



CITY OF WESTLAKE
Engineering Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

STAFF MEMORANDUM

DATE: 8/27/2021
PETITION NO.: ENG-2021-10
DESCRIPTION: Review of Revised Plat for Orchards (Pod S) of Westlake Phase II
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Owner (Minto PBLH, LLC) is requesting approval of the revised plat for Orchards (Pod S) of Westlake Phase II

Final Recommendation

The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. The revised plat was approved by the Seminole Improvement District's (SID) Engineering Department on August 3, 2021 and approved by the SID Board on August 17, 2021.

Discussion

Pod S, Phase II, is the final phase of Pod S within the City of Westlake, containing 241 of the 599 single-family detached homes to be approved. Phase II contains 71.90 acres of land which include 13.89 acres of lake which was platted with Phase I. The net area of the new plat excluding the lakes is 64.766 acres. Phase II was previously approved by staff on February 22, 2021. Pod S is located within the Residential 2 Land Use category and contains an R-2 zoning district designation. Pod S is designated on the Westlake Master Plan for single-family dwelling units and is a total of 209.65 acres in size, consistent with the proposed amended Final Master Plan. Pod S is located in the central east portion of Westlake, south of Town Center Parkway and north of Persimmon Boulevard East, as shown in the graphic below.



The primary access points to the Orchards community will be on Town Center Parkway from the north, opposite the secondary entrance to Meadows, and from Persimmon Boulevard East on the south. Both entries are designed and articulated as primary entries with full bus turnarounds and related amenities.

The Applicant is requesting a minor modification to the previously staff approved plat. The primary access points to the Orchards community will be Town Center Parkway from the north. The secondary entrance has been moved further north on Persimmon Blvd. East, to occur on the west side of that future north-south collector road. This new location will more efficiently facilitate inner connectivity with the anticipated development planned for the northeast quadrant of Westlake. As a result of this access relocation, the applicant has gained 1 (one) unit, for a total of 241 single family detached 50-foot-wide and 65-foot-wide lots containing front-loaded and sideloaded homes. Phase II will contain 73 65-foot-wide lots and 168 50-foot-wide lots. The lot design is consistent with the setbacks and lot coverages for the R-2 Zoning District. This community will have an overall density of 3.66 dwelling units per acre. The homes will contain a range of architectural styles drawing from historic coastal styles with a cleaner, more contemporary vibe.

The Legal Description of the Plat can be found in Exhibit A, and replications of the plat topographical survey and plat can be found in Exhibits B and C.

Review Criteria

Plats shall be prepared in accordance with the provisions of Chapter 177 F.S., as amended, and the City of Westlake Land Development Regulations. The revised plat was reviewed for clarity, legibility, and conformance with this statute and City requirements. The revised plat provides a graphic depiction of the legal description through geometric data. The data includes but is not limited to parcel, block, tract, right-of-way, street and associated names, easement, permanent reference monuments and permanent control points, and interior excepted parcels. Other requirements such as paper size, line work, layout of sheet and required content including the subdivision name, title, legal description, key map, vicinity map, north arrow, scale, and legend are verified in the Engineering Department review.

Conclusion

(2) reviews of the revised plat occurred, which resulted in an acceptable plat. The review was done for compliance with Chapters 177, 5J-17, Florida Statutes, and the City of Westlake's codes and ordinances. All comments have been adequately addressed and the plat is in compliance. We therefore recommend that the revised plat be approved for recording.

Exhibit 'A'
LEGAL DESCRIPTION
POD S (ORCHARDS) PHASE II – REVISED

BEING A REPLAT OF TRACT "S", A PORTION OF OPEN SPACE TRACT #11, OPEN SPACE TRACT # 12 AND WATER MANAGEMENT TRACT #9, ORCHARDS OF WESTLAKE - PHASE I, PLAT BOOK 131, PAGES 192 THROUGH 210, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8, ALL IN 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 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.89°48'53"E. ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 5270.23 FEET TO THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.01°57'47"W., ALONG THE EAST LINE OF SAID SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 4600.13 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT "S", AS SHOWN ON ORCHARDS OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 131, PAGES 192 THROUGH 210, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE BY THE FOLLOWING EIGHT (8) COURSES BEING ALONG SAID NORTHERLY LINE OF TRACT "S": 1) N.46°00'00"E., A DISTANCE OF 176.16 FEET; 2) THENCE N.66°33'06"E., A DISTANCE OF 251.59 FEET; 3) THENCE N 73°00'00" E, A DISTANCE OF 105.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 844.00 FEET; 4) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°32'40", A DISTANCE OF 376.28 FEET TO A POINT OF TANGENCY; 5) THENCE S.81°27'20"E., A DISTANCE OF 211.22 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 4271.00 FEET AND A RADIAL BEARING OF N 81°27'20" W AT SAID INTERSECTION; 6) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°32'11", A DISTANCE OF 114.52 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE S. 85°07'38"E., A DISTANCE OF 50.03 FEET; 8) THENCE S.83°01'00"E., A DISTANCE OF 185.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID PLAT OF ORCHARDS OF WESTLAKE - PHASE I, AND A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 4506.00 FEET AND A RADIAL BEARING OF N 83°01'00" W AT SAID INTERSECTION, SAID POINT ALSO BEING REFERENCE POINT "A"; THENCE BY THE FOLLOWING SEVEN (7) COURSES BEING ALONG SAID EASTERLY AND SOUTHERLY LINE OF SAID PLAT OF ORCHARDS OF WESTLAKE - PHASE I: 1) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°04'02", A DISTANCE OF 1263.60 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 140.00 FEET, AND A RADIAL BEARING OF S.19°42'32"E., AT SAID INTERSECTION; 2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°25'19", A DISTANCE OF 132.98 FEET TO A NON-TANGENT INTERSECTION; 3) THENCE S.59°02'46" W., A DISTANCE OF 520.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 1998.00 FEET; 4) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°34'37", A DISTANCE OF 1170.88 FEET TO A POINT OF TANGENCY; 5) THENCE N.87°22'37"W., A DISTANCE OF 292.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 1898.00 FEET; 6) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°17'26", A DISTANCE OF 142.13 FEET TO A POINT OF TANGENCY; 7) THENCE N.83°05'11"W., A DISTANCE OF 59.23 FEET; THENCE N.26°42'06"E, A DISTANCE OF 142.26 FEET TO A POINT ON THE WESTERLY LINE OF SAID PLAT OF ORCHARDS OF WESTLAKE - PHASE I, AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 364.00 FEET, AND A RADIAL BEARING OF N.44°00'00"E., AT SAID INTERSECTION; THENCE BY THE FOLLOWING THREE (3) COURSES BEING ALONG SAID WESTERLY LINE OF SAID PLAT OF ORCHARDS OF WESTLAKE - PHASE I: 1) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°20'00", A DISTANCE OF 294.36 FEET TO A POINT OF TANGENCY, SAID POINT ALSO BEING REFERENCE POINT "B"; 2) THENCE N.00°20'00"E., A DISTANCE OF 487.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1650.00 FEET; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF

16°44'10", A DISTANCE OF 481.96 FEET TO A NON-TANGENT INTERSECTION AND A POINT ON THE NORTHERLY LINE OF TRACT "S", AS SHOWN ON ORCHARDS OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 131, PAGES 192 THROUGH 210, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE BY THE FOLLOWING THIRTEEN (13) COURSES, BEING ALONG SAID NORTHERLY LINE OF TRACT "S": 1) THENCE N.73°15'00"E., A DISTANCE OF 125.00 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1775.00 FEET AND A RADIAL BEARING OF S.73°34'22"W., AT SAID INTERSECTION; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°58'17", A DISTANCE OF 30.09 FEET TO A NON-TANGENT INTERSECTION; 3) THENCE N.74°42'49"E., A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1825.00 FEET AND A RADIAL BEARING OF S.74°32'55"W., AT SAID INTERSECTION; 4) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°09'57", A DISTANCE OF 100.84 FEET TO A NON-TANGENT INTERSECTION; 5) THENCE N.73°00'00"E., A DISTANCE OF 280.28 FEET; 6) THENCE N.17°00'00"W., A DISTANCE OF 100.00 FEET; 7) THENCE N.73°00'00"E., A DISTANCE OF 50.00 FEET; 8) THENCE N.28°00'00"E., A DISTANCE OF 35.36 FEET; 9) THENCE N.73°00'00"E., A DISTANCE OF 212.00 FEET; 10) THENCE S.62°00'00"E., A DISTANCE OF 35.36 FEET; 11) THENCE N.73°00'00"E., A DISTANCE OF 50.00 FEET; 12) THENCE S.17°00'00"E., A DISTANCE OF 100.00 FEET; 13) THENCE N.73°00'00"E., A DISTANCE OF 125.00 FEET TO A POINT ON THE BOUNDARY OF WATER MANAGEMENT TRACT #7, AS SHOWN ON SAID PLAT OF ORCHARDS OF WESTLAKE - PHASE I; THENCE BY THE FOLLOWING SEVEN (7) COURSES, BEING ALONG SAID BOUNDARY OF WATER MANAGEMENT TRACT #7: 1) THENCE S.17°00'00"E., A DISTANCE OF 200.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1538.00 FEET; 2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°30'00", A DISTANCE OF 308.70 FEET TO A POINT OF TANGENCY; 3) THENCE S.28°30'00"E., A DISTANCE OF 425.18 FEET; 4) THENCE N.61°30'00"E., A DISTANCE OF 233.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 160.00 FEET; 5) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 105°30'00", A DISTANCE OF 294.61 FEET TO A POINT OF TANGENCY; 6) THENCE N.44°00'00"W., A DISTANCE OF 553.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 650.00 FEET; 7) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°32'56", A DISTANCE OF 165.05 FEET TO A NON-TANGENT INTERSECTION AND A POINT ON THE NORTHERLY LINE OF SAID TRACT "S"; THENCE THE FOLLOWING FOUR (4) COURSES, BEING ALONG SAID NORTHERLY LINE OF TRACT "S": 1) THENCE N.73°00'00"E., A DISTANCE OF 128.76 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 525.00 FEET AND A RADIAL BEARING OF N.57°31'04"E., AT SAID INTERSECTION; 2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°31'04", A DISTANCE OF 105.54 FEET TO A POINT OF TANGENCY; 3) THENCE S.44°00'00"E., A DISTANCE OF 26.47 FEET; 4) THENCE N.46°00'00"E., A DISTANCE OF 16.64 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3,131,811 SQUARE FEET OR 71.896 ACRES, MORE OR LESS.

Exhibit 'B'
TOPOGRAPHICAL SURVEY
POD S (ORCHARDS) PHASE II – REVISED

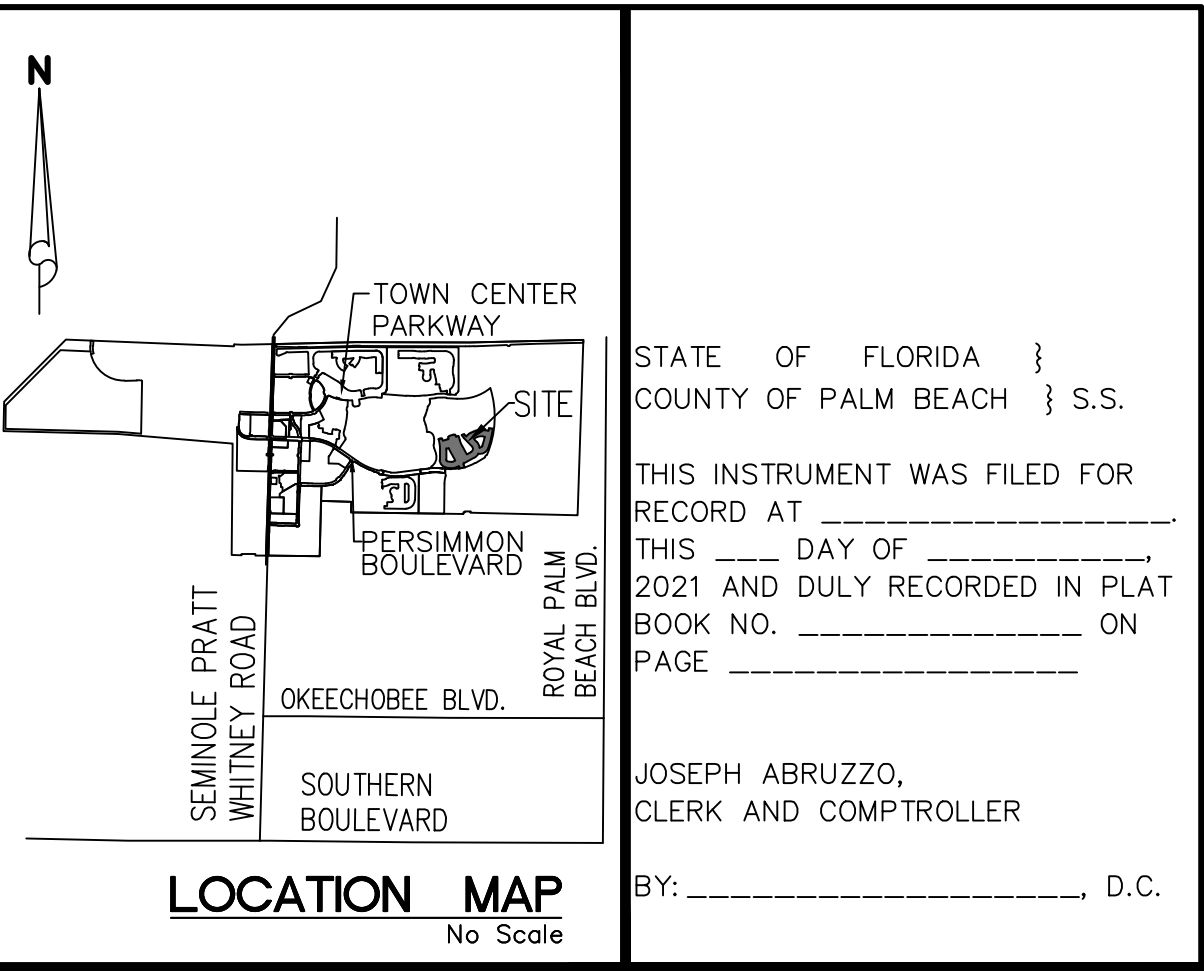
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Exhibit 'C'
PLAT
POD S (ORCHARDS) PHASE II – REVISED

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ORCHARDS OF WESTLAKE - PHASE II

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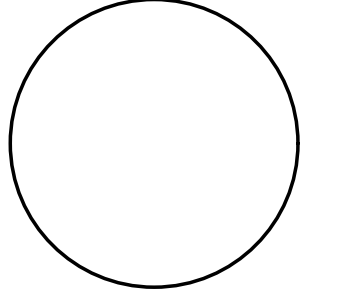
STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR RECORD AT _____ THIS ____ DAY OF _____ 2021 AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE _____

JOSEPH ABRUZZO,
CLERK AND COMPTROLLER

BY: _____, D.C.

CLERK'S SEAL



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS ORCHARDS OF WESTLAKE - PHASE II, BEING A REPLAT OF TRACT "S", A PORTION OF OPEN SPACE TRACT #11, OPEN SPACE TRACT # 12 AND WATER MANAGEMENT TRACT #9, ORCHARDS OF WESTLAKE - PHASE I, PLAT BOOK 131, PAGES 192 THROUGH 210, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8, ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

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CONTAINING: 3,131,811 SQUARE FEET OR 71.896 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #6 AS SHOWN ON THE PLAT OF ORCHARDS OF WESTLAKE - PHASE I PER PLAT BOOK 131, PAGES 192 THROUGH 210, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE ON SAID **REFERENCE POINT "B"**; THENCE S.89°40'00"E, A DISTANCE OF 300.00 FEET TO THE **POINT OF BEGINNING WATER MANAGEMENT TRACT #6**; THENCE N.00°20'00"E, A DISTANCE OF 487.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1950.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°29'00", A DISTANCE OF 50.48 FEET TO A NON-TANGENT INTERSECTION; THENCE N.88°51'00"E, A DISTANCE OF 62.05 FEET; THENCE N.85°46'05"E, A DISTANCE OF 50.09 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 2150.00 FEET AND A RADIAL BEARING OF N.67°23'24"E, AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°53'24", A DISTANCE OF 221.02 TO A POINT OF TANGENCY; THENCE S.28°30'00"E, A DISTANCE OF 425.18 FEET; THENCE S.61°30'00"W, A DISTANCE OF 56.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 212.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°00'00", A DISTANCE OF 125.80 FEET TO A POINT OF TANGENCY; THENCE N.84°30'00"W, A DISTANCE OF 184.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 64.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°50'00", A DISTANCE OF 94.76 FEET TO THE **POINT OF BEGINNING WATER MANAGEMENT TRACT #6**.

CONTAINING: 162,179 SQUARE FEET OR 3.723 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #8 AS SHOWN ON THE PLAT OF ORCHARDS OF WESTLAKE - PHASE I PER PLAT BOOK 131, PAGES 192 THROUGH 210, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT **REFERENCE POINT "A"**, SAID POINT BEING ON THE EASTERLY LINE OF THE PLAT OF ORCHARDS OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 131, PAGES 191 THROUGH 210, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 4506.00 FEET AND A RADIAL BEARING OF N.83°01'00"W, AT SAID POINT OF COMMENCEMENT; THENCE SOUTHERLY, ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°21'48", A DISTANCE OF 893.66 FEET TO A RADIAL INTERSECTION; THENCE N.71°39'12"W, A DISTANCE OF 360.00 FEET TO THE **POINT OF BEGINNING WATER MANAGEMENT TRACT #8**; THENCE S.18°20'48"W, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH CENTRAL ANGLE OF 83°39'12", A DISTANCE OF 146.00 FEET TO A POINT OF TANGENCY; THENCE N.78°00'00"W, A DISTANCE OF 14.19 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 460.00 FEET AND A RADIAL BEARING OF S.82°58'07"W, AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°59'07", A DISTANCE OF 296.80 FEET TO A POINT OF TANGENCY; THENCE N. 44°00'00"W, A DISTANCE OF 175.31 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 538.00 FEET AND A RADIAL BEARING OF S.40°08'18"E, AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°52'34", A DISTANCE OF 477.72 FEET TO A POINT OF TANGENCY; THENCE S.79°15'44" E, A DISTANCE OF 54.18 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 4146.00 FEET AND A RADIAL BEARING OF N.77°11'20"W, AT SAID INTERSECTION; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°32'08", A DISTANCE OF 400.55 FEET TO THE **POINT OF BEGINNING WATER MANAGEMENT TRACT #8**.

CONTAINING: 148,413 SQUARE FEET OR 3.407 ACRES, MORE OR LESS.

TOTAL CONTAINING: 2,821,220 SQUARE FEET OR 64.766 ACRES, MORE OR LESS.

HAVE 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 EMPIRE DRIVE, LIBERTY LANE, MACCOON WAY, PECAN DRIVE AND REDCOVE PLACE ARE HEREBY DEDICATED TO THE ORCHARDS 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. #11, O.S.T. #12 AND O.S.T. #17, 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.

OPEN SPACE TRACTS

TRACTS O.S.T. #14 THROUGH O.S.T. #16, AS SHOWN HEREON, ARE HEREBY DEDICATED TO ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AND AN EASEMENT IS ALSO DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR LAKE MAINTENANCE ACCESS AND ALL OTHER PROPER PURPOSES OF THE DISTRICT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

OPEN SPACE TRACTS

TRACTS O.S.T. #18 THROUGH O.S.T. #24, AS SHOWN HEREON, ARE HEREBY DEDICATED TO ORCHARDS 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.

WATER MANAGEMENT TRACTS

WATER MANAGEMENT TRACT W.M.T. #9, AS SHOWN HEREON, IS 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 IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND 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.

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 THE 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 GRANOR; 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 OVER, 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 HEREUUNDER 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 20-FOOT-WIDE AND THE 32-FOOT-WIDE 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 AREAS, LAKE MAINTENANCE AREAS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

DRAINAGE EASEMENT (PRIVATE)

THE 6-FOOT-WIDE AND THE 12-FOOT-WIDE DRAINAGE EASEMENTS (PRIVATE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO ORCHARDS 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 AREAS, LAKE MAINTENANCE AREAS, 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 _____, 2021.

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

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 ORCHARDS 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)

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

PRINT NAME: _____ BY: _____
SCOTT MASSEY, PRESIDENT

WITNESS: _____

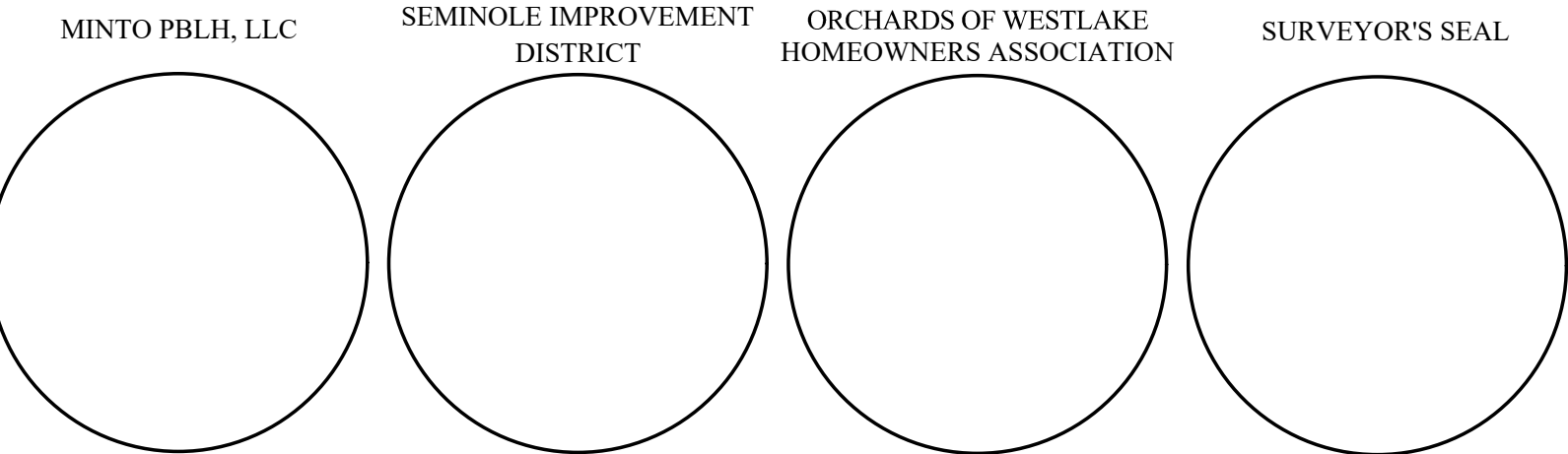
PRINT NAME: _____

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 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)



GeoPoint
Surveying, Inc.
4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB7768

ORCHARDS OF WESTLAKE - PHASE II
 BEING A REPLAT OF TRACT "S", A PORTION OF OPEN SPACE TRACT #11, OPEN SPACE TRACT # 12 AND
 WATER MANAGEMENT TRACT #9, ORCHARDS OF WESTLAKE - PHASE I, PLAT BOOK 131, PAGES 192 THROUGH 210,
 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8, ALL IN
 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 _____ 2021, 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, ROGER MANNING

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: _____

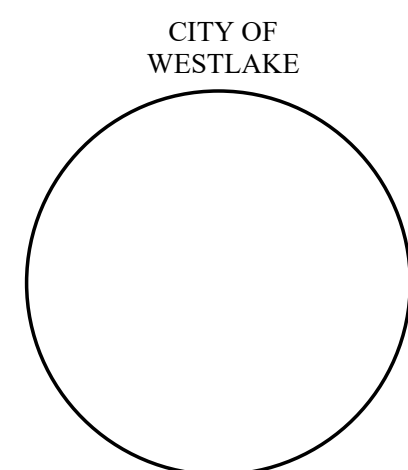
 HARRY BINNIE, PRESIDENT, FOUNDERS TITLE

AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (241 LOTS):	42.671
ROADWAY TRACT (TRACT "A"):	10.276
OPEN SPACE TRACT #11:	1.569
OPEN SPACE TRACT #12:	1.422
OPEN SPACE TRACT #14:	0.057
OPEN SPACE TRACT #15:	0.057
OPEN SPACE TRACT #16:	0.092
OPEN SPACE TRACT #17:	0.307
OPEN SPACE TRACT #18:	0.108
OPEN SPACE TRACT #19:	0.143
OPEN SPACE TRACT #20:	0.302
OPEN SPACE TRACT #21:	0.219
OPEN SPACE TRACT #22:	0.203
OPEN SPACE TRACT #23:	0.188
OPEN SPACE TRACT #24:	0.388
WATER MANAGEMENT TRACT #9:	6.764
TOTAL ACRES, MORE OR LESS:	64.766

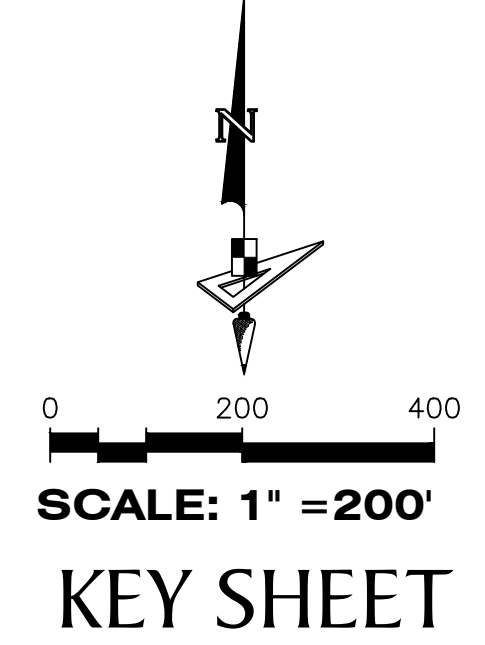
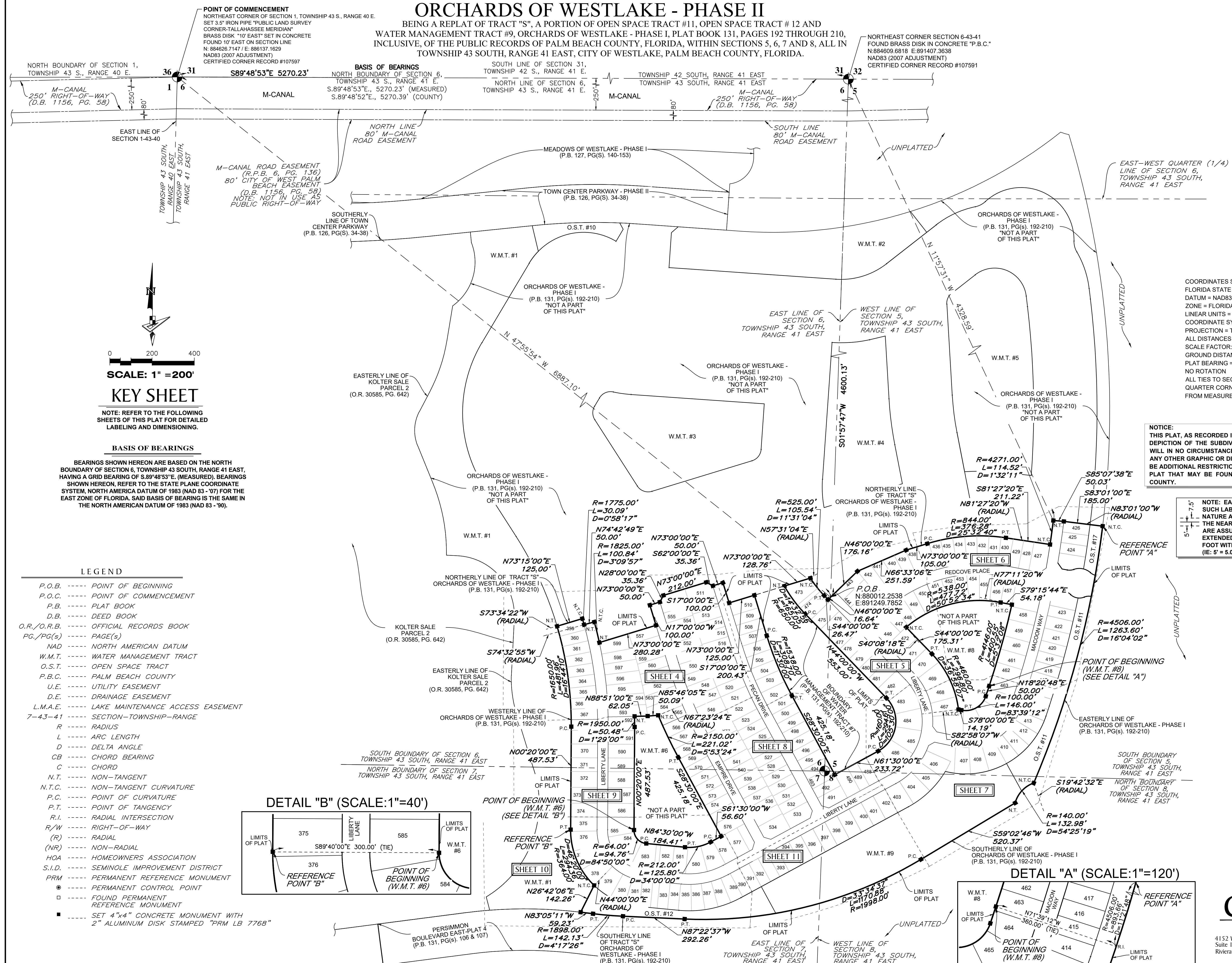
SURVEYORS NOTES

- 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



ORCHARDS OF WESTLAKE - PHASE II

BEING A REPLAT OF TRACT "S", A PORTION OF OPEN SPACE TRACT #11, OPEN SPACE TRACT # 12 AND WATER MANAGEMENT TRACT #9, ORCHARDS OF WESTLAKE - PHASE I, PLAT BOOK 131, PAGES 192 THROUGH 210, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8, ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

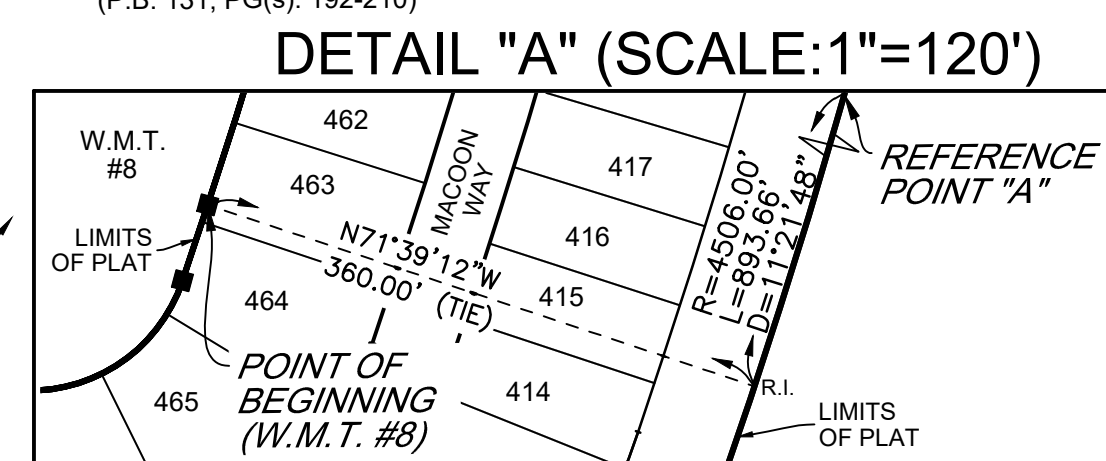
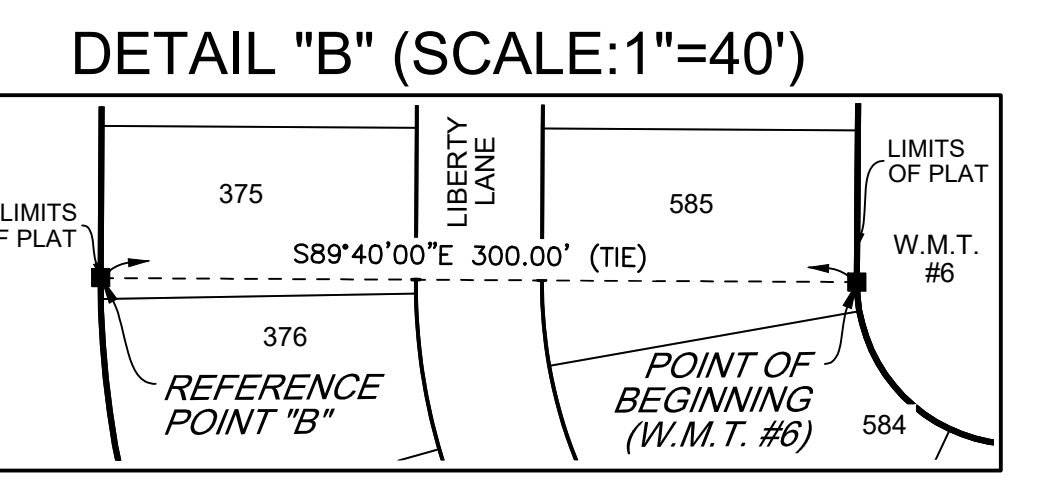


NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

BASIS OF BEARINGS

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. (MEASURED). BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 07) FOR THE EAST ZONE OF FLORIDA, SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 90).

- ### 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
 - 7-43-41 ----- 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
 - 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"



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

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 THIS COUNTY.

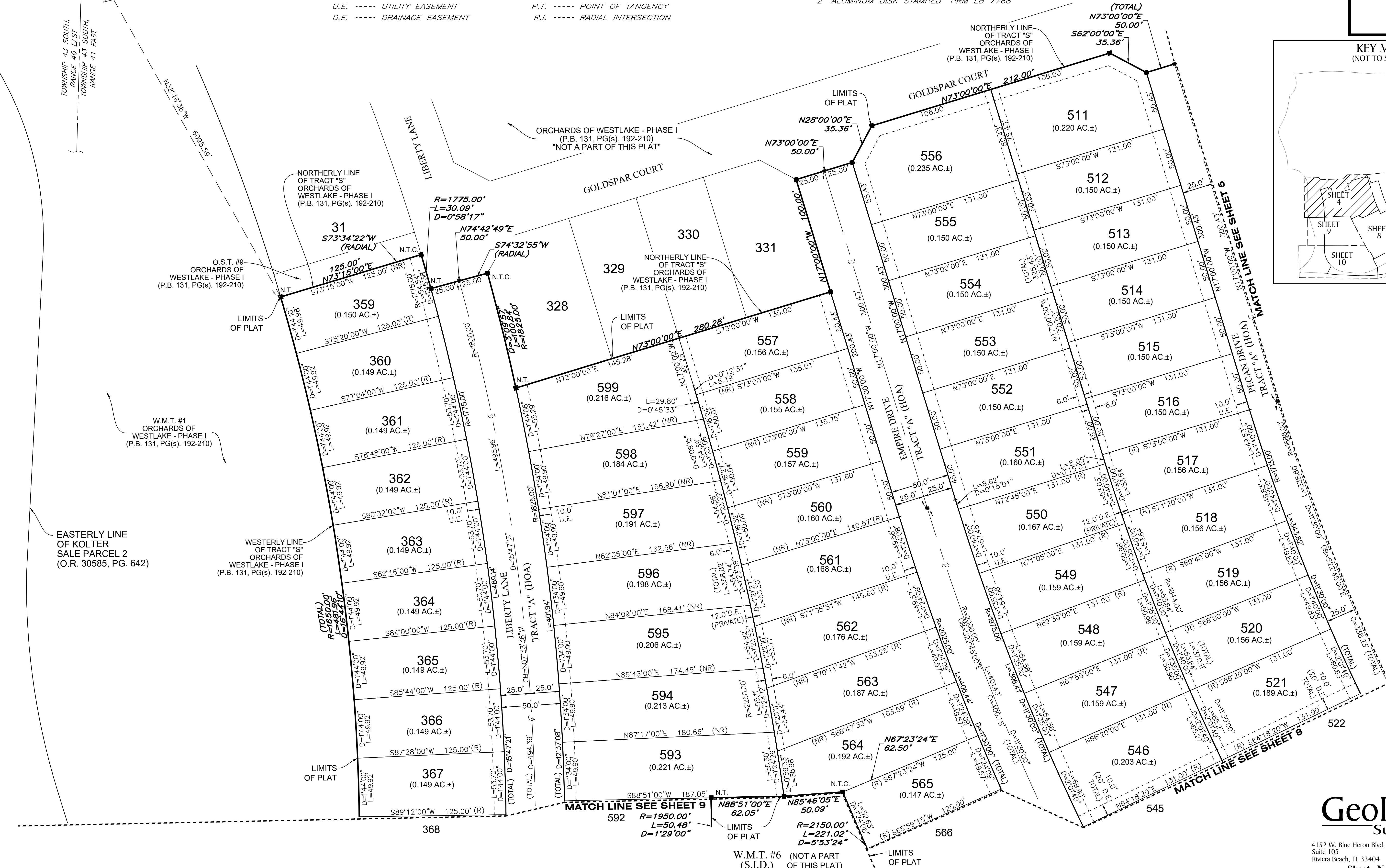
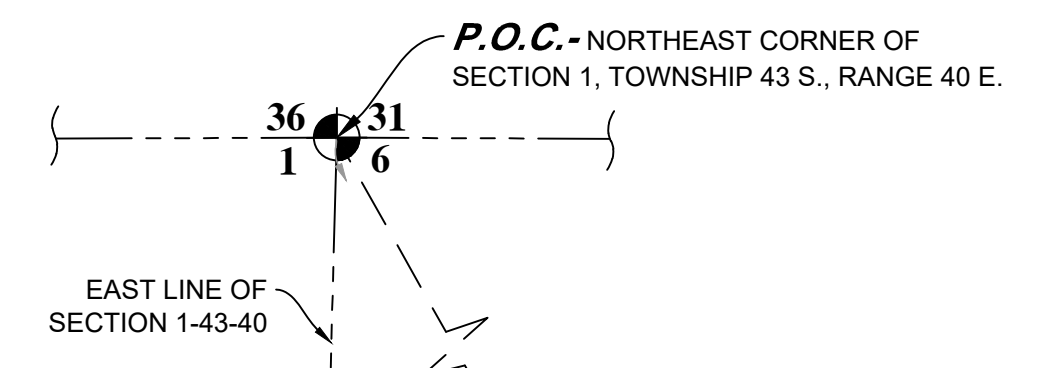
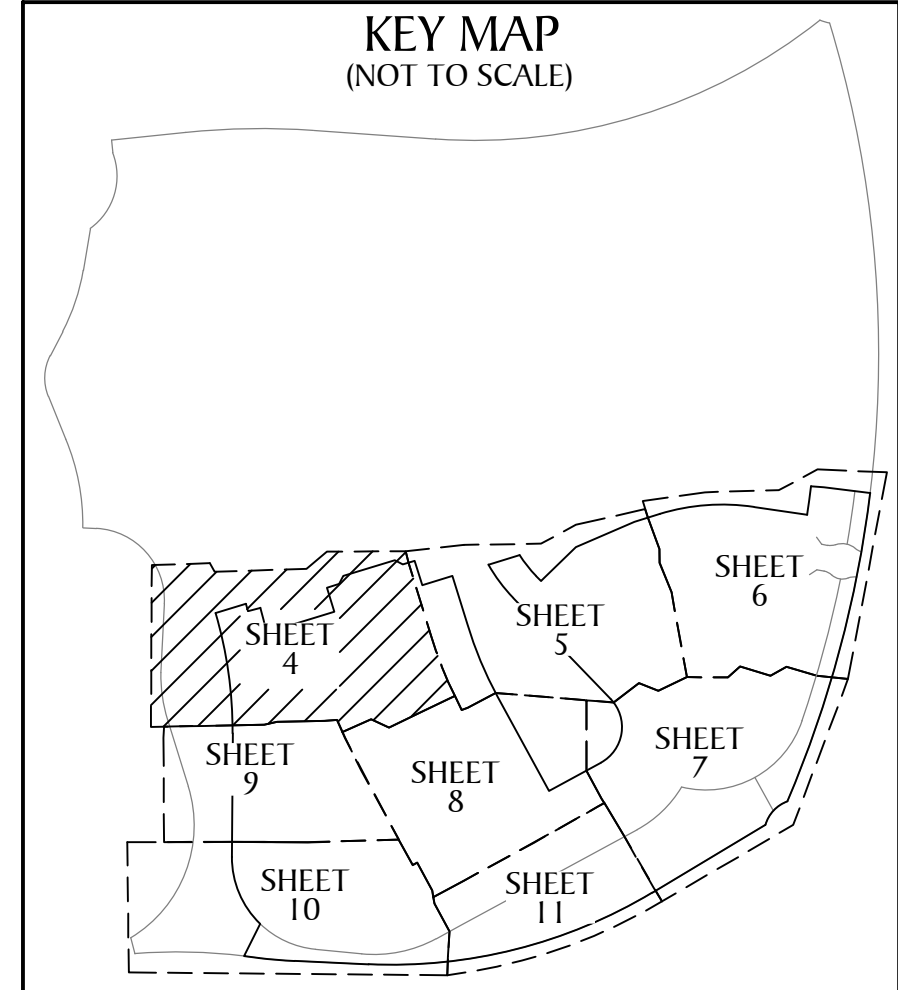
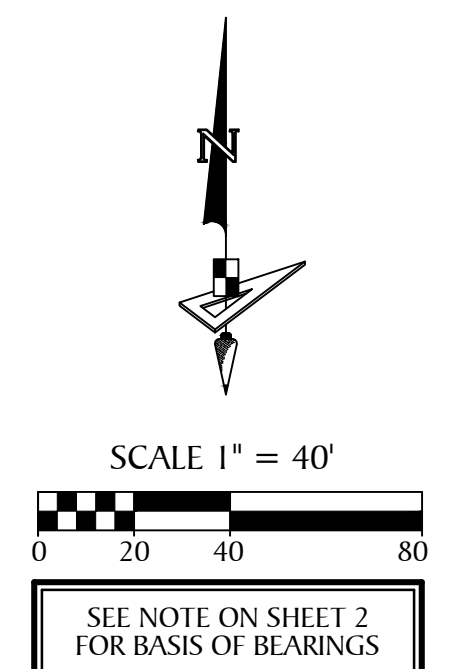
NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00") (IE: 7.5' = 7.50")

ORCHARDS OF WESTLAKE - PHASE II

BEING A REPLAT OF TRACT "S", A PORTION OF OPEN SPACE TRACT #11, OPEN SPACE TRACT #12 AND WATER MANAGEMENT TRACT #9, ORCHARDS OF WESTLAKE - PHASE I, PLAT BOOK 131, PAGES 192 THROUGH 210, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8, ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

LEGEND

P.O.B. ----- POINT OF BEGINNING	L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT	R/W ----- RIGHT-OF-WAY
P.O.C. ----- POINT OF COMMENCEMENT	7-43-41 ----- SECTION-TOWNSHIP-RANGE	(R) ----- RADIAL
P.B. ----- PLAT BOOK	R ----- RADIUS	(NR) ----- NON-RADIAL
D.B. ----- DEED BOOK	L ----- ARC LENGTH	HOA ----- HOMEOWNERS ASSOCIATION
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK	D ----- DELTA ANGLE	S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
PG./PG(s) ----- PAGE(S)	CB ----- CHORD BEARING	PRM ----- PERMANENT REFERENCE MONUMENT
NAD ----- NORTH AMERICAN DATUM	C ----- CHORD	● ----- PERMANENT CONTROL POINT
W.M.T. ----- WATER MANAGEMENT TRACT	N.T. ----- NON-TANGENT	□ ----- FOUND PERMANENT REFERENCE MONUMENT
O.S.T. ----- OPEN SPACE TRACT	N.T.C. ----- NON-TANGENT CURVATURE	■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
P.B.C. ----- PALM BEACH COUNTY	P.C. ----- POINT OF CURVATURE	
U.E. ----- UTILITY EASEMENT	P.T. ----- POINT OF TANGENCY	
D.E. ----- DRAINAGE EASEMENT	R.I. ----- RADIAL INTERSECTION	



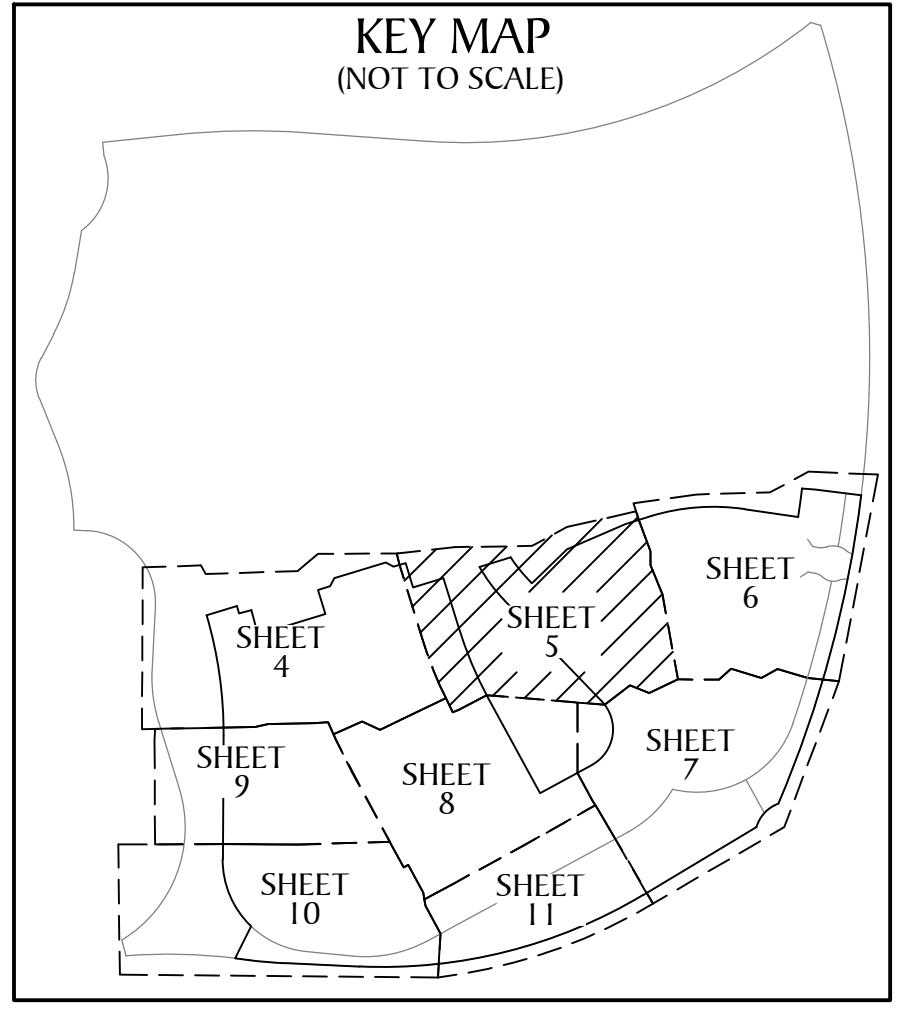
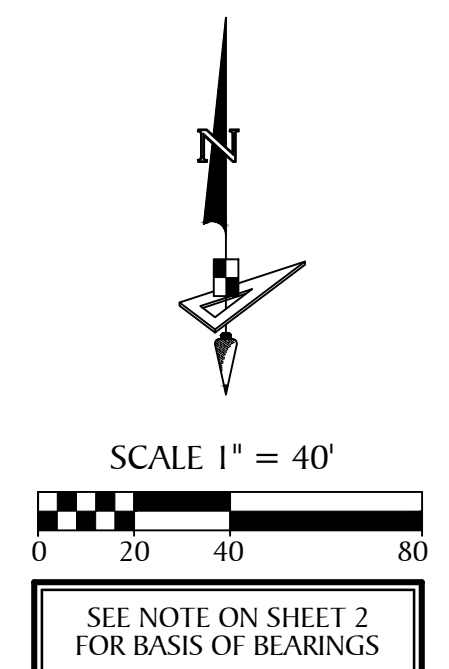
ORCHARDS OF WESTLAKE - PHASE II

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- 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
 - 7-43-41 ----- 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
 - 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"

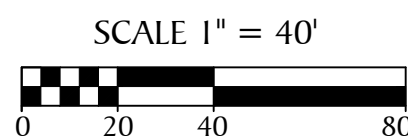
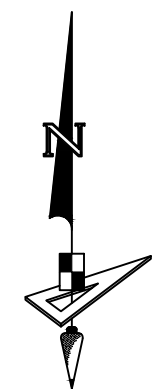
P.O.C. - NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.

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

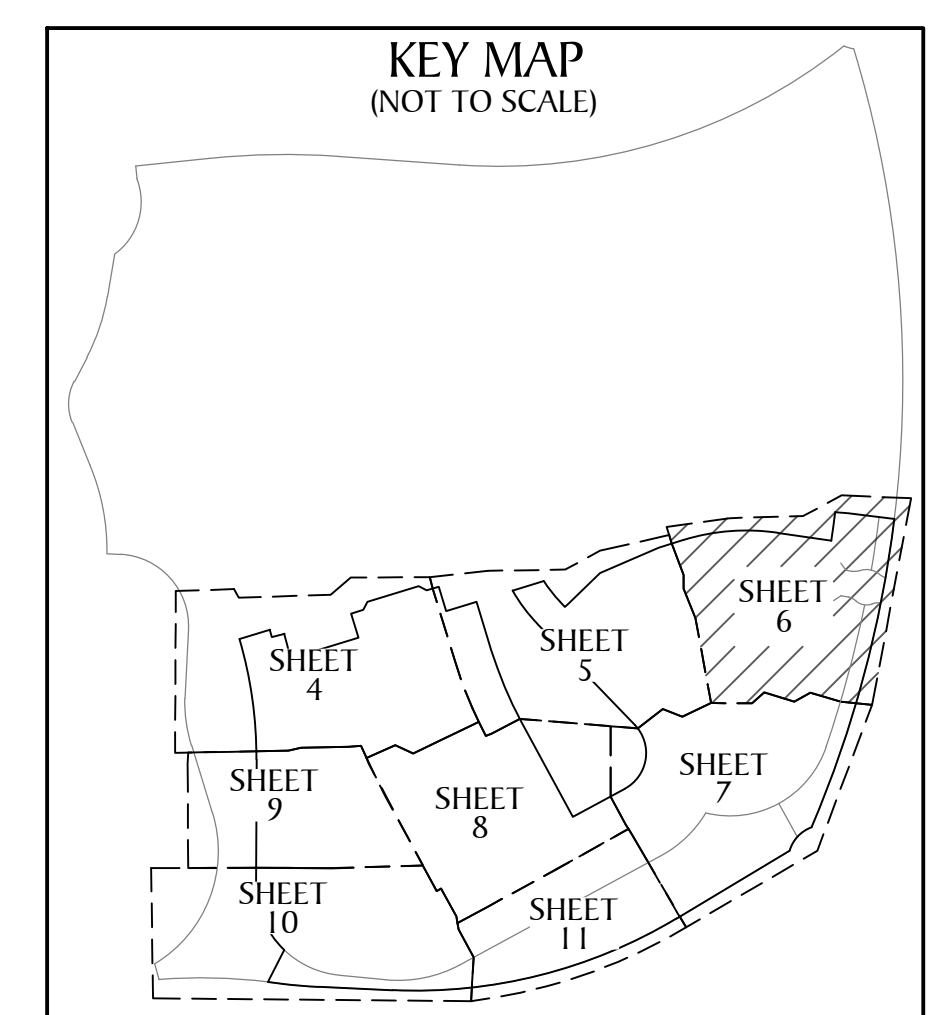
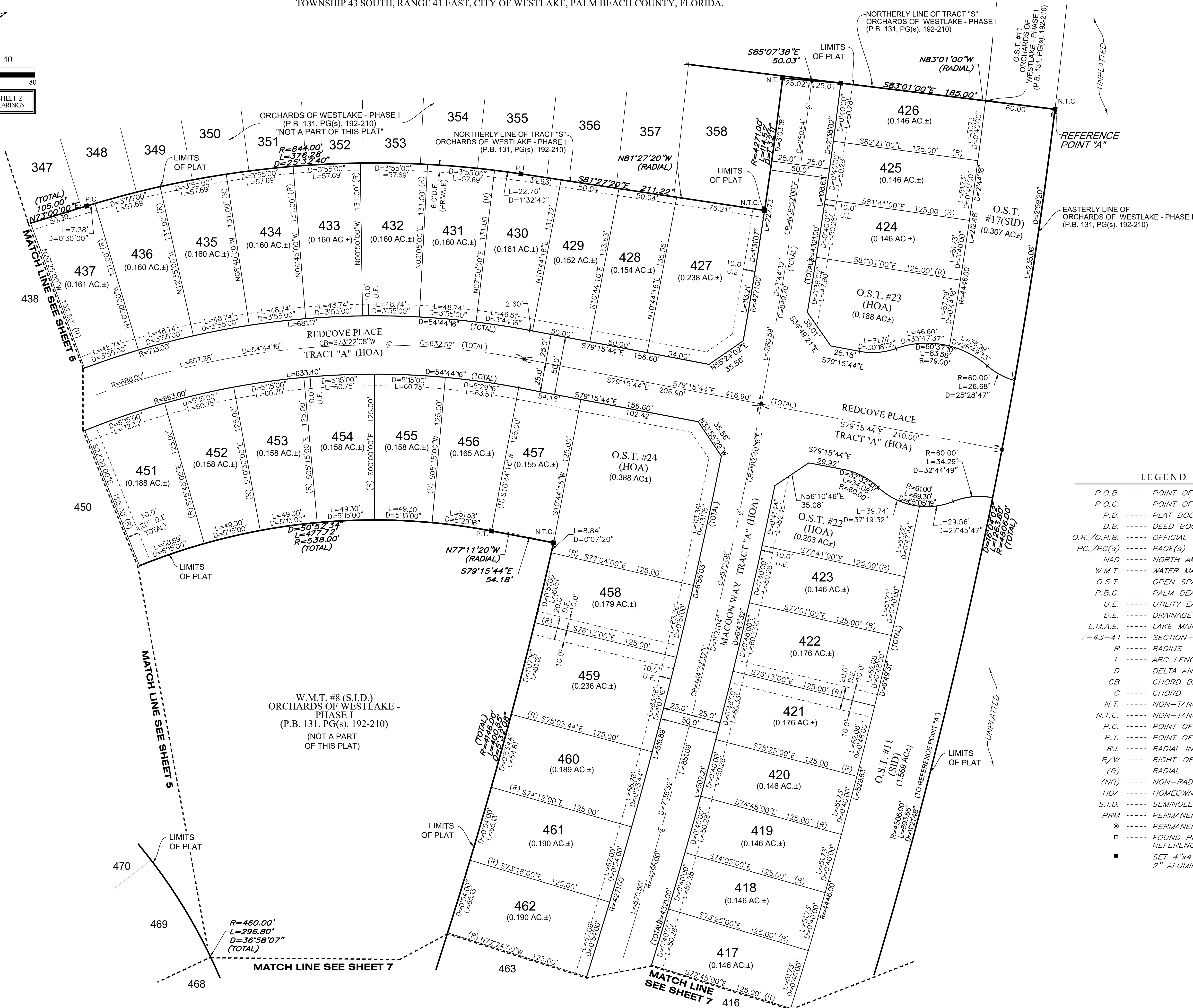


ORCHARDS OF WESTLAKE - PHASE II

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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
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- D.E. ----- DRAINAGE EASEMENT
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- N.T. ----- NON-TANGENT
- N.T.C. ----- NON-TANGENT CURVATURE
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- HOA ----- HOMEOWNERS ASSOCIATION
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GeoPoint
Surveying, Inc.

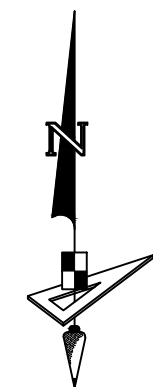
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

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

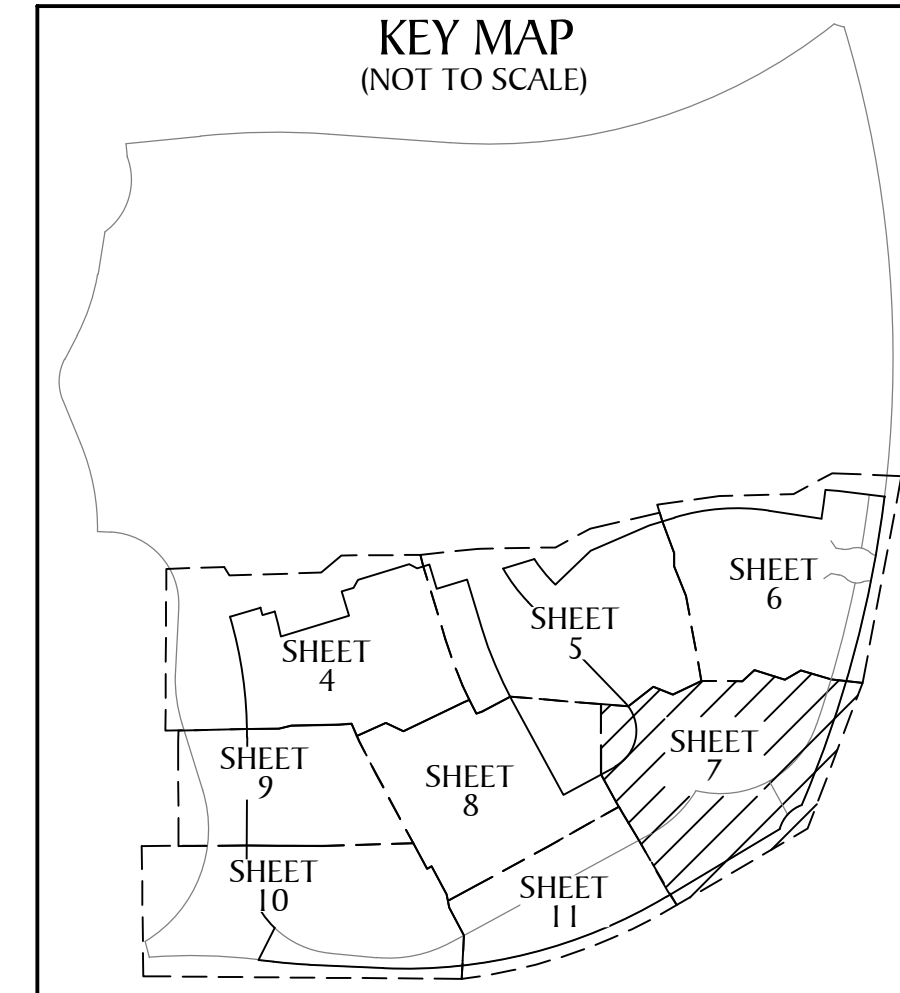
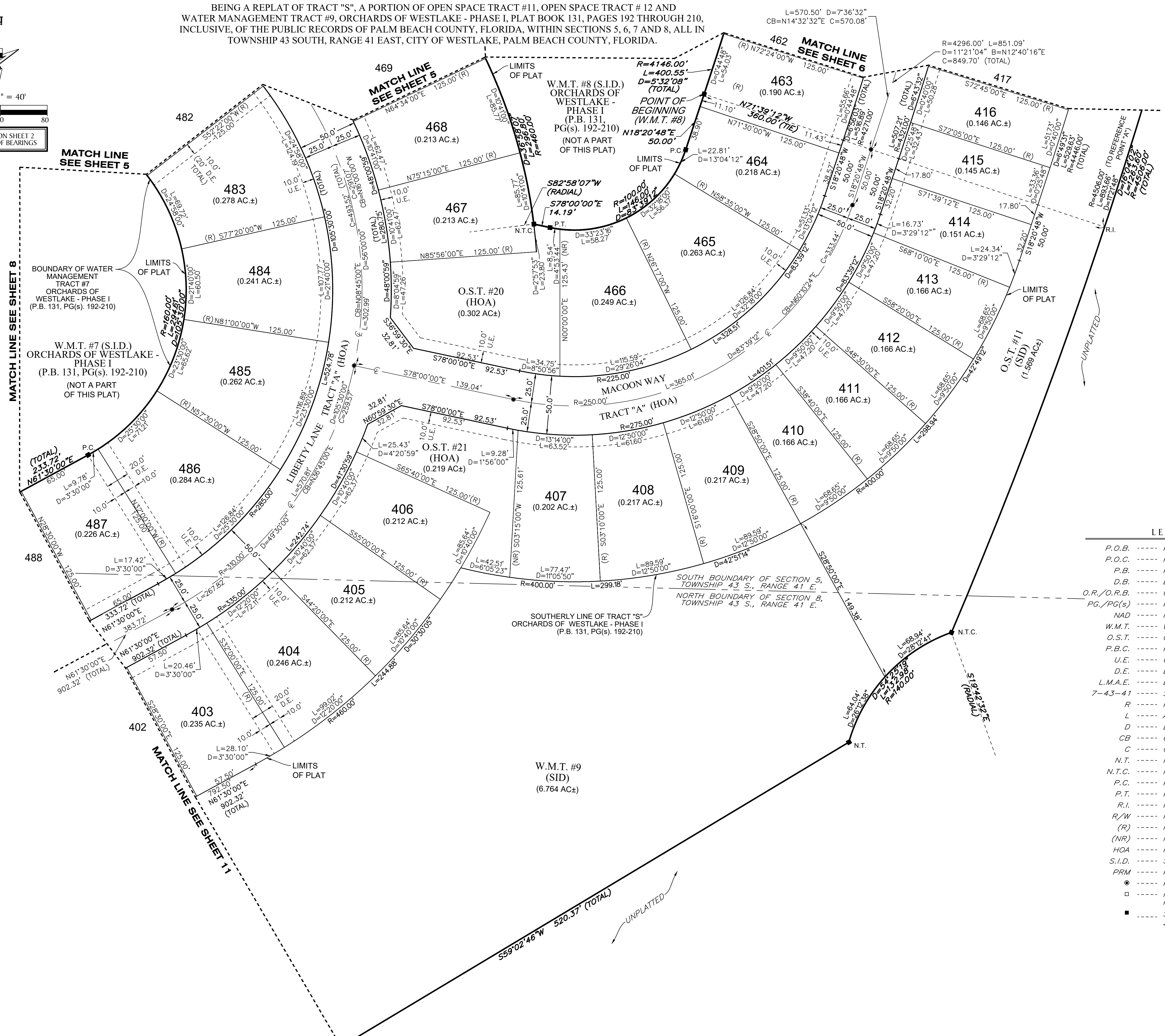
Sheet No. 6 of 11 Sheets

ORCHARDS OF WESTLAKE - PHASE II

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SCALE 1" = 40'
0 20 40 80
SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS



LEGEND

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GeoPoint
Surveying, Inc.

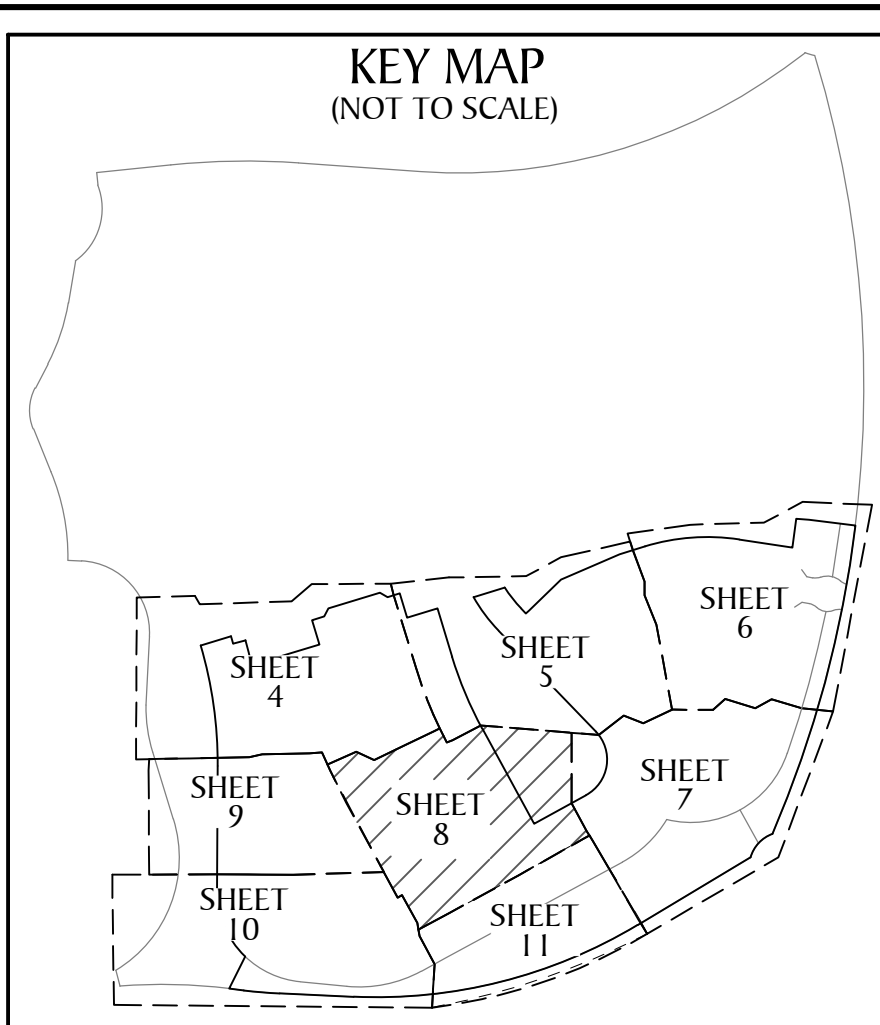
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Sheet No. 7 of 11 Sheets

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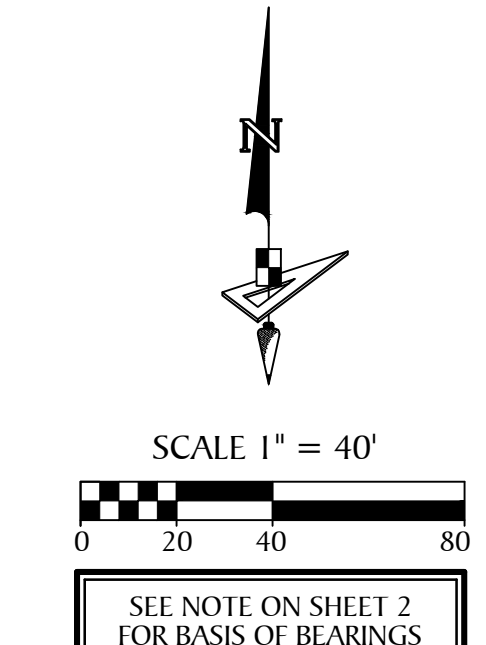
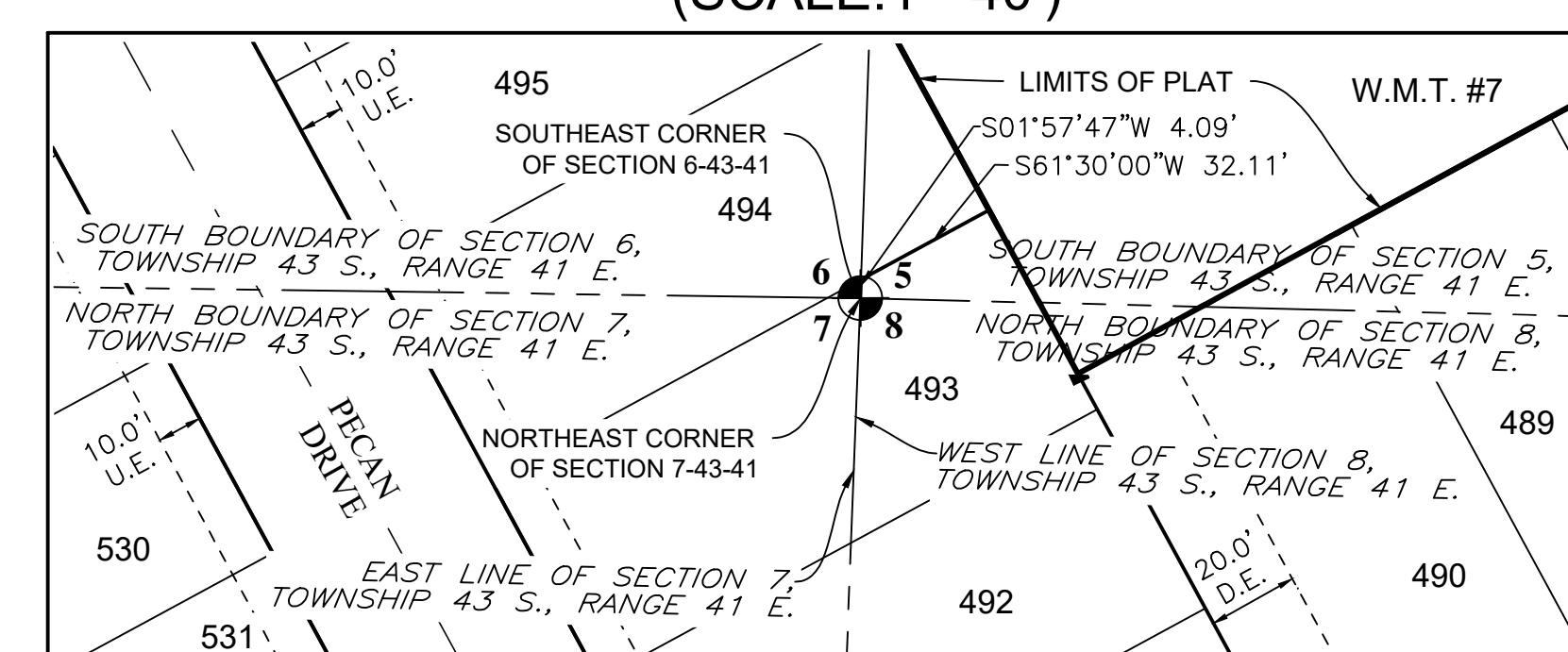
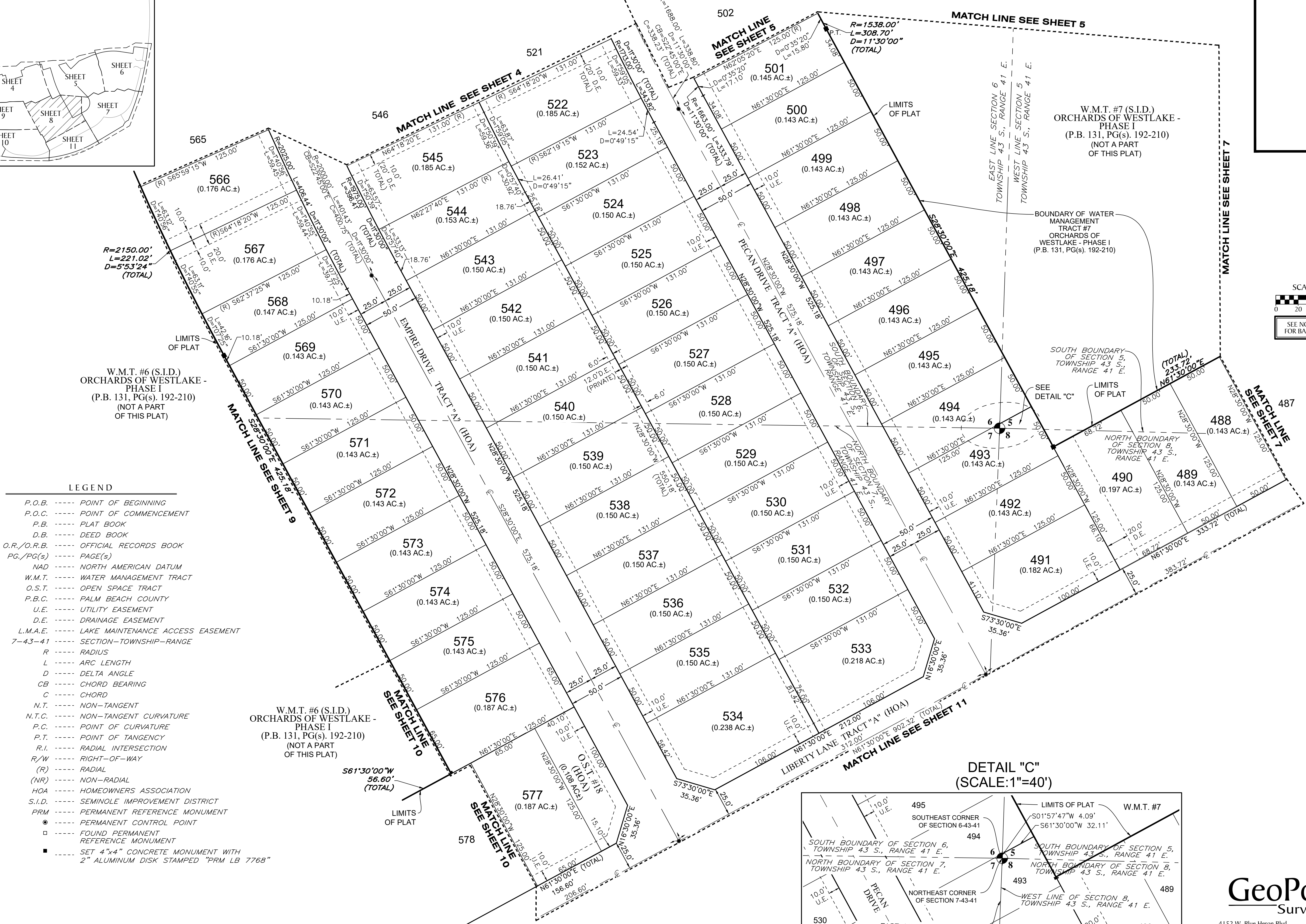


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W.M.T. #6 (S.I.D.)
ORCHARDS OF WESTLAKE - PHASE I
(P.B. 131, PG(s). 192-210)
(NOT A PART OF THIS PLAT)

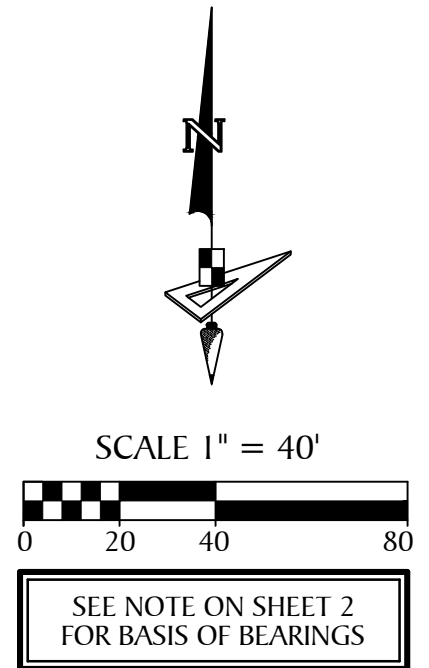
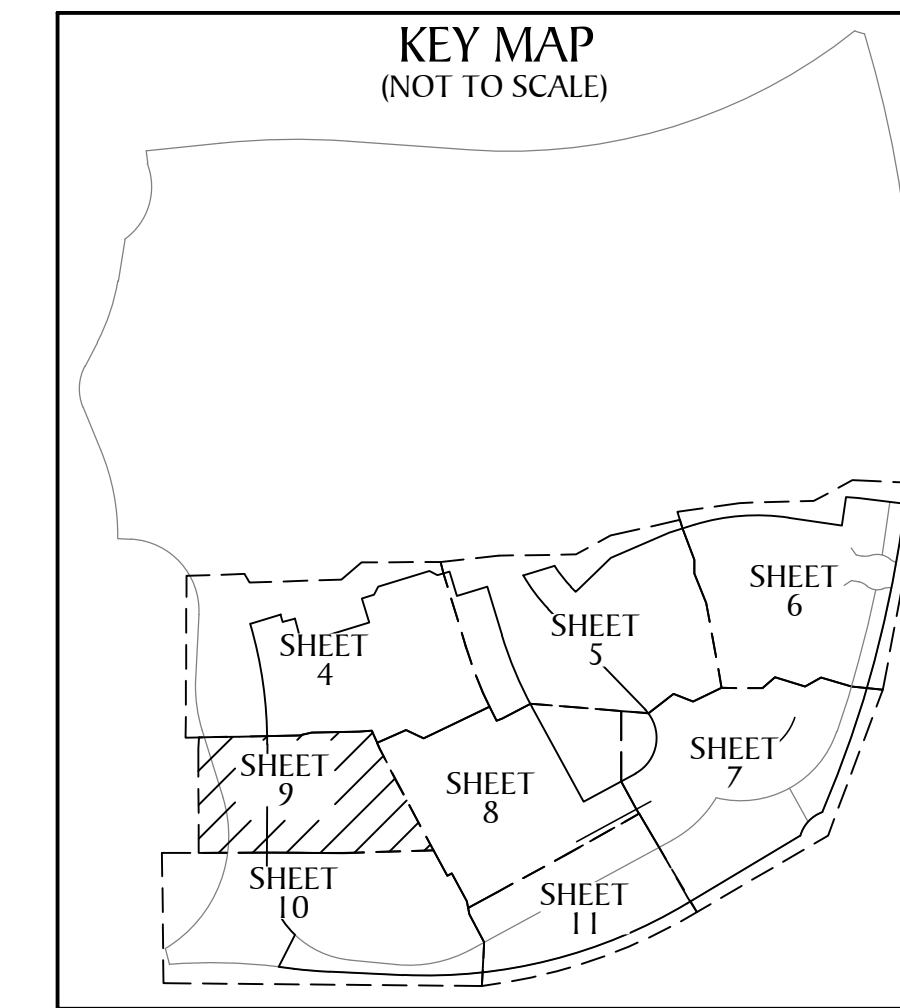
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ORCHARDS OF WESTLAKE - PHASE I
(P.B. 131, PG(s). 192-210)
(NOT A PART OF THIS PLAT)

W.M.T. #7 (S.I.D.)
ORCHARDS OF WESTLAKE - PHASE I
(P.B. 131, PG(s). 192-210)
(NOT A PART OF THIS PLAT)

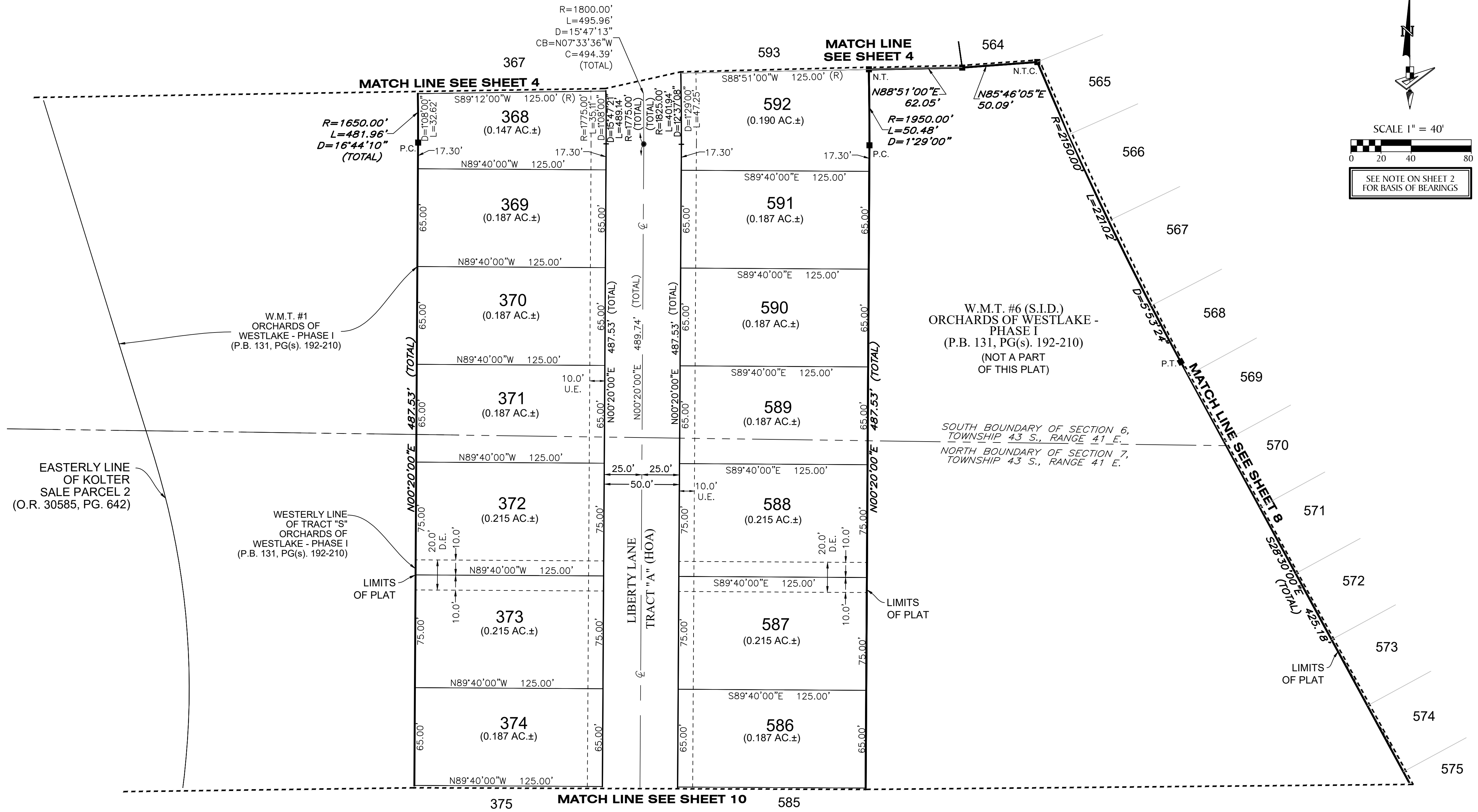


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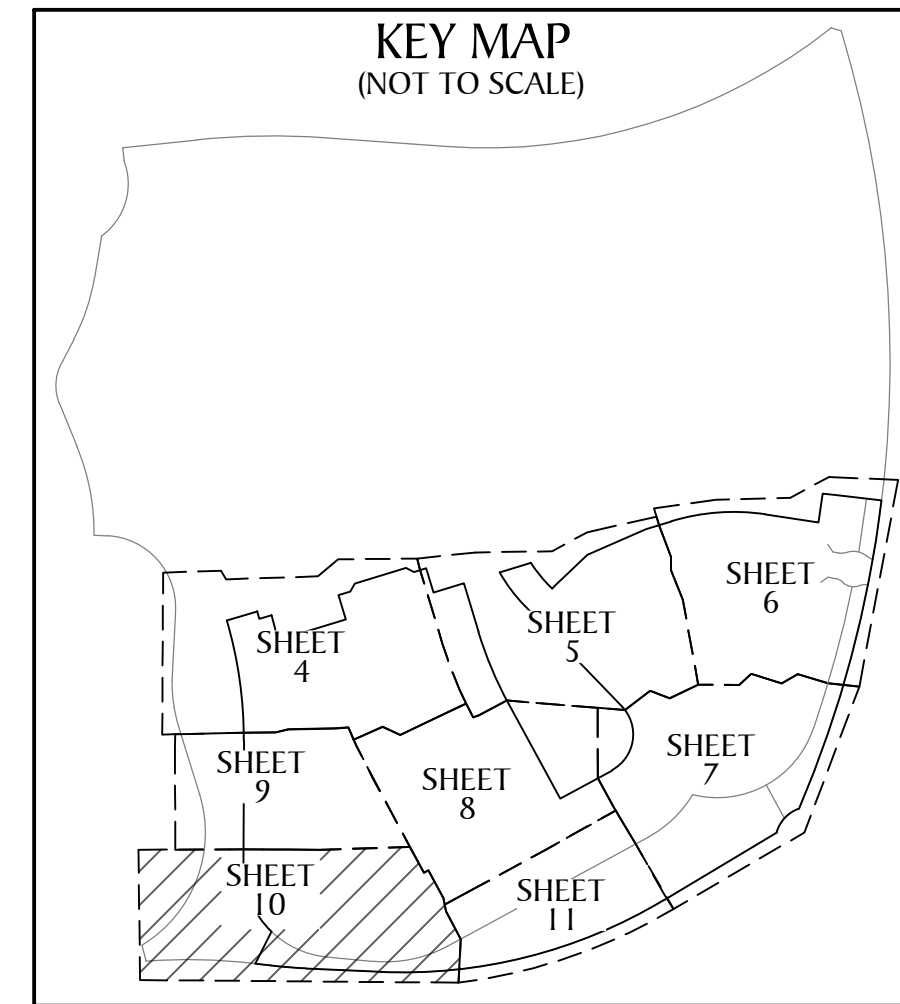


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LEGEND

- | | |
|---|---|
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| P.O.C. ----- POINT OF COMMENCEMENT | C ----- CHORD |
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| D ----- DELTA ANGLE | |

