

Exhibit 'C'

TERRACES OF WESTLAKE – PHASE III

TOPOGRAPHICAL SURVEY

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THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: ORT # 24111846, WITH A EFFECTIVE DATE OF: SEPTEMBER 20, 2024 AT 5:00 PM.

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, FLORIDA.

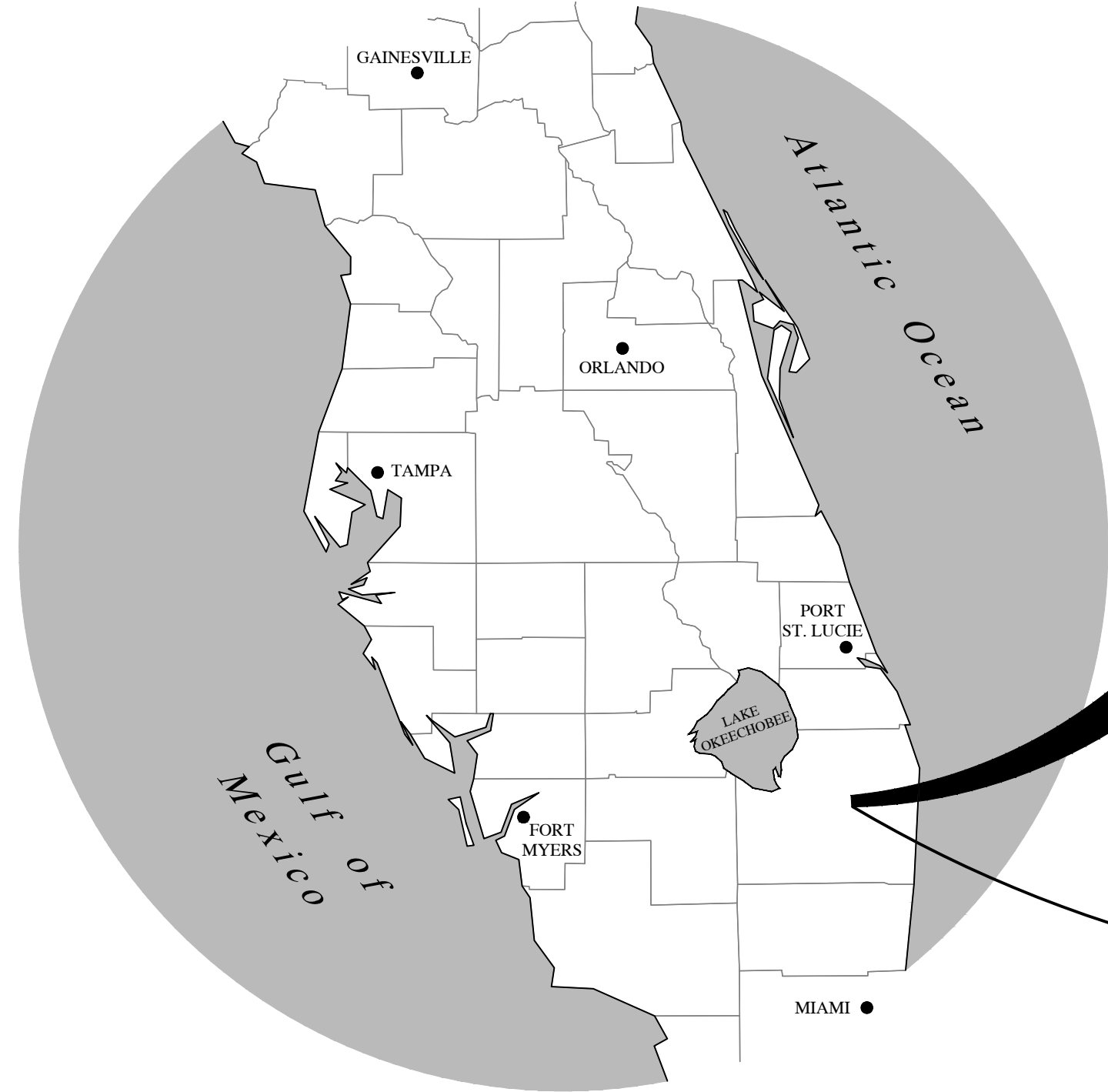
THE FOLLOWING ENCUMBRANCES AND/OR EXCEPTIONS TO TITLE WHICH ARE NOT SATISFIED OR RELEASED OF RECORD:

- DEDICATIONS, RESERVATIONS, AND EASEMENTS CONTAINED ON THE PLAT OF WESTLAKE POD I AND POD J RECORDED IN PLAT BOOK 130, PAGE 153. **(AFFECTS THE PROPERTY)**
- DEDICATIONS, RESERVATIONS, AND EASEMENTS CONTAINED ON THE PLAT OF TERRACES OF WESTLAKE PHASE II RECORDED IN PLAT BOOK 137, PAGE 97. **(AFFECTS THE PROPERTY)**
- OIL, GAS AND MINERAL RESERVATIONS AS CONTAINED IN DEED RECORDED IN DEED BOOK 941, PAGE 526, AS MODIFIED BY THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 312, PAGE 342.THE RIGHT OF SURFACE ENTRY HAVING BEEN TERMINATED BY OPERATION OF THE FLORIDA MARKETABLE RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES. **(AFFECTS THE PROPERTY, NOT A MATTER OF SURVEY)**
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 27737, PAGE 15. **(AFFECTS THE PROPERTY, NOT A MATTER OF SURVEY)**
- AMENDED AND RESTATED DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 31054, PAGE 1844. **(AFFECTS THE PROPERTY, NOT A MATTER OF SURVEY)**
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 30754, PAGE 19. **(AFFECTS THE PROPERTY, NOT A MATTER OF SURVEY)**
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 31611, PAGE 1195. **(AFFECTS THE PROPERTY, NOT A MATTER OF SURVEY)**
- UTILITY EASEMENT GRANTED TO SEMINOLE IMPROVEMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 32120, PAGE 788. **(AFFECTS THE PROPERTY, SHOWN)**
- EASEMENT GRANTED TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 32365, PAGE 1289. **(DOES NOT AFFECT THE PROPERTY)**
- DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 29588, PAGE 766 AS AMENDED BY: **(AS AMENDED, HOMEOWNERS ASSOCIATION) (AFFECTS THE PROPERTY, NOT A MATTER OF SURVEY)**
 - FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 29818, PAGE 284,
 - SECOND AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 30585, PAGE 627,
 - THIRD AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 30698, PAGE 1998,
 - FOURTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 30973, PAGE 438,
 - FIFTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 31021, PAGE 953,
 - SIXTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 31823, PAGE 1183,
 - SEVENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 32314, PAGE 1975,
 - EIGHTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 32307, PAGE 1538,
 - NINTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 32280, PAGE 1823,
 - TENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 32280, PAGE 1828,
 - ELEVENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 33438, PAGE 1679,
 - TWELFTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 33644, PAGE 131, THIRTEENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 33974, PAGE 944, FOURTEENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 33974, PAGE 953,
 - FIFTEENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 34373, PAGE 1424,
 - SIXTEENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 34762, PAGE 757,
 - SEVENTEENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 34828, PAGE 1577,
 - EIGHTEENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 35117, PAGE 547, AND THE NINETEENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 35245, PAGE 200,
- CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE RECORDED IN OFFICIAL RECORDS BOOK 29609, PAGE 1177, AS AMENDED BY **(AS AMENDED, HOMEOWNERS ASSOCIATION) (AFFECTS THE PROPERTY, NOT A MATTER OF SURVEY)**
 - AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE RECORDED IN OFFICIAL RECORDS BOOK 29972, PAGE 531,
 - SECOND AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE RECORDED IN OFFICIAL RECORDS BOOK 30585, PAGE 633,
 - THIRD AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE RECORDED IN OFFICIAL RECORDS BOOK 30698, PAGE 1995,
 - FOURTH AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE RECORDED IN OFFICIAL RECORDS BOOK 30973, PAGE 444,
 - FIFTH AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE RECORDED IN OFFICIAL RECORDS BOOK 31823, PAGE 1179,
 - SIXTH AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE RECORDED IN OFFICIAL RECORDS BOOK 32314, PAGE 1982,
 - SEVENTH AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE RECORDED IN OFFICIAL RECORDS BOOK 32307, PAGE 1544,
 - EIGHTH AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE RECORDED IN OFFICIAL RECORDS BOOK 33644, PAGE 152,
 - NINTH AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE RECORDED IN OFFICIAL RECORDS BOOK 33974, PAGE 959,
 - TENTH AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE RECORDED IN OFFICIAL RECORDS BOOK 34373, PAGE 1736,
 - ELEVENTH AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE RECORDED IN OFFICIAL RECORDS BOOK 34762, PAGE 764,
 - TWELFTH AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE RECORDED IN OFFICIAL RECORDS BOOK 34828, PAGE 1583,
 - THIRTEENTH AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE RECORDED IN OFFICIAL RECORDS BOOK 35117, PAGE 553, AND THE
 - FOURTEENTH AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE RECORDED IN OFFICIAL RECORDS BOOK 35245, PAGE 206.

SURVEYOR'S NOTES:

- CURRENT TITLE INFORMATION ON THE SUBJECT PROPERTY HAD NOT BEEN FURNISHED TO GEOPPOINT SURVEYING, INC. AT THE TIME OF THIS SURVEY, AND IS SUBJECT TO TITLE REVIEW AND/OR ABSTRACT. GEOPPOINT 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 BOUNDARY 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 83-07 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90).
- THIS SURVEY IS INTENDED TO BE DISPLAYED AT 1" = 60" 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 "X", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12099C0531F FOR PALM BEACH COUNTY, COMMUNITY NO. 120192, PALM BEACH COUNTY, FLORIDA, DATED OCTOBER 05, 2017, LOMR 21-04-4443P, DATED JUNE 12,2022, 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 PALM BEACH COUNTY BENCHMARK "AMANDA", HAVING A PUBLISHED ELEVATION OF 25.536 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.

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



TERRACES OF WESTLAKE
CITY OR WESTLAKE

BENCHMARK NOTE:

BENCHMARK: PALM BEACH COUNTY "AMANDA"
PALM BEACH COUNTY 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 MILE 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, 48.2 FEET WEST OF THE CENTERLINE OF THE 2 LANE SEMINOLE PRATT WHITNEY ROAD.

THE STATION IS A P.B.C. BRASS DISK STAMPED 'AMANDA'.

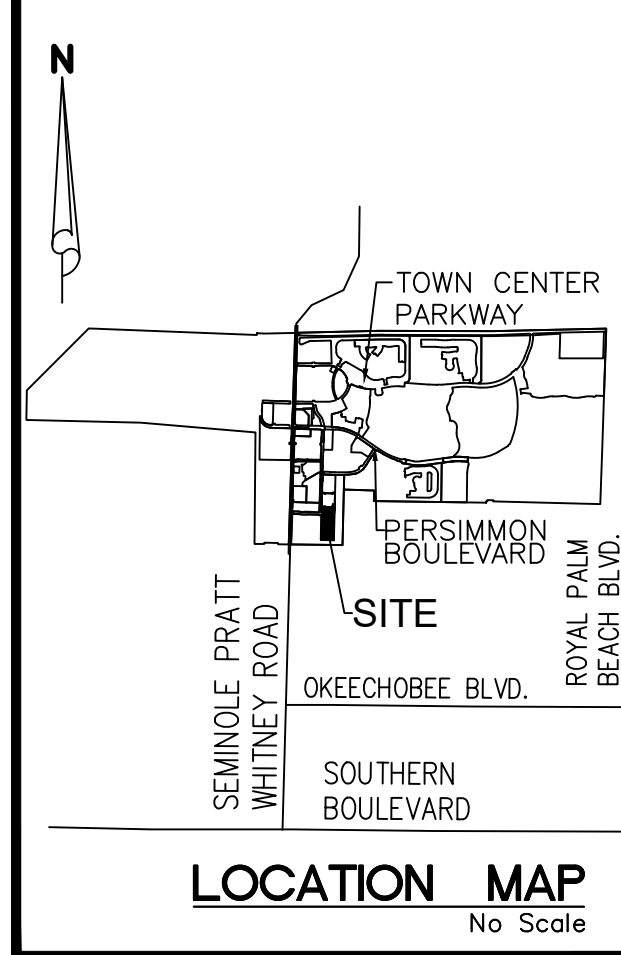
NOTE: ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

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.B. ----- POINT OF BEGINNING
P.O.C. ----- POINT OF COMMENCEMENT
P.B. ----- PLAT BOOK
D.B. ----- DEED BOOK
R.P.B. ----- ROAD PLAT BOOK
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
PG./PG(s). ----- PAGE(s)
NAVD88 ----- NORTH AMERICAN VERTICAL DATUM OF 1988
NAD83 ----- NORTH AMERICAN DATUM OF 1983
P.B.C. ----- PALM BEACH COUNTY
LB ----- LICENSED BUSINESS
R ----- RADIUS
L ----- ARC LENGTH
D ----- DELTA ANGLE
N.T.C. ----- NON-TANGENT CURVATURE
N.T.I. ----- NON-TANGENT INTERSECTION
P.C. ----- POINT OF CURVATURE
P.T. ----- POINT OF TANGENCY
R.C. ----- REVERSE CURVATURE
C.C. ----- COMPOUND CURVATURE
R/W ----- RIGHT-OF-WAY
CL ----- CENTER LINE OF ROAD
W.M.T. ----- WATER MANAGEMENT TRACT
O.S.T. ----- OPEN SPACE TRACT
U.E. ----- UTILITY EASEMENT
D.E. ----- DRAINAGE EASEMENT
PRM ----- PERMANENT REFERENCE MONUMENT
(TYP.) ----- TYPICAL
□ ----- FOUND PERMANENT REFERENCE MONUMENT
● ----- SET 1/2" IRON ROD AND CAP STAMPED "PRM LB 7768"



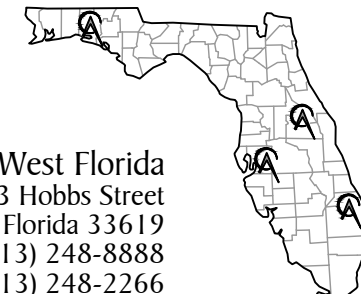
Revisions				Surveyor's Certification	
CREW #1 PARTY CHIEF: AZ	DATE	DESCRIPTION	DRAWN	P.CHIEF	I do hereby certify that this survey was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers stated in Rules 6A-17.051, 6A-17.052, and 6A-17.053, Florida Administrative Code, pursuant to section 427.027 of the Florida Statutes. FIELD SURVEY DATE: August 23, 2024
FIELD BOOK: 2024-34W_07					
DATA FILE: WESTLAKE POD I, 88-18 08-23-24A					
CREW #2 PARTY CHIEF:					
FIELD BOOK:					
DATA FILE:					
CREW #3 PARTY CHIEF:					
FIELD BOOK:					
DATA FILE:					
FILE PATH: \\WESTLAKE\\WESTLAKE - NAVD88\\PLAT\\POD I & J_S0C0ERTTOWNHOUSE PLAT-TERRACESTERRACES-PHASE3\\SURVEY\\BOUNDARY SURVEY FOR PLAT\\TERRACES_PH 3 BS_TS.DWG				PLOTTED BY: SERGIO MACHADO ON: 10/24/2024 11:29 AM LAST SAVED BY: SERGIO ON: 10/24/2024 11:29 AM	

Survey is Certified To:
MINTO COMMUNITIES LLC.

www.geopointsurvey.com
Licensed Business No.: LB 7768



North Florida
327 S. County Hwy 393
Santa Rosa Beach, Florida 32459
Phone: (850) 740-0650



Central Florida
528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 32701
Phone: (321) 270-0440

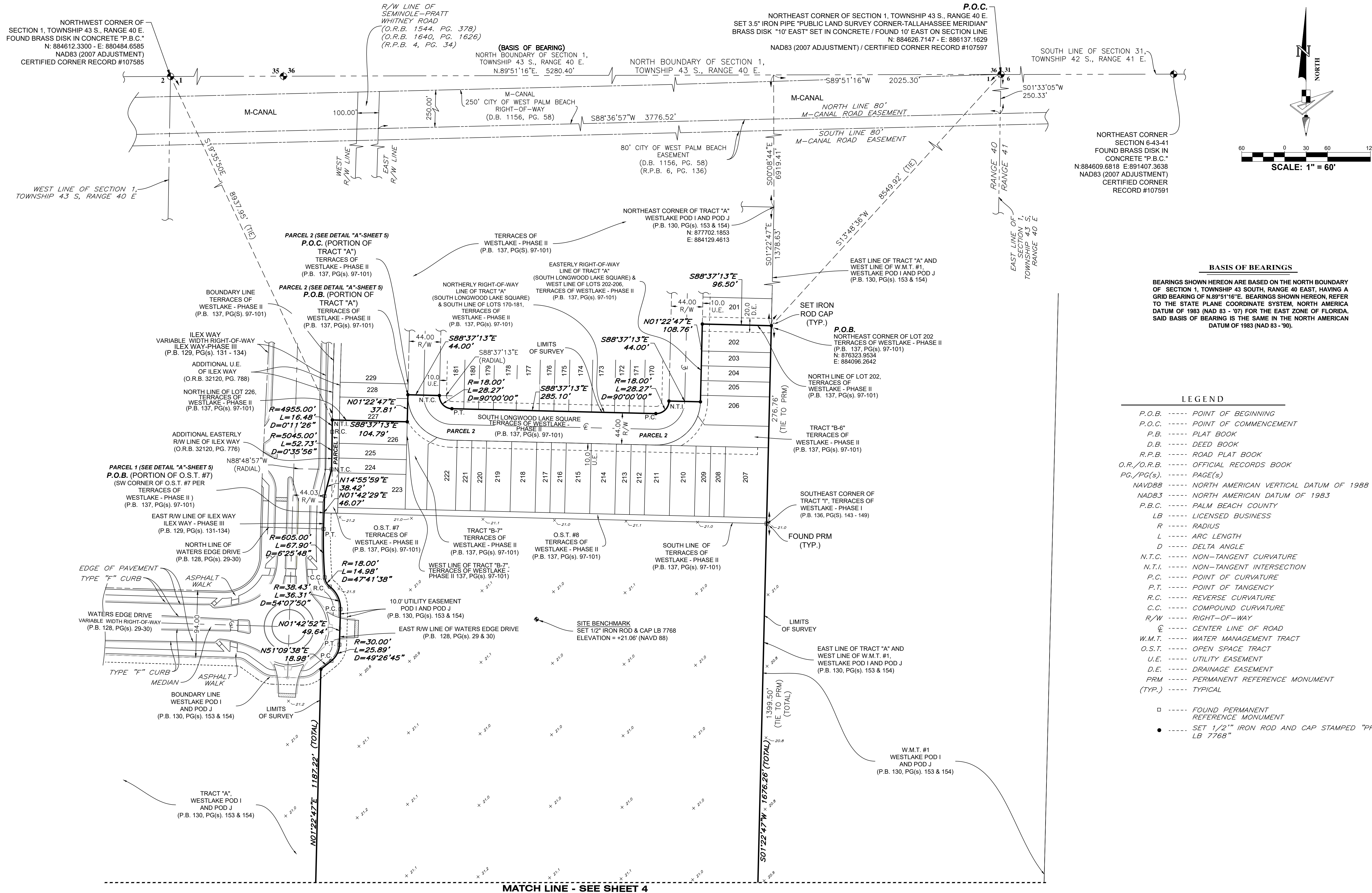
East Florida
4152 West Blue Heron Blvd
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720

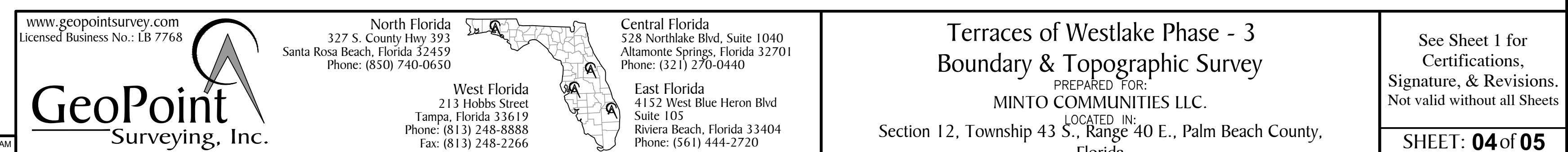
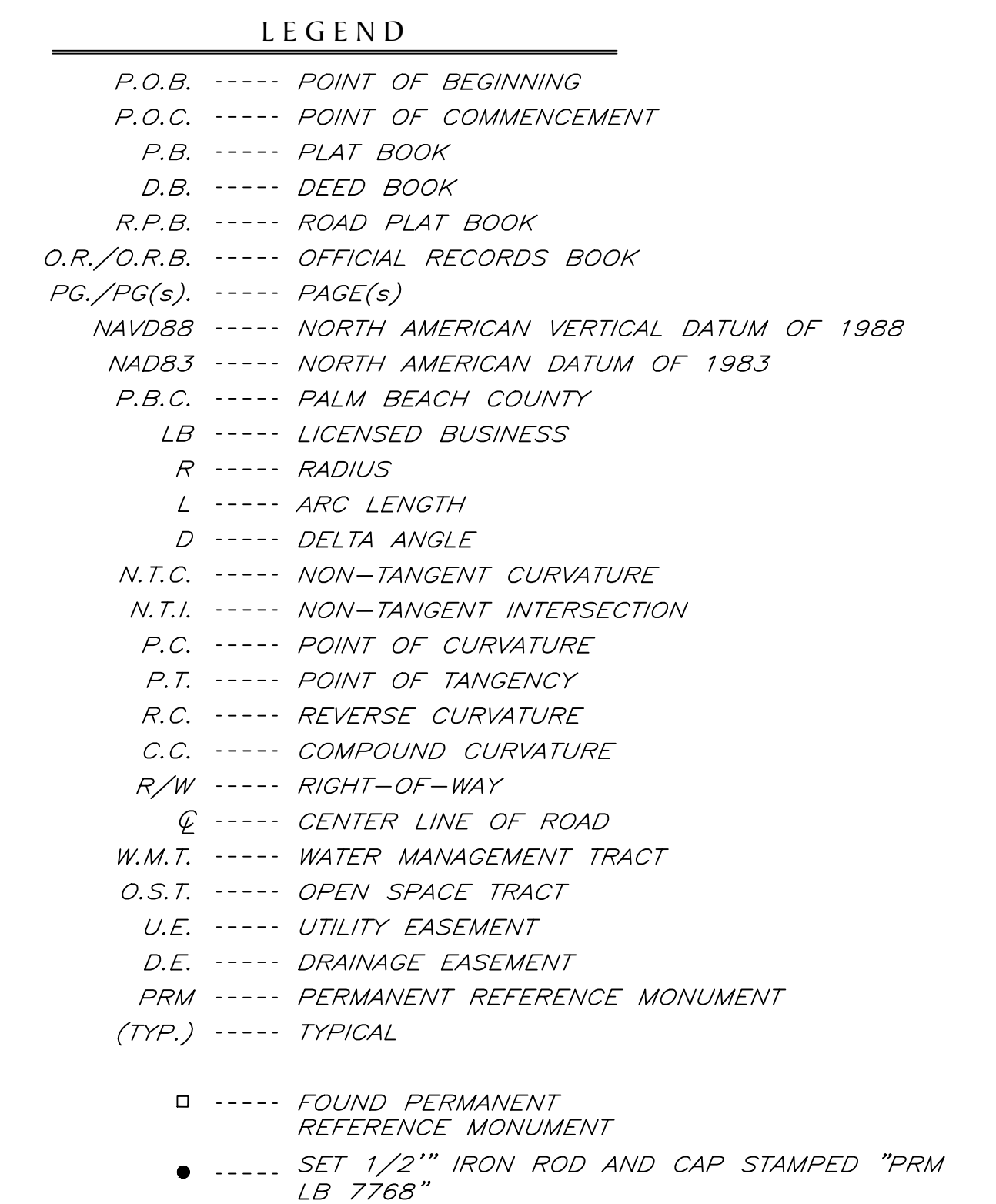
**Terraces of Westlake Phase - 3
Boundary & Topographic Survey**

PREPARED FOR:
MINTO COMMUNITIES LLC.
LOCATED IN:

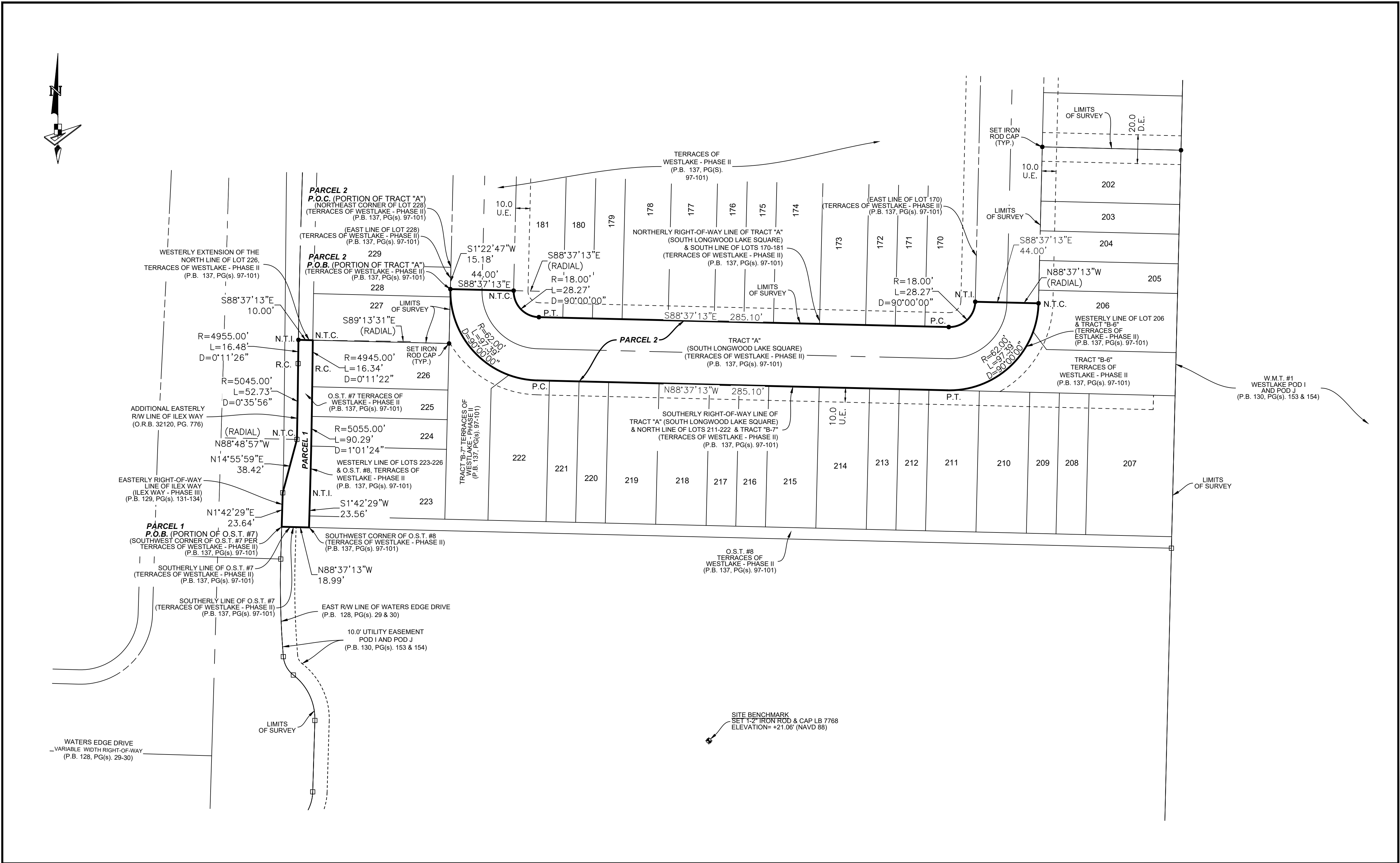
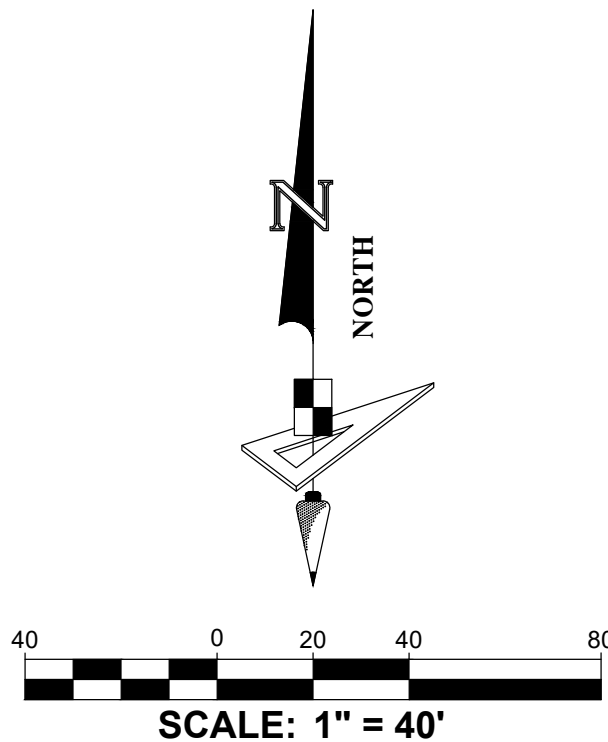
Section 12, Township 43 S., Range 40 E., Palm Beach County, Florida

JOB #:TERRACES PH 3 BS-TS
DRAWN BY: JLF DATE:08/19/24
LIDAR CREW: - DATE: -
SURFACE BY: -
H.DATUM: FL-East NAD(83)-2011
V.DATUM: NAVD (1988)
OPC CHECK: DJS FLD CHECK: DJS
SHEET: 02 of 05





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



BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF N.89°51'16"E. 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).

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