

Exhibit 'B'

OAKS OF WESTLAKE – PHASE I

PLAT

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OAKS OF WESTLAKE - PHASE I
BEING IN PART A REPLAT OF ALL OF OPEN SPACE TRACT #5 AND A PORTION OF TRACT "A", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

ROAD RIGHT-OF-WAY

TRACT "A" SHOWN HEREON AS ANGEL OAK AVENUE, BOWTHORPE OAK DRIVE, CENTURY OAK CIRCLE, GREAT OAK GROVE, LOGAN TREE TRACE, MAJOR OAK MANOR, RIVER OAKS RIDGE, TREATY OAK TRACE, AND WILSON OAK WAY ARE HEREBY DEDICATED TO THE OAKS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AS A PRIVATE ROADWAY FOR INGRESS AND EGRESS, ACCESS, UTILITIES AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, REUSE WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, REUSE WATER, WASTEWATER, AND WATER MANAGEMENT FACILITIES. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION, AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF WESTLAKE FOR SERVICE VEHICLES AND EMERGENCY VEHICLES. THE CITY OF WESTLAKE AND THE SEMINOLE IMPROVEMENT DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SAID TRACT "A" EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE SEMINOLE IMPROVEMENT DISTRICT, AND FOR MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE'S SERVICE VEHICLES AND EMERGENCY VEHICLES.

OPEN SPACE TRACTS

TRACTS O.S.T. #1 THROUGH O.S.T. #15, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OAKS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

OPEN SPACE TRACTS

TRACTS O.S.T. #16 THROUGH O.S.T. #22, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

LIFT STATION EASEMENT

LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

TRACT "U"

TRACT "U", AS SHOWN HEREON, IS HEREBY RESERVED FOR MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WESTLAKE, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MINTO PBLH, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

TRACT "U" IS ALSO DEDICATED AS A LAKE MAINTENANCE ACCESS EASEMENT AND A DRAINAGE EASEMENT, TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS. THESE DEDICATIONS TO SEMINOLE IMPROVEMENT DISTRICT ARE TO SUNSET WITH THE RECORDING OF THE PLAT OF OAKS OF WESTLAKE - PHASE II, WHEREIN THE LOCATION OF PERMANENT LAKE ACCESS AND MAINTENANCE EASEMENTS SHALL BE IDENTIFIED AND GRANTED TO SEMINOLE IMPROVEMENT DISTRICT.

WATER MANAGEMENT TRACTS

WATER MANAGEMENT TRACTS W.M.T. #1 THROUGH W.M.T. #9, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

LAKE MAINTENANCE ACCESS EASEMENTS

THE LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THIS PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY RIGHTS AND EASEMENTS ESTABLISHED BY OR RESERVED BY THIS PLAT ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, (A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTERS 189 AND 298, FLORIDA STATUTES, AS A PUBLIC UTILITY PROVIDER OF WATER, SEWER AND RECLAIMED WATER), ITS SUCCESSORS AND ASSIGNS, SUBJECT TO THOSE CERTAIN RESTRICTION OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR; PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION.

IN FURTHERANCE OF THE FOREGOING, THERE IS HEREBY GRANTED TO FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS, AND ASSIGNS ("FPL"), A NON-EXCLUSIVE EASEMENT FOREVER OVER, UNDER, IN, ON, UPON AND ACROSS THE UTILITY EASEMENTS DESCRIBED ON THE PLAT, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT, AND APPURTENANT ABOVE-GROUND EQUIPMENT) TO BE INSTALLED FROM TIME TO TIME; TOGETHER WITH THE RIGHT TO PERMIT FLORIDA POWER & LIGHT TO ATTACH OR PLACE WIRES TO OR WITHIN ANY FACILITIES HEREUNDER AND LAY CABLE AND CONDUIT WITHIN THE EASEMENT AREA AND TO OPERATE THE SAME FOR FLORIDA POWER & LIGHT'S COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES.

DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR DRAINAGE PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

DRAINAGE EASEMENTS (PRIVATE)

THE 12.0 FEET WIDE AND THE 20.0 FEET WIDE DRAINAGE EASEMENTS (PRIVATE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OAKS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR DRAINAGE PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

DRAINAGE EASEMENTS (RESTRICTED)

THE 20.0 FEET WIDE DRAINAGE EASEMENTS (RESTRICTED), AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR DRAINAGE PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

SURVEYORS NOTES

1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "●" A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4"x24" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "●" A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". (UNLESS OTHERWISE NOTED)
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF N.88°40'55"E. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN 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. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR SEMINOLE IMPROVEMENT DISTRICT APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
4. THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF WESTLAKE ZONING REGULATIONS.
5. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
7. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
8. COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2007 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR: 1.0000 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE PLAT BEARING = GRID BEARING NO ROTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

OAKS OF WESTLAKE - PHASE I
BEING IN PART A REPLAT OF ALL OF OPEN SPACE TRACT #5 AND A PORTION OF TRACT "A", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND ITS MAINTENANCE OBLIGATIONS FOR SAME, AND HEREBY JOINS IN AND CONSENTS TO THE UTILITY EASEMENTS DEDICATION, DATED THIS DAY OF , 2024.

WITNESS: SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA

PRINT NAME: BY: SCOTT MASSEY, PRESIDENT

WITNESS:

PRINT NAME:

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF , 20 , BY JOHN F. CARTER, AS PRESIDENT FOR THE OAKS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: SIGNATURE
(PRINT NAME) - NOTARY PUBLIC

(SEAL)

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE OAKS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS DAY OF , 2024.

WITNESS: THE OAKS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

PRINT NAME: BY: JOHN F. CARTER, PRESIDENT

WITNESS:

PRINT NAME:

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF , 20 , BY JOHN F. CARTER, AS PRESIDENT FOR THE OAKS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: SIGNATURE
(PRINT NAME) - NOTARY PUBLIC

(SEAL)

CITY OF WESTLAKE'S APPROVAL

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS DAY OF , 2024, IN ACCORDANCE WITH SEC. 177.071(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.081(1), F.S.

ATTEST: CITY MANAGER, KEN CASSEL BY: CITY MAYOR, JOHN PAUL O'CONNOR

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

WE, WINSTON & STRAWN LLP, MEMBERS OF THE FLORIDA BAR, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THAT CERTAIN PLAT PROPERTY INFORMATION REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (THE "TITLE EVIDENCE") WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 2024 AT 5:00 P.M. (THE "EFFECTIVE DATE"), WITH RESPECT TO (1) THE PROPERTY MORE PARTICULARLY DEPICTED AND DESCRIBED HEREIN AS THE "MINTO PARCEL" (THE "MINTO PARCEL") AND (2) THE PROPERTY MORE PARTICULARLY DEPICTED AND DESCRIBED HEREIN AS THE "HOMEOWNERS ASSOCIATION PARCELS" (THE "ASSOCIATION PARCELS").

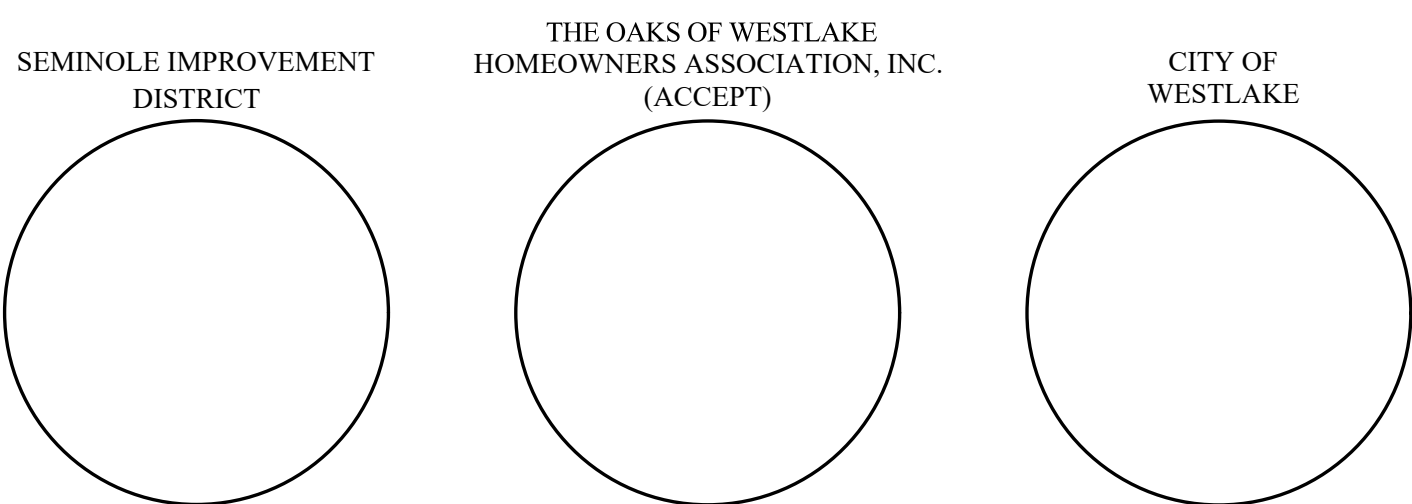
BASED SOLELY ON OUR REVIEW OF THE TITLE EVIDENCE, AND WITHOUT INDEPENDENT INVESTIGATION, WE HEREBY CERTIFY THAT, AS OF THE EFFECTIVE DATE, (1) FEE SIMPLE TITLE TO THE MINTO PARCEL WAS VESTED IN MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), (2) REAL ESTATE TAXES FOR THE MINTO PARCEL FOR THE YEAR 2023 HAVE BEEN PAID, (3) THERE ARE NO RECORDED MORTGAGES ENCUMBERING THE MINTO PARCEL, (4) FEE SIMPLE TITLE TO THE ASSOCIATION PARCELS WAS VESTED IN THE PINES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (5) REAL ESTATE TAXES FOR THE ASSOCIATION PARCELS FOR THE YEAR 2023 HAVE BEEN PAID, AND (6) THERE ARE NO RECORDED MORTGAGES ENCUMBERING THE ASSOCIATION PARCELS.

THIS TITLE CERTIFICATION IS FURNISHED BY US TO THE CITY OF WESTLAKE (THE "CITY") AND IS RENDERED SOLELY IN CONNECTION WITH THE OWNER'S SUBMISSION OF THIS PLAT TO THE CITY. THIS TITLE CERTIFICATION MAY BE RELIED ONLY BY THE CITY SOLELY IN CONNECTION WITH THE OWNER'S SUBMISSION OF THIS PLAT AND MAY NOT BE RELIED UPON BY ANY OTHER PERSON OR ENTITY IN ANY MANNER WHATSOEVER.

DATED THIS DAY OF , 2024.

WINSTON & STRAWN LLP

BY: RAFAEL A. AGUILAR, PARTNER

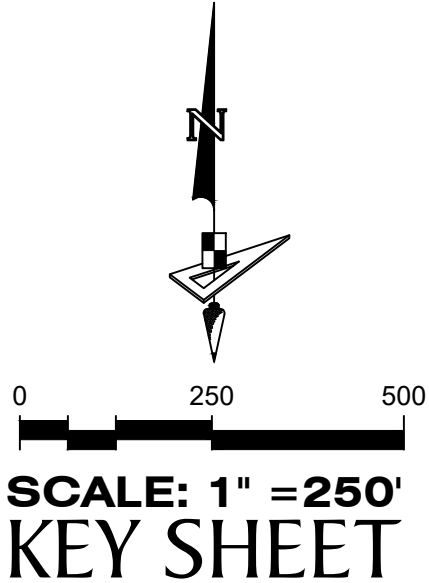


AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (266 LOTS):	48.789
ROADWAY TRACT (TRACT "A"):	14.864
TRACT "U":	80.197
OPEN SPACE TRACT #1:	0.177
OPEN SPACE TRACT #2:	0.214
OPEN SPACE TRACT #3:	0.477
OPEN SPACE TRACT #4:	1.734
OPEN SPACE TRACT #5:	0.193
OPEN SPACE TRACT #6:	0.128
OPEN SPACE TRACT #7:	0.060
OPEN SPACE TRACT #8:	0.070
OPEN SPACE TRACT #9:	0.331
OPEN SPACE TRACT #10:	0.174
OPEN SPACE TRACT #11:	0.176
OPEN SPACE TRACT #12:	0.483
OPEN SPACE TRACT #13:	1.512
OPEN SPACE TRACT #14:	1.022
OPEN SPACE TRACT #15:	0.202
OPEN SPACE TRACT #16:	1.743
OPEN SPACE TRACT #17:	0.997
OPEN SPACE TRACT #18:	2.536
OPEN SPACE TRACT #19:	2.536
OPEN SPACE TRACT #20:	1.378
OPEN SPACE TRACT #21:	2.990
OPEN SPACE TRACT #22:	0.777
WATER MANAGEMENT TRACT #1	3.787
WATER MANAGEMENT TRACT #2:	4.115
WATER MANAGEMENT TRACT #3	13.087
WATER MANAGEMENT TRACT #4:	9.183
WATER MANAGEMENT TRACT #5:	11.313
WATER MANAGEMENT TRACT #6 :	3.843
WATER MANAGEMENT TRACT #7:	4.181
WATER MANAGEMENT TRACT #8:	5.124
WATER MANAGEMENT TRACT #9:	3.406

TOTAL ACRES, MORE OR LESS: 221.799

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DETAIL "A" (SCALE: 1"=40')

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2007 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR: 1.0000 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE PLAT BEARING = GRID BEARING NO ROTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF N.88°40'55"E. (MEASURED). BEARINGS 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).

LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- PG./PG(S) ----- PAGE(S)
- NAD ----- NORTH AMERICAN DATUM
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- 5-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- N.T.I. ----- NON-TANGENT INTERSECTION
- N.T.C. ----- NON-TANGENT CURVATURE
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- C.C. ----- COMPOUND CURVATURE
- R.C. ----- REVERSE CURVATURE
- R.I. ----- RADIAL INTERSECTION
- R/W ----- RIGHT-OF-WAY
- CL ----- CENTERLINE OF ROAD
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- AC±/AC.± ----- ACRES
- HOA ----- HOMEOWNERS ASSOCIATION
- SID/S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



4152 W. Blue Heron Blvd.
Suite 106
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurveying.com
Licensed Business Number LB 7768

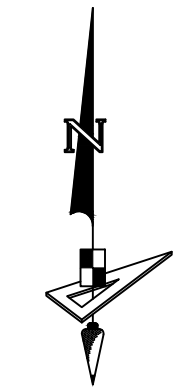
OAKS OF WESTLAKE - PHASE I

BEING IN PART A REPLAT OF ALL OF OPEN SPACE TRACT #5 AND A PORTION OF TRACT "A", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

BASIS OF BEARING
NORTH LINE OF
SECTION 5-43-41
(N88°40'55"E)

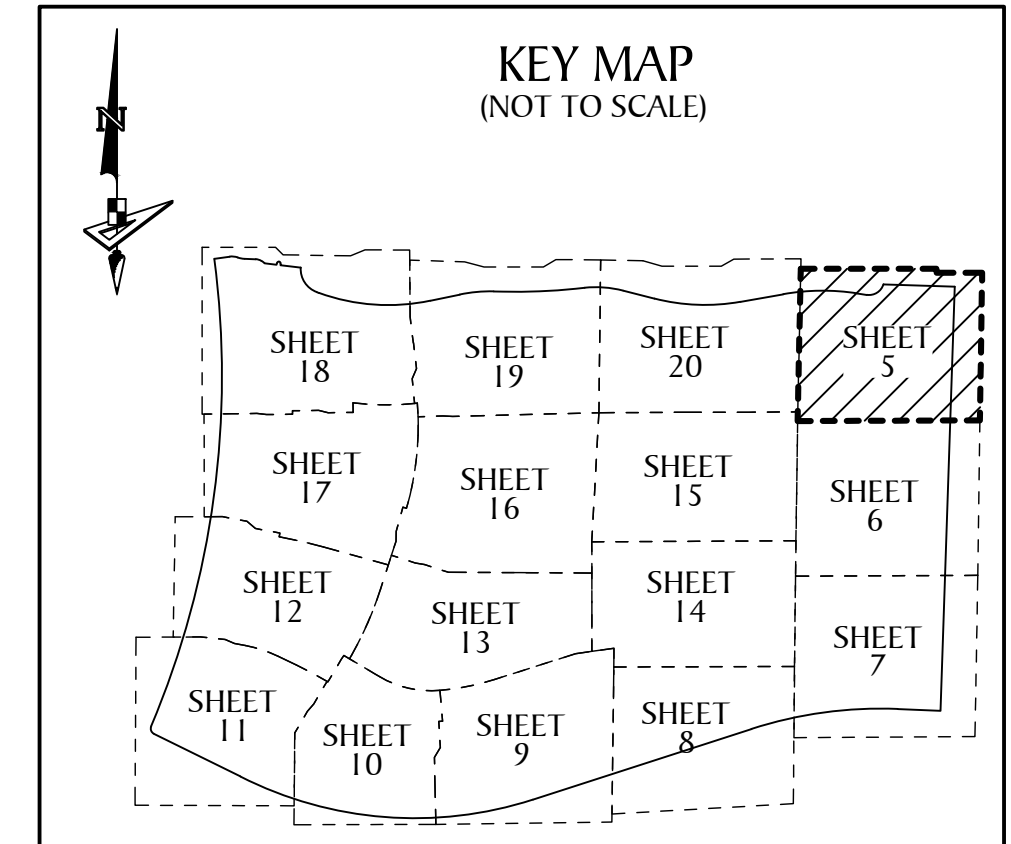
TOWNSHIP 42 SOUTH,
RANGE 41 EAST
TOWNSHIP 43 SOUTH,
RANGE 41 EAST

POINT OF COMMENCEMENT
NORTHEAST CORNER SECTION 5-43-41
N:884731.361 E:896687.606



SCALE 1" = 40'
0 20 40 80

SEE NOTE ON SHEET 2
FOR BASIS OF BEARINGS



NOTE:
ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED
NON-RADIAL (NR) ARE RADIAL.

LEGEND

- P.O.B. ----- POINT OF BEGINNING
P.O.C. ----- POINT OF COMMENCEMENT
P.B. ----- PLAT BOOK
D.B. ----- DEED BOOK
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
PG./PG(s) ----- PAGE(S)
NAD ----- NORTH AMERICAN DATUM
W.M.T. ----- WATER MANAGEMENT TRACT
O.S.T. ----- OPEN SPACE TRACT
P.B.C. ----- PALM BEACH COUNTY
U.E. ----- UTILITY EASEMENT
D.E. ----- DRAINAGE EASEMENT
L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
5-43-41 ----- SECTION-TOWNSHIP-RANGE
R ----- RADIUS
L ----- ARC LENGTH
D ----- DELTA ANGLE
CB ----- CHORD BEARING
C ----- CHORD
N.T.I. ----- NON-TANGENT INTERSECTION
N.T.C. ----- NON-TANGENT CURVATURE
P.C. ----- POINT OF CURVATURE
P.T. ----- POINT OF TANGENCY
C.C. ----- COMPOUND CURVATURE
R.C. ----- REVERSE CURVATURE
R.I. ----- RADIAL INTERSECTION
R/W ----- RIGHT-OF-WAY
CL ----- CENTERLINE OF ROAD
(R) ----- RADIAL
(NR) ----- NON-RADIAL
AC±/AC.± ----- ACRES
HOA ----- HOMEOWNERS ASSOCIATION
SID/S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
PRM ----- PERMANENT REFERENCE MONUMENT
● ----- PERMANENT CONTROL POINT
□ ----- FOUND PERMANENT REFERENCE MONUMENT
● ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

MATCH LINE SEE SHEET 20

MATCH LINE
SEE SHEET 15

MATCH LINE SEE SHEET 6

TRACT "U"
(MINTO)
(80.197 AC±)
(RESERVED FOR
FUTURE
DEVELOPMENT)

W.M.T. #4
(S.I.D.)
(9.183 AC±)

W.M.T. #7
(S.I.D.)
(4.181 AC±)

100' MUTUAL
RIGHT-OF-WAY
AGREEMENT
(O.R. 1354, PG. 47)

EAST BOUNDARY
LINE OF SECTION 5,
TOWNSHIP 43 S.,
RANGE 41 E.

ASSIGNMENT FROM CITY
NATIONAL BANK
OF MIAMI BEACH TO
SEMINOLE WATER CONTROL
DISTRICT
(O.R. 2606, PG. 1023)

OAKS OF WESTLAKE - PHASE I
BEING IN PART A REPLAT OF ALL OF OPEN SPACE TRACT #5 AND A PORTION OF TRACT "A", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 15

MATCH LINE SEE SHEET 14

MATCH LINE SEE SHEET 7

W.M.T. #7
(S.I.D.)
(4.181 AC±)

TRACT "U"
(MINTO)
(80.197 AC±)
(RESERVED FOR
FUTURE
DEVELOPMENT)

W.M.T. #4
(S.I.D.)
(9.183 AC±)

W.M.T. #9
(S.I.D.)
(3.406 AC±)

N81°24'56"E 256.48' (TOTAL) P.T.
R=780.00'
D=757.44'
L=108.39'
N.T.C.
S0°37'21"E
(RADIAL)
S01°54'46"W 362.76' (TOTAL)

N81°24'56"E 256.48' (TOTAL)
L=5158'
D=6°17'16"
R=470.00'
N.T.I.
S01°54'46"W 303.06' (TOTAL)

S01°54'46"W 1710.03' (TOTAL)
S01°54'46"W 1735.20' (TOTAL)

S01°54'46"W 2209.19' (TOTAL)

O.S.T. #18 (SID)
(2.536 AC±)

S01°54'46"W 2209.54' (TOTAL)

O.S.T. #19 (SID)
(2.536 AC±)

S01°54'46"W 2209.89' (TOTAL)

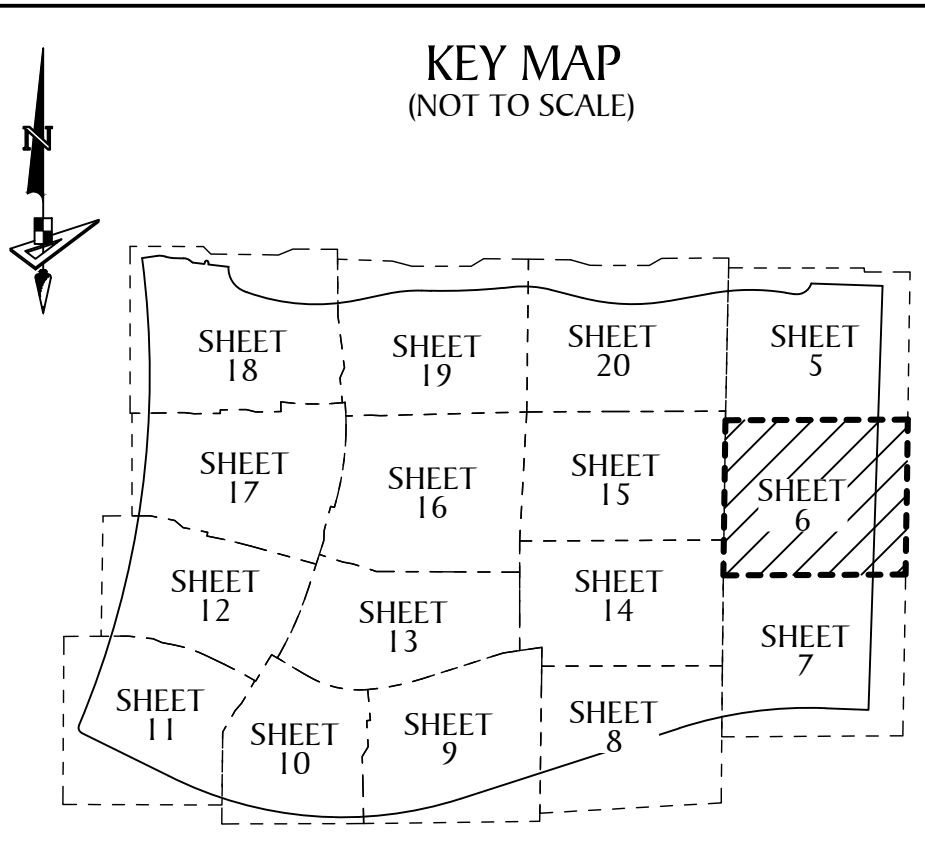
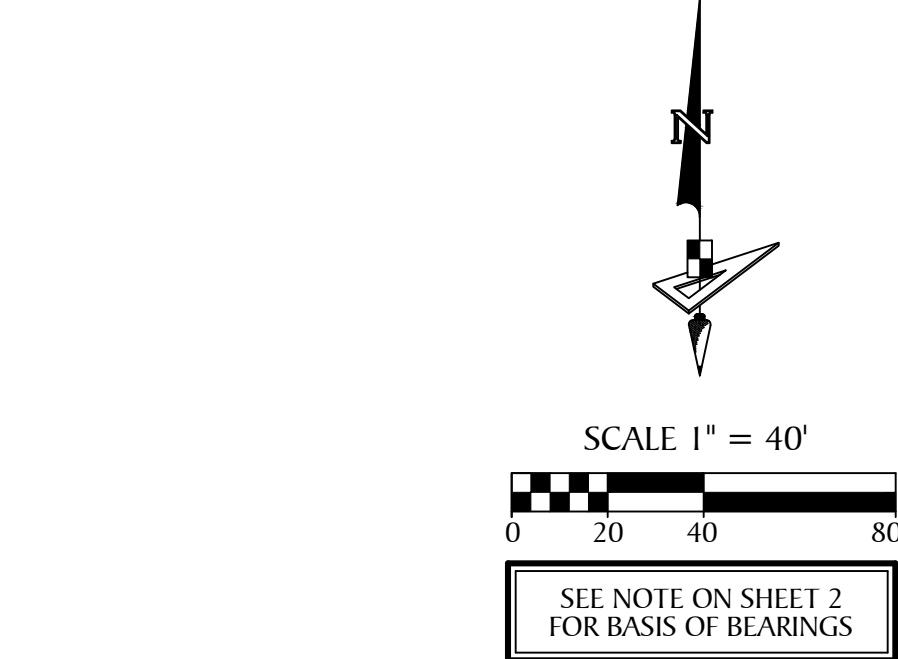
LIMITS
OF PLAT

LIMITS
OF PLAT

ASSIGNMENT FROM CITY
NATIONAL BANK
OF MIAMI BEACH TO
SEMINOLE WATER CONTROL
DISTRICT
(O.R. 2606, PG. 1023)

100' MUTUAL
RIGHT-OF-WAY
AGREEMENT
(O.R. 1354, PG. 47)

EAST BOUNDARY
LINE OF SECTION 5,
TOWNSHIP 43 S.,
RANGE 41 E.



NOTE:
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NON-RADIAL (NR) ARE RADIAL.

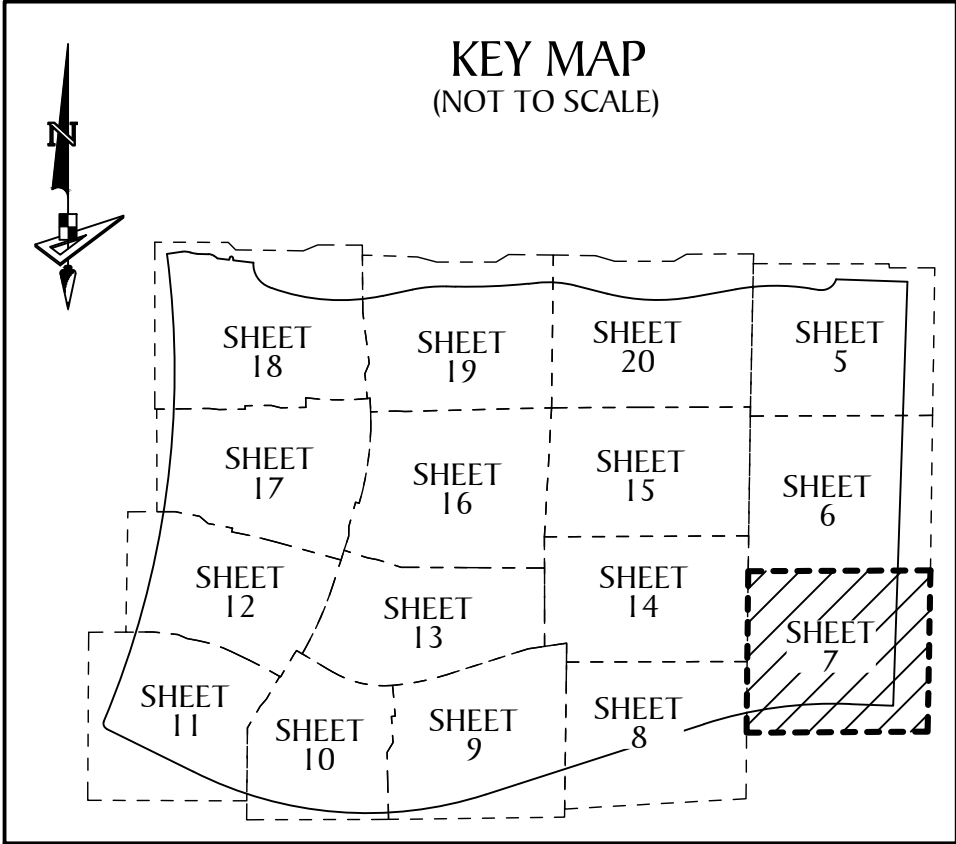
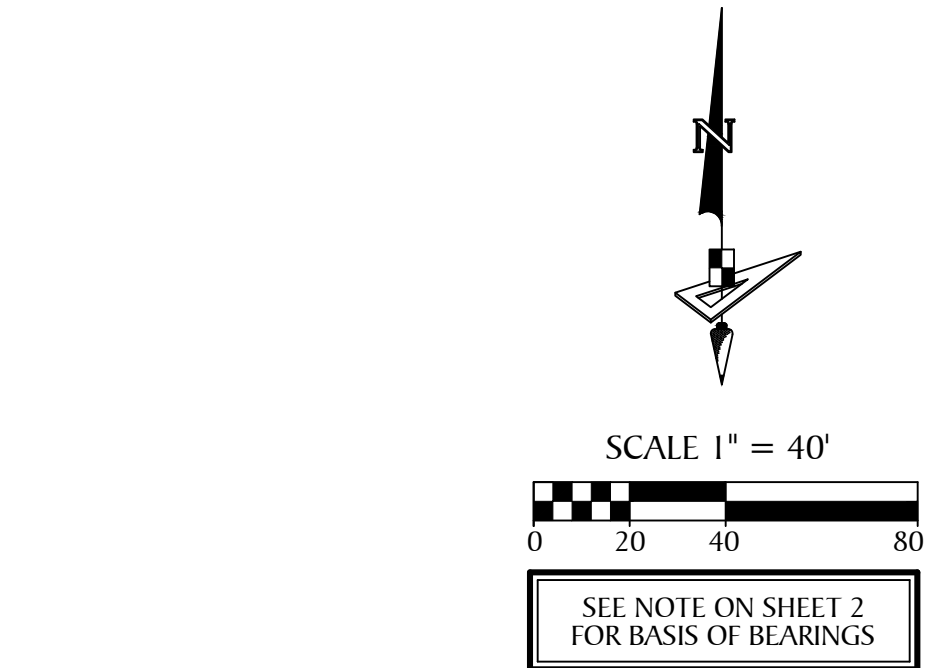
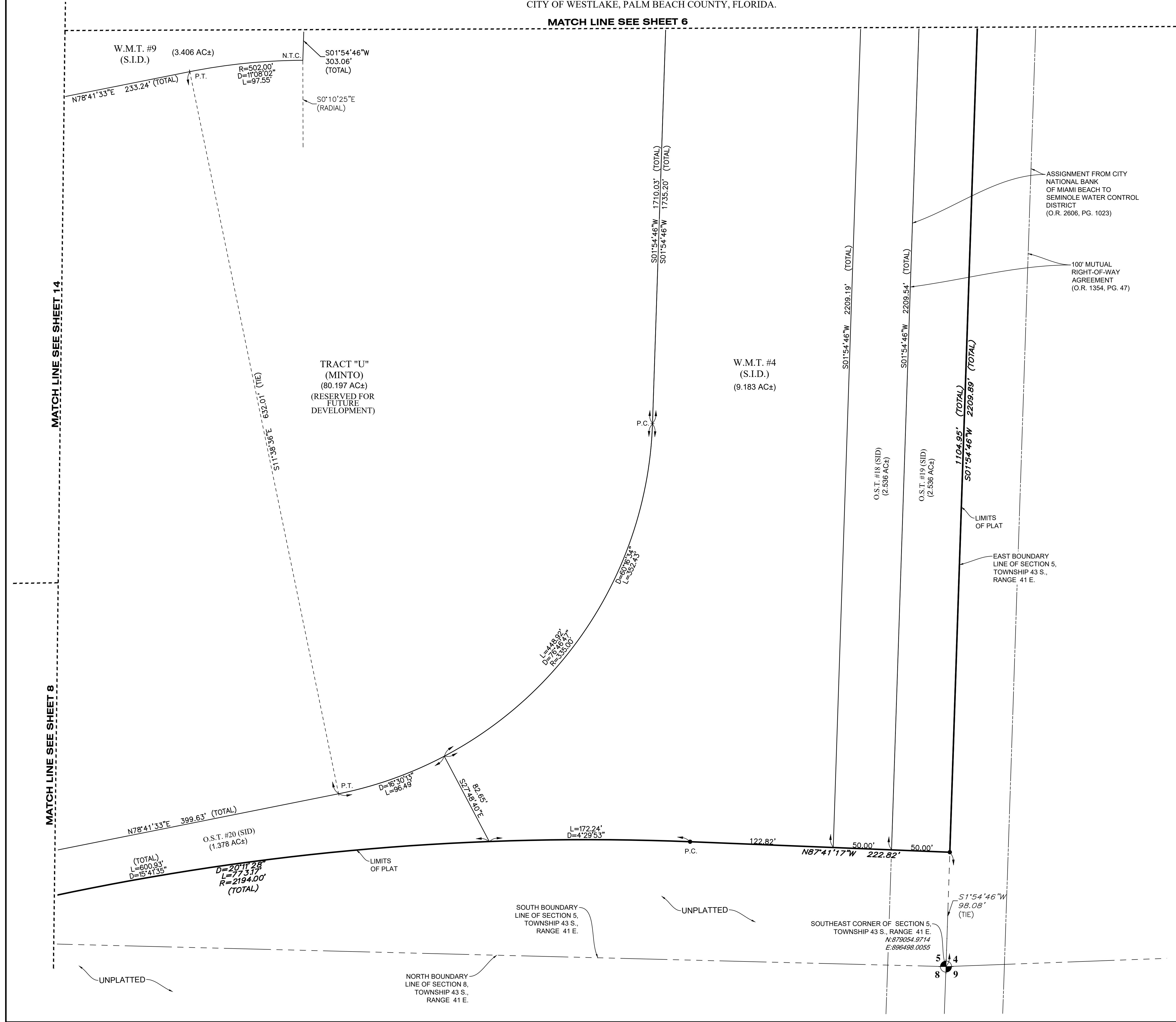
LEGEND

- P.O.B. ----- POINT OF BEGINNING
P.O.C. ----- POINT OF COMMENCEMENT
P.B. ----- PLAT BOOK
D.B. ----- DEED BOOK
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
PG./PG(s) ----- PAGE(s)
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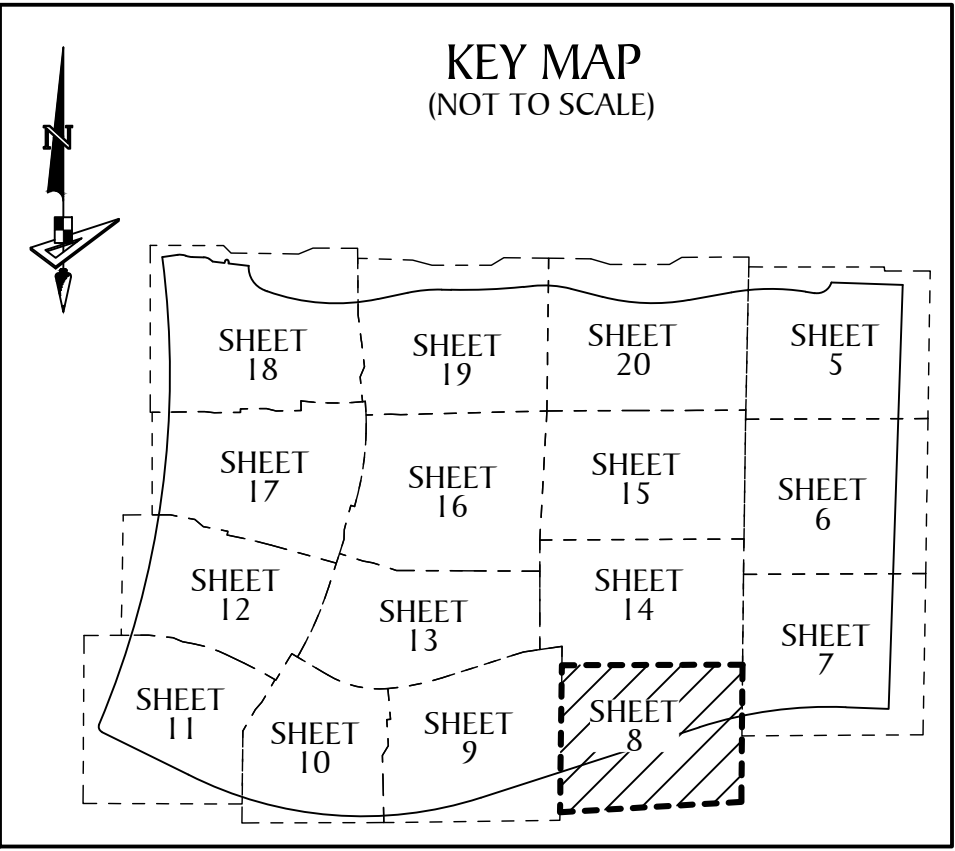
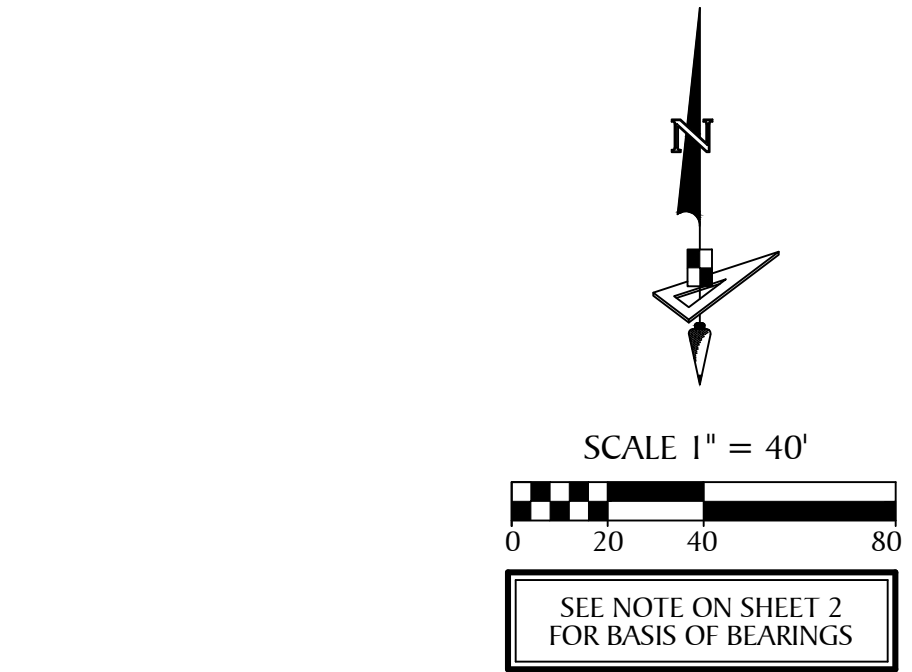
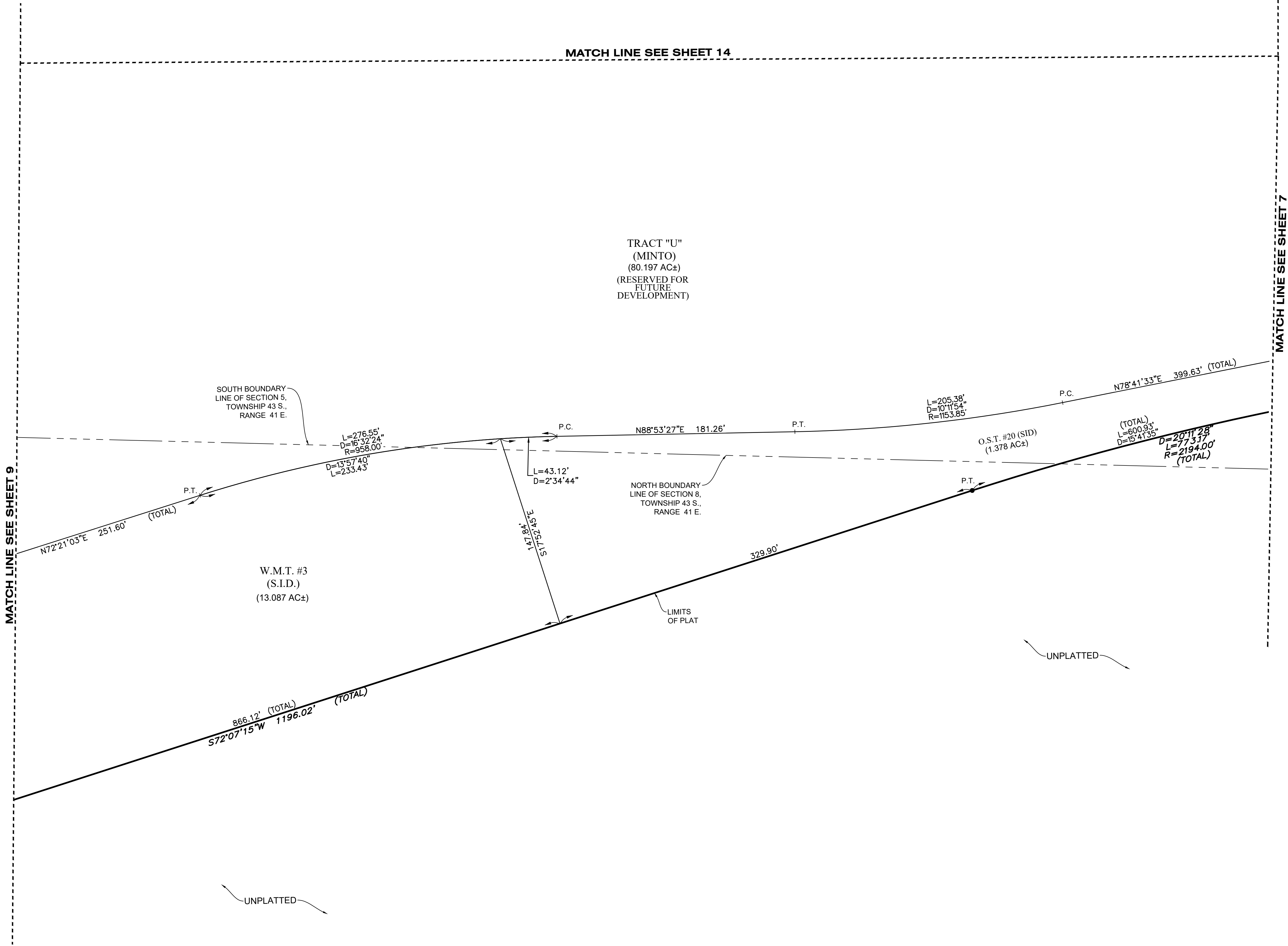
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 - D.E. ----- DRAINAGE EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - 5-43-41 ----- SECTION-TOWNSHIP-RANGE
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 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - N.T.I. ----- NON-TANGENT INTERSECTION
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 - R/W ----- RIGHT-OF-WAY
 - @ ----- CENTERLINE OF ROAD
 - (R) ----- RADIAL
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 - SID/S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
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 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

OAKS OF WESTLAKE - PHASE I
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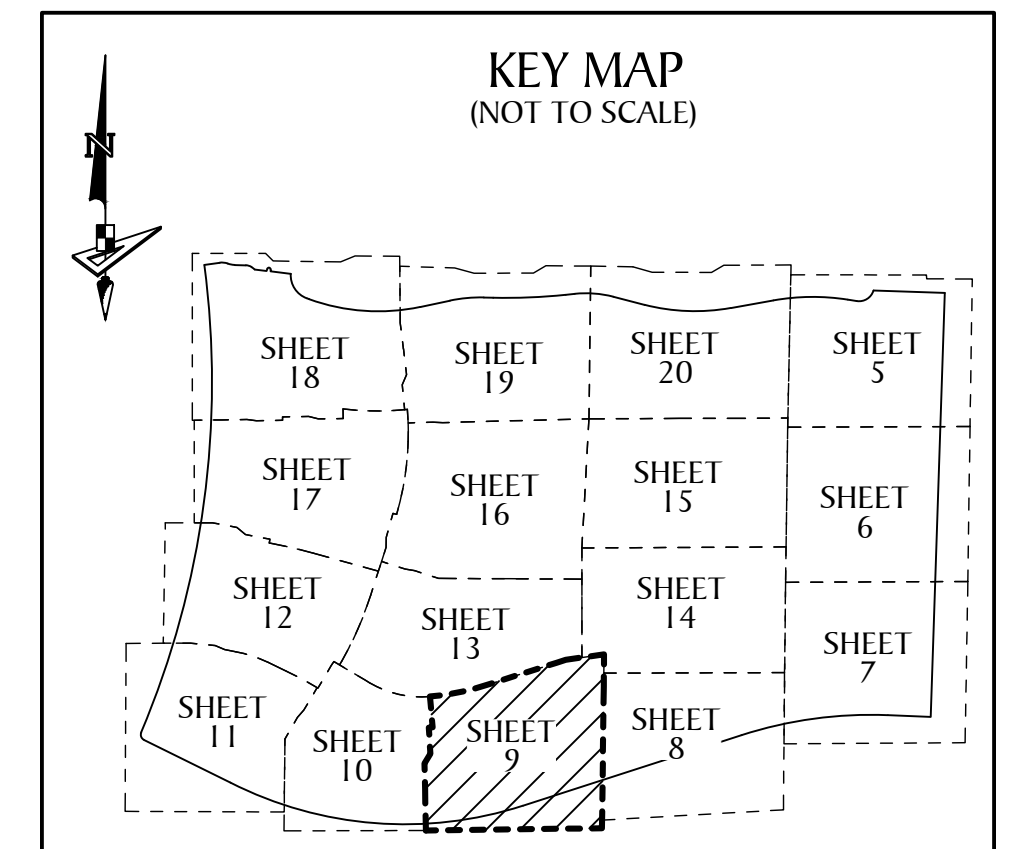
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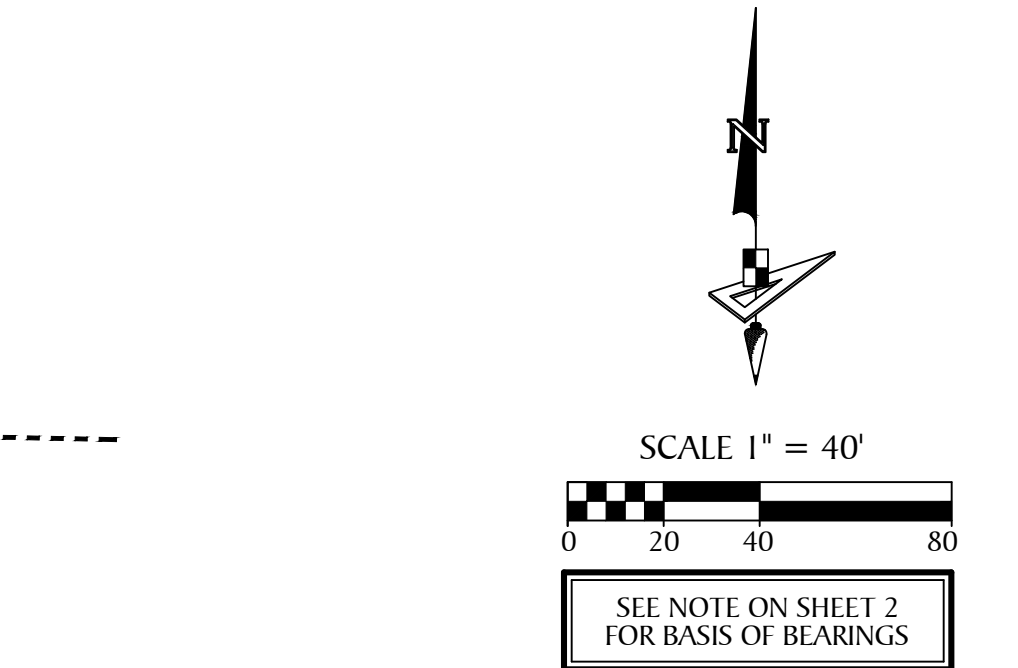


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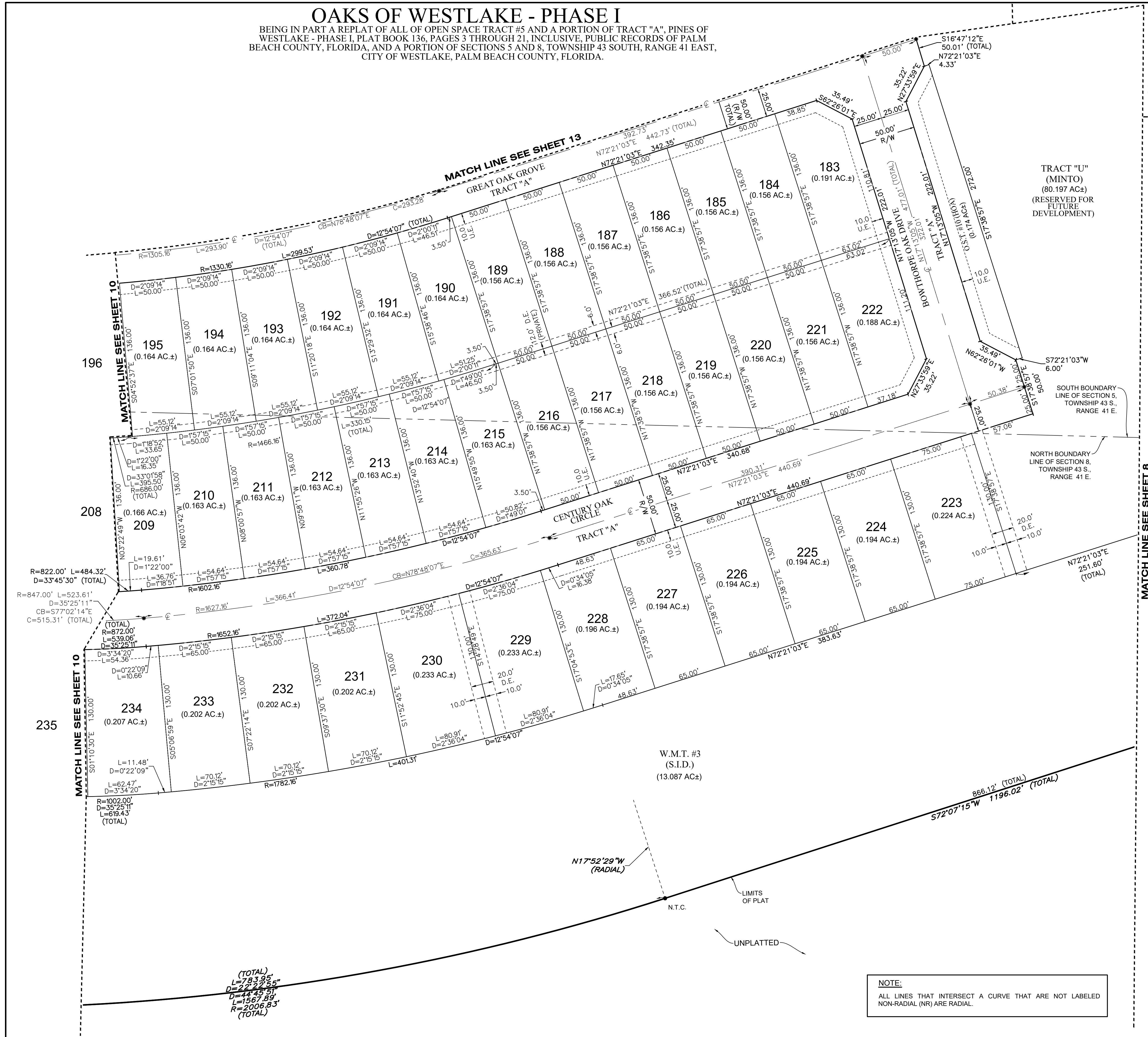
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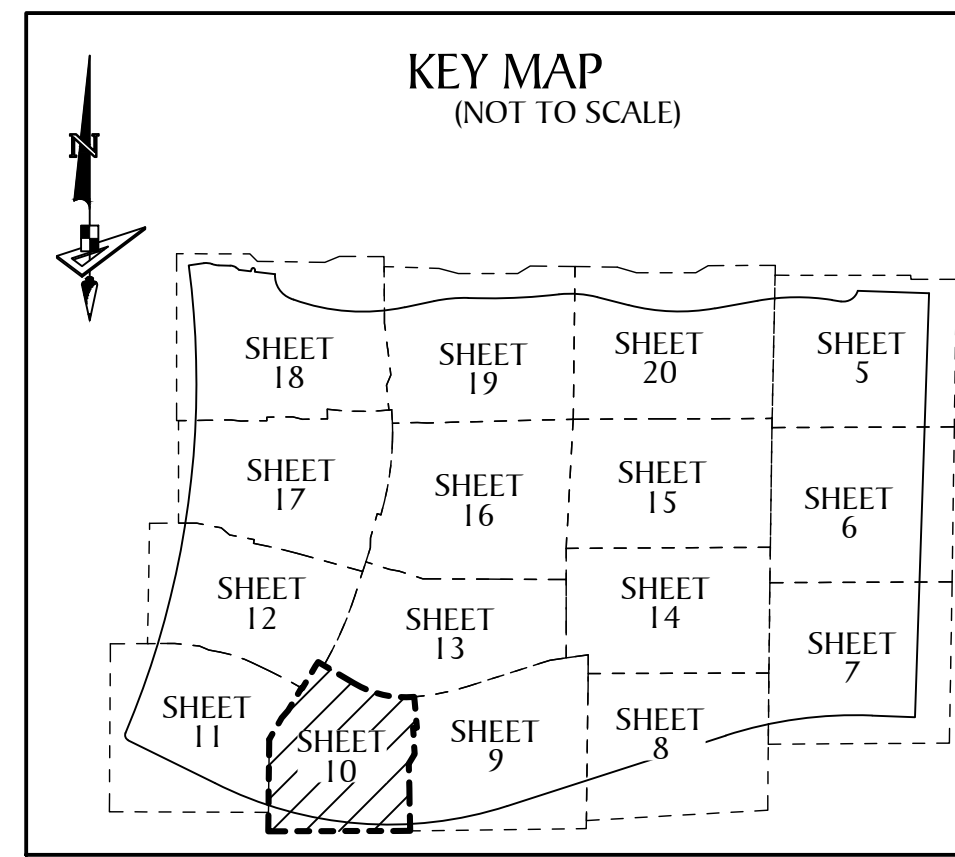


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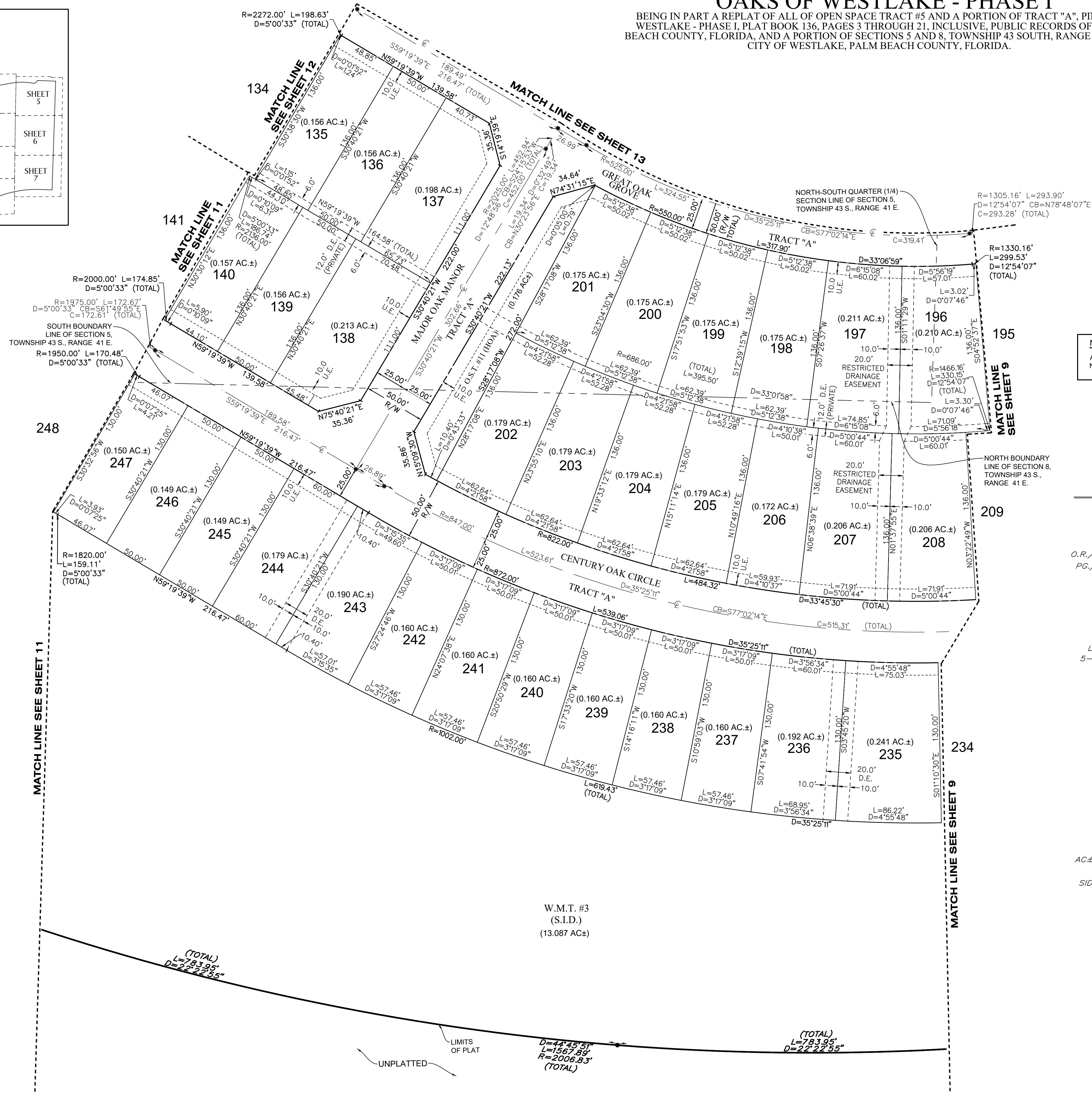
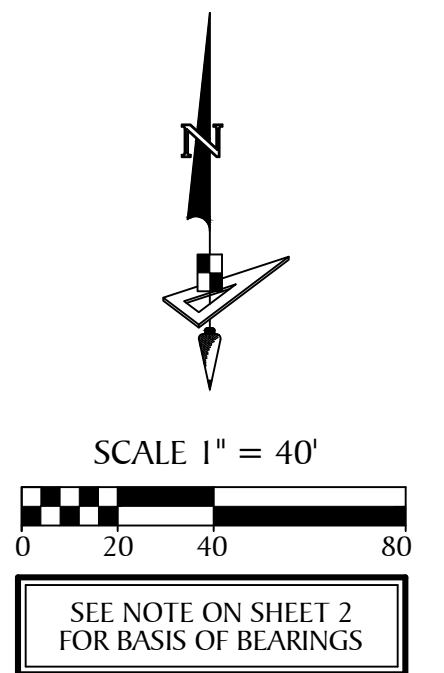
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OAKS OF WESTLAKE - PHASE I

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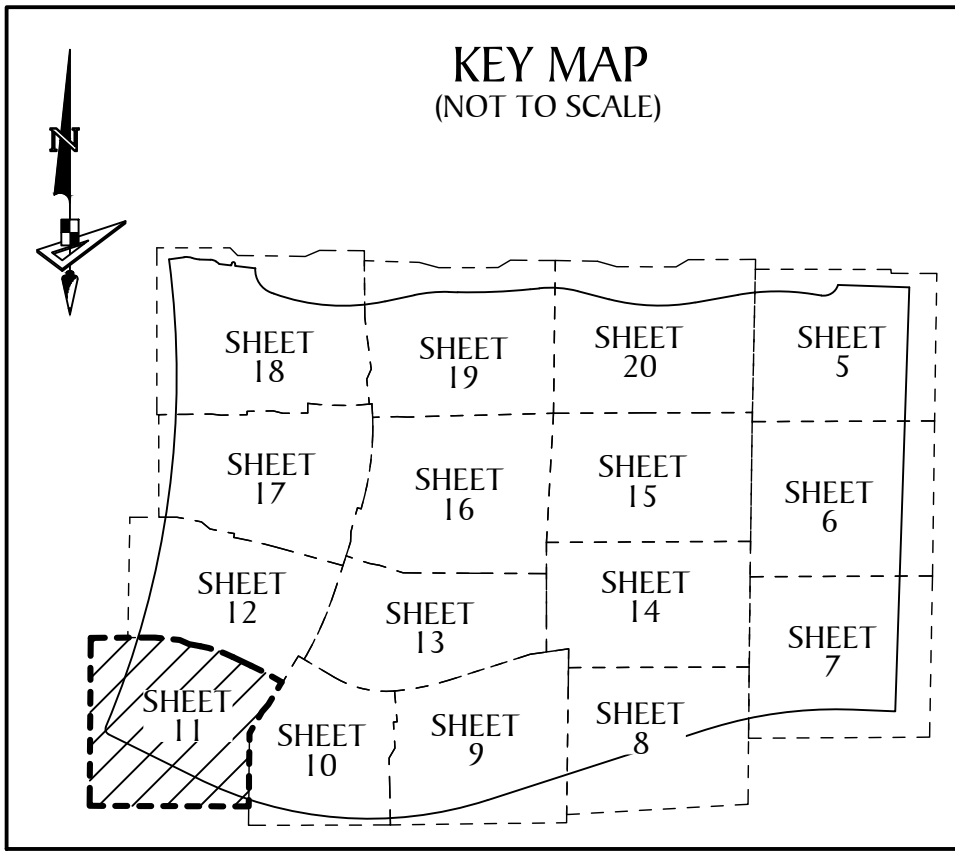
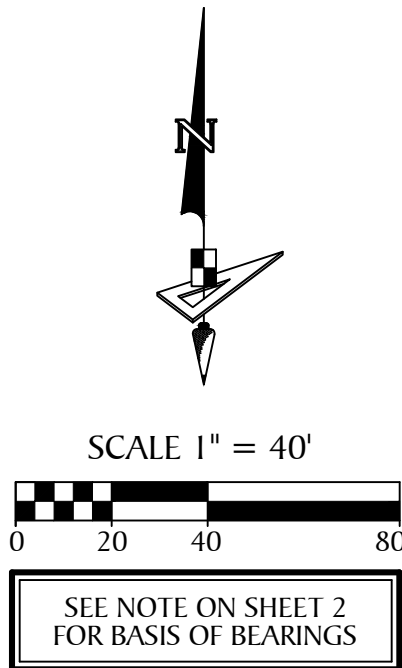


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LEGEND	
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P.O.C.	POINT OF COMMENCEMENT
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D.B.	DEED BOOK
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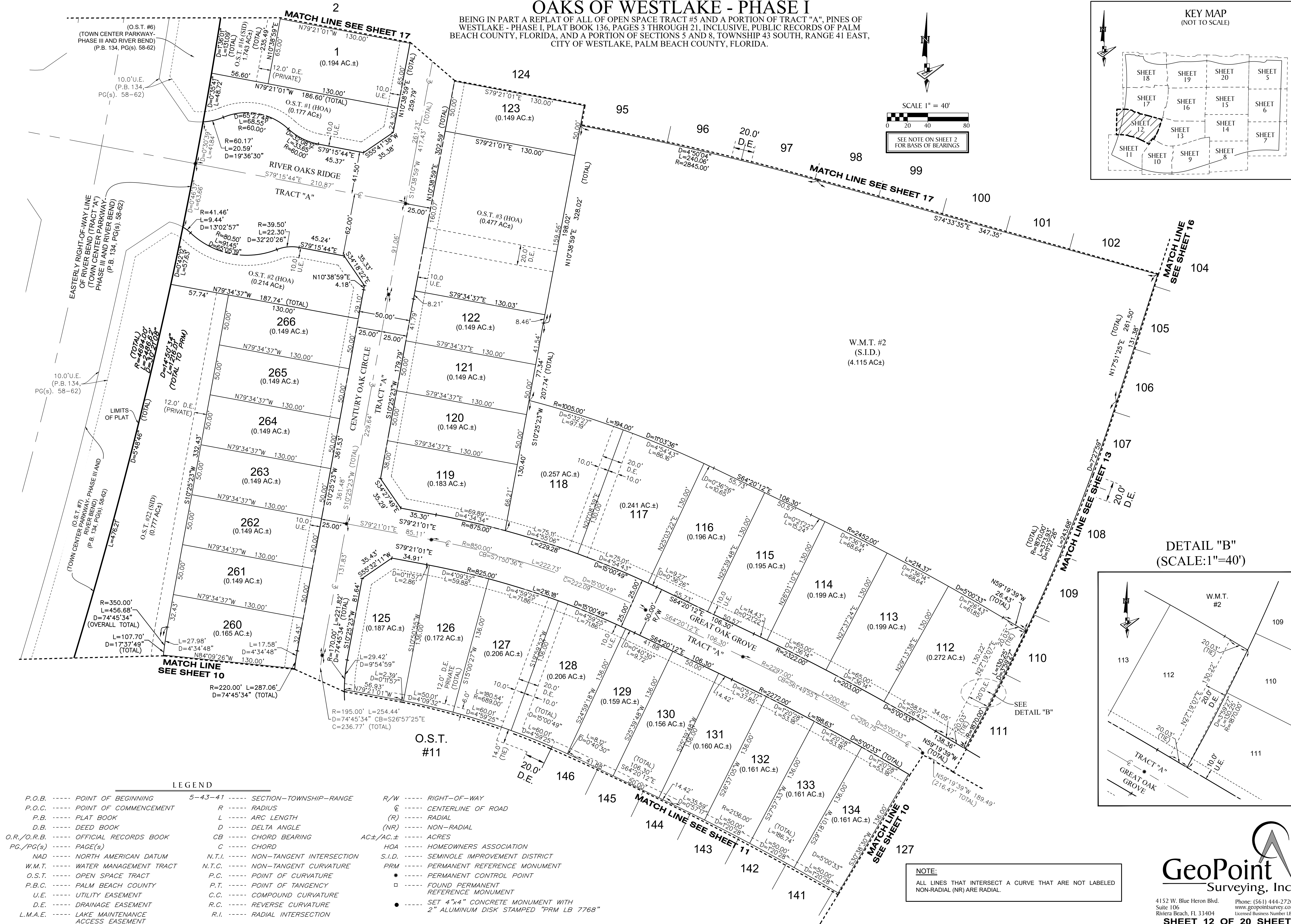
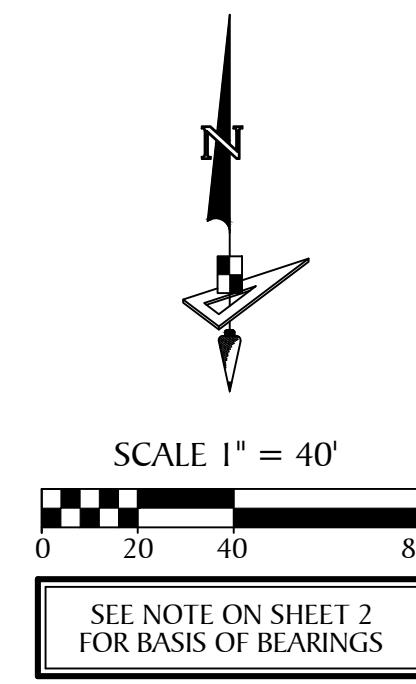
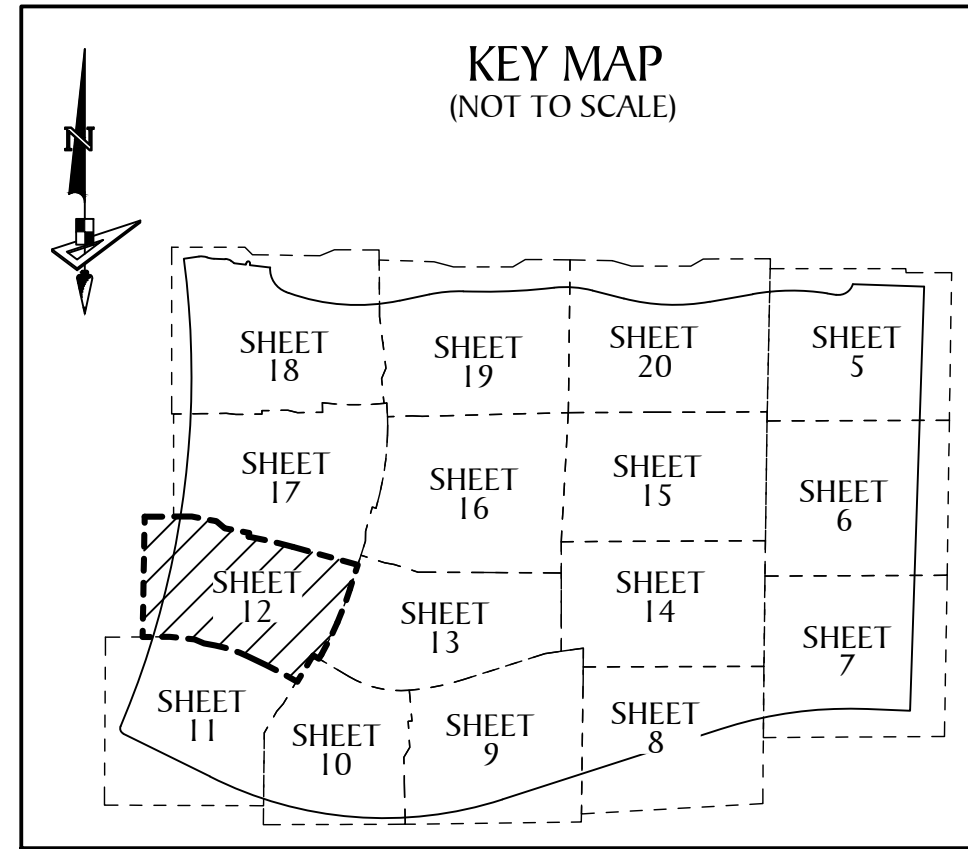


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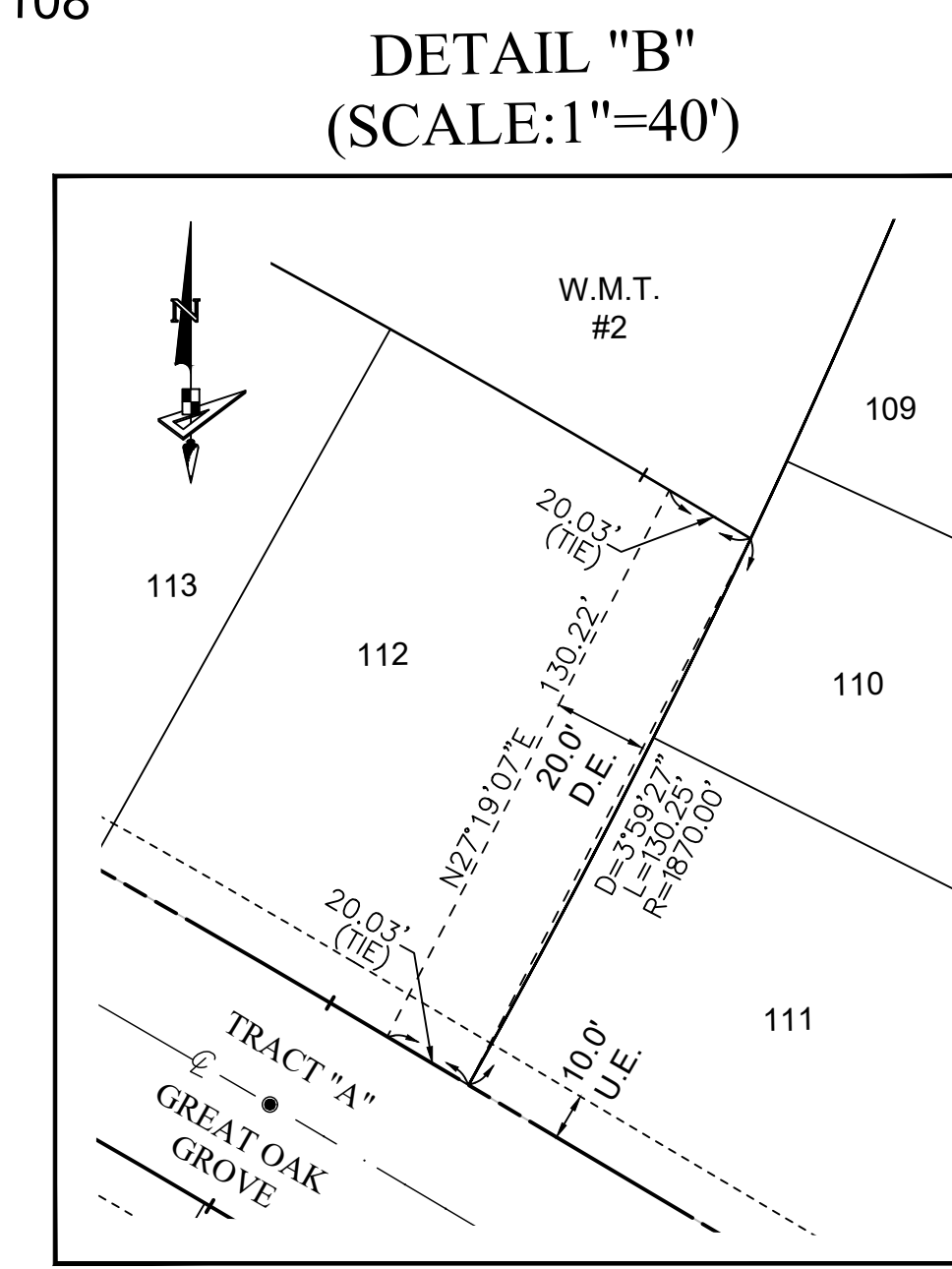
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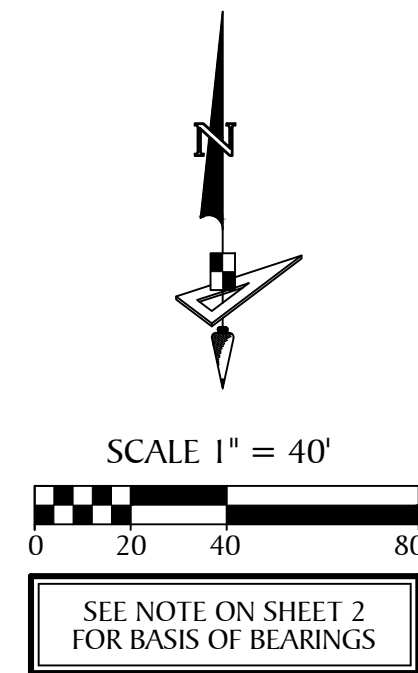


P.O.B. POINT OF BEGINNING	5-43-41 SECTION-TOWNSHIP-RANGE	R/W RIGHT-OF-WAY
P.O.C. POINT OF COMMENCEMENT	R RADIUS	℄ CENTERLINE OF ROAD
P.B. PLAT BOOK	L ARC LENGTH	(R) RADIAL
D.B. DEED BOOK	D DELTA ANGLE	(NR) NON-RADIAL
O.R./O.R.B. OFFICIAL RECORDS BOOK	CB CHORD BEARING	AC±/AC.± ACRES
PG./PG(s) PAGE(S)	C CHORD	HOA HOMEOWNERS ASSOCIATION
NAD NORTH AMERICAN DATUM	N.T.I. NON-TANGENT INTERSECTION	S.I.D. SEMINOLE IMPROVEMENT DISTRICT
W.M.T. WATER MANAGEMENT TRACT	N.T.C. NON-TANGENT CURVATURE	PRM PERMANENT REFERENCE MONUMENT
O.S.T. OPEN SPACE TRACT	P.C. POINT OF CURVATURE	• PERMANENT CONTROL POINT
P.B.C. PALM BEACH COUNTY	P.T. POINT OF TANGENCY	□ FOUND PERMANENT REFERENCE MONUMENT
U.E. UTILITY EASEMENT	C.C. COMPOUND CURVATURE	• SET 4"x4" CONCRETE MONUMENT WITH
D.E. DRAINAGE EASEMENT	R.C. REVERSE CURVATURE	2" ALUMINUM DISK STAMPED "PRM LB 7768"
L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT	R.I. RADIAL INTERSECTION	



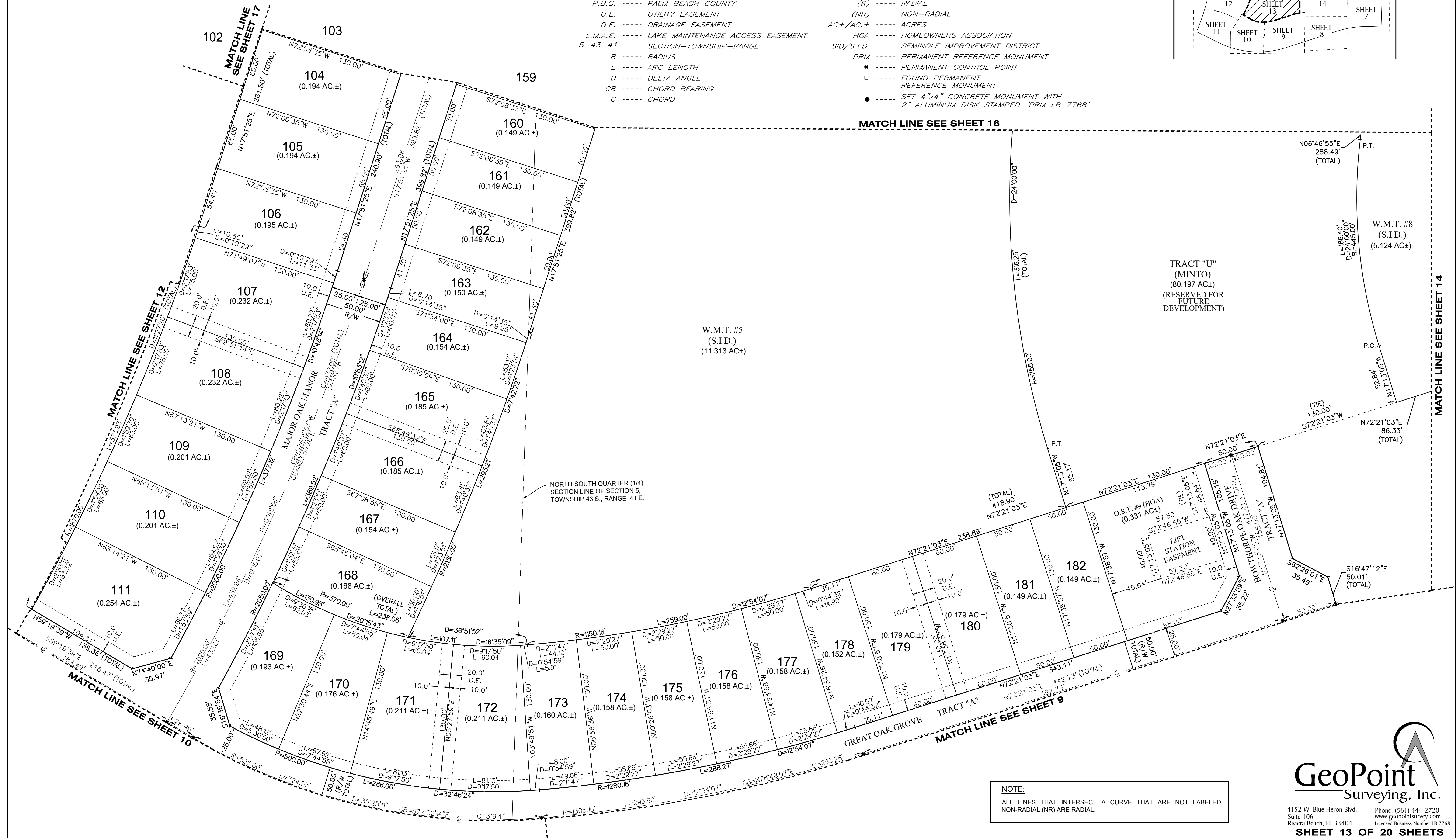
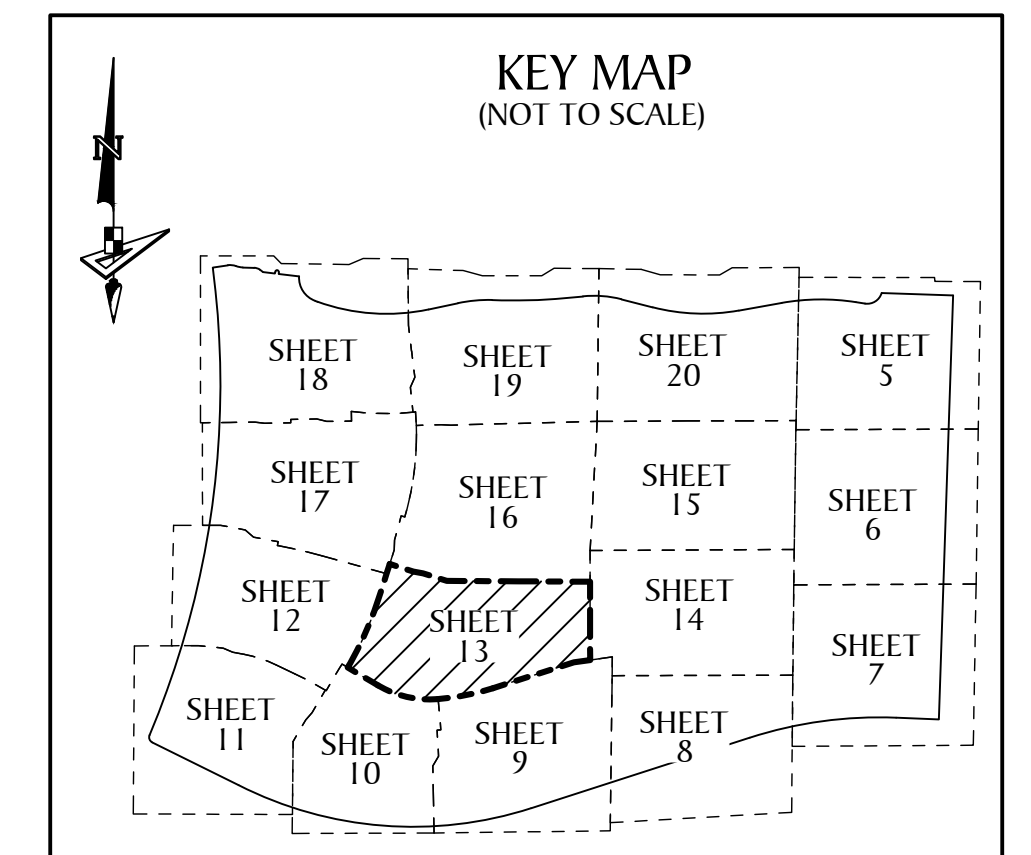
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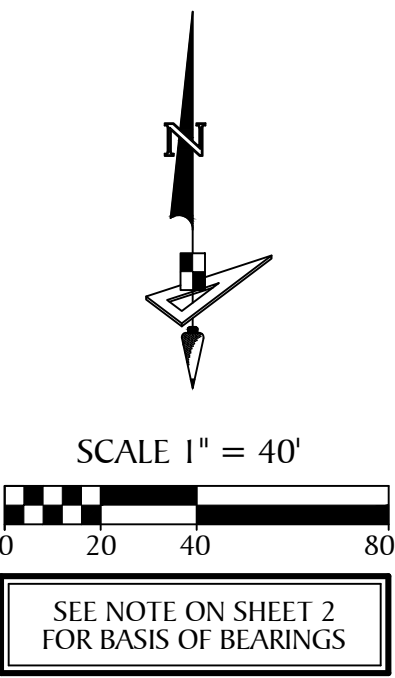


LEGEND

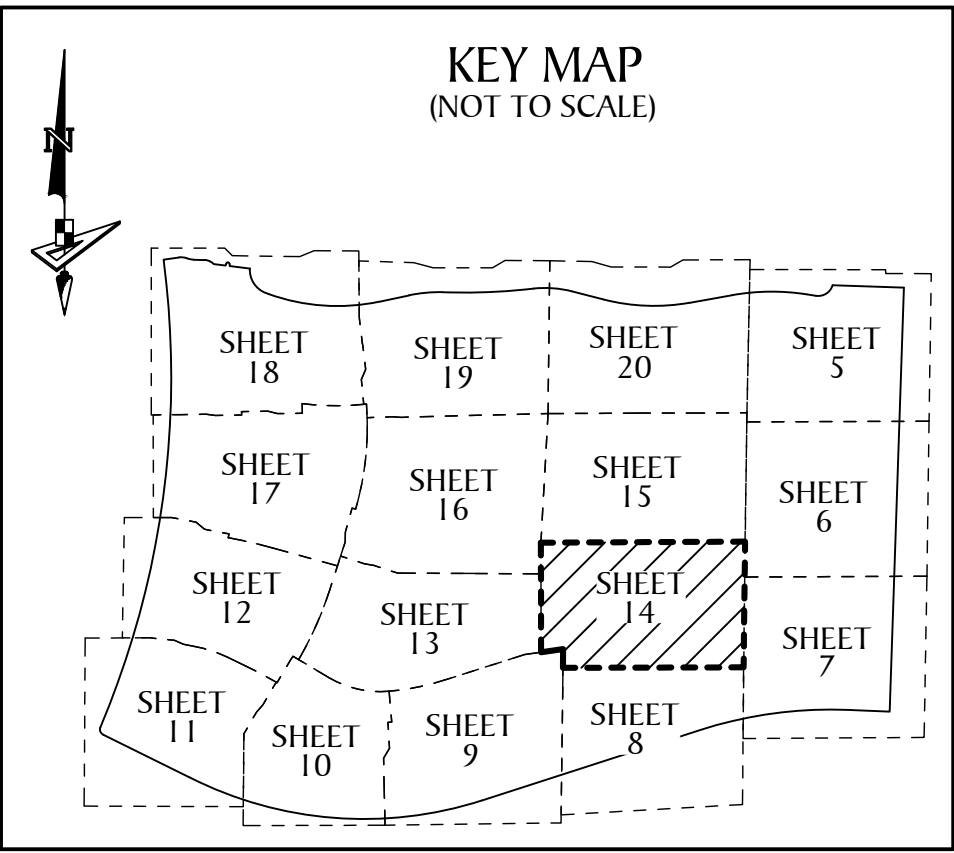
P.O.B. ----- POINT OF BEGINNING	N.T.I. ----- NON-TANGENT INTERSECTION
P.O.C. ----- POINT OF COMMENCEMENT	N.T.C. ----- NON-TANGENT CURVATURE
P.B. ----- PLAT BOOK	P.C. ----- POINT OF CURVATURE
D.B. ----- DEED BOOK	P.T. ----- POINT OF TANGENCY
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK	C.C. ----- COMPOUND CURVATURE
PG./PG(s) ----- PAGE(s)	R.C. ----- REVERSE CURVATURE
NAD ----- NORTH AMERICAN DATUM	R.I. ----- RADIAL INTERSECTION
W.M.T. ----- WATER MANAGEMENT TRACT	R/W ----- RIGHT-OF-WAY
O.S.T. ----- OPEN SPACE TRACT	CL ----- CENTERLINE OF ROAD
P.B.C. ----- PALM BEACH COUNTY	(R) ----- RADIAL
U.E. ----- UTILITY EASEMENT	(NR) ----- NON-RADIAL
D.E. ----- DRAINAGE EASEMENT	AC±/AC± ----- ACRES
L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT	HOA ----- HOMEOWNERS ASSOCIATION
5-43-41 ----- SECTION-TOWNSHIP-RANGE	SID/S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
R ----- RADIUS	PRM ----- PERMANENT REFERENCE MONUMENT
L ----- ARC LENGTH	• ----- PERMANENT CONTROL POINT
D ----- DELTA ANGLE	□ ----- FOUND PERMANENT REFERENCE MONUMENT
CB ----- CHORD BEARING	• ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
C ----- CHORD	



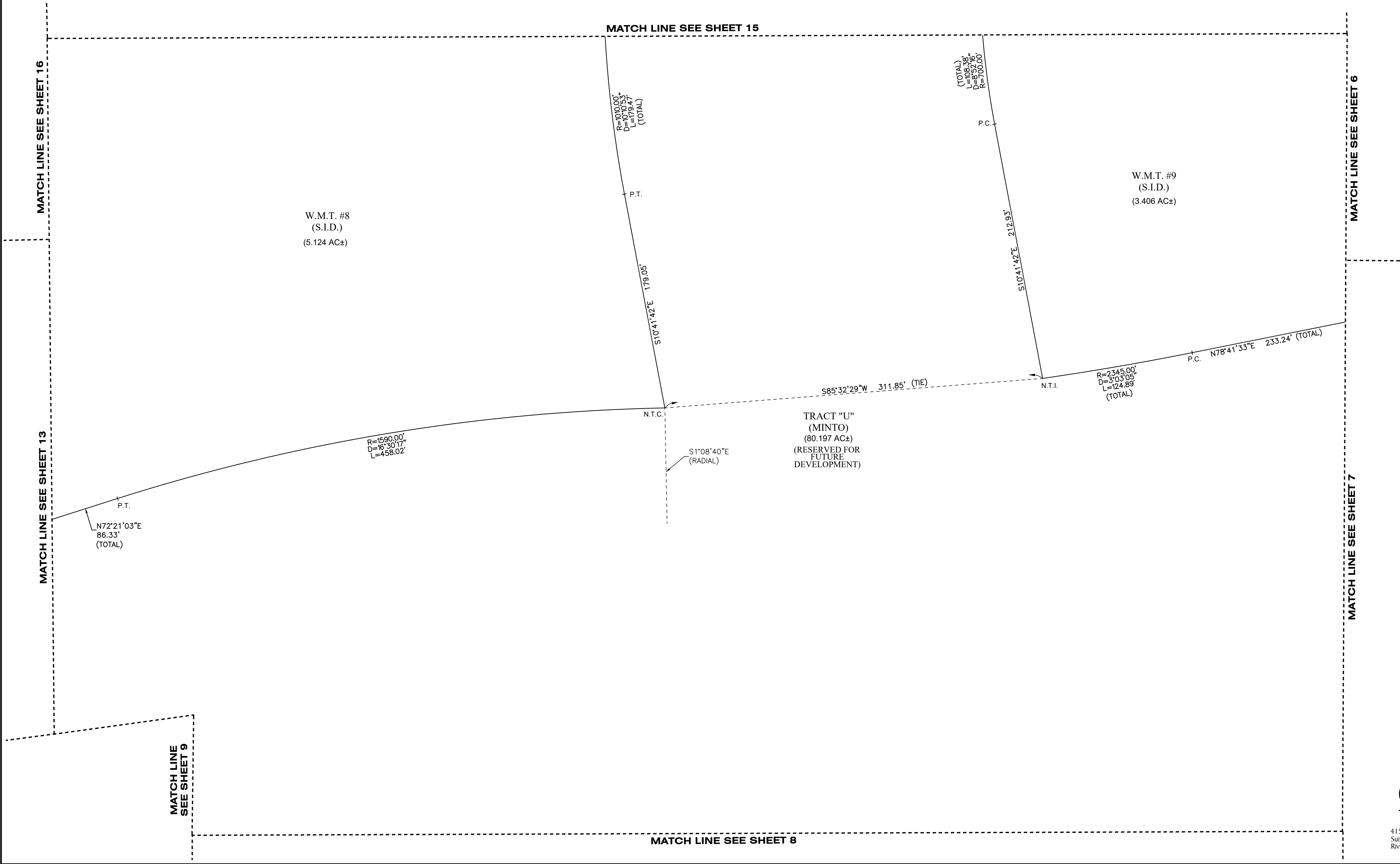
OAKS OF WESTLAKE - PHASE I
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WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM
BEACH COUNTY, FLORIDA, AND A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



LEGEND			
P.O.B. ----- POINT OF BEGINNING	U.E. ----- UTILITY EASEMENT	N.T.C. ----- NON-TANGENT CURVATURE	AC±/AC.± ----- ACRES
P.O.C. ----- POINT OF COMMENCEMENT	D.E. ----- DRAINAGE EASEMENT	P.C. ----- POINT OF CURVATURE	HOA ----- HOMEOWNERS ASSOCIATION
P.B. ----- PLAT BOOK	L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT	P.T. ----- POINT OF TANGENCY	SID/S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
D.B. ----- DEED BOOK	5-43-41 ----- SECTION-TOWNSHIP-RANGE	C.C. ----- COMPOUND CURVATURE	PRM ----- PERMANENT REFERENCE MONUMENT
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK	R ----- RADIUS	R.C. ----- REVERSE CURVATURE	● ----- PERMANENT CONTROL POINT
PG./PG(s) ----- PAGE(s)	L ----- ARC LENGTH	R.I. ----- RADIAL INTERSECTION	□ ----- FOUND PERMANENT REFERENCE MONUMENT
NAD ----- NORTH AMERICAN DATUM	D ----- DELTA ANGLE	R/W ----- RIGHT-OF-WAY	● ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
W.M.T. ----- WATER MANAGEMENT TRACT	CB ----- CHORD BEARING	℄ ----- CENTERLINE OF ROAD	
O.S.T. ----- OPEN SPACE TRACT	C ----- CHORD	(R) ----- RADIAL	
P.B.C. ----- PALM BEACH COUNTY	N.T.I. ----- NON-TANGENT INTERSECTION	(NR) ----- NON-RADIAL	



NOTE:
ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED
NON-RADIAL (NR) ARE RADIAL.

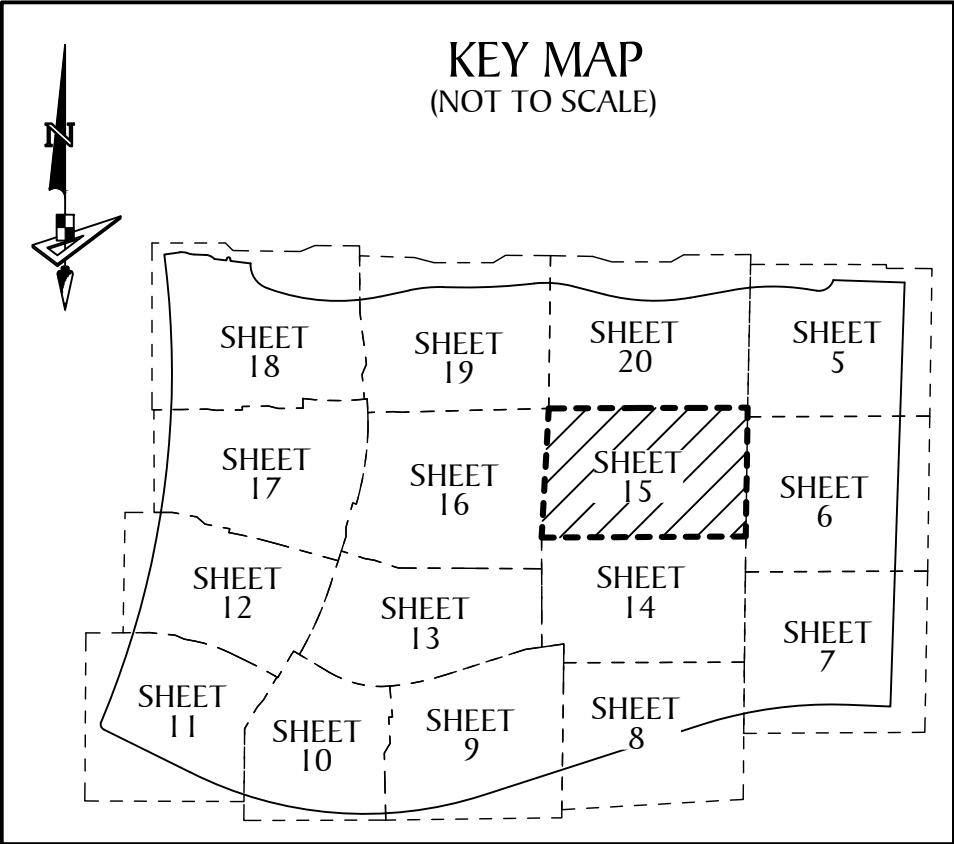
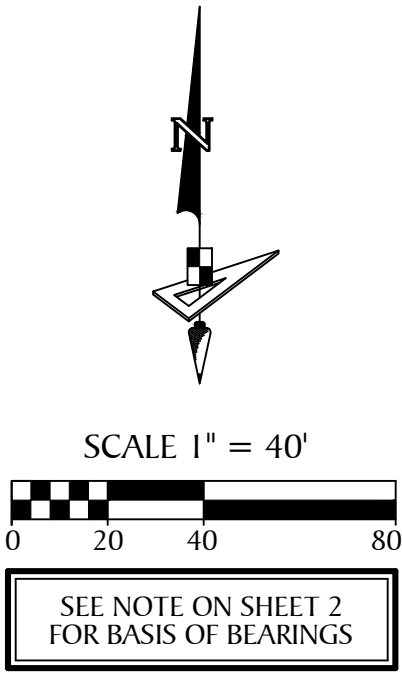


OAKS OF WESTLAKE - PHASE I

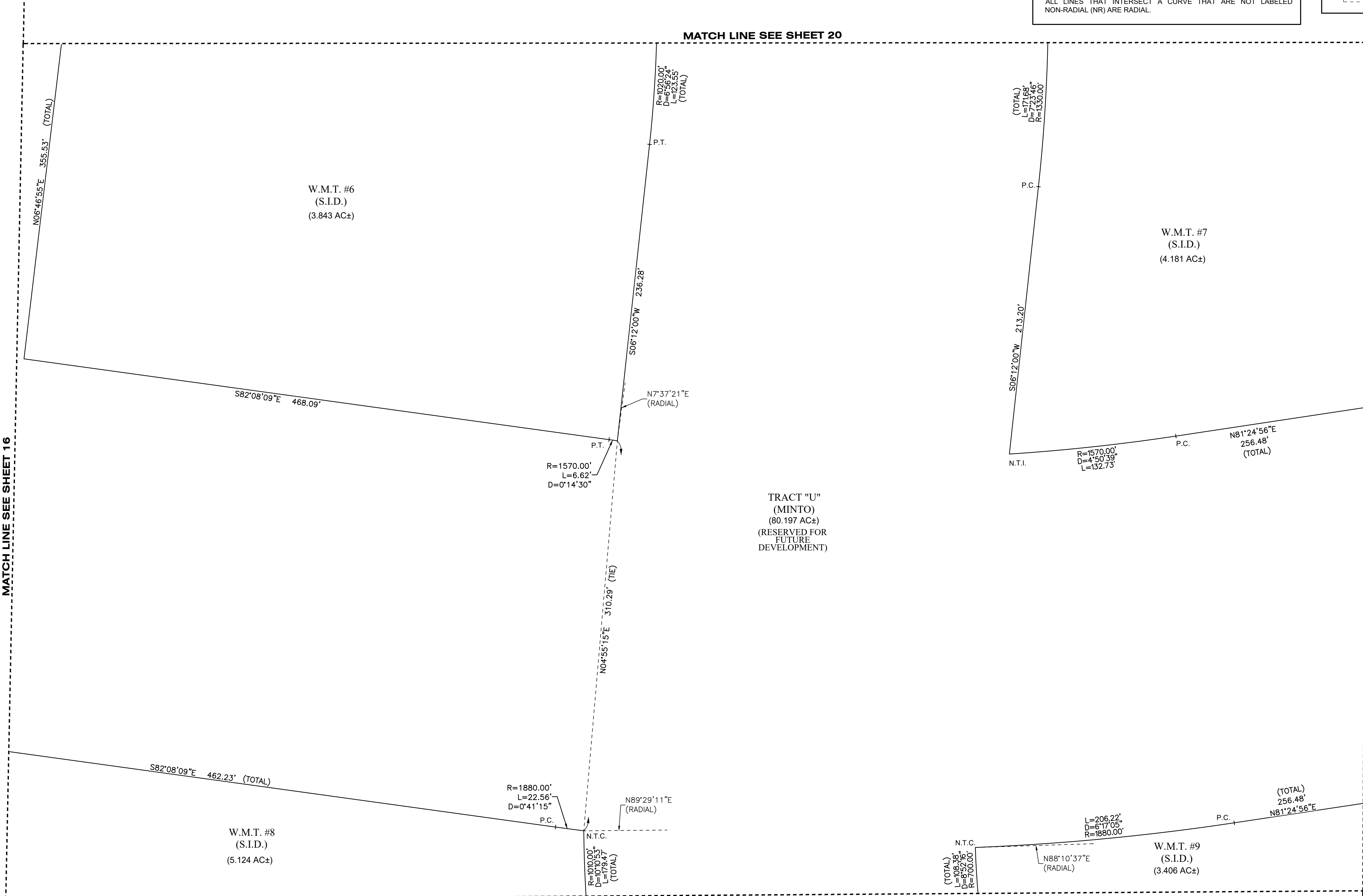
BEING IN PART A REPLAT OF ALL OF OPEN SPACE TRACT #5 AND A PORTION OF TRACT "A", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

LEGEND

P.O.B. ----- POINT OF BEGINNING	U.E. ----- UTILITY EASEMENT	N.T.C. ----- NON-TANGENT CURVATURE	AC±/AC.± ----- ACRES
P.O.C. ----- POINT OF COMMENCEMENT	D.E. ----- DRAINAGE EASEMENT	P.C. ----- POINT OF CURVATURE	HOA ----- HOMEOWNERS ASSOCIATION
P.B. ----- PLAT BOOK	L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT	P.T. ----- POINT OF TANGENCY	SID/S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
D.B. ----- DEED BOOK	5-43-41 ----- SECTION-TOWNSHIP-RANGE	C.C. ----- COMPOUND CURVATURE	PRM ----- PERMANENT REFERENCE MONUMENT
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK	R ----- RADIUS	R.C. ----- REVERSE CURVATURE	● ----- PERMANENT CONTROL POINT
PG./PG(s) ----- PAGE(s)	L ----- ARC LENGTH	R.I. ----- RADIAL INTERSECTION	□ ----- FOUND PERMANENT REFERENCE MONUMENT
NAD ----- NORTH AMERICAN DATUM	D ----- DELTA ANGLE	R/W ----- RIGHT-OF-WAY	● ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
W.M.T. ----- WATER MANAGEMENT TRACT	CB ----- CHORD BEARING	℄ ----- CENTERLINE OF ROAD	
O.S.T. ----- OPEN SPACE TRACT	C ----- CHORD	(R) ----- RADIAL	
P.B.C. ----- PALM BEACH COUNTY	N.T.I. ----- NON-TANGENT INTERSECTION	(NR) ----- NON-RADIAL	



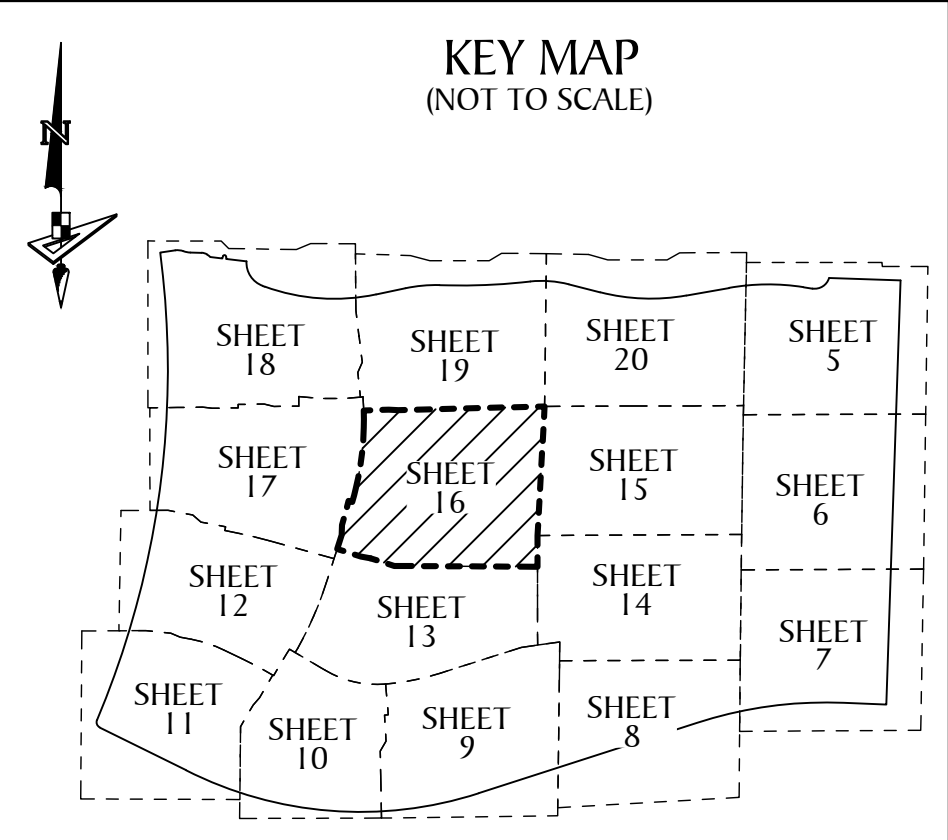
NOTE:
ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.



OAKS OF WESTLAKE - PHASE I

BEING IN PART A REPLAT OF ALL OF OPEN SPACE TRACT #5 AND A PORTION OF TRACT "A", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

MATCH LINE SEE SHEET 19

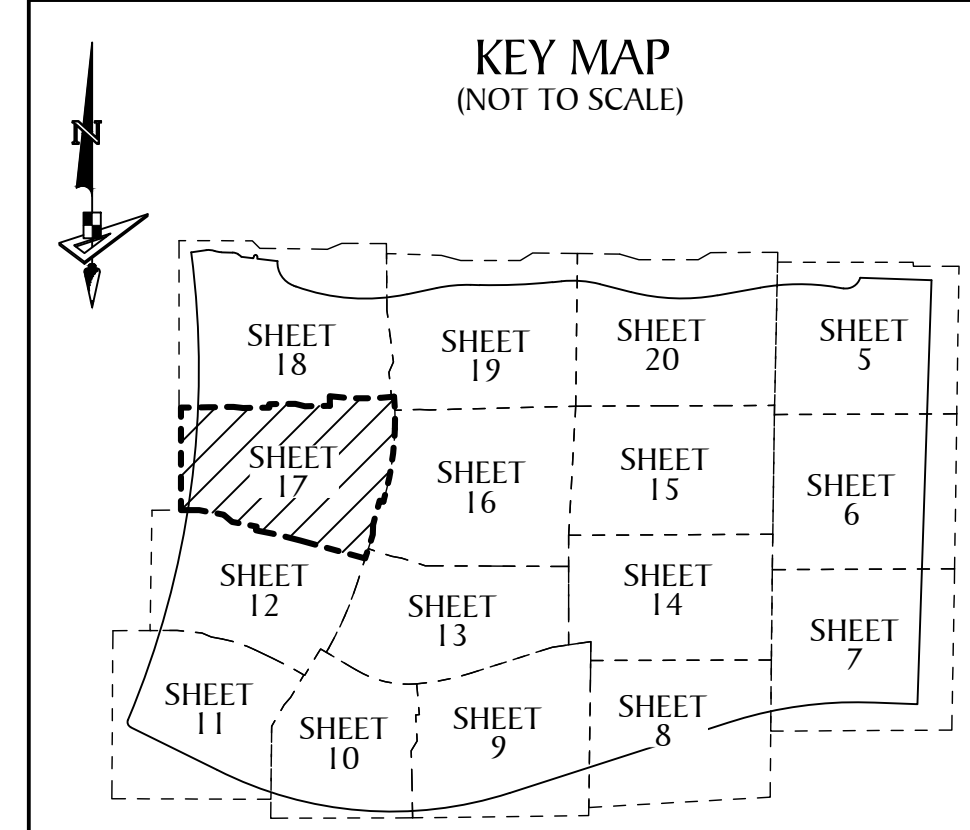
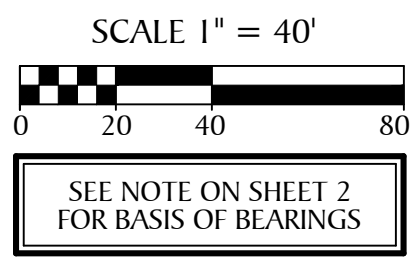
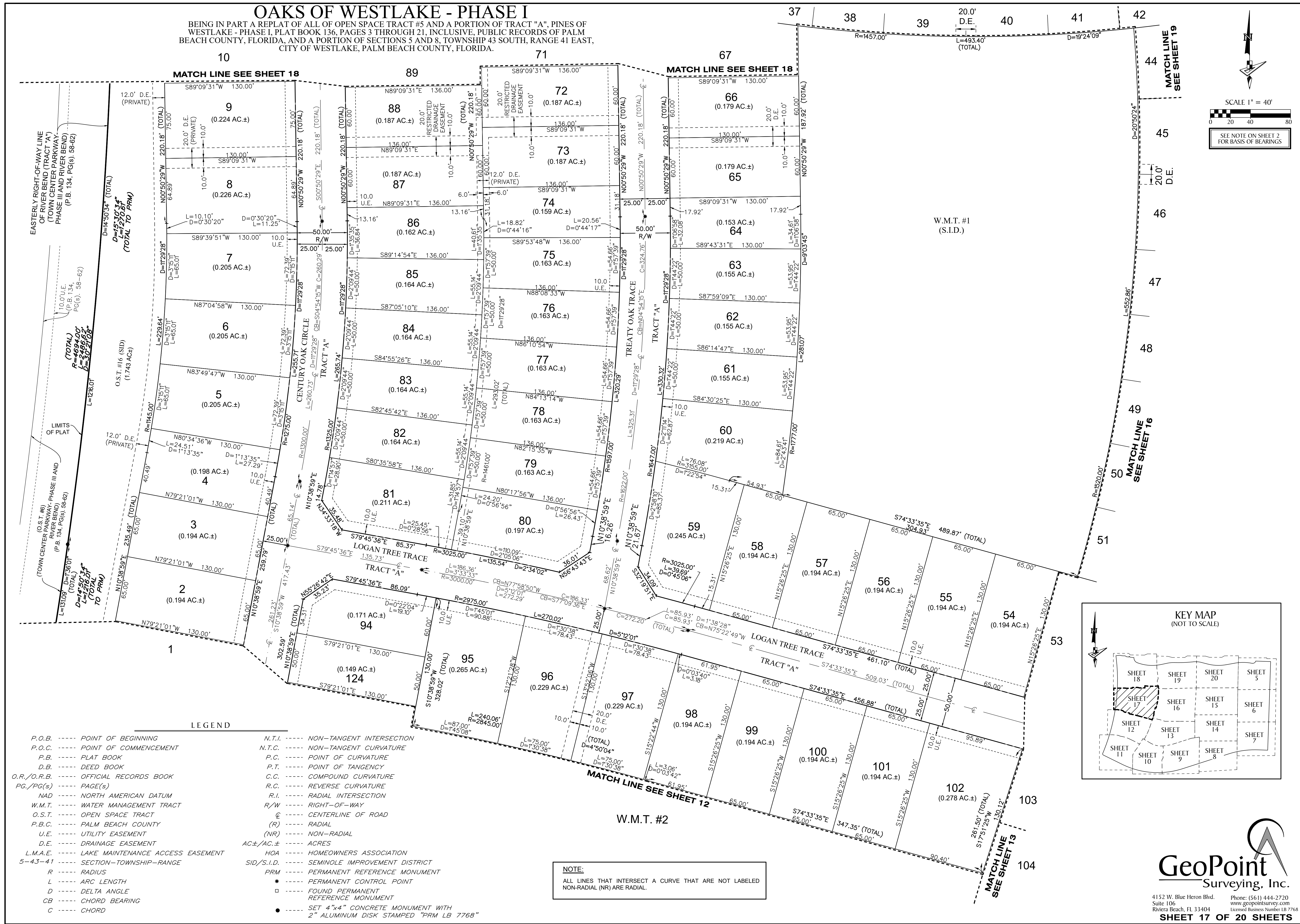


NOTE:
ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.

LEGEND	
P.O.B. -----	POINT OF BEGINNING
P.O.C. -----	POINT OF COMMENCEMENT
P.B. -----	PLAT BOOK
D.B. -----	DEED BOOK
O.R./O.R.B. -----	OFFICIAL RECORDS BOOK
PG./PG(S) -----	PAGE(S)
NAD -----	NORTH AMERICAN DATUM
W.M.T. -----	WATER MANAGEMENT TRACT
O.S.T. -----	OPEN SPACE TRACT
P.B.C. -----	PALM BEACH COUNTY
U.E. -----	UTILITY EASEMENT
D.E. -----	DRAINAGE EASEMENT
L.M.A.E. -----	LAKE MAINTENANCE ACCESS EASEMENT
5-43-41 -----	SECTION-TOWNSHIP-RANGE
R -----	RADIUS
L -----	ARC LENGTH
D -----	DELTA ANGLE
CB -----	CHORD BEARING
C -----	CHORD
N.T.I. -----	NON-TANGENT INTERSECTION
N.T.C. -----	NON-TANGENT CURVATURE
P.C. -----	POINT OF CURVATURE
P.T. -----	POINT OF TANGENCY
C.C. -----	COMPOUND CURVATURE
R.C. -----	REVERSE CURVATURE
R.I. -----	RADIAL INTERSECTION
R/W -----	RIGHT-OF-WAY
℄ -----	CENTERLINE OF ROAD
(R) -----	RADIAL
(NR) -----	NON-RADIAL
AC±/AC.± -----	ACRES
HOA -----	HOMEOWNERS ASSOCIATION
SID/S.I.D. -----	SEMINOLE IMPROVEMENT DISTRICT
PRM -----	PERMANENT REFERENCE MONUMENT
● -----	PERMANENT CONTROL POINT
□ -----	FOUND PERMANENT REFERENCE MONUMENT
● -----	SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

OAKS OF WESTLAKE - PHASE I

BEING IN PART A REPLAT OF ALL OF OPEN SPACE TRACT #5 AND A PORTION OF TRACT "A", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

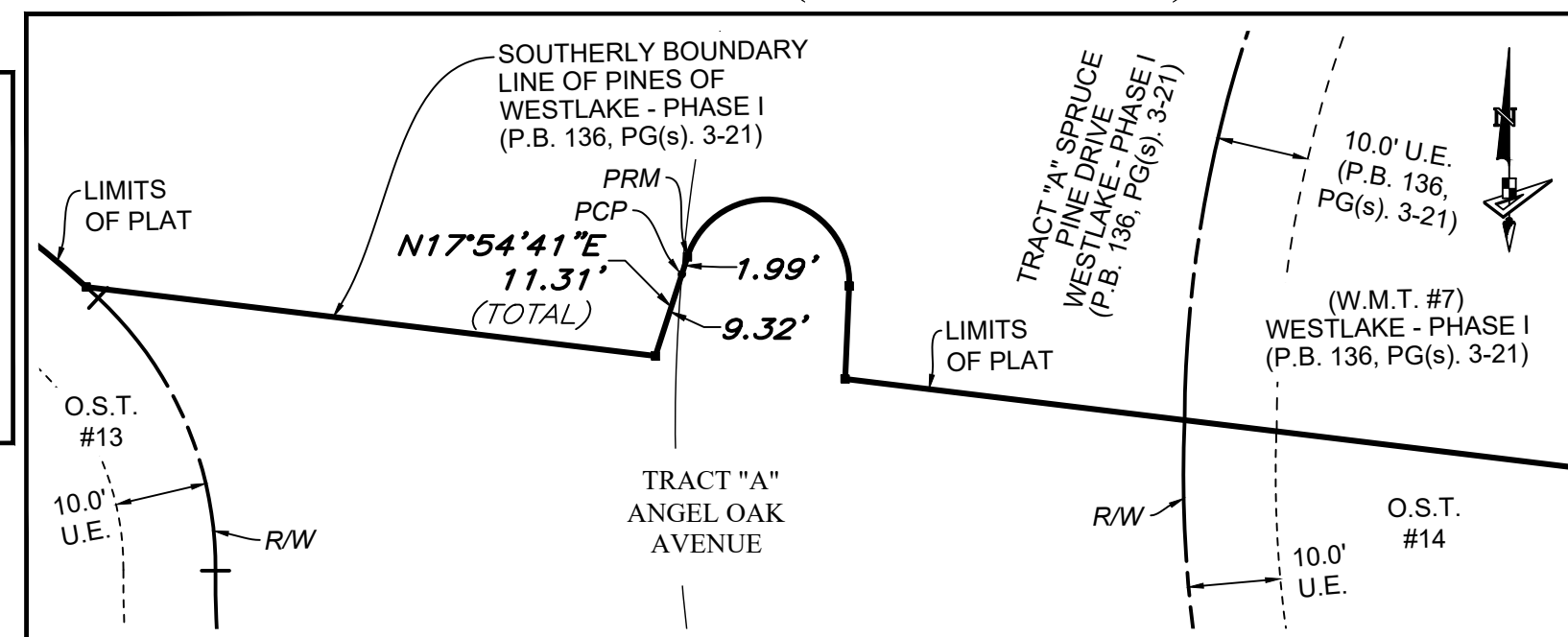


NOTE:
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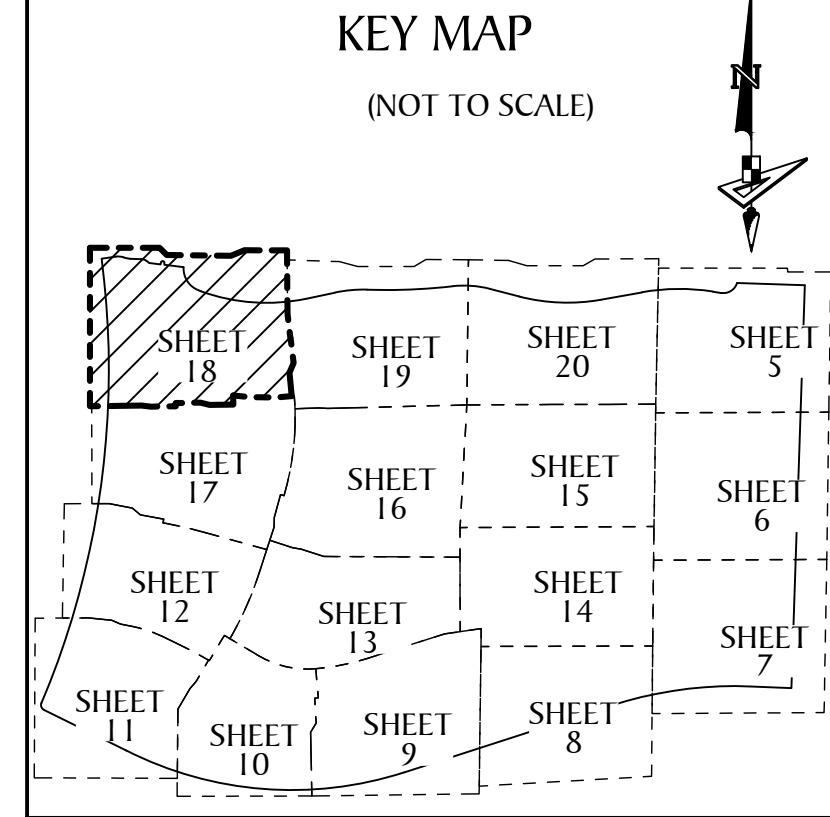
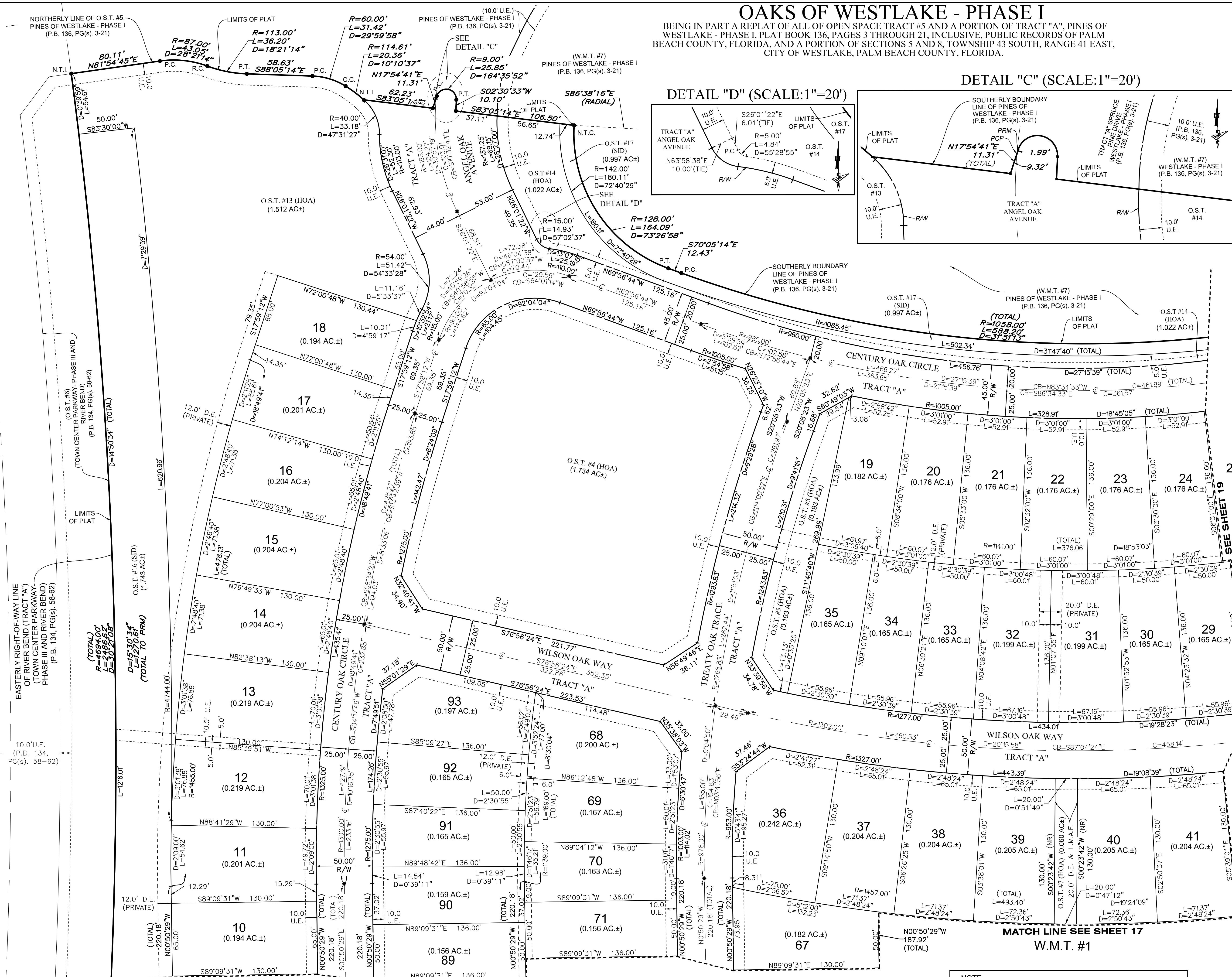
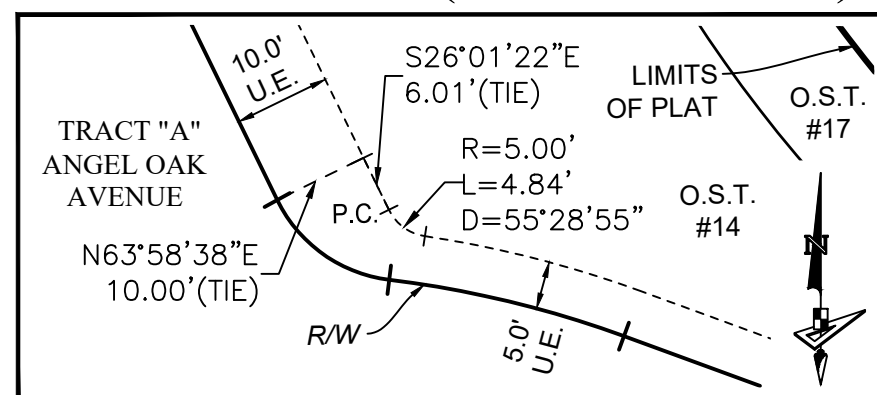
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DETAIL "C" (SCALE: 1"=20')



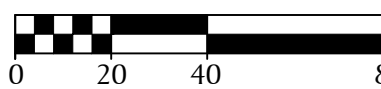
DETAIL "D" (SCALE: 1"=20')



LEGEND

- P.O.B. --- POINT OF BEGINNING
- P.O.C. --- POINT OF COMMENCEMENT
- P.B. --- PLAT BOOK
- D.B. --- DEED BOOK
- O.R./O.R.B. --- OFFICIAL RECORDS BOOK
- PG./PG(s) --- PAGE(s)
- NAD --- NORTH AMERICAN DATUM
- W.M.T. --- WATER MANAGEMENT TRACT
- O.S.T. --- OPEN SPACE TRACT
- P.B.C. --- PALM BEACH COUNTY
- U.E. --- UTILITY EASEMENT
- D.E. --- DRAINAGE EASEMENT
- L.M.A.E. --- LAKE MAINTENANCE ACCESS EASEMENT
- 5-43-41 --- SECTION-TOWNSHIP-RANGE
- R --- RADIUS
- L --- ARC LENGTH
- D --- DELTA ANGLE
- CB --- CHORD BEARING
- C --- CHORD
- N.T.I. --- NON-TANGENT INTERSECTION
- N.T.C. --- NON-TANGENT CURVATURE
- P.C. --- POINT OF CURVATURE
- P.T. --- POINT OF TANGENCY
- C.C. --- COMPOUND CURVATURE
- R.C. --- REVERSE CURVATURE
- R.I. --- RADIAL INTERSECTION
- R/W --- RIGHT-OF-WAY
- CL --- CENTERLINE OF ROAD
- (R) --- RADIAL
- (NR) --- NON-RADIAL
- AC±/AC.± --- ACRES
- HOA --- HOMEOWNERS ASSOCIATION
- SID/S.I.D. --- SEMINOLE IMPROVEMENT DISTRICT
- PRM --- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- FOUND PERMANENT REFERENCE MONUMENT
- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

SCALE 1" = 40'



SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS

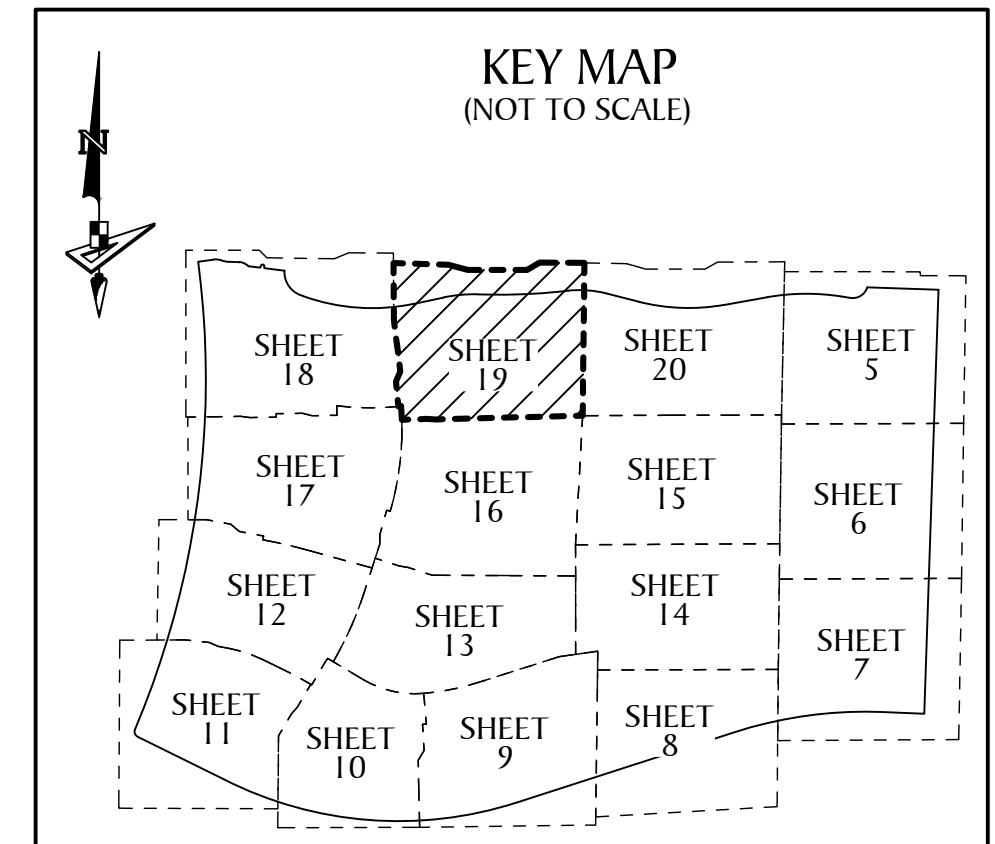
NOTE:
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GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 106
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurveying.com
Licensed Business Number LB 7768

SHEET 18 OF 20 SHEETS

BEING IN PART A REPLAT OF ALL OF OPEN SPACE TRACT #5 AND A PORTION OF TRACT "A", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



LEGEND

P.O.B. ----- POINT OF BEGINNING
P.O.C. ----- POINT OF COMMENCEMENT
P.B. ----- PLAT BOOK
D.B. ----- DEED BOOK
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
PG./PG(s) ----- PAGE(s)
NAD ----- NORTH AMERICAN DATUM
W.M.T. ----- WATER MANAGEMENT TRACT
O.S.T. ----- OPEN SPACE TRACT
P.B.C. ----- PALM BEACH COUNTY
U.E. ----- UTILITY EASEMENT
D.E. ----- DRAINAGE EASEMENT
L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
5-43-41 ----- SECTION-TOWNSHIP-RANGE
R ----- RADIUS
L ----- ARC LENGTH
D ----- DELTA ANGLE
CB ----- CHORD BEARING
C ----- CHORD
N.T.I. ----- NON-TANGENT INTERSECTION
N.T.C. ----- NON-TANGENT CURVATURE
P.C. ----- POINT OF CURVATURE
P.T. ----- POINT OF TANGENCY
C.C. ----- COMPOUND CURVATURE
R.C. ----- REVERSE CURVATURE
R.I. ----- RADIAL INTERSECTION
R/W ----- RIGHT-OF-WAY
C ----- CENTERLINE OF ROAD
(R) ----- RADIAL
(NR) ----- NON-RADIAL
AC±/AC.± ----- ACRES
HOA ----- HOMEOWNERS ASSOCIATION
SID/S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
PRM ----- PERMANENT REFERENCE MONUMENT
 ● ----- PERMANENT CONTROL POINT
 □ ----- FOUND PERMANENT REFERENCE MONUMENT
 ● ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

NOTE:
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NON-RADIAL (NR) ARE RADIAL.



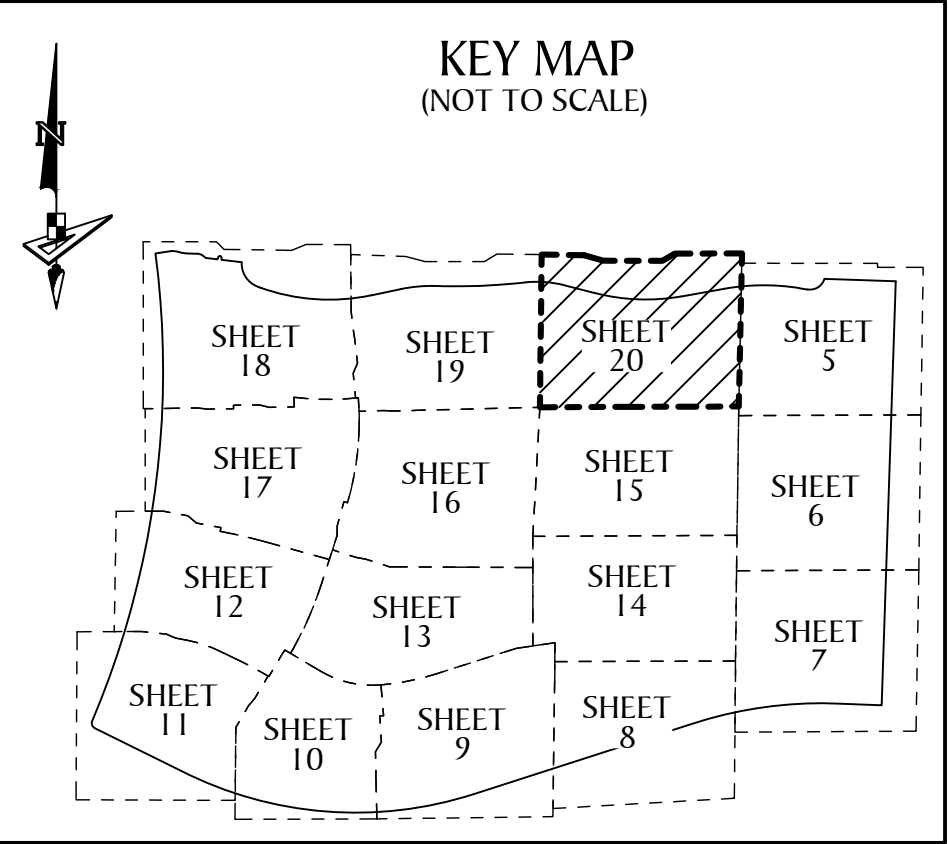
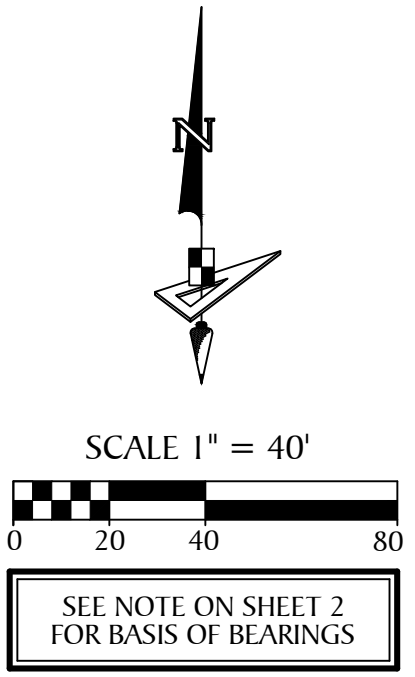
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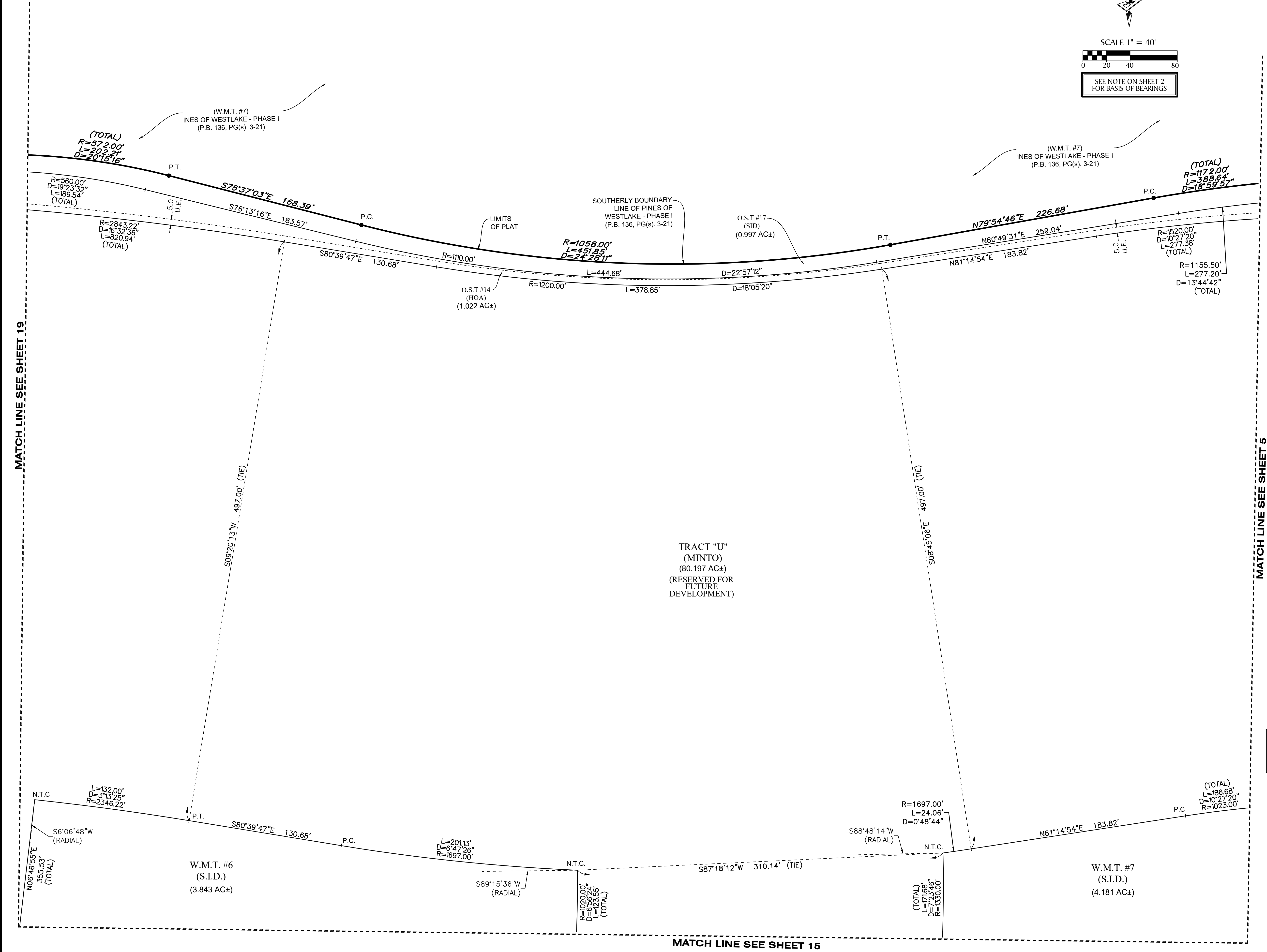
SHEET 19 OF 20 SHEETS

OAKS OF WESTLAKE - PHASE I
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LEGEND	
P.O.B. ----	POINT OF BEGINNING
P.O.C. ----	POINT OF COMMENCEMENT
P.B. ----	PLAT BOOK
D.B. ----	DEED BOOK
O.R./O.R.B. ----	OFFICIAL RECORDS BOOK
PG./PG(s) ----	PAGE(S)
NAD ----	NORTH AMERICAN DATUM
W.M.T. ----	WATER MANAGEMENT TRACT
O.S.T. ----	OPEN SPACE TRACT
P.B.C. ----	PALM BEACH COUNTY
U.E. ----	UTILITY EASEMENT
D.E. ----	DRAINAGE EASEMENT
L.M.A.E. ----	LAKE MAINTENANCE ACCESS EASEMENT
5-43-41 ----	SECTION-TOWNSHIP-RANGE
R ----	RADIUS
L ----	ARC LENGTH
D ----	DELTA ANGLE
CB ----	CHORD BEARING
C ----	CHORD
N.T.I. ----	NON-TANGENT INTERSECTION
N.T.C. ----	NON-TANGENT CURVATURE
P.C. ----	POINT OF CURVATURE
P.T. ----	POINT OF TANGENCY
C.C. ----	COMPOUND CURVATURE
R.C. ----	REVERSE CURVATURE
R.I. ----	RADIAL INTERSECTION
R/W ----	RIGHT-OF-WAY
CL ----	CENTERLINE OF ROAD
(R) ----	RADIAL
(NR) ----	NON-RADIAL
AC±/AC.± ----	ACRES
HOA ----	HOMEOWNERS ASSOCIATION
SID/S.I.D. ----	SEMINOLE IMPROVEMENT DISTRICT
PRM ----	PERMANENT REFERENCE MONUMENT
● ----	PERMANENT CONTROL POINT
□ ----	FOUND PERMANENT REFERENCE MONUMENT
● ----	SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

NOTE:
ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.



MATCH LINE SEE SHEET 19

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 15