POD G SOUTH WATER MANAGEMENT - WEST TRACT #1 (P.B. 132, PG(s). 55 & 56) POD G SOUTH - WEST (P.B. 132, PG(s). 55 & 56) BEING A PORTION OF LOT 2, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 1. WESTLAKE - POD H. AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA THENCE S.01°42'45"W., ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 43.18 FEET TO THE **POINT OF BEGINNING**: THENCE CONTINUE S.01°42'45"W.. ALONG SAID SOUTHERLY EXTENSION LINE, A DISTANCE OF 247.07 FEET TO A POINT ON THE NORTH LINE OF PARCEL PG(s).`135—137) "G", AS RECORDED IN OFFICIAL RECORDS BOOK 33535, PAGE 117, OF SAID PUBLIC RECORDS; THENCE TIF ITFMS N.88°17'15"W., ALONG SAID NORTH LINE OF PARCEL "G", A DISTANCE OF 229.45 FEET; THENCE N.01°42'45"E. DEPARTING SAID NORTH LINE OF PARCEL "G", A DISTANCE OF 247.07 FEET; THENCE S.88°17'15"E., A DISTANCE OF 229.45 FEET TO THE **POINT OF BEGINNING**. CONTAINING: 56,691 SQUARE FEET OR 1.301 ACRES, MORE OR LESS. NORTH LINE SURVEYOR'S NOTES 1) THIS SURVEY SHOWS THE LOCATION OF THE UNDERGROUND UTILITY LOCATION FLAGS (LOCATES) PROVIDED BY OTHERS, AND IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS. WESTLAKE - POD H 2)BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE WEST LINE OF LOT 1 AS SHOWN ON THE PLAT OF WESTLAKE -POD "H", WITH A GRID BEARING OF N.01°42'45"E. THE GRID BEARINGS, AS 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). 3) THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP 18.8 X NO. 12099C0345F, DATED OCTOBER 5, 2017, REVISED TO REFLECT LOMR EFFECTIVE JANUARY 8, 2024 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. MINTO PBLH LLC 16950 PERSIMMON **BOULEVARD WEST** 4)THIS SURVEY IS BASED ON PREVIOUS FIELD SURVEYS, DOCUMENTS OF RECORD, FOUND MONUMENTS PARCEL NUMBER: EXHIBITS, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. 77404301170000021 IMPROVEMENTS LIKE UTILITIES UNDER CONSTRUCTION ARE NOT LOCATED FOR THE PURPOSE OF SHOWING THE BOUNDARY OF A PROPOSED PLAT. 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)BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007. C)SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965. 5) SUBJECT PROPERTY LIES ENTIRELY WITHIN THE PROPERTY CONVEYED BY SPECIAL WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 26871, PAGE 505 AND QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 26871, PAGE 511, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. 6) ALL BEARINGS AND DISTANCES (UNITED STATES SURVEY FEET) AS SHOWN HEREON ARE AS DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED. MEASUREMENTS MADE ARE TO THE ACCURACY STANDARD OF SUBURBAN OR 1 FOOT IN 7500 FEET. 7) ZONING CLASSIFICATION: MIXED USE (MU). SETBACK REQUIREMENTS: FRONT 20', SIDES AND REAR 10', FLOOR SPACE AREA RESTRICTIONS: PROPOSED BUILDING AT 10,400 SQUARE FEET. AND MAXIMUM LOT COVERAGE IS 45% AND MINIMUM PERVIOUS COVERAGE IS 25%. PARKING REQUIREMENTS (SEE NOTE 8), AS PROVIDED BY CURRENT SITE PLAN OF SUBJECT PROPERTY PROVIDED BY THE SITE PLAN AS PREPARED BY COTLEUR & HEARING, DATED 05-17-2024 8) NUMBER AND TYPE OF PARKING SPACES IS: 43 WITH 2 HANDI-CAP ACCESS AND WITH 6 ELECTRIC CHARGING AND 3 MOTORCYCLE LOCATION. FOR A TOTAL OF 52 AS PROVIDED BY THE CURRENT SITE PLAN OF SUBJECT PROPERTY PROVIDED SITE PLAN AS PREPARED BY COTLEUR & HEARING, DATED 05-17-2024. 9) THE SUBJECT PROPERTY IS VACANT 10) THE DESCRIPTION PROVIDED CLOSES MATHEMATICALLY AND PROVIDES A CONTIGUOUS BOUNDARY WITH THE ADJOINING LOTS WITHOUT GAPS GORES AND HIATUSES. OTHER SURVEYOR'S NOTES: 1) THIS PROPERTY IS ZONED AS PROVIDED: MIXED USE (MU) 2) THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY. 3) THERE IS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AT THE TIME OF SURVEY. 4) THERE WAS NO OBSERVED EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIR AT TIME OF SURVEY. 5) THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. 6) THE PROPERTY HAS DIRECT ACCESS TO SEMINOLE PRATT WHITNEY ROAD, HOWEVER: ACCESS IS THROUGH THE ACCESS EASEMENT SHOWN. THE ACCESS EASEMENT IS CONTIGUOUS TO SEMINOLE PRATT WHITNEY ROAD, A PUBLIC RIGHT-OF-WAY, AND TO PERSIMMON BOULEVARD WEST, A PUBLIC RIGHT-OF-WAY. 7) THIS SURVEY INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 60', OR SMALLER. 8) INFORMATION PROVIDED BY: THE SITE PLAN BY COTLEUR & HEARING, DATED 05-17-2024. BENCHMARK: PALM BEACH COUNTY "AMANDA" PBCO BRASS DISK: ELEVATION = 25.536'(NAVD88) TO REACH THE STATION FROM THE INTERSECTION OF SEMINOLE PRATT WHITNEY ROAD AND ORANGE BOULEVARD (EAST), GO SOUTH ON SEMINOLE PRATT WHITNEY ROAD FOR 1.4 MILES TO THE M-CANAL AND **60TH STREET NORTH** THE STATION IS LOCATED IN THE SOUTHWEST WINGWALL OF THE CONCRETE BRIDGE OVER THE M-CANAL, 6.6 FEET SOUTH OF THE SOUTHWEST END OF THE WEST HANDRAIL, 66 FEET NORTH OF THE CENTERLINE OF 60TH STREET, 46.2 FEET WEST OF THE CENTERLINE OF THE 2 LANE SEMINOLE PRATT WHITNEY ROAD. THE STATION IS A P.B.C. BRASS DISK STAMPED "AMANDA". NOTE: ELEVATIONS SHOWN HEREON (IF ANY) ARE IN FEET AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

MEAN SEA LEVEL = 0.00' (NAVD88)

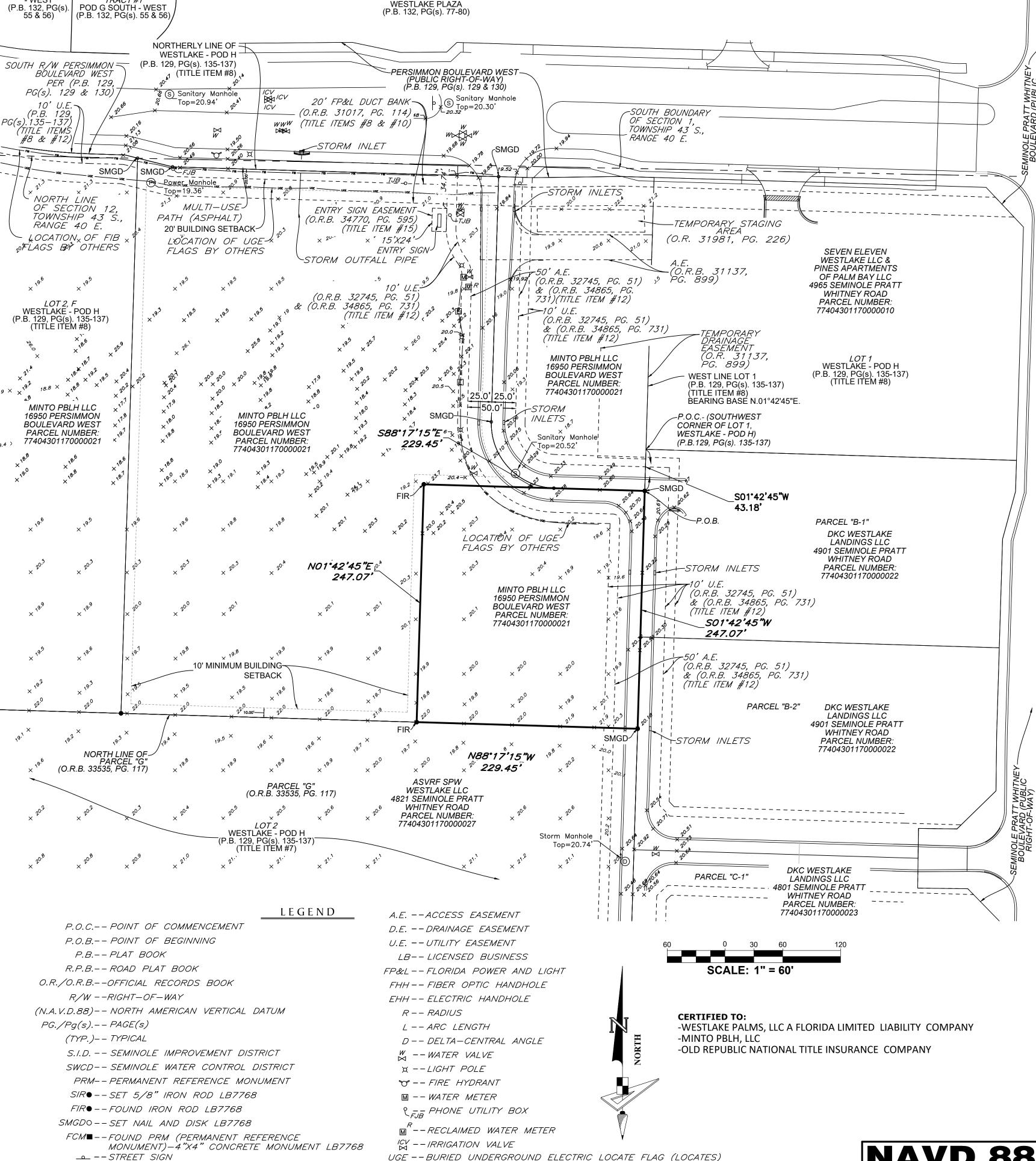
DATA FILE:

FIELD BOOK:

ATA FILE:

VERTICAL DATUM OF 1929 (NGVD29) = +1.47 FEET.

NOTE: CONVERSION FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TO NATIONAL GEODETIC



OWNER: MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY VIRTUE OF SPECIAL WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 26871, PAGE 505 AND QUIT CLAIM DEED, RECORDED IN OFFICIAL RECORDS BOOK 26871, PAGE 511, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, EASEMENTS AND OTHER MATTERS AFFECTING TITLE FROM SCHEDULE B-2: 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (NOT A MATTER OF SURVEY) 2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES: ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ON THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. (SHOWN, IF ANY) 3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. (NOT A MATTER OF SURVEY) 4. CONSTRUCTION, MECHANIC'S, CONTRACTOR'S OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. (NOT A MATTER OF SURVEY) 5. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. (NOT A MATTER OF 6. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024, AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE. (NOT A MATTER OF SURVEY) 7. ALL MATTERS CONTAINED ON THE PLAT OF WESTLAKE POD H RECORDED IN PLAT BOOK 129, PAGE 135, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS PROPERTY, SHOWN) 8. OIL, GAS AND MINERAL RESERVATIONS IN FAVOR OF SOUTHERN STATES LAND AND TIMBER CORPORATION, AS CONTAINED IN DEED RECORDED IN DEED BOOK 941, PAGE 526, AS MODIFIED BY THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 312, PAGE 342, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE) THE RIGHT OF SURFACE ENTRY HAVING BEEN TERMINATED BY OPERATION OF THE FLORIDA MARKETABLE RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES. 9. AMENDED AND RESTATED DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 31054, PAGE 1844, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS PROPERTY AS A PORTION OF THE RESTRICTED AREA, BLANKET IN NATURE) 10. AMENDED AND RESTATED DECLARATION OF COVENANTS FOR WESTLAKE LANDINGS RECORDED IN OFFICIAL RECORDS BOOK 32745, PAGE 51 (AFFECTS PROPERTY, SHOWN), AND AS AMENDMENTED BY: a. AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS FOR WESTLAKE LANDINGS RECORDED IN OFFICIAL RECORDS BOOK 32990, PAGE 160 (AFFECTS PROPERTY, NOT b. AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS FOR WESTLAKE LANDINGS RECORDED, AND IN OFFICIAL RECORDS BOOK 33120, PAGE 927 (AFFECTS PROPERTY NOT PLOTTABLE) AMENDMENT AND SUPPLIMENTAL DECLARATION FOR SUBDIVISION OF PROPERTY RECORDED IN OFFICIAL RECORD BOOK 34865, PAGE 731. (AFFECTS PROPERTY, NOT PLOTTABLE) SAID DECLARATION ESTABLISHES AND PROVIDES FOR EASEMENTS BURDENING AND BENEFITING SUBJECT PROPERTY, AND MAINTENANCE OBLIGATIONS. 11.MEMORANDUM OF POST-CLOSING OBLIGATIONS BETWEEN MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND WESTLAKE PALMS, LLC, A FLORIDA LIMITED LIABILITY COMPANY DATED AND RECORDED IN OFFICIAL RECORDS BOOK , PAGE , PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (WILL AFFECT PROPERTY, BLANKET IN NATURE) 12. RESTRICTIVE COVENANTS CONTAINED ON EXHIBIT B TO SPECIAL WARRANTY DEED BY MINTO PBLH, LLC A FLORIDA LIMITED LIABILITY COMPANY AND WESTLAKE PALMS, LLC, A FLORIDA LIMITED LIABILITY, DATED AND RECORDED IN OFFICIAL RECORDS BOOK ____, PAGE ___, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (WILL AFFECT PROPERTY, BLANKET IN NATURE) NAVD 88 FIB -- BURIED UNDERGROUND FIBER OPTIC LOCATE FLAG (LOCATES) IOB #: Pod H F-1 ALTA North Florida Central Florida ALTA / NSPS LAND TITLE SURVEY 528 Northlake Blvd, Suite 1040 327 S. County Hwy 393 DRAWN BY: SWM DATE: 05/23/24 Altamonte Springs, Florida 32701 Phone: (321) 270-0440 Santa Rosa Beach, Florida 32459 Westlake Parcel "F-1" of Lot 2, POD "H" LIDAR CREW: N/A DATE: N/A Phone: (850) 740-0650 SURFACE BY: N/A PREPARED FOR: H.DATUM: FL-East NAD(83)-2011 West Florida East Florida Minto Communities. LLC 213 Hobbs Street 4152 West Blue Heron Blvd V.DATUM: NAVD (1988) Suite 106 Tampa, Florida 33619 OFC CHECK: AT FLD CHECK: GS Phone: (813) 248-8888 Riviera Beach, Florida 33404 Section 12, Township 43 S., Range 40 E., Palm Beach County, Florida SHEET: **01** of **01** Fax: (813) 248-2266 Phone: (561) 444-2720

NORTHLAKE BOULEVARD

° PARKWA\

-PERSIMMON

OKEECHOBEE BLVD.

LOCATION MAP

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE FROM OLD

DATE OF: APRIL 26, 2024 AT 8:00AM.

REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 24057552, WITH AN EFFECTIVE

SOUTHERN BOULEVARD

■ --ELECTRIC BOX CREW #1 PARTY CHIEF: C. KUSUK THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE II FIELD BOOK: 2024-17W / 33 ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND DATA FILE: WL H 88 16 TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2 3, 4, 6(a), 6(b), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWOR WAS COMPLETED ON MAY 23, 2024. CREW #2 PARTY CHIEF: Digitally signed by Gary Rage FIELD BOOK: DATE OF PLAT OR MAP: MAY 24, 2024 =GeoPoint Surveying, Inc., CREW #3 PARTY CHIEF: DATE DESCRIPTION Mapper, cn=Gary Rager,

GARY A. RAGER, PSM

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER # LS4828 Kage

FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD H\PARCEL-F-1-DON-HEARING\SURVEY\POD H PARCEL F-1-MR-HEARING.DWG PLOTTED BY: GARY RAGER ON: 5/24/2024 8:41 AM LAST SAVED BY: GARYR ON: 5/24/2024 8:39 A

