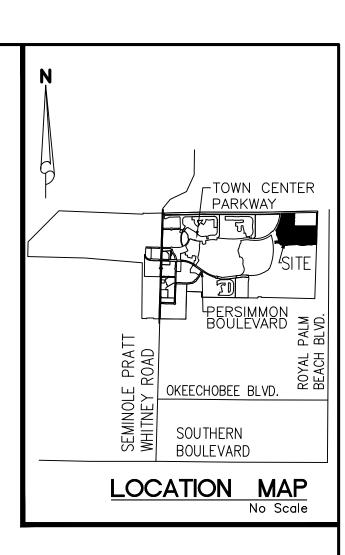
Exhibit 'C' The Pines of Westlake – Phase I TOPOGRAPHICAL SURVEY

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DESCRIPTION:

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, 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°42'54"W., A DISTANCE OF 48.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, 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, 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, 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, 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, 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, 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, A RADIUS OF 10817.49 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°35'36", 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 THE **POINT OF BEGINNING**.

CONTAINING: 8,182,173 SQUARE FEET OR 187.837 ACRES, MORE OR LESS.

LEGEND

P.B. ----- Plat Book

P.B	Plat Book				
O.R.B	Official Records Book				
<i>NAVD</i>	North American Vertical Datum				
D.B	Deed Book				
Pg(s)	Page(s)				
R	Curve Radius				
L	Curve Length				
D	Curve Delta				
R.C	Revise Curve				
N.T	Non-Tangent				
N.T.C	Non-Tangent Curve				
C.C	Compound Curve				
FIR	Found Iron Rod				
FCM	Found Concrete Monument				
•	Set 5/8" Iron Rod and Cap LB77				
LB	Licence Business				
BD	Brass Disk				
PBC	Palm Beach County				
	Florida Power & Light				
(TYP.)					
/NV	Invert Elevation				
Elev	Elevation				
PVC	Polyvinyl Chloride Pipe				
	Corrugated Metal Pipe				
MES	Mitered End Section				
W _{\(\Delta\)}	Buried Water Main Warning Marker				
W(M)					
WARM(M)	Water Air Release Manhole				
<i>WARV</i> ⋈	Water Air Release Valve				
⋈	Water Gate Valve				
M	Water Meter				
~	Fire Hydrant				
E _M	Electric Meter				
Ø					
CLF	Chain Link Fence				
B _•	Bollard				
b	Sign				
)	Sign Guy Anchor				
ou	Overhead Utility Lines				
	Top Of Bank				
	Edge Of Water				
oo	Chain Link Fence				
Location of reading					
/					
$_{8}^{\times}$					
24.					
Spot Elevation					

SURVEYOR'S NOTES:

- 1) CURRENT TITLE INFORMATION ON THE SUBJECT PROPERTY HAD NOT BEEN FURNISHED TO GEOPOINT SURVEYING, INC. AT THE TIME OF THIS SURVEY, AND IS SUBJECT TO TITLE REVIEW AND/OR ABSTRACT. GEOPOINT SURVEYING, INC. MAKES NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, RESERVATIONS, AGREEMENTS, AND OTHER SIMILAR
- 2) THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, EXCEPT AS SHOWN HEREON, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC.
- 3) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF N.88°40'55"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
- 4) THIS SURVEY IS INTENDED TO BE DISPLAYED AT 1" = 200" OR SMALLER.
- 5) ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.
- 6) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 7) THE SUBJECT PARCEL LIES IN FLOOD ZONE "AE" AND "X", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12099C0345F FOR PALM BEACH COUNTY, COMMUNITY NO. 120192, PLAM BEACH COUNTY, FLORIDA, DATED OCTOBER 05, 2022 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN HAVE BEEN DIGITALLY TRANSLATED FROM DFIRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER (HTTPS://MSC.FEMA.GOV).
- 8) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED ON NATIONAL GEODETIC SURVEY BENCHMARK "CUTBACK 6", HAVING A PUBLISHED ELEVATION OF 22.57' FEET (NAVD 88).
- 9) USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- 11) ON THIS DRAWING, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FINDINGS OR FACTS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER IMPLIED OR EXPRESSED. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. THIS CERTIFICATION IS NOT A CERTIFICATE OF TITLE, EASEMENTS, ZONING, OR FREEDOM OF ENCUMBRANCES.
- 12) THE LANDS DESCRIBED HEREON MAY CONTAIN LANDS THAT ARE CONSIDERED ENVIRONMENTALLY SENSITIVE WETLANDS THAT ARE SUBJECT TO CLAIM OR RESTRICTION BY ONE OR MORE OF THE FOLLOWING AGENCIES: ARMY CORP. OF ENGINEERS, SOUTH FLORIDA WATER MANAGEMENT DISTRICT (S.F.W.M.D.), OR DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.), WETLAND LINES AND AREAS, IF ANY, ARE NOT SHOWN HEREON.
- 13) 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. THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR CALLERY JUDGE GROVES:

a) THE 'M' CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.

b) STATE OF FLORIDA PALM BEACH COUNTY RIGHT OF WAY MAP FOR SEMINOLE-PRATT WHITNEY ROAD, RECORDED IN ROAD PLAT BOOK 4, PAGE 34.

c) BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.

d) SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.

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., of --- 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 V **BOUNDARY AND TOPOGRAPHIC SURVEY**

		DOGNE	AnıA	IND TOPOGRAPINO	SORVEI	
		REVISIONS		Prepared For: MINTO COMMUNITIES, LLC.		
No.	Date	Description	Dwn.	Last Date of Field Survey: 05/04/2022		
				SURVEYOR'S CERTIFICATE This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to	Geof	oint \ rveying, Inc.
				Section 472.027, Elgridg igstatutes Rager DN: = US, st=Floridg, i=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Gary Rager, email=GaryRegeopointsurvey.com Date: 2022.09.29 12.05:24-0400	4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404	Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768
				Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828	Drawn: DJS Date: 04/26/2022	Data File: ~
	Class4	N ₂ 01 26 02	Classia	NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE	Check: GAR P.C.: CK	Field Book: 2022-11W/67 - 69
Sheet No. 01 of 02 Sheets		Sneets	& RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER	Section: 05 Twn. 43 S Rng	.43 E Job #:POD_V_BS/TS	



