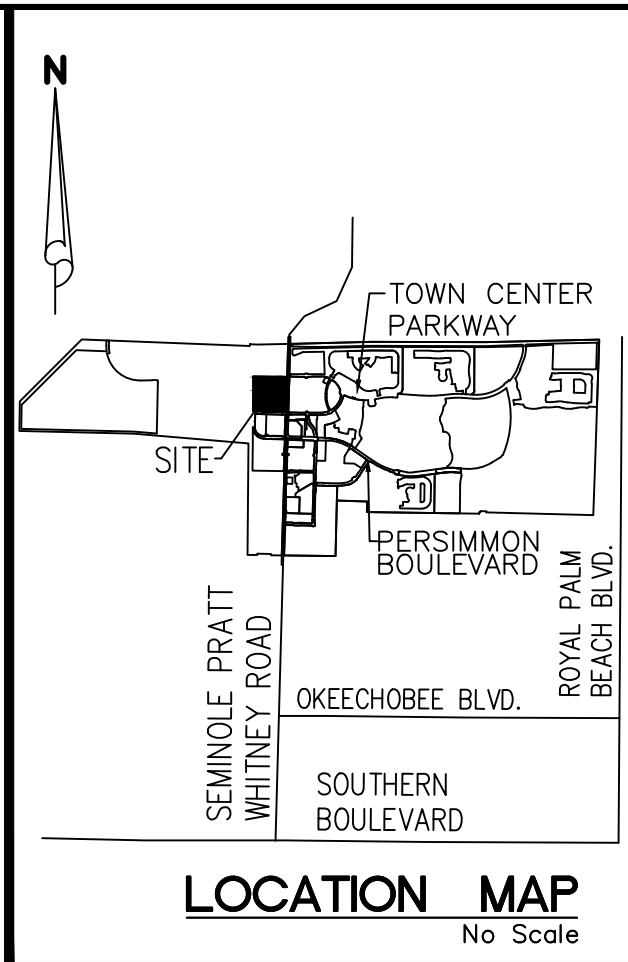


Exhibit 'C'
WESTLAKE POD G – NORTH
TOPOGRAPHICAL SURVEY

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DESCRIPTION:

BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING, IN PART, A REPLAT OF ALL OF TRACT "B", TOWN CENTER PARKWAY SOUTH - WEST, PLAT BOOK 132, PAGES 57 AND 58, AND A PORTION OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD WEST - PLAT 2, PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.00°59'07"W., ALONG THE WEST LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 1825.69 FEET; THENCE S.89°00'53"E., DEPARTING SAID WEST LINE OF SECTION 1, A DISTANCE OF 178.93 FEET TO A POINT ON THE EAST LINE OF M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF FUTURE TOWN CENTER PARKWAY NORTH-WEST FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE S.89°22'48"E., A DISTANCE OF 1123.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 9942.00 FEET; 2) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°05'41", A DISTANCE OF 189.94 FEET TO A POINT OF NON-TANGENCY; 3) THENCE S.88°17'08"E., A DISTANCE OF 204.85 FEET TO A POINT ON THE WESTERLY LINE OF EXISTING RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY LINE OF EXISTING RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD FOR THE FOLLOWING TEN (10) COURSES: 1) THENCE S.43°17'08"E., A DISTANCE OF 41.00 FEET; 2) THENCE S.01°42'52"W., A DISTANCE OF 385.12 FEET; 3) THENCE S.00°47'52"W., A DISTANCE OF 250.03 FEET; 4) THENCE S.01°42'52"W., A DISTANCE OF 388.19 FEET; 5) THENCE S.02°37'53"W., A DISTANCE OF 250.00 FEET; 6) THENCE S.01°42'52"W., A DISTANCE OF 2.77 FEET; 7) THENCE S.15°07'01"W., A DISTANCE OF 51.77 FEET; 8) THENCE S.01°42'52"W., A DISTANCE OF 256.29 FEET; 9) THENCE S.46°42'52"W., A DISTANCE OF 56.57 FEET; 10) THENCE N.88°17'08"W., A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A", AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY SOUTH-WEST, RECORDED IN PLAT BOOK 132, PAGES 57 AND 58, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A", AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - PLAT 2, RECORDED IN PLAT BOOK 134, PAGES 164 THROUGH 166, OF SAID PUBLIC RECORDS FOR THE FOLLOWING SEVEN (7) COURSES: 1) THENCE N.89°35'54"W., A DISTANCE OF 108.28 FEET; 2) THENCE N.75°52'41"W., A DISTANCE OF 23.18 FEET; 3) THENCE N.88°17'08"W., A DISTANCE OF 383.07 FEET; 4) THENCE S.46°42'52"W., A DISTANCE OF 15.56 FEET; 5) THENCE N.88°17'08"W., A DISTANCE OF 443.35 FEET; 6) THENCE N.75°52'41"W., A DISTANCE OF 51.20 FEET; 7) THENCE N.88°17'08"W., A DISTANCE OF 397.67 FEET TO A POINT ON THE EAST LINE OF M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, OF SAID PUBLIC RECORDS; THENCE N.00°20'11"E., ALONG SAID EAST LINE OF M-2 CANAL EASEMENT, A DISTANCE OF 1626.39 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 2,508,849 SQUARE FEET OR 57.595 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- 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 MATTERS.
- 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.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF N.89°51'16"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.
- THIS SURVEY IS INTENDED TO BE DISPLAYED AT 1" = 100' OR SMALLER.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.
- 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.
- THE SUBJECT PARCEL LIES IN FLOOD ZONE "AE", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12099C0345F FOR PALM BEACH COUNTY, COMMUNITY NO. 120192, PALM BEACH COUNTY, FLORIDA, DATED OCTOBER 05, 2017 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](https://msc.fema.gov)).
- 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).
- 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.
- 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.
- 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.
- 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:
 - THE 'M' CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
 - STATE OF FLORIDA PALM BEACH COUNTY RIGHT OF WAY MAP FOR SEMINOLE-PRATT WHITNEY ROAD, RECORDED IN ROAD PLAT BOOK 4, PAGE 34.
 - BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.
 - SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.

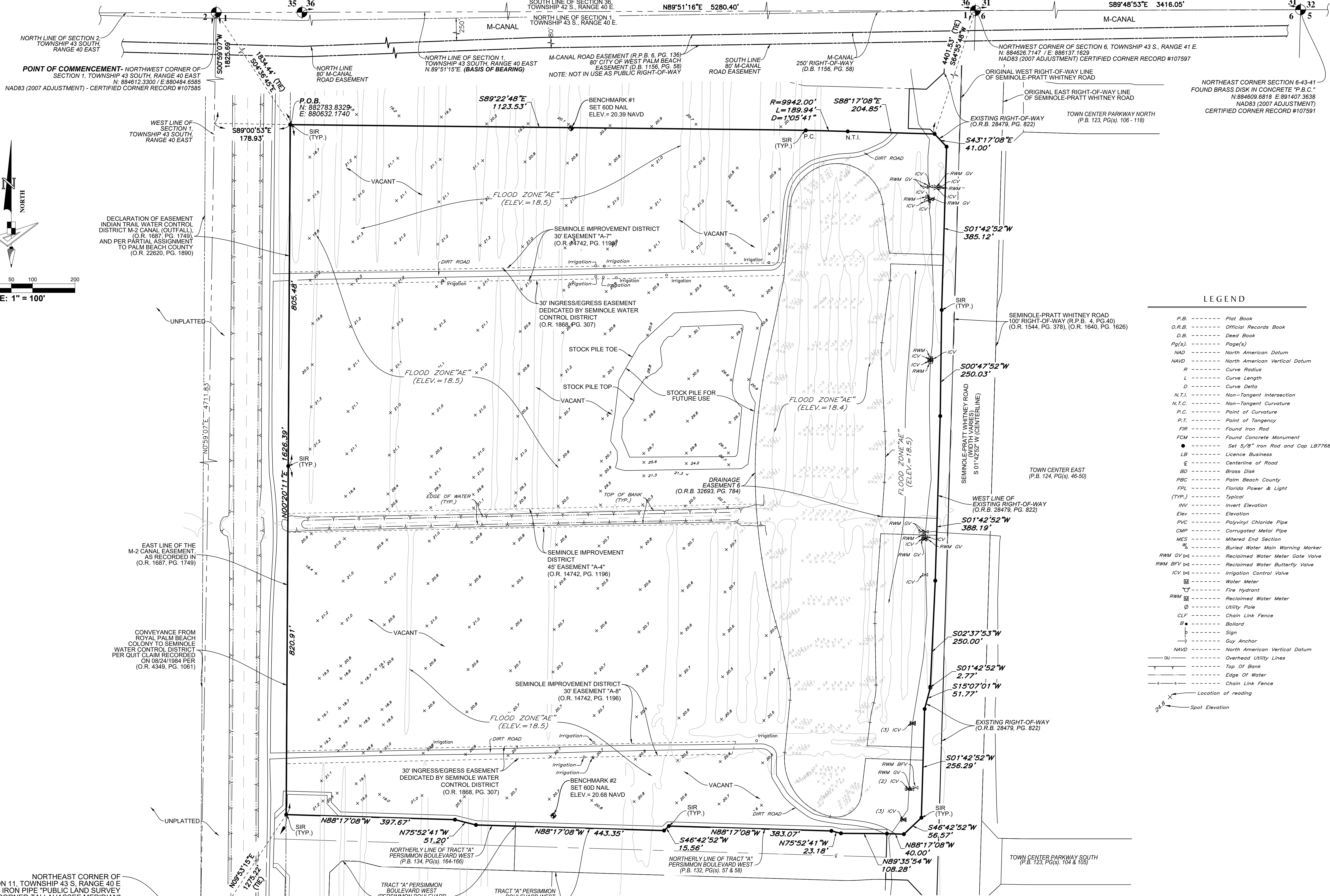
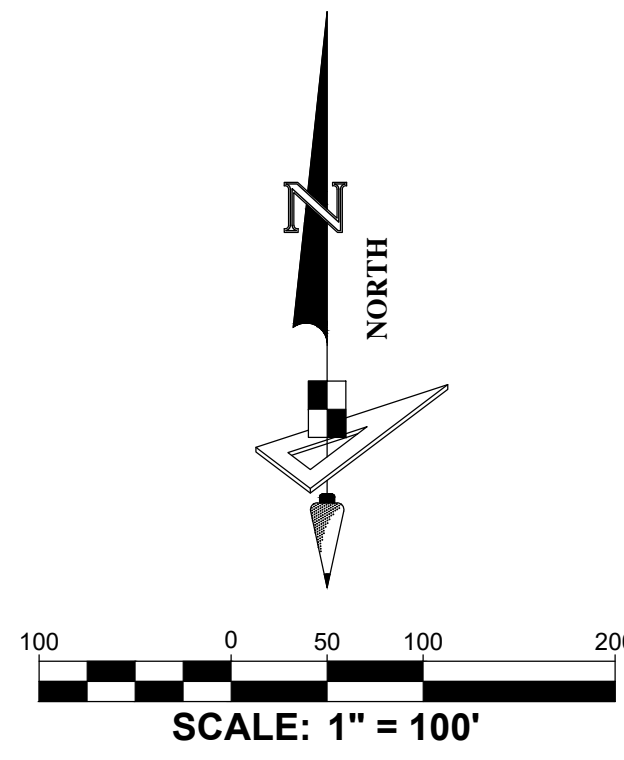
LEGEND

P.B. -----	Flat Book
O.R.B. -----	Official Records Book
D.B. -----	Deed Book
Pg(s). -----	Page(s)
NAD -----	North American Datum
NAVD -----	North American Vertical Datum
R -----	Curve Radius
L -----	Curve Length
D -----	Curve Delta
N.T.I. -----	Non-Tangent Intersection
N.T.C. -----	Non-Tangent Curvature
P.C. -----	Point of Curvature
P.T. -----	Point of Tangency
FIR -----	Found Iron Rod
FCM -----	Found Concrete Monument
● -----	Set 5/8" Iron Rod and Cap LB7768
LB -----	Licence Business
Ⓢ -----	Centerline of Road
BD -----	Brass Disk
PBC -----	Palm Beach County
FPL -----	Florida Power & Light
(TYP.) -----	Typical
INV -----	Invert Elevation
Elev -----	Elevation
PVC -----	Polyvinyl Chloride Pipe
CMP -----	Corrugated Metal Pipe
MES -----	Mitered End Section
W -----	Buried Water Main Warning Marker
RWM GV >-----	Reclaimed Water Meter Gate Valve
RWM BFV >-----	Reclaimed Water Butterfly Valve
ICV >-----	Irrigation Control Valve
⊠ -----	Water Meter
⊕ -----	Fire Hydrant
RWM ⊠ -----	Reclaimed Water Meter
⊕ -----	Utility Pole
CLF -----	Chain Link Fence
B -----	Ballard
⊥ -----	Sign
⊥ -----	Guy Anchor
NAVD -----	North American Vertical Datum
OU -----	Overhead Utility Lines
Y -----	Top Of Bank
-----	Edge Of Water
o -----	Chain Link Fence
X -----	Location of reading
24.8 -----	Spot Elevation

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., on 3/15/2024 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.



LEGEND

- P.B. ----- Plat Book
- O.R.B. ----- Official Records Book
- D.B. ----- Deed Book
- Pg(s) ----- Page(s)
- NAD ----- North American Datum
- NAVD ----- North American Vertical Datum
- R ----- Curve Radius
- L ----- Curve Length
- D ----- Curve Delta
- N.T.I. ----- Non-Tangent Intersection
- N.T.C. ----- Non-Tangent Curvature
- P.C. ----- Point of Curvature
- P.T. ----- Point of Tangency
- FIR ----- Found Iron Rod
- FCM ----- Found Concrete Monument
- ----- Set 5/8" Iron Rod and Cap LB7768
- LB ----- Licence Business
- ⊕ ----- Centerline of Road
- BD ----- Brass Disk
- FBC ----- Palm Beach County
- FPL ----- Florida Power & Light
- (TYP.) ----- Typical
- INV ----- Invert Elevation
- Elev ----- Elevation
- PVC ----- Polyvinyl Chloride Pipe
- CMP ----- Corrugated Metal Pipe
- MES ----- Mitered End Section
- W ----- Buried Water Main Warning Marker
- RWM GV ----- Reclaimed Water Meter Gate Valve
- RWM BV ----- Reclaimed Water Butterfly Valve
- ICV ----- Irrigation Control Valve
- ⊕ ----- Water Meter
- ⊕ ----- Fire Hydrant
- RWM ----- Reclaimed Water Meter
- ⊕ ----- Utility Pole
- CLF ----- Chain Link Fence
- B ----- Ballard
- ⊕ ----- Sign
- ⊕ ----- Guy Anchor
- NAVD ----- North American Vertical Datum
- OU ----- Overhead Utility Lines
- ⊕ ----- Top Of Bank
- ⊕ ----- Edge Of Water
- ⊕ ----- Chain Link Fence
- ⊕ ----- Location of reading
- 24.8 ----- Spot Elevation

NORTHEAST CORNER OF SECTION 11, TOWNSHIP 43 S, RANGE 40 E SET 3.5" IRON PIPE "PUBLIC LAND SURVEY CORNER-TALLAHASSEE MERIDIAN" N: 879901.1924 / E: 880403.6464 CERTIFIED CORNER RECORD #107586

SOUTH BOUNDARY OF SECTION 1, TOWNSHIP 43 S, RANGE 40 E
NORTH BOUNDARY OF SECTION 12, TOWNSHIP 43 S, RANGE 40 E

www.geopointsurvey.com
Licensed Business No.: 1B 7768

GeoPoint
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Santa Rosa Beach, Florida 32459
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Phone: (321) 270-0440

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Phone: (813) 248-8888
Fax: (813) 248-2266

East Florida
4152 West Blue Heron Blvd
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720

Boundary and Topographic Survey Westlake - POD G

PREPARED FOR:
Minto Communities, LLC

LOCATED IN:
Section 1, Township 43 S., Range 40 E., Palm Beach County, Florida

See Sheet 1 for
Certifications,
Signature, & Revisions.
Not valid without all Sheets

SHEET: 02 of 02