

DESCRIPTION:

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 "G", AS RECORDED IN OFFICIAL RECORDS BOOK 33535, PAGE 117, OF SAID PUBLIC RECORDS; THENCE 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.

SURVEYOR'S NOTES:

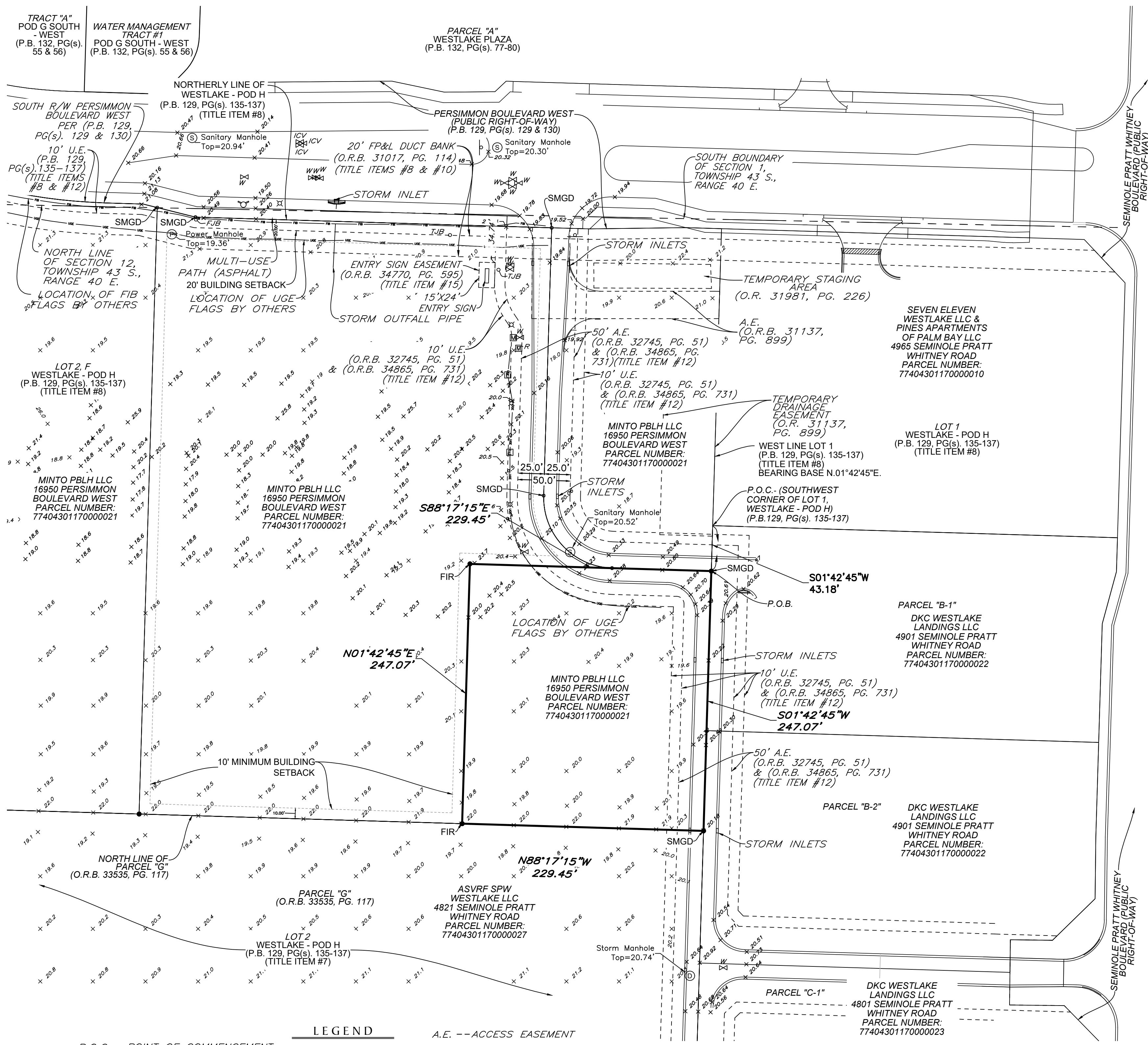
- 1) THIS SURVEY SHOWS THE LOCATION OF THE UNDERGROUND UTILITY LOCATION FLAGS (LOCATES) PROVIDED BY OTHERS, AND IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS.
2) BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE WEST LINE OF LOT 1 AS SHOWN ON THE PLAT OF WESTLAKE -POD "H", WITH A GRID BEARING OF 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 NO. 12090C0345F, DATED OCTOBER 5, 2017, REVISED TO REFLECT LOMR EFFECTIVE JANUARY 8, 2024 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
4) 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. 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" PBEO 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) NOTE: CONVERSION FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) = +1.47 FEET.



LEGEND: P.O.C. -- POINT OF COMMENCEMENT, P.O.B. -- POINT OF BEGINNING, P.B. -- PLAT BOOK, R.P.B. -- ROAD PLAT BOOK, O.R./O.R.B. -- OFFICIAL RECORDS BOOK, R/W -- RIGHT-OF-WAY, (N.A.V.D.88) -- NORTH AMERICAN VERTICAL DATUM, PG./Pg(s) -- PAGE(S), (TYP.) -- TYPICAL, S.I.D. -- SEMINOLE IMPROVEMENT DISTRICT, SWCD -- SEMINOLE WATER CONTROL DISTRICT, PRM -- PERMANENT REFERENCE MONUMENT, SIR -- SET 5/8" IRON ROD LB7768, FIR -- FOUND IRON ROD LB7768, SMGDO -- SET NAIL AND DISK LB7768, FCM -- FOUND PRM (PERMANENT REFERENCE MONUMENT) - 4" X 4" CONCRETE MONUMENT LB7768, S -- STREET SIGN, E -- ELECTRIC BOX. Includes scale bar (1" = 60') and north arrow.

CERTIFIED TO: WESTLAKE PALMS, LLC A FLORIDA LIMITED LIABILITY COMPANY, MINTO PBL, LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NAVD 88

Table with columns: CREW #1 PARTY CHIEF, FIELD BOOK, DATA FILE, CREW #2 PARTY CHIEF, FIELD BOOK, DATA FILE, CREW #3 PARTY CHIEF, DATE, DESCRIPTION, DRAWN, P.CHIEF, FIELD BOOK, DATA FILE.

CERTIFICATION: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND 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 FIELDWORK WAS COMPLETED ON MAY 23, 2024. DATE OF PLAT OR MAP: MAY 24, 2024. Gary Rager, Florida Professional Surveyor and Mapper # LS4828.

GeoPoint Surveying, Inc. logo and contact information: 327 S. County Hwy 393, Santa Rosa Beach, Florida 32459, Phone: (850) 740-0650.

Map of Florida showing office locations in North Florida, West Florida, and East Florida.

ALTA / NSPS LAND TITLE SURVEY Westlake Parcel "F-1" of Lot 2, POD "H" PREPARED FOR: Minto Communities, LLC LOCATED IN: Section 12, Township 43 S., Range 40 E., Palm Beach County, Florida

Table with columns: JOB #, DRAWN BY, LIDAR CREW, SURFACE BY, H.DATUM, V.DATUM, OFC CHECK, FLD CHECK, SHEET: 01 of 01.