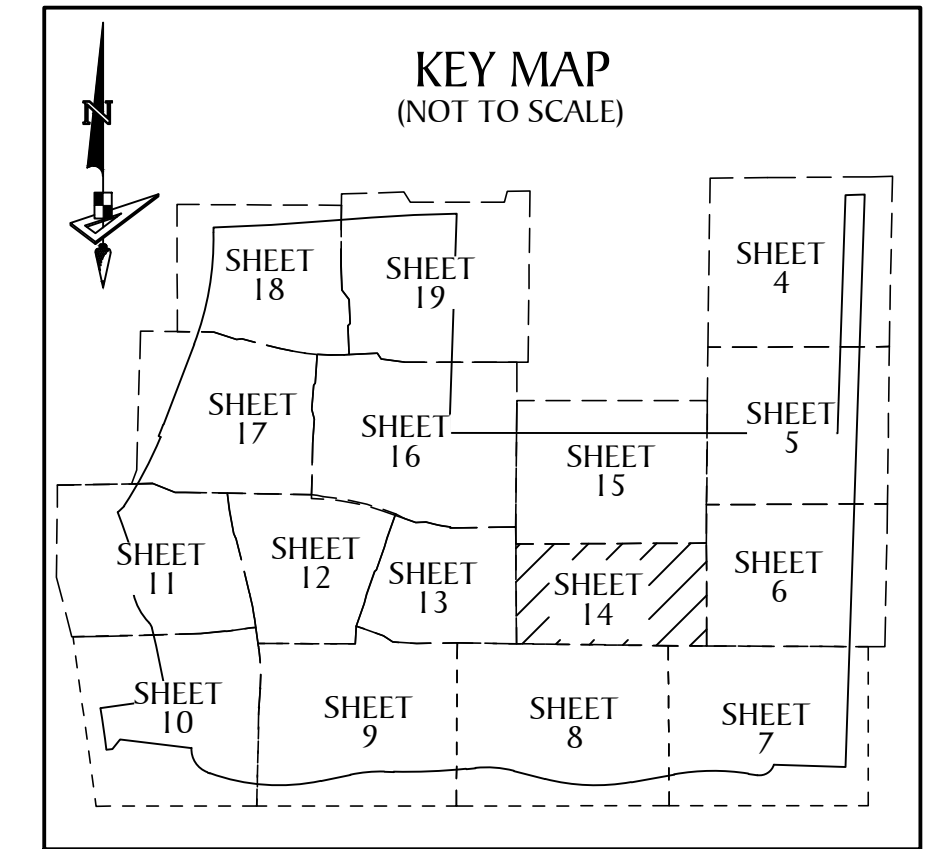


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 BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

SCALE 1" = 40'

SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS

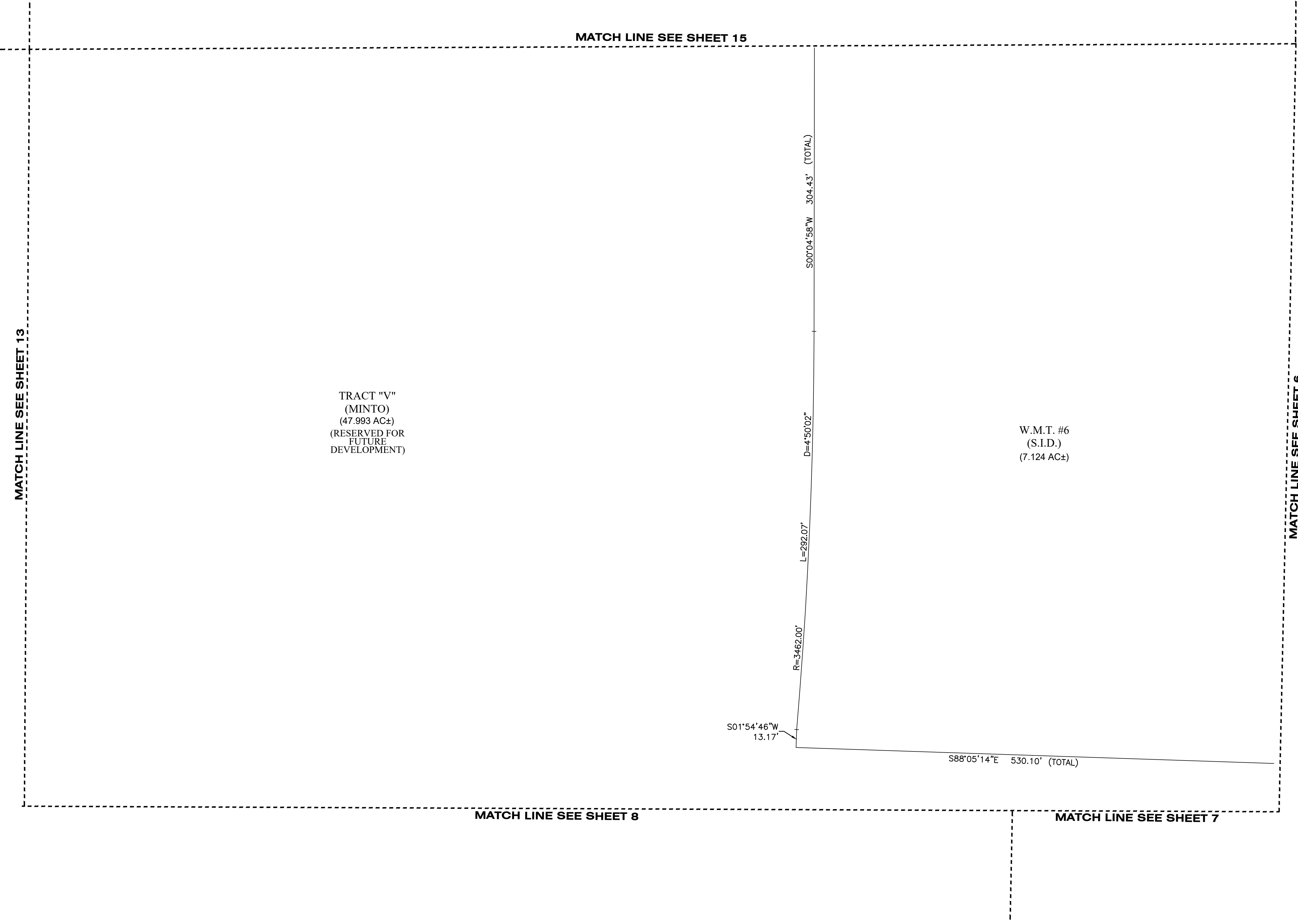


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W.M.T. #5  
(S.I.D.)  
(5.789 AC±)

TRACT "V"  
(MINTO)  
(47.993 AC±)  
(RESERVED FOR  
FUTURE  
DEVELOPMENT)

W.M.T. #6  
(S.I.D.)  
(7.124 AC±)

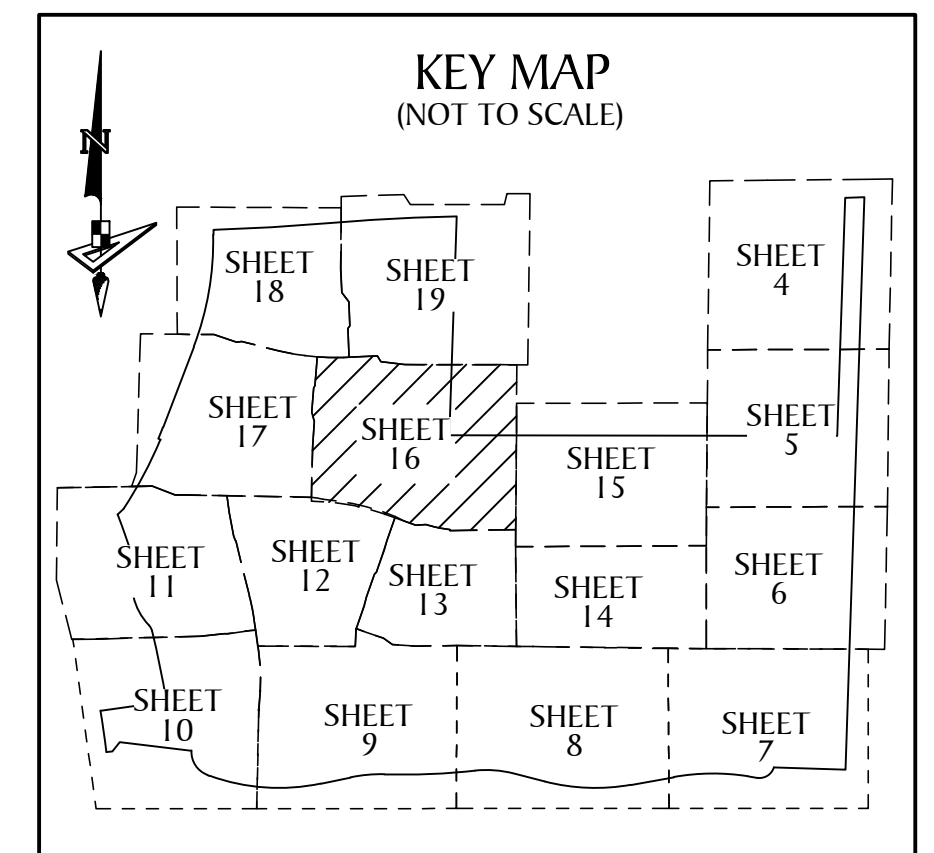
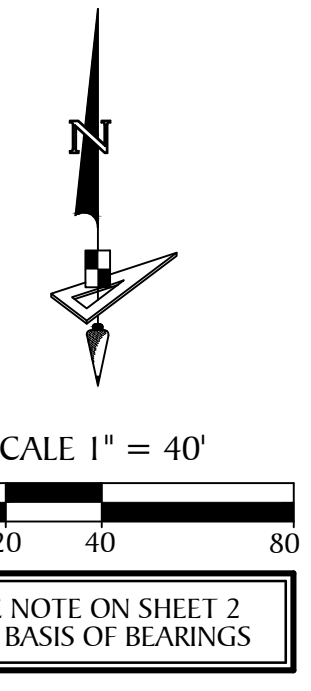






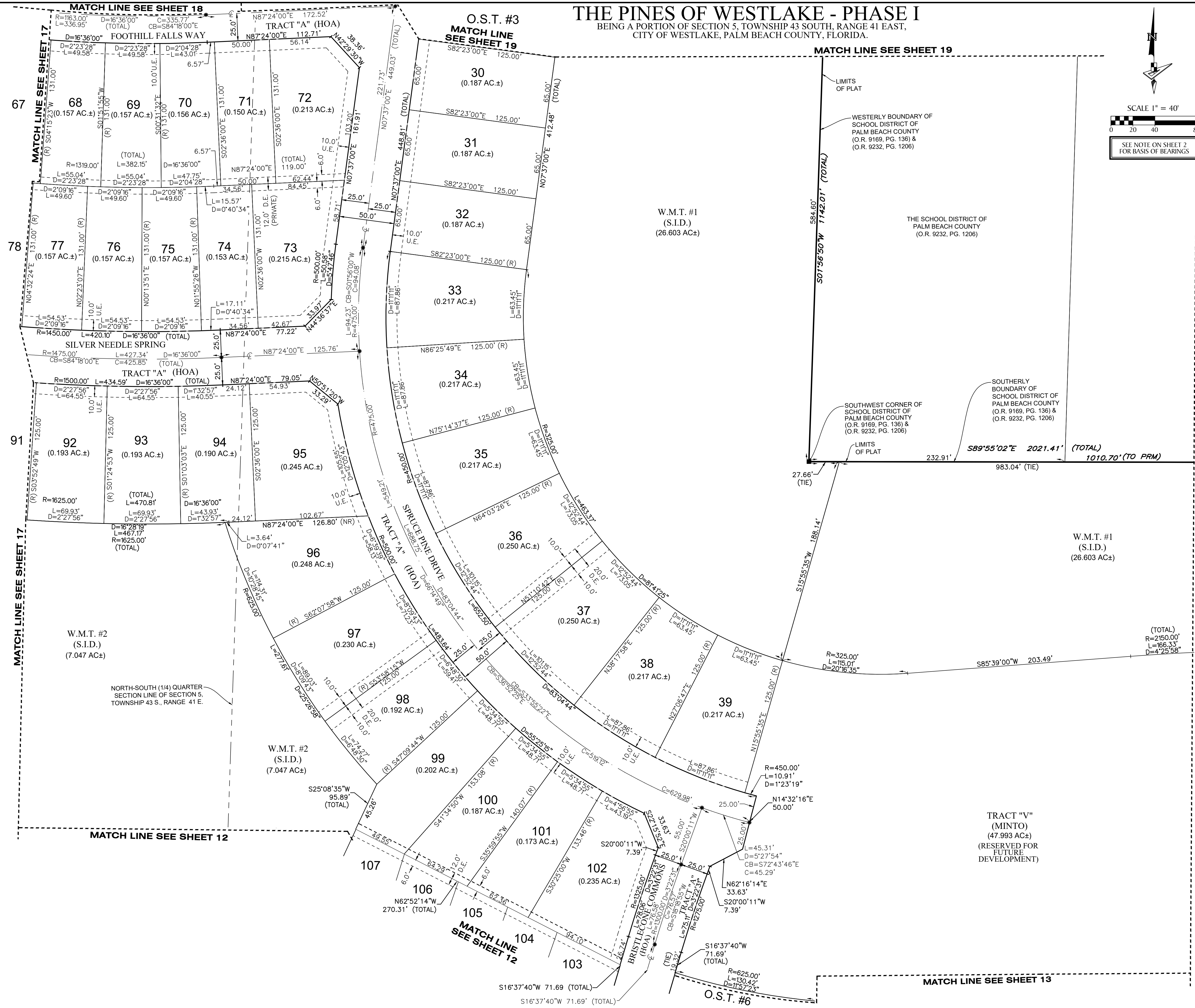
# THE PINES OF WESTLAKE - PHASE I

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**LEGEND**

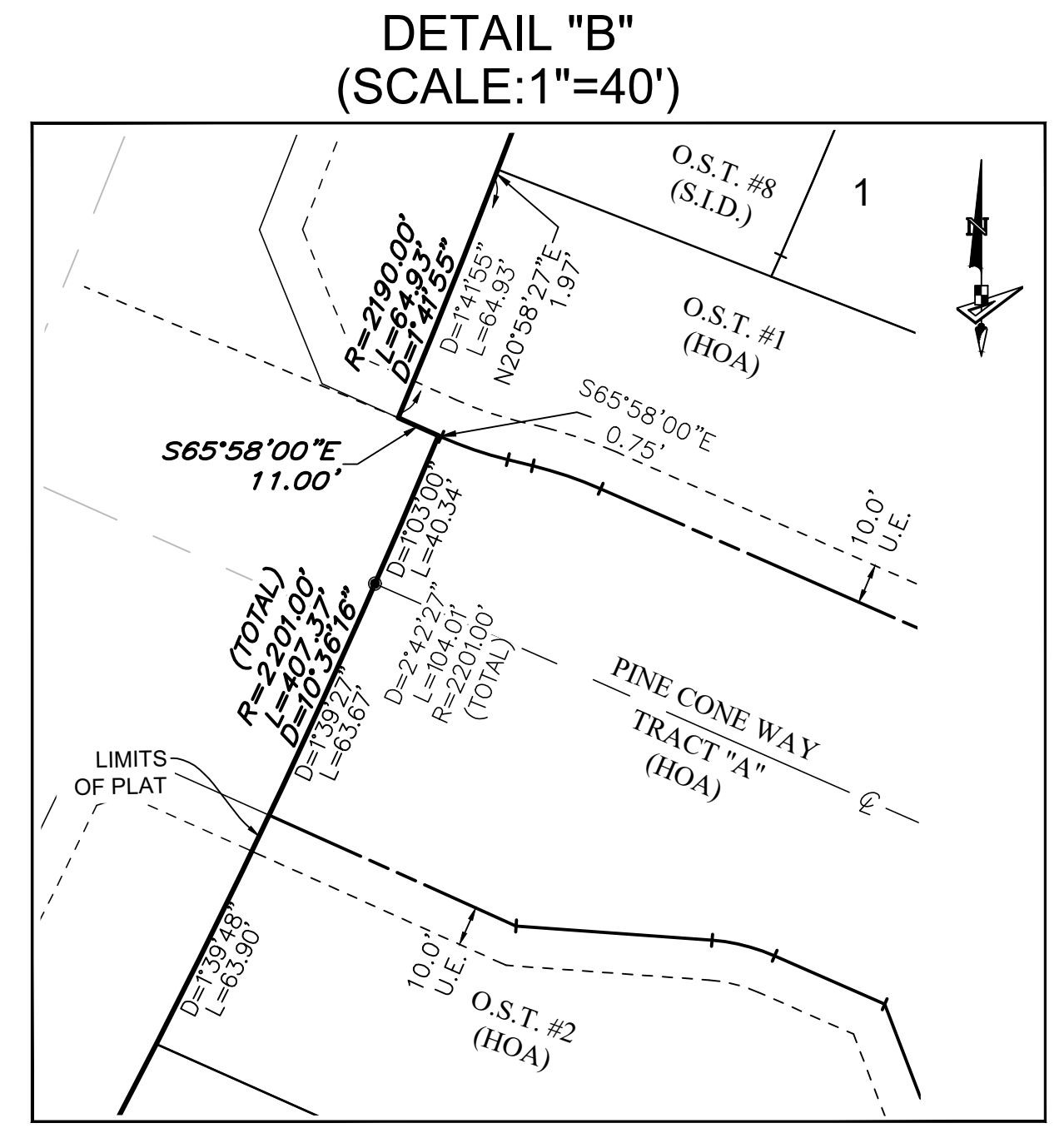
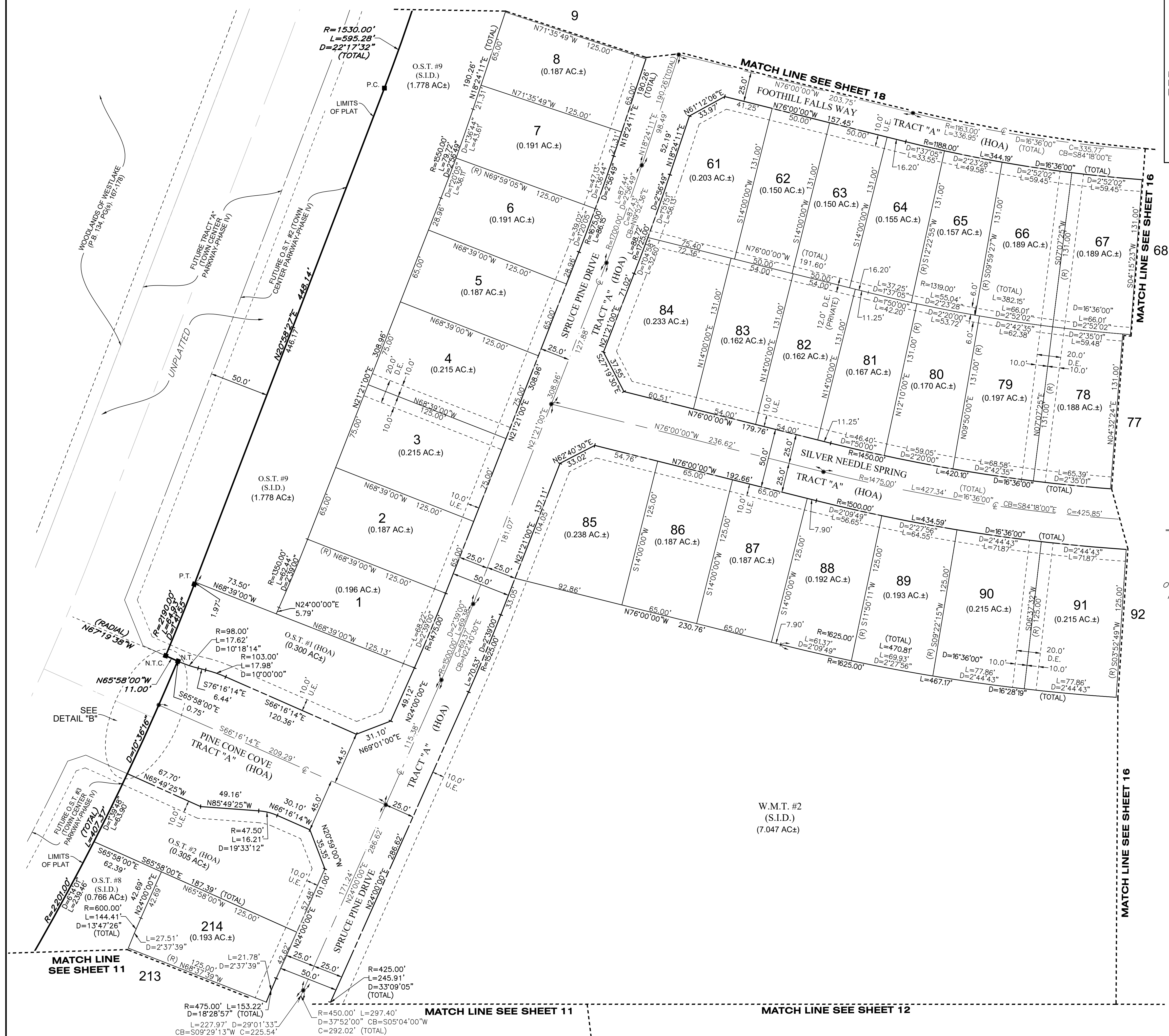
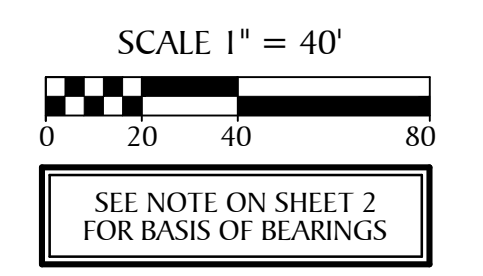
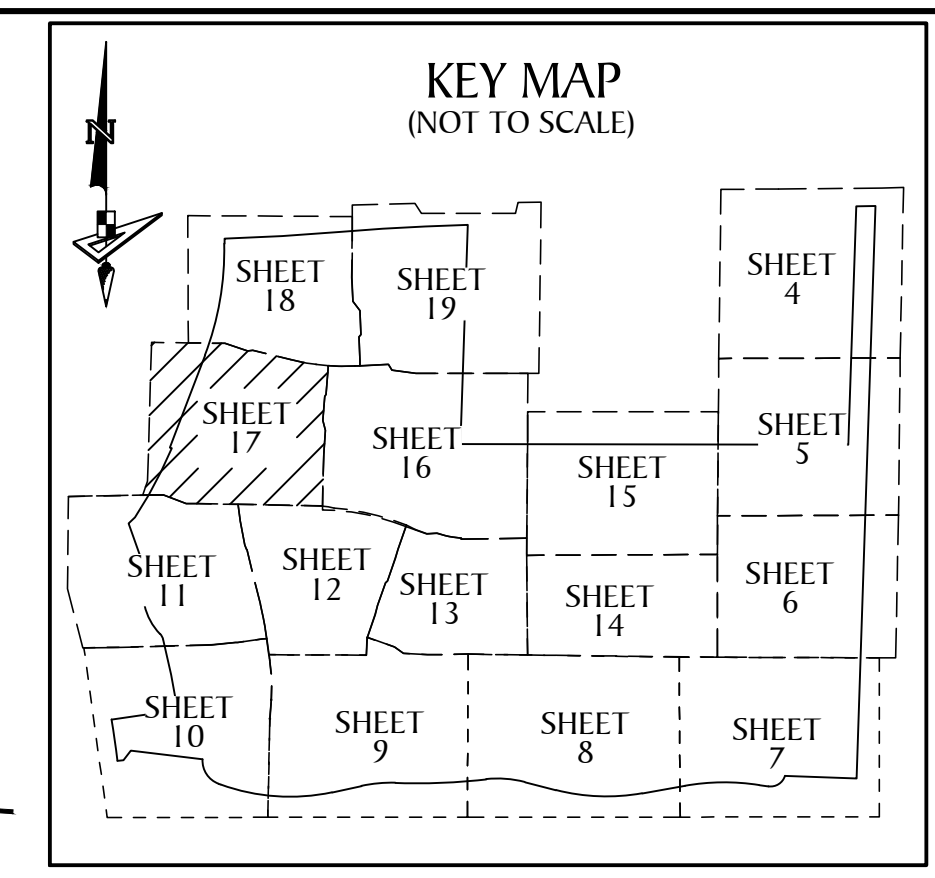
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# THE PINES OF WESTLAKE - PHASE I

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



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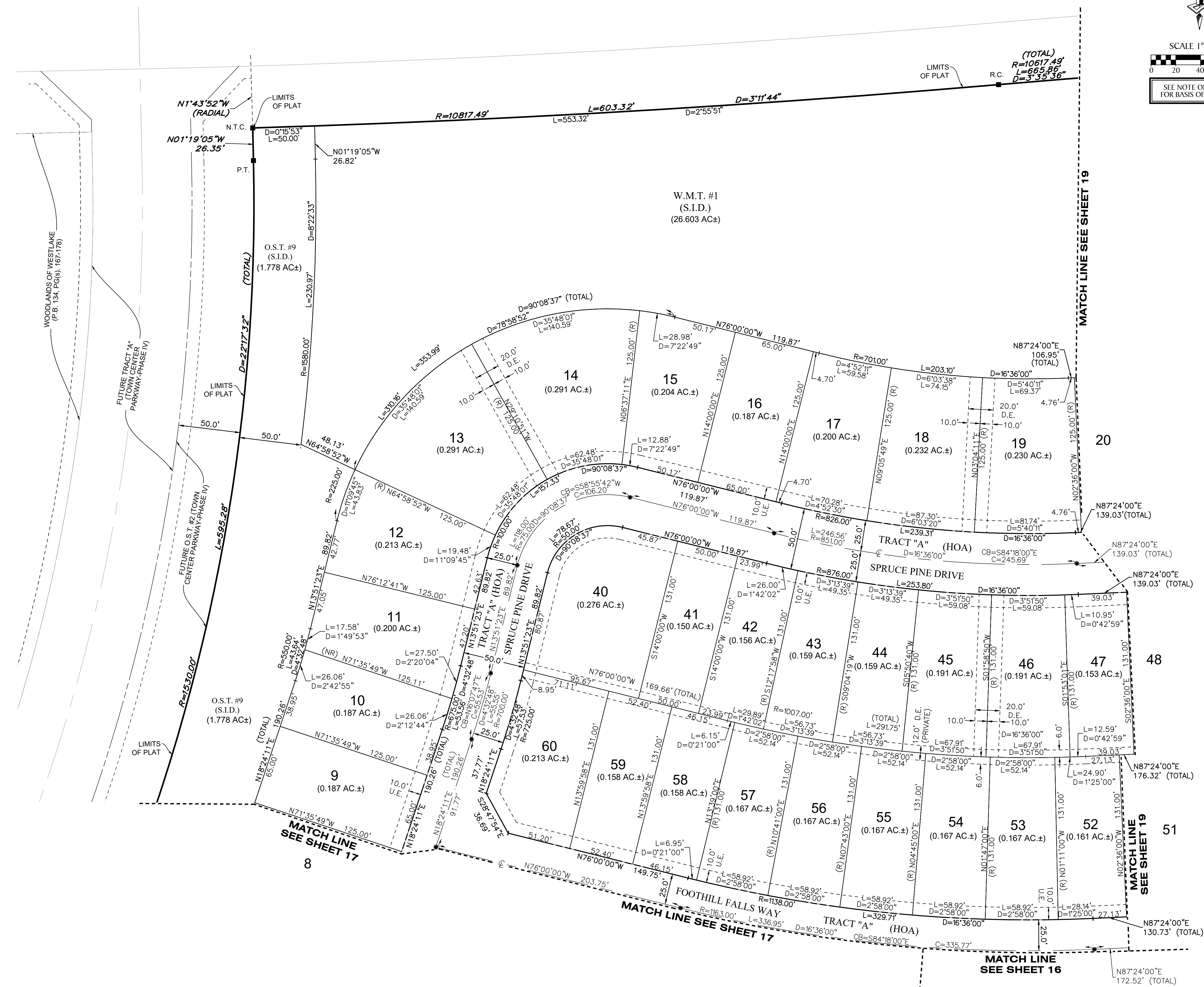
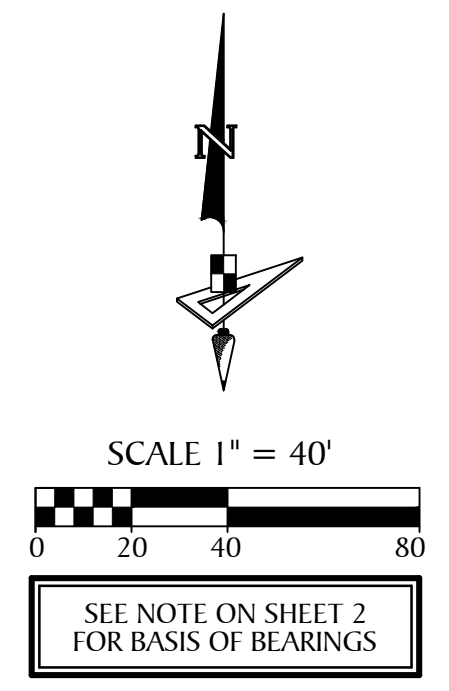
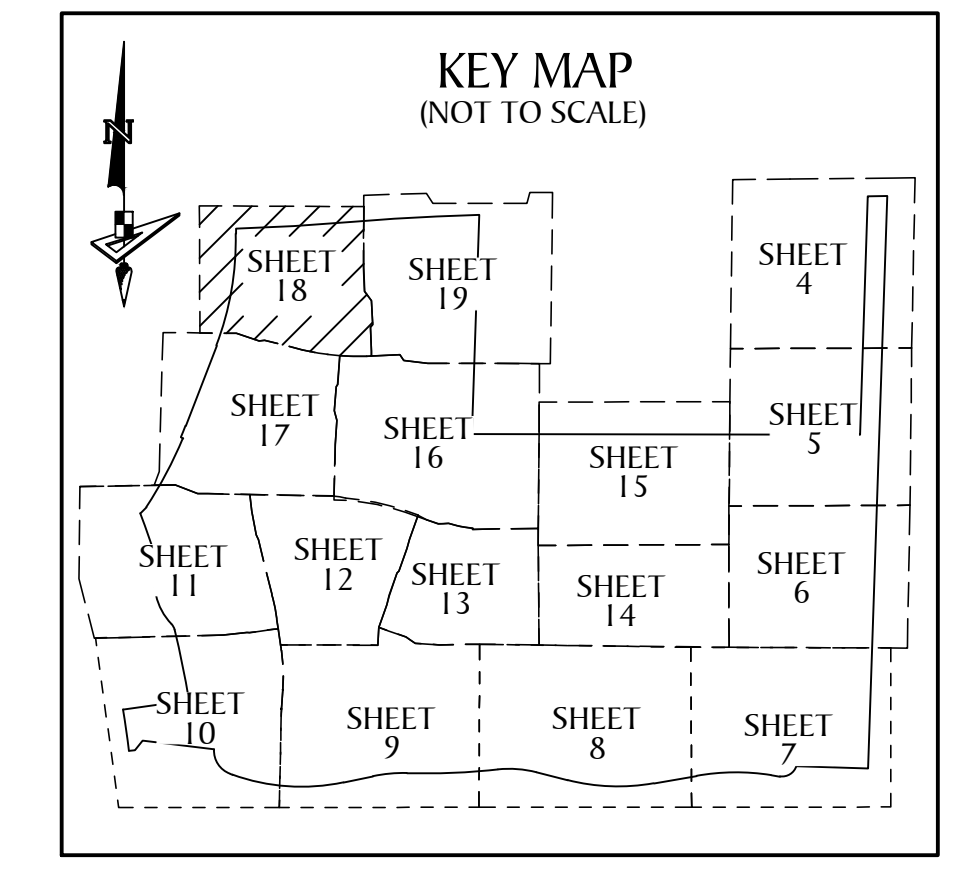
**GeoPoint**  
Surveying, Inc.

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**SHEET 17 OF 19 SHEETS**

# THE PINES OF WESTLAKE - PHASE I

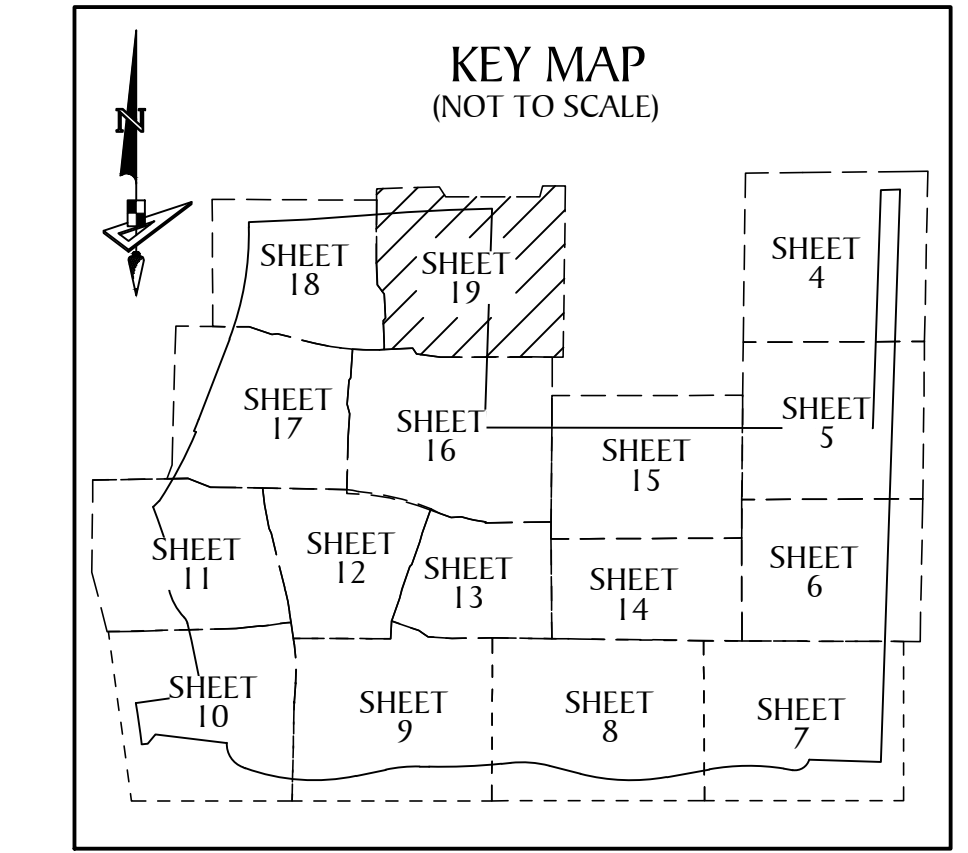
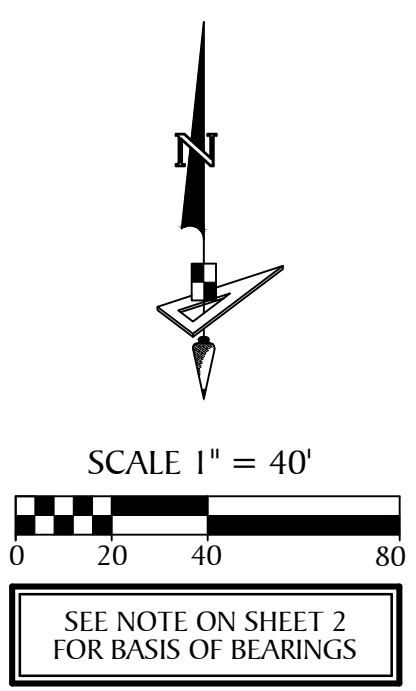
BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
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