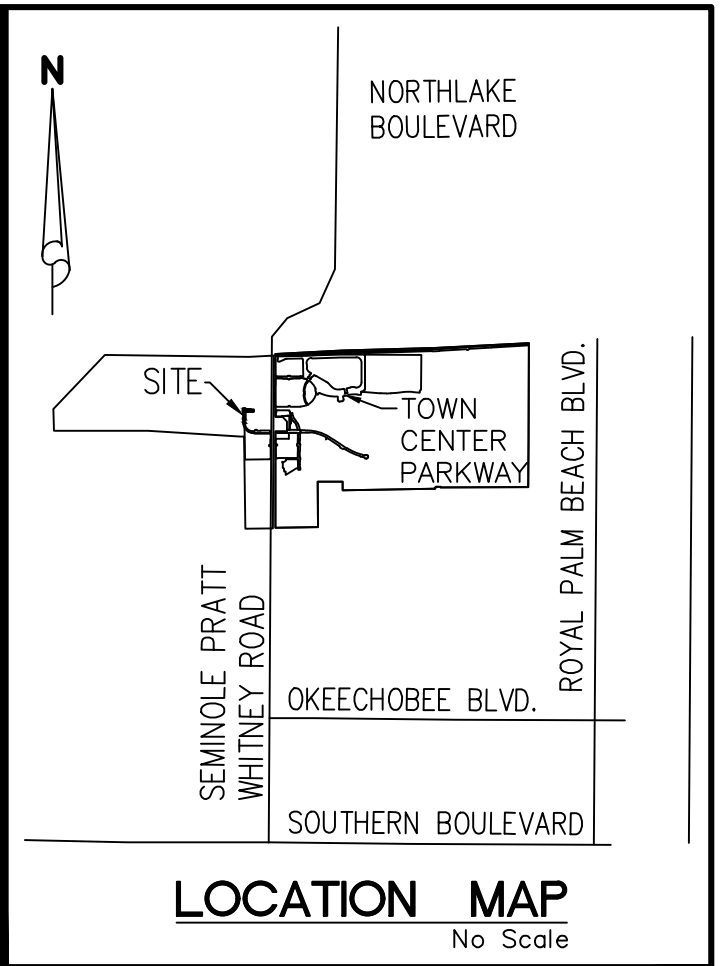


Exhibit 'C'
PERSIMMON BLVD. WEST – PLAT 2
TOPOGRAPHICAL SURVEY

THIS PAGE WAS LEFT BLANK ON PURPOSE



DESCRIPTION:

BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF ALL OR TRACT "C", AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY SOUTH - WEST, PLAT BOOK 132, PAGES 57 AND 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.00°56'07"E. ALONG THE WEST BOUNDARY LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 521.71 FEET; THENCE S.89°00'54"E., DEPARTING SAID WEST BOUNDARY LINE OF SECTION 1, A DISTANCE OF 198.03 FEET TO THE **POINT OF BEGINNING**:

THENCE N.02°39'52" W., A DISTANCE OF 64.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1196.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°56'26", A DISTANCE OF 124.01 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1093.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°33'42", A DISTANCE OF 29.79 FEET TO A POINT OF TANGENT INTERSECTION; THENCE N.01°42'52" E., A DISTANCE OF 371.42 FEET; THENCE N.43°17'08" W., A DISTANCE OF 31.72 FEET; THENCE N.88°17'08" E., A DISTANCE OF 6.86 FEET; THENCE N.01°42'52" E., A DISTANCE OF 129.14 FEET; THENCE N.46°42'52" E., A DISTANCE OF 25.86 FEET; THENCE N.01°42'52" E., A DISTANCE OF 34.03 FEET; THENCE S.88°17'08" E., A DISTANCE OF 114.00 FEET; THENCE S.01°42'52" W., A DISTANCE OF 23.03 FEET; THENCE S.43°17'08" E., A DISTANCE OF 31.72 FEET; THENCE S.88°17'08" E., A DISTANCE OF 270.83 FEET; THENCE S.75°52'41" E., A DISTANCE OF 51.20 FEET; THENCE S.88°17'08" E., A DISTANCE OF 92.09 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF THE PLAT OF TOWN CENTER PARKWAY SOUTH - WEST, AS RECORDED IN PLAT BOOK 132, PAGES 57 AND 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°42'52" W., ALONG SAID WESTERLY BOUNDARY LINE OF THE PLAT OF TOWN CENTER PARKWAY SOUTH - WEST, A DISTANCE OF 115.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF THE PLAT OF POD G SOUTH - WEST, AS RECORDED IN PLAT BOOK 132, PAGES 55 AND 56, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE THE FOLLOWING ELEVEN (11) COURSES BEING ALONG THE NORTHERLY AND EASTERLY BOUNDARY LINES OF SAID PLAT OF POD G SOUTH - WEST; 1) THENCE N.88°17'08" W., DEPARTING SAID WESTERLY BOUNDARY LINE OF THE PLAT OF TOWN CENTER PARKWAY SOUTH - WEST, A DISTANCE OF 316.56 FEET; 2) THENCE N.75°52'41" W., A DISTANCE OF 51.16 FEET; 3) THENCE N.88°17'08" W., A DISTANCE OF 39.54 FEET; 4) THENCE S.46°42'52" W., A DISTANCE OF 40.00 FEET; 5) THENCE S.01°42'52" W., A DISTANCE OF 11.00 FEET; 6) THENCE S.01°42'55" W., A DISTANCE OF 262.90 FEET; 7) THENCE S.14°10'08" W., A DISTANCE OF 51.16 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2036.00 FEET, AND A RADIAL BEARING OF N.87°57'44"W. AT SAID INTERSECTION; 8) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°05'21", A DISTANCE OF 38.70 FEET TO A POINT OF NON-TANGENT INTERSECTION; 9) THENCE S.39°56'41" E., A DISTANCE OF 16.86 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 1963.99 FEET, AND A RADIAL BEARING OF S.84°37'47"E. AT SAID INTERSECTION; 10) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°39'21", A DISTANCE OF 193.87 FEET TO A POINT OF TANGENT INTERSECTION; 11) THENCE S.00°17'08" E., A DISTANCE OF 32.61 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF THE PLAT OF PERSIMMON BOULEVARD - REPLAT, AS RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.89°42'52" W., DEPARTING SAID EASTERLY BOUNDARY LINE OF THE PLAT OF POD G SOUTH - WEST, OF THE SAID PUBLIC RECORD, AND ALONG SAID NORTHERLY BOUNDARY LINE OF THE PLAT OF PERSIMMON BOULEVARD - REPLAT, OF THE SAID PUBLIC RECORD, A DISTANCE OF 94.40 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 138,297 SQUARE FEET OR 3.175 ACRES, MORE OR LESS.

LEGEND

P.O.B. --- POINT OF BEGINNING
 O.R./O.R.B. --- OFFICIAL RECORD BOOK
 PG.(s) --- PAGE(S)
 D.B. --- DEED BOOK
 P.B.C. --- PALM BEACH COUNTY
 6-43-41 --- SECTION-TOWNSHIP-RANGE
 R --- RADIUS
 L --- ARCH LENGTH
 D --- DELTA ANGLE
 P.C. --- POINT OF CURVATURE
 P.T. --- POINT OF TANGENCY
 N.T. --- NON-TANGENT
 R.C.. --- REVERSE CURVATURE
 N.T.C. --- NON-TANGENT CURVATURE
 NAVD83 --- NORTH AMERICAN VERTICAL DATUM 1983
 FCM --- FOUND CONCRETE MONUMENT
 BD --- BRASS DISK
 PBC --- PALM BEACH COUNTY
 TYP. --- TYPICAL
 ELEV. --- ELEVATION
 LB --- LICENCE BUSINESS
 ● --- SET 5/8" IRON ROD LB7768
 □ --- FOUND 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

— — — — — TOP OF BANK
 - - - - - EDGE OF WATER
 - - - - - TOE OF SLOPE

Location of reading
 Spot Elevation

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 WEST BOUNDARY OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF N.00°59'07"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-2007 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
- THIS SURVEY IS INTENDED TO BE DISPLAYED AT 1" = 40" 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" AND "X", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12099C0345F FOR PALM BACH 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, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (S.W.F.W.M.D.), OR DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.). WETLAND LINES AND AREAS, IF ANY, ARE NOT SHOWN HEREON.
- AERIAL IMAGERY SHOWN HEREON WAS PROVIDED BY LABINS (LAND AND BOUNDARY INFORMATION SYSTEM) AND IS SHOWN FOR INFORMATIONAL PURPOSES. THE IMAGERY WAS FLOWN IN 2017 IN THE COUNTY OF PALM BEACH FLORIDA, AND MAY NOT REFLECT CURRENT SITE CONDITIONS.
- 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.

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 3/8/2022 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.

PERSIMMON BLVD WEST PHASE 2 BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS		
No.	Date	Description
Sheet No. 01 of 02 Sheets		

Prepared For: MINTO COMMUNITIES, LLC.
Last Date of Field Survey: 02/25/22
 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 SJ-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
Gary A. Rager
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS4828**
 NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404
 Phone: (561) 444-2720
 www.geopointsurvey.com
 Licensed Business Number LB 7768
 Drawn: DJS Date: 02/23/22 Data File: -
 Check: GAR P.C.: CK Field Book: 2022-05W09
Section: 01 Twn. 43 S Rng. 40 E Job #: Persimmon-BS/TS

PERSIMMON BLVD WEST PHASE 2 BOUNDARY AND TOPOGRAPHIC SURVEY
 DRAWN BY: DJS DATE: 02/23/22
 CHECKED BY: GAR DATE: 02/23/22
 DATE PLOTTED: 02/28/22
 PLOTTED BY: SERGIO MACHADO
 ON: 3/8/2022 2:42 PM
 DESIGNED BY: SERGIO MACHADO
 ON: 3/8/2022 2:42 PM

TOWNSHIP 42 SOUTH, RANGE 40 EAST
 NORTH LINE OF SECTION 2, TOWNSHIP 43 S., RANGE 40 E.
 NORTH LINE OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.

NORTHWEST CORNER SECTION 1-43-40
 FOUND BRASS DISK IN CONCRETE "P.B.C."
 CERTIFIED CORNER RECORD #107585
 N:884612.3299 E:88084.6585
 NAD83 (2007 ADJUSTMENT)
 N:884612.3700 E:880484.8800
 NAD83 (1990 ADJUSTMENT)

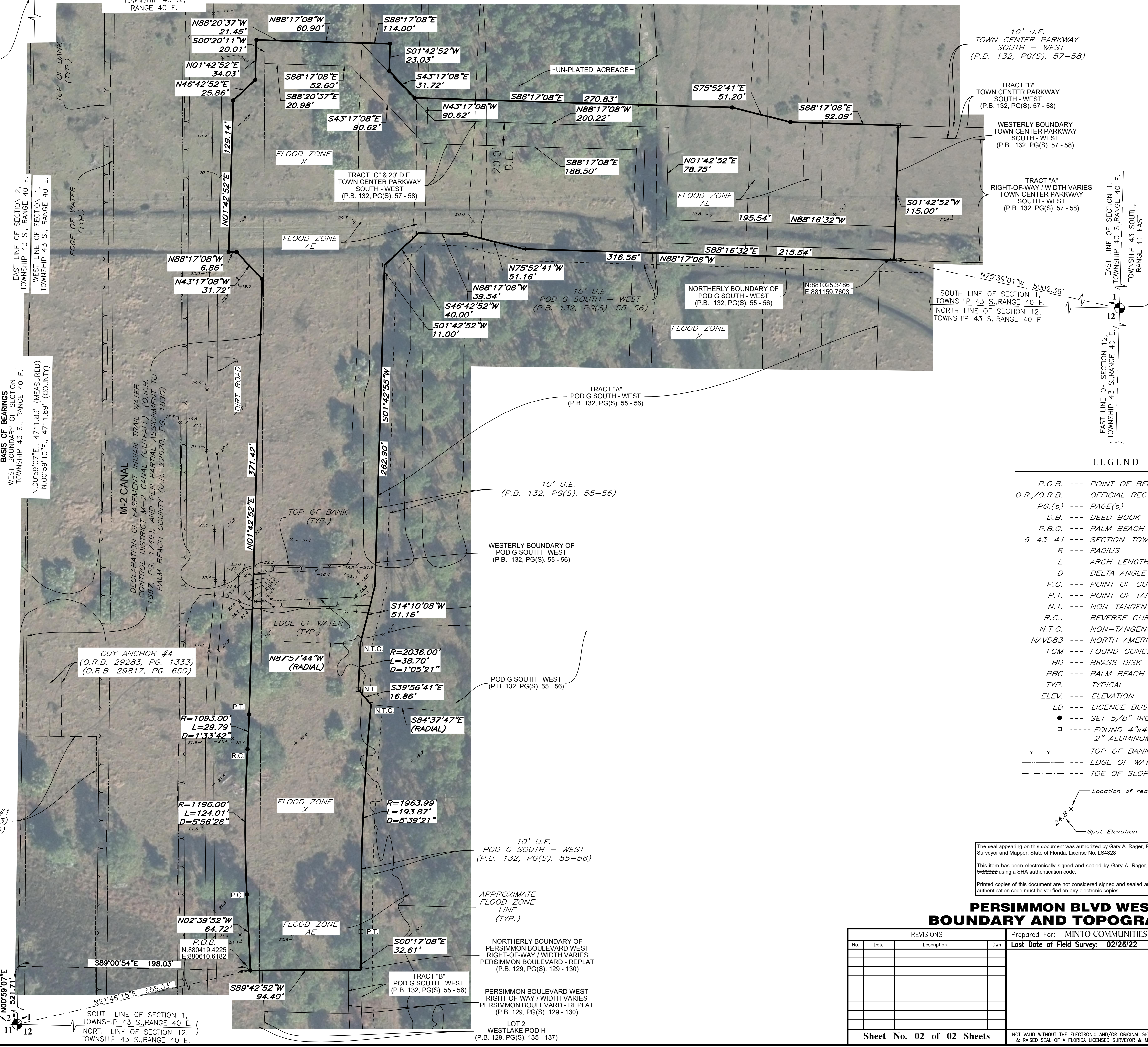
BASIS OF BEARINGS
 WEST BOUNDARY OF SECTION 1,
 TOWNSHIP 43 S., RANGE 40 E.
 N.00°59'07"E., 4711.83' (MEASURED)
 N.00°59'10"E., 4711.89' (COUNTY)

M-2 CANAL
 DECLARATION OF EASEMENT INDIAN TRAIL WATER
 CONTROL DISTRICT M-2 CANAL (OUTFALL), (O.R.B.
 1687, PG. 1749), AND PER PARTIAL ASSIGNMENT TO
 PALM BEACH COUNTY (O.R. 22620, PG. 1890)

ACCESS, TRANSMISSION #1
 (O.R.B. 29283, PG. 1333)
 (O.R.B. 29817, PG. 650)

POINT OF COMMENCEMENT
 SOUTHWEST CORNER SECTION 1-43-40
 FOUND 4" ALUMINUM DISC "PUBLIC LAND
 SURVEY MONUMENT TALLAHASSEE MERIDIAN"
 CERTIFIED CORNER RECORD #107586
 N:879901.1924 E:880403.6464
 NAD83 (2007 ADJUSTMENT)
 CERTIFIED CORNER RECORD #053903
 N:879901.1790 E:880403.7780
 NAD83 (1990 ADJUSTMENT)

SOUTH LINE OF SECTION 2,
 TOWNSHIP 43 S., RANGE 40 E.
 NORTH LINE OF SECTION 11,
 TOWNSHIP 43 S., RANGE 40 E.
 SOUTH LINE OF SECTION 1,
 TOWNSHIP 43 S., RANGE 40 E.
 NORTH LINE OF SECTION 12,
 TOWNSHIP 43 S., RANGE 40 E.



10' U.E.
 TOWN CENTER PARKWAY
 SOUTH - WEST
 (P.B. 132, PG(S). 57-58)

TRACT "B"
 TOWN CENTER PARKWAY
 SOUTH - WEST
 (P.B. 132, PG(S). 57 - 58)

WESTERLY BOUNDARY
 TOWN CENTER PARKWAY
 SOUTH - WEST
 (P.B. 132, PG(S). 57 - 58)

TRACT "A"
 RIGHT-OF-WAY / WIDTH VARIES
 TOWN CENTER PARKWAY
 SOUTH - WEST
 (P.B. 132, PG(S). 57 - 58)

SOUTHEAST CORNER SECTION 1-43-40
 N:879785.5536 E:886006.0493
 NAD83 (2007 ADJUSTMENT)
 N:879785.7000 E:886006.0300
 NAD83 (1990 ADJUSTMENT)

TRACT "A"
 POD G SOUTH - WEST
 (P.B. 132, PG(S). 55 - 56)

10' U.E.
 (P.B. 132, PG(S). 55-56)

WESTERLY BOUNDARY OF
 POD G SOUTH - WEST
 (P.B. 132, PG(S). 55 - 56)

POD G SOUTH - WEST
 (P.B. 132, PG(S). 55 - 56)

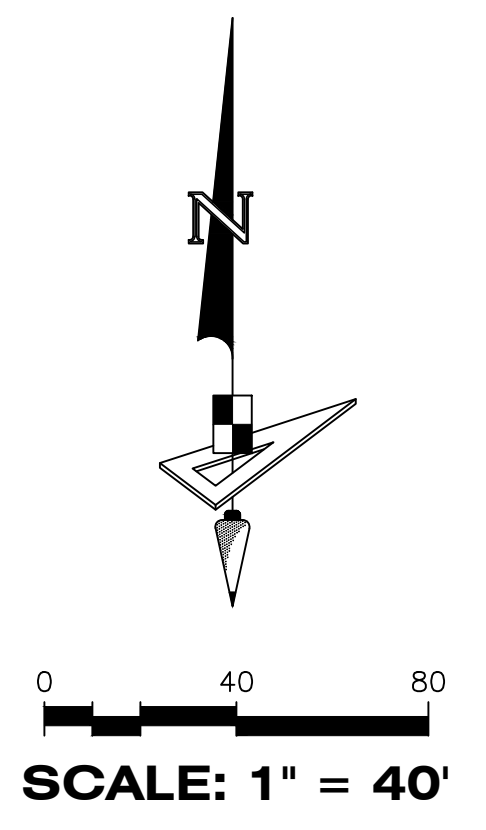
10' U.E.
 POD G SOUTH - WEST
 (P.B. 132, PG(S). 55-56)

APPROXIMATE
 FLOOD ZONE
 LINE
 (TYP.)

NORTHERLY BOUNDARY OF
 PERSIMMON BOULEVARD WEST
 RIGHT-OF-WAY / WIDTH VARIES
 PERSIMMON BOULEVARD - REPLAT
 (P.B. 129, PG(S). 129 - 130)

PERSIMMON BOULEVARD WEST
 RIGHT-OF-WAY / WIDTH VARIES
 PERSIMMON BOULEVARD - REPLAT
 (P.B. 129, PG(S). 129 - 130)

LOT 2
 WESTLAKE POD H
 (P.B. 129, PG(S). 135 - 137)



LEGEND

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- --- SET 5/8" IRON ROD LB7768
- --- FOUND 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
- TOP OF BANK
- EDGE OF WATER
- TOE OF SLOPE

Location of reading
 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 9/8/2022 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.

**PERSIMMON BLVD WEST PHASE 2
 BOUNDARY AND TOPOGRAPHIC SURVEY**

REVISIONS			Prepared For: MINTO COMMUNITIES, LLC.
No.	Date	Description	Last Date of Field Survey: 02/25/22

Sheet No. 02 of 02 Sheets

GeoPoint
 Surveying, Inc.

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

Drawn: DJS Date: 02/23/22 Data File: -
 Check: GAR P.C.: CK Field Book: 2022-05W109
 Section: 01 Twn. 43 S Rng. 40 E Job #: Persimmon-B5/T

PERSIMMON BLVD WEST PHASE 2 BOUNDARY AND TOPOGRAPHIC SURVEY
 PLOTTED BY: SERGIO MACHADO ON: 9/26/2022 2:42 PM
 LAYOUT BY: SERGIO ON: 9/26/2022 2:42 PM