Exhibit 'C' TERRACES OF WESTLAKE – PHASE III TOPOGRAPHICAL SURVEY

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DESCRIPTION:

A PORTION OF LAND WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

TWO PARCELS OF LAND LYING WITHIN A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TERRACES OF WESTLAKE - PHASE II, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, AND A PORTION OF WESTLAKE POD I AND POD J. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: (MINTO PARCEL)

BEING A REPLAT OF A PORTION OF TRACT "A", A PORTION OF OPEN SPACE TRACT #7, ALL OF OPEN SPACE TRACT #8, ALL OF TRACTS "B-6" AND "B-7" AND ALL OF LOTS 202 THROUGH 226, TERRACES OF WESTLAKE - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, ALSO BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING WITHIN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.89°51'16"W., ALONG THE NORTH LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 2025.30 FEET; THENCE S.00°08'44"E. DEPARTING SAID NORTH LINE OF SECTION 1, A DISTANCE OF 6919.41 FEET TO THE NORTHEAST CORNER OF TRACT "A", WESTLAKE POD I AND POD J, AS RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°22'47"W., ALONG THE EAST LINE OF SAID TRACT "A" AND THE WEST LINE OF WATER MANAGEMENT TRACT #1, A DISTANCE OF 1378.63 FEET TO THE NORTHEAST CORNER OF LOT 202, TERRACES OF WESTLAKE - PHASE II, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, OF SAID PUBLIC RECORDS AND TO THE POINT OF BEGINNING: THENCE CONTINUE S.01°22'47"W., ALONG SAID EAST LINE OF TRACT "A" AND WEST LINE OF WATER MANAGEMENT TRACT #1, A DISTANCE OF 1676.26 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE N.89°12'49"W., DEPARTING SAID EAST AND WEST LINES, AND ALONG THE SOUTH LINE OF SAID TRACT "A" AND NORTH LINE OF SAID WATER MANAGEMENT TRACT #1, A DISTANCE OF 618.03 FEET; THENCE N.01°22'47"E., A DISTANCE OF 1187.22 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WATERS EDGE DRIVE, AS RECORDED IN PLAT BOOK 128, PAGES 29 AND 30, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF WATERS EDGE DRIVE FOR THE FOLLOWING SIX (6) COURSES: 1) THENCE N.51°09'38"E., A DISTANCE OF 18.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°26'45", A DISTANCE OF 25.89 FEET TO A POINT OF TANGENCY; 3) THENCE N.01°42'52"E., A DISTANCE OF 49.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 38.43 FEET; 4) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°07'50", A DISTANCE OF 36.31 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 18.00 FEET; 5) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°41'38", A DISTANCE OF 14.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 605.00 FEET; 6) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 06°25'48", A DISTANCE OF 67.90 FEET TO A POINT OF TANGENCY AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF ILEX WAY, AS SHOWN ON THE PLAT OF ILEX WAY - PHASE III, RECORDED IN PLAT BOOK 129, PAGES 131 THROUGH 134, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.01°42'29"E., ALONG SAID EAST RIGHT-OF-WAY LINE OF ILEX WAY, A DISTANCE OF 46.07 FEET TO A POINT ON THE ADDITIONAL EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 32120, PAGE 776, OF SAID PUBLIC RECORDS; THENCE ALONG SAID ADDITIONAL EASTERLY RIGHT-OF-WAY OF ILEX WAY FOR THE FOLLOWING THREE (3) COURSE: 1) THENCE N.14°55'59"E., A DISTANCE OF 38.42 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5045.00 FEET AND A RADIAL BEARING OF N.88°48'57"W., AT SAID INTERSECTION; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°35'56", A DISTANCE OF 52.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4955.00 FEET; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'26", A DISTANCE OF 16.48 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.88°37'13"E., DEPARTING SAID ADDITIONAL EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY AND ALONG THE NORTH LINE OF LOT 226, AS SHOWN ON SAID TERRACES OF WESTLAKE - PHASE II, RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101 INCLUSIVE, OF SAID PUBLIC RECORDS, A DISTANCE OF 104.79 FEET TO A POINT ON THE WEST LINE OF TRACT "B-7", OF SAID PLAT; THENCE N.01°22'47"E., ALONG SAID WEST LINE OF TRACT "B-7", A DISTANCE OF 37.81 FEET; THENCE S.88°37'13"E. DEPARTING SAID WEST LINE, A DISTANCE OF 44.00 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 18.00 FEET AND A RADIAL BEARING OF S.88°37'13"E., AT SAID INTERSECTION, ALSO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" (LONGWOOD LAKE SQUARE); THENCE THE FOLLOWING THREE (3) COUSES BEING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTH LINE OF LOTS 170 THROUGH 181, INCLUSIVE, OF SAID PLAT: 1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 28.27 FEET; 2) THENCE S.88°37'13"E., A DISTANCE OF 285.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 18.00 FEET; 3) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 28.27 FEET; THENCE S.88°37'13"E. DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 44.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TRACT "A" (LONGWOOD LAKE SQUARE); THENCE N.01°22'47"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF LOTS 202 THROUGH 206, INCLUSIVE, OF SAID PLAT, A DISTANCE OF 108.76 FEET; THENCE S.88°37'13"E. DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID LOT 202, A DISTANCE OF 96.50 FEET TO THE **POINT OF BEGINNING**.

HOWEVER LESS FROM ABOVE THE FOLLOWING:

TRACT "B-6", TRACT "B-7" AND OPEN SPACE TRACT #8 (O.S.T. #8), TERRACES OF WESTLAKE - PHASE II, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND LESS:

PARCEL 1:

DATA FILE:

(A PORTION OF OPEN SPACE TRACT #7, TERRACES OF WESTLAKE - PHASE II, P.B. 137, PAGES 97-101).

BEING A PORTION OF OPEN SPACE TRACT #7 (O.S.T. #7), TERRACES OF WESTLAKE - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY. FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGIN AT THE SOUTHWEST CORNER OF OPEN SPACE TRACT #7 (O.S.T. #\$7), TERRACES OF WESTLAKE - PHASE II, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.01°42'29"E., ALONG THE EAST RIGHT-OF-WAY LINE OF ILEX WAY, AS SHOWN ON THE PLAT OF ILEX WAY - PHASE III, RECORDED IN PLAT BOOK 129, PAGES 131 THROUGH 134, INCLUSIVE, OF SAID PUBLIC RECORDS, A DISTANCE OF 23.64 FEET TO A POINT ON THE ADDITIONAL EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 32120, PAGE 776, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY ADDITIONAL RIGHT-OF-WAY LINE OF ILEX WAY FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE N.14°55'59"E., A DISTANCE OF 38.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5045.00 FEET AND A RADIAL BEARING OF N.88°48'57"W., AT SAID INTERSECTION; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°35'56", A DISTANCE OF 52.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4955.00 FEET; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'26", A DISTANCE OF 16.48 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.88°37'13"E., DEPARTING SAID EASTERLY ADDITIONAL RIGHT-OF-WAY LINE OF ILEX WAY AND ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 226, AS SHOWN ON SAID PLAT OF TERRACES OF WESTLAKE - PHASE II, A DISTANCE OF 10.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4945.00 FEET AND A RADIAL BEARING OF S.89°13'31"E., AT SAID INTERSECTION; THENCE ALONG THE WESTERLY LINE OF LOTS 223 THROUGH 226, AND OPEN SPACE TRACT #8 (O.S.T. #8), AS SHOWN ON SAID PLAT OF TERRACES OF WESTLAKE - PHASE II, FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'22", A DISTANCE OF 16.34 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5055.00 FEET; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°01'24", A DISTANCE OF 90.29 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.01°42'29"W., A DISTANCE OF 23.56 FEET TO THE SOUTHWEST CORNER OF SAID OPEN SPACE TRACT #8 (O.S.T. #8); THENCE N.88°37'13"W., ALONG THE SOUTHERLY LINE OF OPEN SPACE TRACT #7 (O.S.T. #7), AS SHOWN ON SAID PLAT OF TERRACES OF WESTLAKE - PHASE II, A DISTANCE OF 18.99 FEET TO THE POINT OF BEGINNING.

DESCRIPTION CONTINUES ABOVE RIGHT:

DESCRIPTION CONTINUES BELOW LEFT:

AND ALSO LESS:

(A PORTION OF TRACT "A" (SOUTH LONGWOOD LAKE SQUARE), TERRACES OF WESTLAKE - PHASE II, P.B. 137, PAGES 97-101).

BEING A PORTION OF TRACT "A" (SOUTH LONGWOOD LAKE SQUARE), TERRACES OF WESTLAKE - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHEAST CORNER OF LOT 228, TERRACES OF WESTLAKE - PHASE II, AS RECORDED IN PLAT BOOK 137 PAGES 97 THROUGH 101, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°22'47"W., ALONG THE EAST LINE OF SAID LOT 228, A DISTANCE OF 15.18 FEET TO THE POINT OF BEGINNING; THENCE S.88°37'13"E., A DISTANCE OF 44.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" (SOUTH LONGWOOD LAKE SQUARE). AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 18.00 FEET AND A RADIAL BEARING OF S.88°37'13"E., AT SAID INTERSECTION; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTH LINE OF LOTS 170 THOUGH 181, ALL OF SAID PLAT FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 28.27 FEET TO A POINT OF TANGENCY; 2) THENCE S.88°37'13"E., A DISTANCE OF 285.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 18.00 FEET; 3) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 28.27 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.88°37'13"E., A DISTANCE OF 44.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 206, AS SHOWN ON SAID PLAT, ALSO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 62.00 FEET AND A RADIAL BEARING OF N.88°37'13"W., AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE WESTERLY LINE OF SAID LOT 206 AND TRACT "B-6", ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID TRACT "A" (SOUTH LONGWOOD LAKE SQUARE) AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 97.39 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE NORTH LINE OF LOTS 211 THROUGH 226 AND TRACT "B-7", ALL OF SAID PLAT, FOR THE FOLLOWING TWO (2) COURSES: 1) THENCE N.88°37'13"W., A DISTANCE OF 285.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 62.00 FEET; 2) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 97.39 FEET TO THE **POINT OF BEGINNING**.

MINTO PARCEL CONTAINING: 936,052 SQUARE FEET OR 21,489 ACRES, MORE OR LESS.

AND ALSO TOGETHER WITH: HOMEOWNERS ASSOCIATION PARCELS

PORTIONS OF THE PLAT OF TERRACES OF WESTLAKE - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING ALL OF TRACT "B-6", TRACT "B-7" AND OPEN SPACE TRACT #8 (O.S.T. #8).

(A PORTION OF OPEN SPACE TRACT #7, TERRACES OF WESTLAKE - PHASE II, P.B. 137, PAGES 97-101).

BEING A PORTION OF OPEN SPACE TRACT #7 (O.S.T. #7), TERRACES OF WESTLAKE - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGIN AT THE SOUTHWEST CORNER OF OPEN SPACE TRACT #7 (O.S.T. #\$7), TERRACES OF WESTLAKE - PHASE II, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.01°42'29"E., ALONG THE EAST RIGHT-OF-WAY LINE OF ILEX WAY, AS SHOWN ON THE PLAT OF ILEX WAY - PHASE III, RECORDED IN PLAT BOOK 129, PAGES 131 THROUGH 134, INCLUSIVE, OF SAID PUBLIC RECORDS, A DISTANCE OF 23.64 FEET TO A POINT ON THE ADDITIONAL EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 32120, PAGE 776, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY ADDITIONAL RIGHT-OF-WAY LINE OF ILEX WAY FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE N.14°55'59"E., A DISTANCE OF 38.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5045.00 FEET AND A RADIAL BEARING OF N.88°48'57"W., AT SAID INTERSECTION; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°35'56", A DISTANCE OF 52.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4955.00 FEET; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'26", A DISTANCE OF 16.48 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.88°37'13"E., DEPARTING SAID EASTERLY ADDITIONAL RIGHT-OF-WAY LINE OF ILEX WAY AND ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 226, AS SHOWN ON SAID PLAT OF TERRACES OF WESTLAKE - PHASE II, A DISTANCE OF 10.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4945.00 FEET AND A RADIAL BEARING OF S.89°13'31"E., AT SAID INTERSECTION; THENCE ALONG THE WESTERLY LINE OF LOTS 223 THROUGH 226, AND OPEN SPACE TRACT #8 (O.S.T. #8), AS SHOWN ON SAID PLAT OF TERRACES OF WESTLAKE - PHASE II, FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'22", A DISTANCE OF 16.34 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5055,00 FEET: 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°01'24", A DISTANCE OF 90.29 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.01°42'29"W., A DISTANCE OF 23.56 FEET TO THE SOUTHWEST CORNER OF SAID OPEN SPACE TRACT #8 (O.S.T. #8): THENCE N.88°37'13"W., ALONG THE SOUTHERLY LINE OF OPEN SPACE TRACT #7 (O.S.T. #7), AS SHOWN ON SAID PLAT OF TERRACES OF WESTLAKE - PHASE II, A DISTANCE OF 18.99 FEET TO THE POINT OF BEGINNING

TOGETHER WITH:

PARCEL 2:

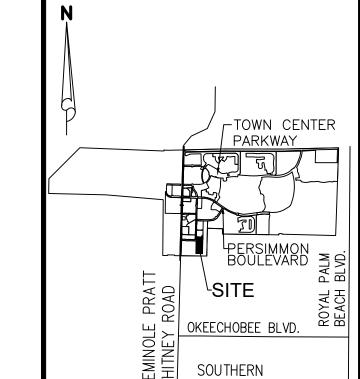
(A PORTION OF TRACT "A" (SOUTH LONGWOOD LAKE SQUARE), TERRACES OF WESTLAKE - PHASE II, P.B. 137, PAGES 97-101).

BEING A PORTION OF TRACT "A" (SOUTH LONGWOOD LAKE SQUARE), TERRACES OF WESTLAKE - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHEAST CORNER OF LOT 228, TERRACES OF WESTLAKE - PHASE II, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°22'47"W., ALONG THE EAST LINE OF SAID LOT 228, A DISTANCE OF 15.18 FEET TO THE POINT OF BEGINNING; THENCE S.88°37'13"E., A DISTANCE OF 44.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" (SOUTH LONGWOOD LAKE SQUARE), AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 18.00 FEET AND A RADIAL BEARING OF S.88°37'13"E., AT SAID INTERSECTION; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTH LINE OF LOTS 170 THOUGH 181, ALL OF SAID PLAT FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 28.27 FEET TO A POINT OF TANGENCY; 2) THENCE S.88°37'13"E., A DISTANCE OF 285.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 18.00 FEET; 3) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 28.27 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.88°37'13"E., A DISTANCE OF 44.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 206, AS SHOWN ON SAID PLAT, ALSO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 62.00 FEET AND A RADIAL BEARING OF N.88°37'13"W., AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE WESTERLY LINE OF SAID LOT 206 AND TRACT "B-6", ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID TRACT "A" (SOUTH LONGWOOD LAKE SQUARE) AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 97.39 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE NORTH LINE OF LOTS 211 THROUGH 226 AND TRACT "B-7", ALL OF SAID PLAT, FOR THE FOLLOWING TWO (2) COURSES: 1) THENCE N.88°37'13"W., A DISTANCE OF 285.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 62.00 FEET; 2) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 97.39 FEET TO THE **POINT OF BEGINNING**.

HOMEOWNERS ASSOCIATION PARCELS CONTAINING: 32,035 SQUARE FEET OR 0.735 ACRES, MORE OR LESS.

TOTAL AREA FOR MINTO AND HOMEOWNERS ASSOCIATION PARCELS CONTAINING: 968,087 SQUARE FEET OR 22.224 ACRES, MORE OR LESS.



BOULEVARD

LOCATION MAP

MORE PARTICULARLY DESCRIBED AS FOLLOWS: (AS SURVEYED)

BEING A PORTION OF TRACT "A", A PORTION OF OPEN SPACE TRACT #7, ALL OF OPEN SPACE TRACT #8 ALL OF TRACTS "B-6" AND "B-7" AND ALL OF LOTS 202 THROUGH 226, TERRACES OF WESTLAKE - PHASE II, ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 137. PAGES 97 THROUGH 101 INCLUSIVE, ALSO BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, INCLUSIVE, BOTH OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.89°51'16"W., ALONG THE NORTH LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 2025.30 FEET; THENCE S.00°08'44"E., DEPARTING SAID NORTH LINE OF SECTION 1, A DISTANCE OF 6919.41 FEET TO THE NORTHEAST CORNER OF TRACT "A", WESTLAKE POD I AND POD J, AS RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA THENCE S.01°22'47"W., ALONG THE EAST LINE OF SAID TRACT "A" AND THE WEST LINE OF WATER MANAGEMENT TRACT #1, A DISTANCE OF 1378.63 FEET TO THE NORTHEAST CORNER OF LOT 202, TERRACES OF WESTLAKE - PHASE II, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101 INCLUSIVE, OF SAID PUBLIC RECORDS AND TO THE POINT OF BEGINNING; THENCE CONTINUE S.01°22'47"W., ALONG SAID EAST LINE OF TRACT "A" AND WEST LINE OF WATER MANAGEMENT TRACT #1, A DISTANCE OF 1676.26 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE N.89°12'49"W. DEPARTING SAID EAST AND WEST LINES, AND ALONG THE SOUTH LINE OF SAID TRACT "A" AND NORTH LINE OF SAID WATER MANAGEMENT TRACT #1, A DISTANCE OF 618.03 FEET; THENCE N.01°22'47"E., A DISTANCE OF 1187.22 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WATERS EDGE DRIVE, AS RECORDED IN PLAT BOOK 128, PAGES 29 AND 30, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF WATERS EDGE DRIVE FOR THE FOLLOWING SIX (6) COURSES: 1) THENCE N.51°09'38"E., A DISTANCE OF 18.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°26'45", A DISTANCE OF 25.89 FEET TO A POINT OF TANGENCY; 3) THENCE N.01°42'52"E., A DISTANCE OF 49.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 38.43 FEET; 4) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°07'50", A DISTANCE OF 36.31 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 18.00 FEET; 5) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°41'38", A DISTANCE OF 14.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 605.00 FEET; 6) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 06°25'48", A DISTANCE OF 67.90 FEET TO A POINT OF TANGENCY AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF ILEX WAY, AS SHOWN ON THE PLAT OF ILEX WAY - PHASE III RECORDED IN PLAT BOOK 129, PAGES 131 THROUGH 134, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.01°42'29"E., ALONG SAID EAST RIGHT-OF-WAY LINE OF ILEX WAY, A DISTANCE OF 46.07 FEET TO A POINT ON THE ADDITIONAL EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 32120. PAGE 776. OF SAID PUBLIC RECORDS: THENCE ALONG SAID ADDITIONAL EASTERLY RIGHT-OF-WAY OF ILEX WAY FOR THE FOLLOWING THREE (3) COURSE: 1) THENCE N.14°55'59"E., A DISTANCE OF 38.42 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5045.00 FEET AND A RADIAL BEARING OF N.88°48'57"W., AT SAID INTERSECTION; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°35'56", A DISTANCE OF 52.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4955.00 FEET; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'26". A DISTANCE OF 16.48 FEET TO A POINT OF A NON-TANGENT INTERSECTION: THENCE S.88°37'13"E., DEPARTING SAID ADDITIONAL EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY AND ALONG THE NORTH LINE OF LOT 226, AS SHOWN ON SAID TERRACES OF WESTLAKE -PHASE II, RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, OF SAID PUBLIC RECORDS A DISTANCE OF 104.79 FEET TO A POINT ON THE WEST LINE OF TRACT "B-7", OF SAID PLAT; THENCE N.01°22'47"E., ALONG SAID WEST LINE OF TRACT "B-7", A DISTANCE OF 37.81 FEET; THENCE S.88°37'13"E. DEPARTING SAID WEST LINE, A DISTANCE OF 44.00 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 18.00 FEET AND A RADIAL BEARING OF S.88°37'13"E., AT SAID INTERSECTION, ALSO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" (LONGWOOD LAKE SQUARE); THENCE THE FOLLOWING THREE (3) COUSES BEING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTH LINE OF LOTS 170 THROUGH 181, INCLUSIVE, OF SAID PLAT: 1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 28.27 FEET; 2) THENCE S.88°37'13"E., A DISTANCE OF 285.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 18.00 FEET; 3) THENCE NORTHEASTERLY. ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 28.27 FEET; THENCE S.88°37'13"E., DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 44.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TRACT "A" (LONGWOOD LAKE SQUARE); THENCE N.01°22'47"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF LOTS 202 THROUGH 206, INCLUSIVE, OF SAID PLAT, A DISTANCE OF 108.76 FEET; THENCE S.88°37'13"E., DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID LOT 202, A DISTANCE OF 96.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 968,087 SQUARE FEET OR 22.224 ACRES, MORE OR LESS

CREW #1 PARTY CHIEF: AZ Revisions Surveyor's Certification FIELD BOOK: 2024-34W 07 DATE DESCRIPTION DRAWN P.CHIEF do hereby certify that this survey was made under my supervision and meets the "Standards of Practice" set for DATA FILE: WESTLAKE POD I 88-18 08-23-24/ by the Florida Board of Professional Surveyors and Mappe CREW #2 PARTY CHIEF: stated in Rules 5J-17.051, 5J-17.052, and 5J-17.053, Flor FIELD BOOK: Administrative Code, pursuant to section 427.027 of the Florida Statutes DATA FILE: CREW #3 PARTY CHIEF: FIELD SURVEY DATE: August 23, 2024 FIELD BOOK:

S SURVEY IS VALID ONLY WITH A SIGNATURE & ORIGINAL SEAL, IN HAR PY FORM, OR A DIGITAL SEAL IN ELECTRONIC FORM, PURSUANT TO RULF 7.060 AND 5J-17.062, SECTION 472.027 OF THE FLORIDA STATUTES Digitally signed by Rager Gary Rager Date: 2024.10.24

Gary A. Rager

13:47:02 -04'00'

LS4828

Survey is Certified To: MINTO COMMUNITIES LLC.

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

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

West Florida East Florida 213 Hobbs Street Tampa, Florida 33619 Suite 105 Phone: (813) 248-8888 Riviera Beach, Florida 33404 Fax: (813) 248-2266 Phone: (561) 444-2720

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

Terraces of Westlake Phase - 3 Boundary & Topographic Survey PREPARED FOR: MINTO COMMUNITIES LLC. 4152 West Blue Heron Blvd LOCATED IN:

JOB #:TERRACES PH 3 BS-T DRAWN BY: JLF DATE: 08/19/24 LiDAR CREW: - DATE: -SURFACE BY: -H.DATUM: FL-East NAD(83)-2011 V.DATUM: NAVD (1988)

OFC CHECK: DJS FLD CHECK: DJS

SHEET: **01** of **05**

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

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,

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

- 1. 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)
- 2. DEDICATIONS, RESERVATIONS, AND EASEMENTS CONTAINED ON THE PLAT OF TERRACES OF WESTLAKE PHASE II RECORDED IN PLAT BOOK 137, PAGE 97. (AFFECTS THE PROPERTY)
- 3. 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
- 4. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 27737, PAGE 15. (AFFECTS THE PROPERTY, NOT A MATTER OF SURVEY)
- 5. AMENDED AND RESTATED DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK
- 31054, PAGE 1844. (AFFECTS THE PROPERTY, NOT A MATTER OF SURVEY)
- 6. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 30754, PAGE 19. (AFFECTS THE PROPERTY, NOT A MATTER OF SURVEY)
- 7. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 31611, PAGE 1195. (AFFECTS THE PROPERTY, NOT A MATTER OF SURVEY)
- 8. UTILITY EASEMENT GRANTED TO SEMINOLE IMPROVEMENT DISTRICT RECORDED IN OFFICIAL RECORDS
- BOOK 32120, PAGE 788. (AFFECTS THE PROPERTY, SHOWN)
- 9. EASEMENT GRANTED TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 32365, PAGE 1289. (DOES NOT AFFECT THE PROPERTY)
- 10.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)
- a. FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR
- WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 29818, PAGE 284, b. SECOND AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR
- WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 30585, PAGE 627, c. THIRD AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR
- WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 30698, PAGE 1998.
- d. FOURTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR
- WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 30973, PAGE 438, e. FIFTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR
- WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 31021, PAGE 953,
- f. SIXTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 31823, PAGE 1183,
- g. SEVENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 32314, PAGE 1975,
- h. EIGHTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR
- WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 32307, PAGE 1538, i. 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,
- k. 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, m. FIFTEENTH AMENDMENT TO DECLARATION OF RESTRICTIONS. COVENANTS AND EASEMENTS FOR
- WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 34373, PAGE 1424, n. SIXTEENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR
- WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 34762, PAGE 757, o. SEVENTEENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR
- WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 34828, PAGE 1577,
- p. EIGHTEENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 35117, PAGE 547, AND THE
- q. NINETEENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES RECORDED IN OFFICIAL RECORDS BOOK 35245, PAGE 200.
- 11. 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)
- a. AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE RECORDED IN OFFICIAL RECORDS BOOK 29972, PAGE 531,
- b. SECOND AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE
- RECORDED IN OFFICIAL RECORDS BOOK 30585, PAGE 633, c. THIRD AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE
- RECORDED IN OFFICIAL RECORDS BOOK 30698, PAGE 1995,
- d. FOURTH AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE RECORDED IN OFFICIAL RECORDS BOOK 30973, PAGE 444,
- e. FIFTH AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE RECORDED IN OFFICIAL RECORDS BOOK 31823, PAGE 1179,
- f. SIXTH AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE
- RECORDED IN OFFICIAL RECORDS BOOK 32314, PAGE 1982, a. SEVENTH AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE
- RECORDED IN OFFICIAL RECORDS BOOK 32307, PAGE 1544,
- h. 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, j. TENTH AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE
- RECORDED IN OFFICIAL RECORDS BOOK 34373, PAGE 1736,
- k. ELEVENTH AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE RECORDED IN OFFICIAL RECORDS BOOK 34762, PAGE 764,
- I. TWELFTH AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE RECORDED IN OFFICIAL RECORDS BOOK 34828, PAGE 1583,
- m. THIRTEENTH AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE RECORDED IN OFFICIAL RECORDS BOOK 35117, PAGE 553, AND THE
- n. FOURTEENTH AMENDMENT TO CORRECTED NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE RECORDED IN OFFICIAL RECORDS BOOK 35245, PAGE 206.

Revisions

CREW #1 PARTY CHIEF: AZ

S SURVEY IS VALID ONLY WITH A SIGNATURE & ORIGINAL SEAL, IN HAF Survey is Certified To: PY FORM, OR A DIGITAL SEAL IN ELECTRONIC FORM, PURSUANT TO RULL MINTO COMMUNITIES LLC.

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



Tampa, Florida 33619

Fax: (813) 248-2266

Phone: (813) 248-8888

Central Florida East Florida

528 Northlake Blvd, Suite 1040

Phone: (561) 444-2720

Terraces of Westlake Phase - 3 Boundary & Topographic Survey PREPARED FOR:

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

JOB #:TERRACES PH 3 BS-TS SURFACE BY: -

TOWN CENTER PARKWAY 0 ORLANDO OKEECHOBEE BLVD. SOUTHERN BOULEVARD TERRACES OF WESTLAKE **LOCATION MAP** CITY OR WESTLAKE 1 MYERS 0 MIAMI •

SURVEYOR'S NOTES:

- 1) 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.
- 2) 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.
- 3) 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).
- 4) THIS SURVEY IS INTENDED TO BE DISPLAYED AT 1" = 60" OR SMALLER.
- 5) 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
- 7) 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).
- 8) 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).
- 9) 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.
- 10) 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.
- 11) 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

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, 46.2 FEET WEST OF THE CENTERLINE OF THE 2 LANE SEMINOLE PRATT WHITNEY

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)

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

€ ---- 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"

FIELD BOOK: 2024-34W 07 DATE DESCRIPTION DRAWN P.CHIEF do hereby certify that this survey was made under my 7.060 AND 51-17.062. SECTION 472.027 OF THE FLORIDA STATUTES supervision and meets the "Standards of Practice" set for DATA FILE: WESTLAKE POD I 88-18 08-23-24A by the Florida Board of Professional Surveyors and Mappe CREW #2 PARTY CHIEF: stated in Rules 5J-17.051, 5J-17.052, and 5J-17.053, Flor FIELD BOOK: Administrative Code, pursuant to section 427.027 of the DATA FILE: CREW #3 PARTY CHIEF: LS4828 FIELD SURVEY DATE: August 23, 2024 | Gary A. Rager FIELD BOOK: DATA FILE:

Surveyor's Certification

Surveying, Inc.

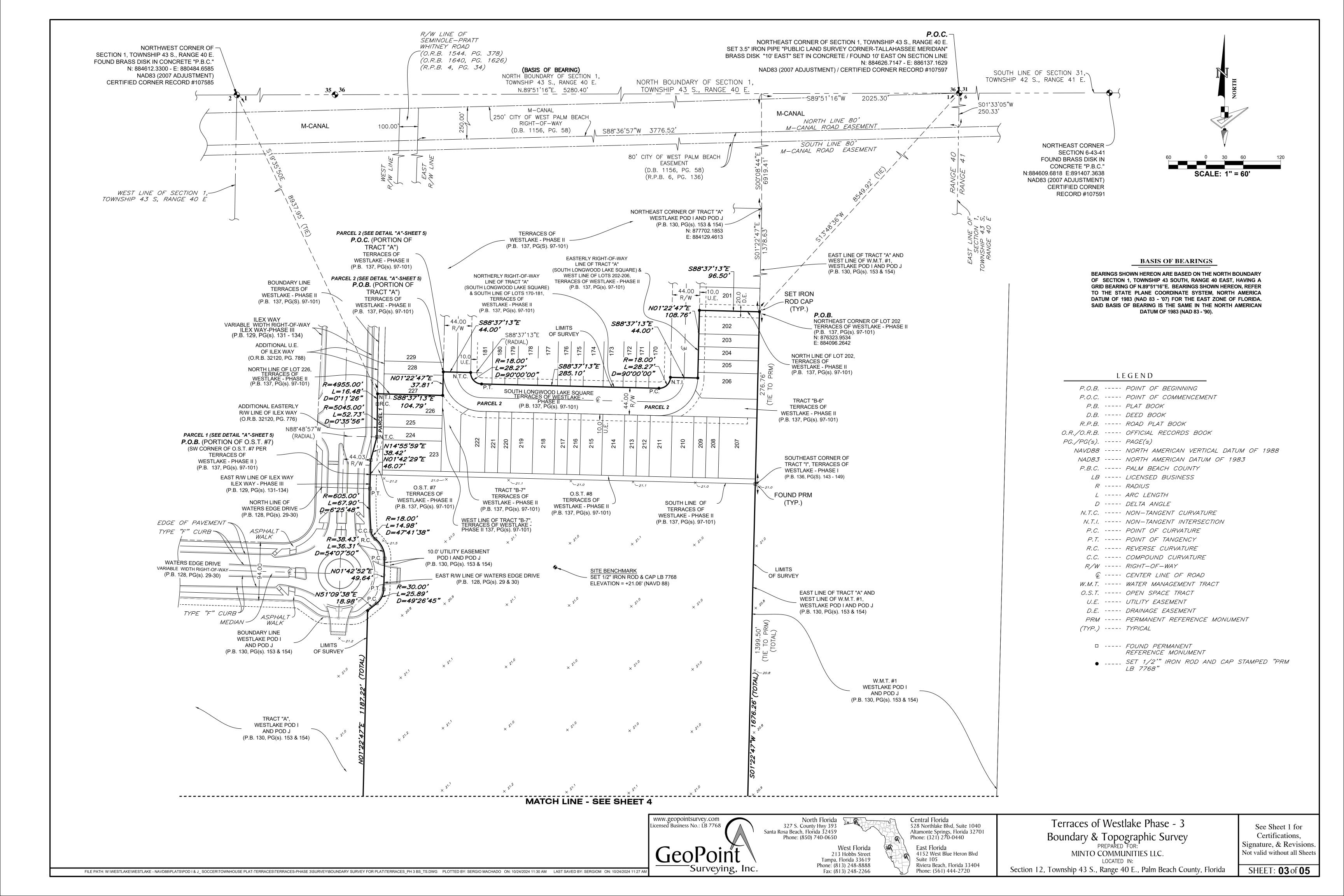
West Florida 213 Hobbs Street

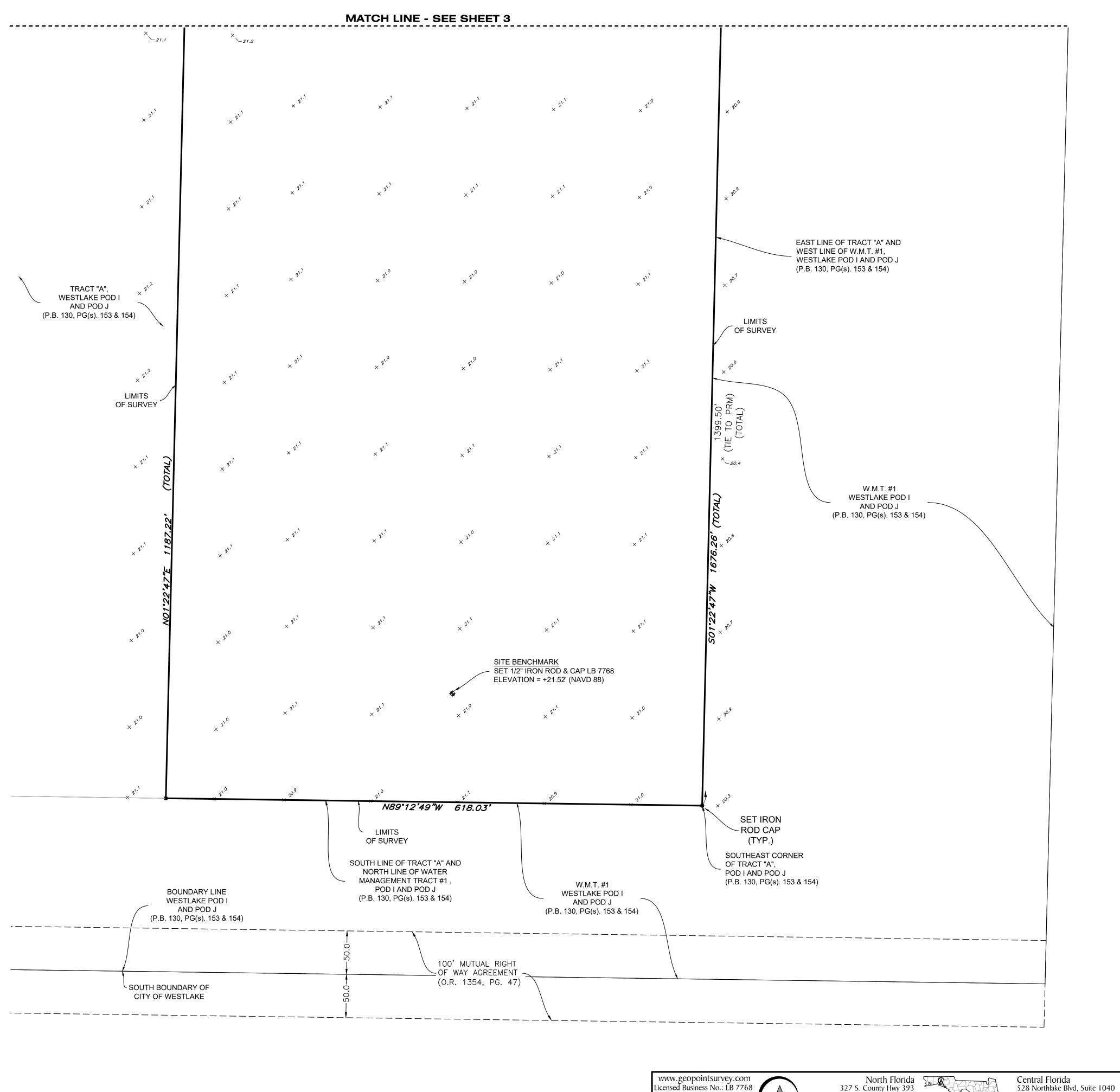
Altamonte Springs, Florida 32701 Phone: (321) 270-0440 4152 West Blue Heron Blvd Suite 105 Riviera Beach, Florida 33404

MINTO COMMUNITIES LLC. LOCATED IN:

DRAWN BY: JLF DATE: 08/19/24 LiDAR CREW: - DATE: -H.DATUM: FL-East NAD(83)-2011 V.DATUM: NAVD (1988) OFC CHECK: DJS FLD CHECK: DJS

SHEET: **02** of **05**





FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD88\PLATS\POD I & J_SOCCER\TOWNHOUSE PLAT-TERRACES_PH 3 BS_TS.DWG PLOTTED BY: SERGIO MACHADO ON: 10/24/2024 11:30 AM LAST SAVED BY: SERGIOM ON: 10/24/2024 11:27 AND DESCRIPTION ON: 10/24/2024 11:20 AM LAST SAVED BY: SERGIOM ON: 10/24/2024 11:20 AM LAST SAVED BY: SERGIOM ON: 10/24/2024 11:27 AND DESCRIPTION ON: 10/24/2024 11:20 AM LAST SAVED BY: SERGIOM ON: 10/24



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

. ---- ARC LENGIH D ---- DFITA ANGIF

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

P. I. ---- POINT OF TANGENO

R.C. ---- REVERSE CURVATURE

C.C. ---- COMPOUND CURVATURE

R/W ---- RIGHT-OF-WAY

€ ---- CENTER LINE OF ROAD

W.M.T. ---- WATER MANAGEMENT TRACT

O.S.T. ---- OPEN SPACE TRACT

U.E. ---- UTILITY EASEMENT

D.E. ---- DRAINAGE EASEMENT

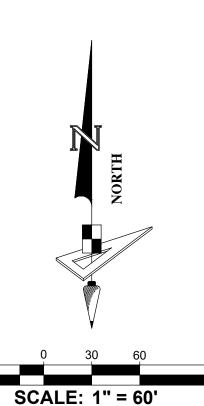
PRM ---- PERMANENT REFERENCE MONUMENT

(TYP.) ---- TYPICAL

□ ----- FOUND PERMANENT REFERENCE MONUMEN

REFERENCE MONUMENT

• ---- SET 1/2'" IRON ROD AND CAP STAMPED "PRM LB 7768"



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

GeoPoint
Surveying, Inc.

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

213 Hobbs Street

Tampa, Florida 33619

Fax: (813) 248-2266

Phone: (813) 248-8888

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

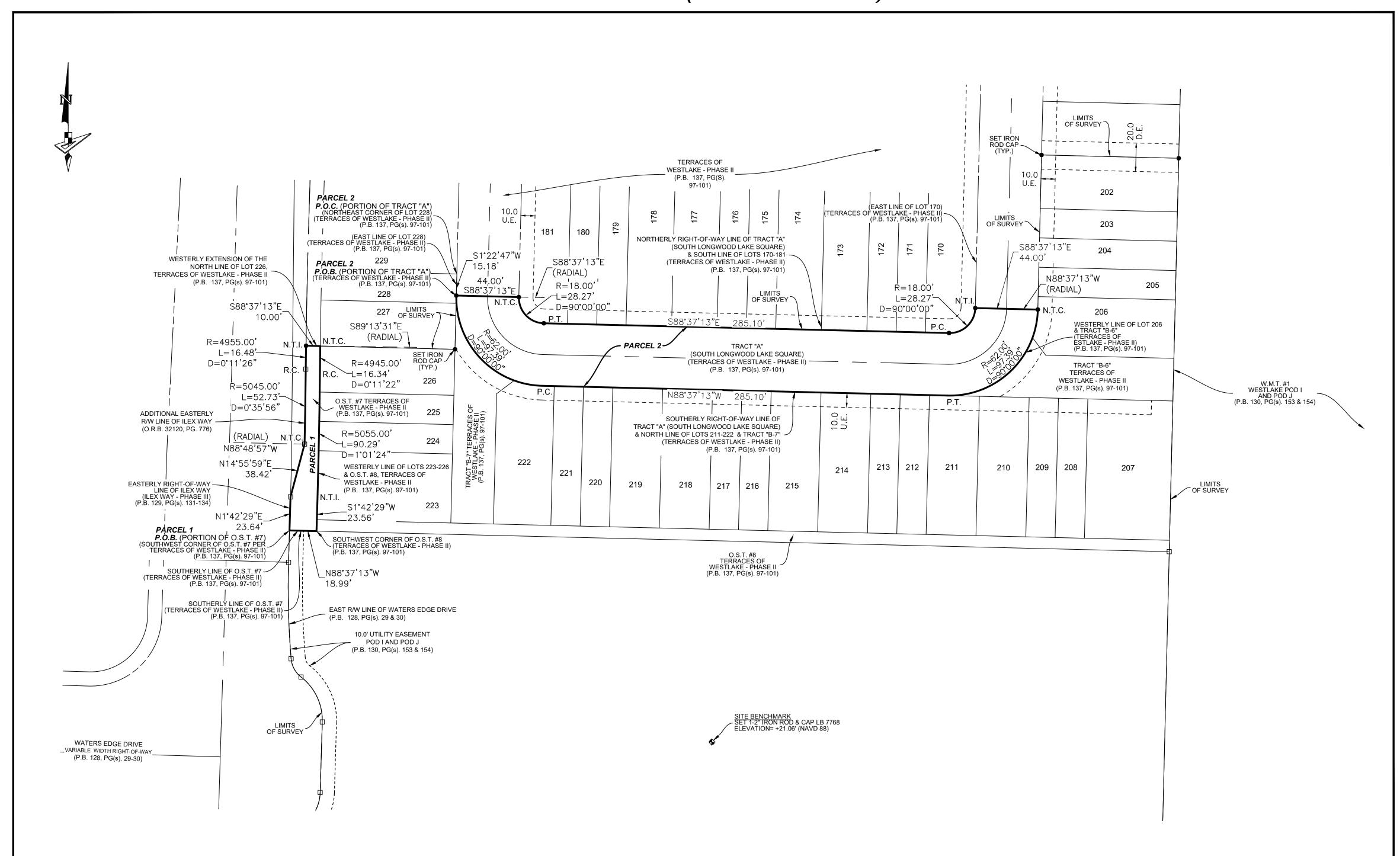
Terraces of Westlake Phase - 3
Boundary & Topographic Survey
PREPARED FOR:
MINTO COMMUNITIES LLC.
Section 12, Township 43 S., Range 40 E., Palm Beach County,

See Sheet 1 for Certifications, Signature, & Revisions. Not valid without all Sheets

SHEET: **04** of **05**

40 0 20 40 80 SCALE: 1" = 40'

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).

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 \$\tilde{C}\$ ----- 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"



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528 Northlake Blvd, Suite 1040
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SHEET: **05** of **05**