

Description Sketch

(Not A Survey)

DESCRIPTION:

BEING A PORTION OF PARCEL 2, WESTLAKE WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGES 49 THROUGH 73, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING PORTIONS OF SECTION 1 AND 2, TOWNSHIP 43, RANGE 42 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 43, RANGE 42 EAST; THENCE S.88°49'03"W., ALONG THE SOUTH LINE OF SECTION 1, TOWNSHIP 43, RANGE 42 EAST, A DISTANCE OF 46.64 FEET; THENCE N.01°10'57"E., A DISTANCE OF 1088.71 FEET TO THE **POINT OF BEGINNING**; THENCE N.89°45'48"W., A DISTANCE OF 456.84 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1002.48 FEET, AND A RADIAL BEARING OF N.00°41'36"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°36'29", A DISTANCE OF 1042.94 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.32°21'08"W., A DISTANCE OF 939.58 FEET; THENCE N.32°21'07"W., A DISTANCE OF 75.43 FEET; THENCE N.57°34'29"E., A DISTANCE OF 265.23 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1987.45 FEET, AND A RADIAL BEARING OF S.31°30'54"E., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°19'00", A DISTANCE OF 1086.30 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.89°47'03"E., A DISTANCE OF 247.92 FEET; THENCE S.11°07'37"E., A DISTANCE OF 247.57 FEET; THENCE S.78°52'23"W., A DISTANCE OF 61.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1156.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°31'49", A DISTANCE OF 615.98 FEET TO A POINT OF TANGENCY; THENCE S.48°20'34"W., A DISTANCE OF 679.12 FEET; THENCE S.42°55'37"E., A DISTANCE OF 504.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1035.13 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°15'57", A DISTANCE OF 348.06 FEET TO A POINT ON NON-TANGENT INTERSECTION; THENCE S.78°24'08"E., A DISTANCE OF 548.77 FEET; THENCE S.89°42'21"E., A DISTANCE OF 276.97 FEET; THENCE S.00°17'39"W., A DISTANCE OF 110.15 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 985,180 SQUARE FEET OR 22.617 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

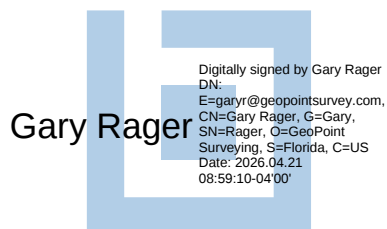
1) I DO HEREBY CERTIFY THAT THIS DESCRIPTION SKETCH WAS MADE UNDER MY SUPERVISION AND MEETS THE "STANDARDS OF PRACTICE" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS STATED IN RULES 5J-17.051, 5J-17.052, AND 5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 427.027 OF THE FLORIDA STATUTES

2) THIS DESCRIPTION SKETCH IS VALID ONLY WITH A SIGNATURE AND ORIGINAL SEAL, IN HARD COPY FORM, OR A DIGITAL SEAL IN ELECTRONIC FORM, PURSUANT TO RULES 5J-17.060 AND 5J-17.062, SECTION 472.027 OF THE FLORIDA STATUTES.

3) BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF N.00°59'07"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

4) ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.

5) THIS DESCRIPTON SKETCH IS INTENDED TO BE DISPLAYED AT 1" = 350' OR SMALLER.



Gary A. Rager

LS4828

JOB #: WESTLAKE WEST - ZONING S&D

DRAWN: JLF DATE: 04/20/2026 CHECKED: DJS

Prepared For: MINTO COMMUNITIES, LLC

Revisions

DATE	DESCRIPTION	DRAWN
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Licensed Business

No.: LB 7768

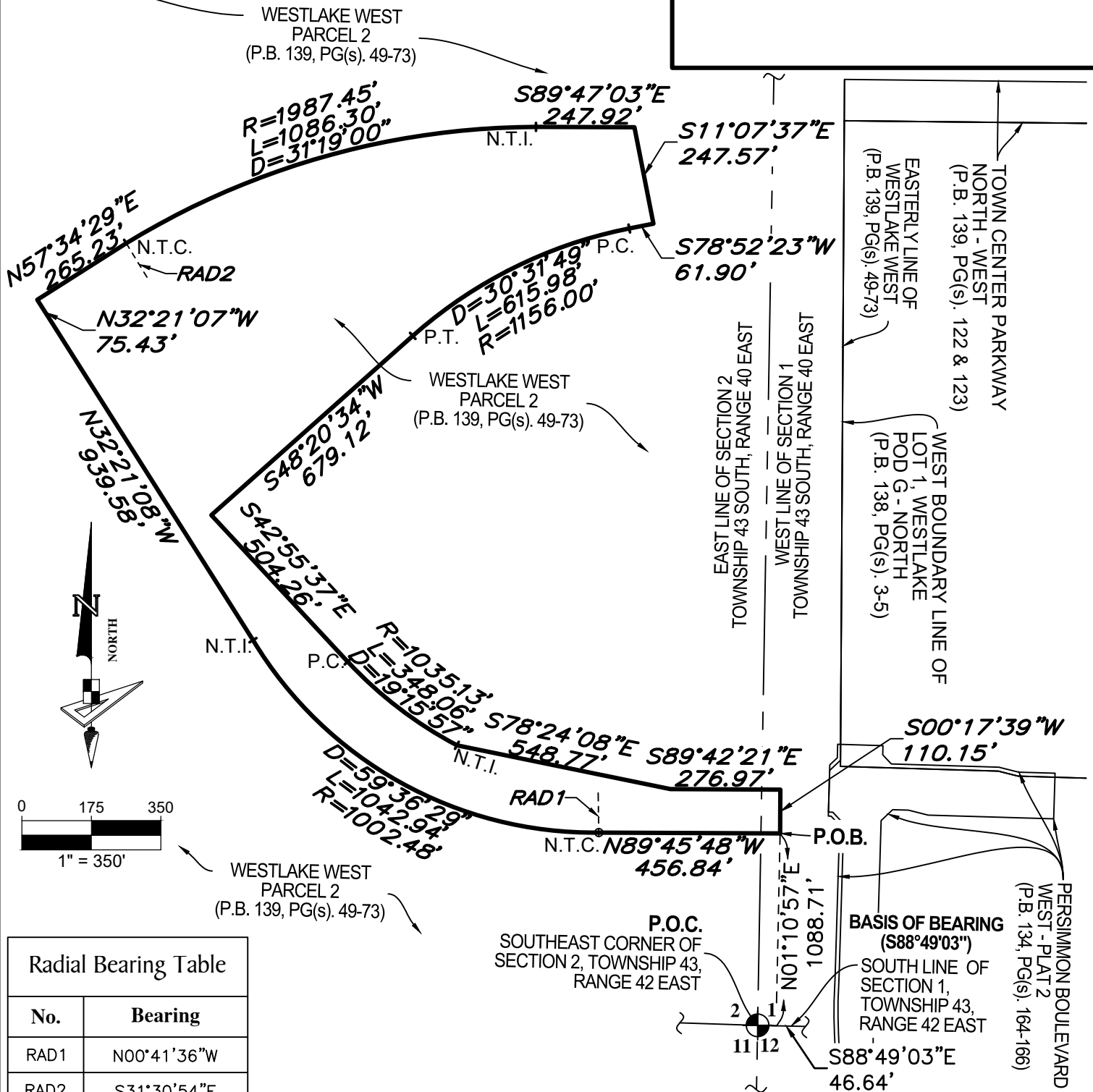


1720 East Tiffany Drive, Suite 201
Mangonia Park, Florida 33407
Phone: (561) 444-2720

SHEET: **01 of 02**

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Radial Bearing Table

No.	Bearing
RAD1	N00°41'36"W
RAD2	S31°30'54"E

LEGEND

P.O.B. -- Point of Beginning
P.O.C. -- Point of Commencement
P.B. -- Plat Book
PG(s). -- Page(s)
O.R.B. -- Official Records Book
RAD1 -- Radial Bearing
P.C. -- Point of Curvature
P.T. -- Point of Tangency
N.T.C. -- Non-Tangent Curvature
N.T.I. -- Non-Tangent Intersection

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SHEET: 02 of 02