

Exhibit 'B'  
TERRACES OF WESTLAKE – PHASE III  
PLAT

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# TERRACES OF WESTLAKE - PHASE III

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 RECORD OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

## 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 FOLLOWS.

**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 LINE 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 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:

(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. #87), 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:

## 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"E., 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).

## TOGETHER WITH:

## PARCEL 1:

(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. #87), 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:

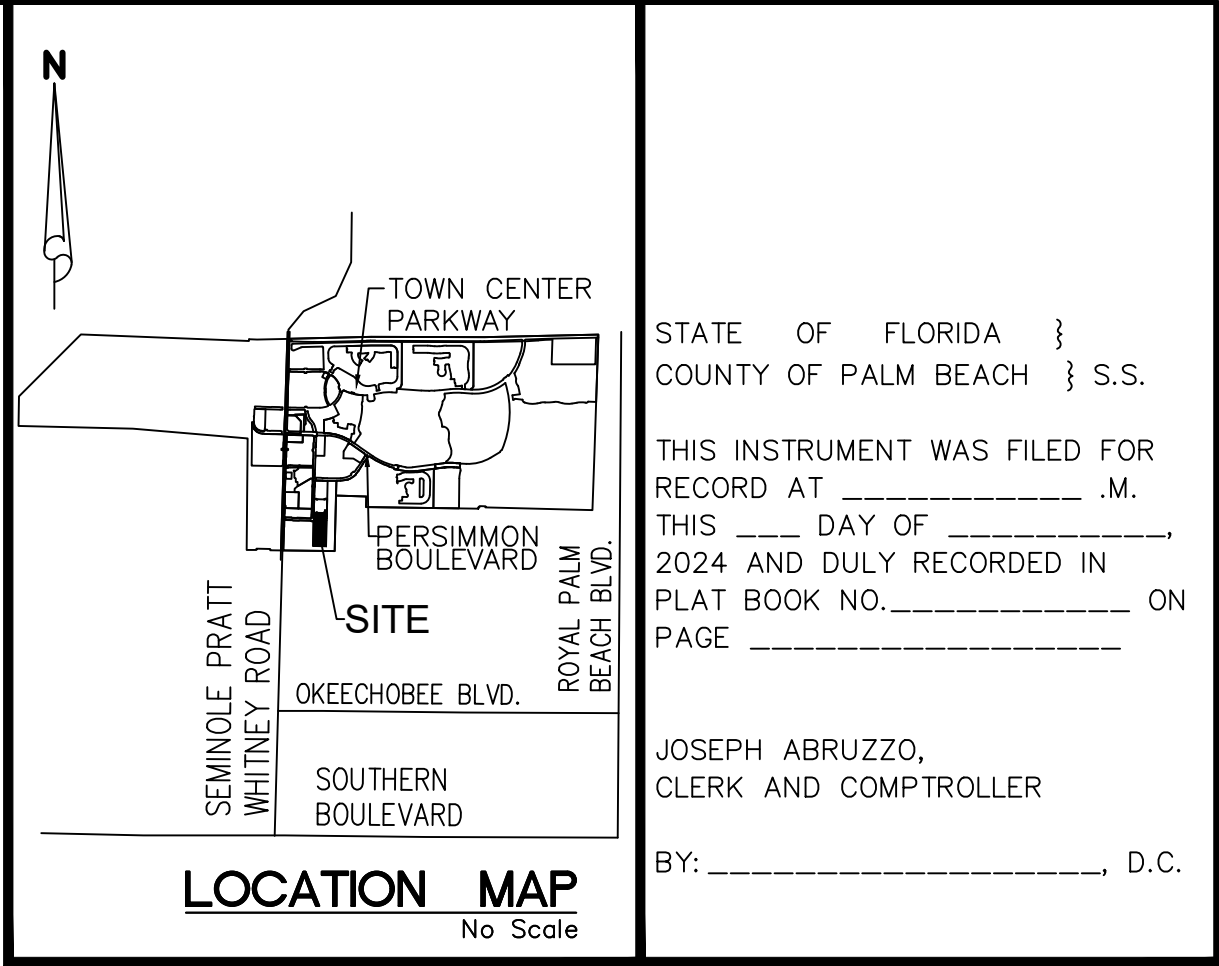
(A PORTION OF TRACT "A" (SOUTH LONGWOOD LAKE SQUARE), TERRACES OF WESTLAKE - PHASE II, P.B. 137, PAGES 97-101).

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"E., 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.



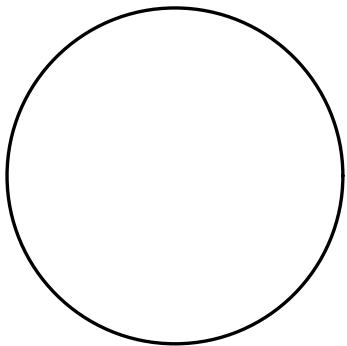
STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2024 AND DULY RECORDED IN  
PLAT BOOK NO. \_\_\_\_\_ ON  
PAGE \_\_\_\_\_

JOSEPH ABRUZZO,  
CLERK AND COMPTROLLER

BY: \_\_\_\_\_, D.C.

## CLERK'S SEAL



## DESCRIPTION: (AS SURVEYED)

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND TERRACES OF WESTLAKE HOMEOWNERS ASSOCIATION, A FLORIDA CORPORATION NOT-FOR-PROFIT, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS TERRACES OF WESTLAKE - PHASE III, 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 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 FOLLOWS.

**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 LINE 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 PLAT OF 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.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AND RESERVE AS FOLLOWS:

(SEE SHEET 2 FOR DEDICATIONS)

THIS INSTRUMENT PREPARED BY  
GARY A. RAGER, P.S.M.  
LS4828 STATE OF FLORIDA.  
GEOPOINT SURVEYING, INC.  
4152 WEST BLUE HERON BOULEVARD, SUITE 106,  
RIVIERA BEACH, FLORIDA 33404.  
CERTIFICATE OF AUTHORIZATION NO. LB7768

**GeoPoint**  
Surveying, Inc.  
4152 W. Blue Heron Blvd.  
Suite 106  
Riviera Beach, FL 33404  
Phone: (561) 444-2720  
www.geopointsurvey.com  
Licensed Business Number LB 7768  
Sheet No. 01 of 09 Sheets



TERRACES OF WESTLAKE - PHASE III

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 RECORD OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (141 LOTS):	15.671
ROADWAY TRACT "A":	4.547
ALLEYWAY TRACT "B-6":	0.085
ALLEYWAY TRACT "B-7":	0.069
ALLEYWAY TRACT "B-8":	0.085
ALLEYWAY TRACT "B-9":	0.165
ALLEYWAY TRACT "B-10":	0.165
ALLEYWAY TRACT "B-11":	0.165
ALLEYWAY TRACT "B-12":	0.086
ALLEYWAY TRACT "B-13":	0.085
OPEN SPACE TRACT #7:	0.072
OPEN SPACE TRACT #8:	0.274
OPEN SPACE TRACT #9:	0.158
OPEN SPACE TRACT #10:	0.387
OPEN SPACE TRACT #11:	0.209
TOTAL ACRES, MORE OR LESS:	22.224

SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: " ● " A 1/2" IRON ROD AND CAP STAMPED "PRM LB7768". PERMANENT CONTROL POINTS ARE SHOWN AS THUS: " ● " A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". (UNLESS OTHERWISE NOTED)
- 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 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).
- 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.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF WESTLAKE ZONING REGULATIONS.
- 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.
- 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.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 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

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.09(1)(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WESTLAKE FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF WESTLAKE, FLORIDA.

DATE: GARY A. RAGER, P.S.M.  
LICENSE NO. LS4828  
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY  
GARY A. RAGER, P.S.M.  
LS4828 STATE OF FLORIDA.  
GEOPOINT SURVEYING, INC.  
4152 WEST BLUE HERON BOULEVARD, SUITE 106,  
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Phone: (561) 444-2720  
www.geopointsurvey.com  
Licensed Business Number LB 7768

Sheet No. 02 of 09 Sheets

IN WITNESS WHEREOF, MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

WITNESS: MINTO PBLH, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
PRINT NAME: BY: JOHN F. CARTER, MANAGER  
ADDRESS: WITNESS: PRINT NAME: ADDRESS:

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 MANAGER FOR MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS ☐ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

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

(SEAL)

IN WITNESS WHEREOF, TERRACES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

WITNESS: TERRACES OF WESTLAKE  
HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT-FOR-PROFIT  
PRINT NAME: BY: JOHN F. CARTER, MANAGER  
ADDRESS: WITNESS: PRINT NAME: ADDRESS:

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 MANAGER FOR TERRACES OF WESTLAKE, HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ON BEHALF OF THE COMPANY, WHO IS ☐ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

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

(SEAL)

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 TERRACES 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 UPON 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

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:

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 SCOTT MASSEY AS PRESIDENT FOR SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ON BEHALF OF THE DISTRICT, 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

TERRACES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., 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: TERRACES OF WESTLAKE  
HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT-FOR-PROFIT  
PRINT NAME: BY: JOHN F. CARTER, MANAGER  
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 TERRACES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., 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. 177.07(1)(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.08(1), F.S.

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

CITY OF WESTLAKE  
SEMINOLE IMPROVEMENT DISTRICT  
TERRACES OF WESTLAKE HOMEOWNERS ASSOCIATION (ACCEPT)  
SURVEYOR'S SEAL

MINTO PBLH, LLC (OWNER)  
TERRACES OF WESTLAKE HOMEOWNERS ASSOCIATION (OWNER)

# TERRACES OF WESTLAKE - PHASE III

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 RECORD OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.  
FOUND BRASS DISK IN CONCRETE "P.B.C."  
N: 884612.3300 - E: 880484.6585  
NAD83 (2007 ADJUSTMENT)  
CERTIFIED CORNER RECORD #107585

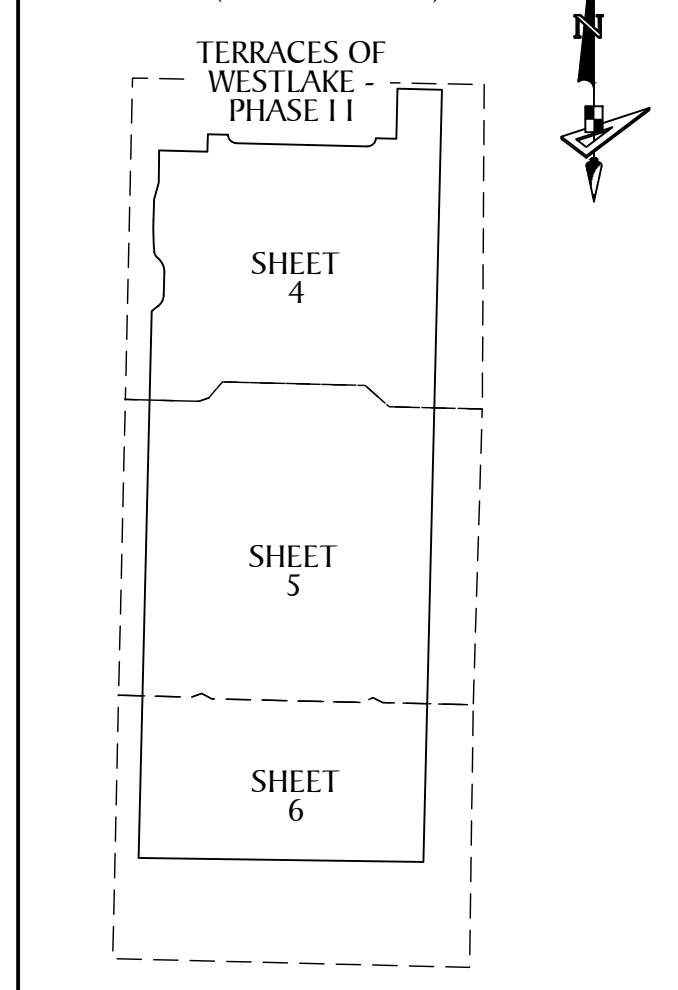
## KEY SHEET

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

### 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 - 97) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 90).

### KEY MAP (NOT TO SCALE)



REFER TO SHEET 9 OF THIS PLAT FOR DETAIL OF PARCEL 1 AND PARCEL 2 SHOWING THE PREVIOUS OWNERSHIP CONFIGURATION AS PROVIDED BY THE DESCRIPTION OF SAID PARCEL 1 AND PARCEL 2 FOR TITLE CERTIFICATION.

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.

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

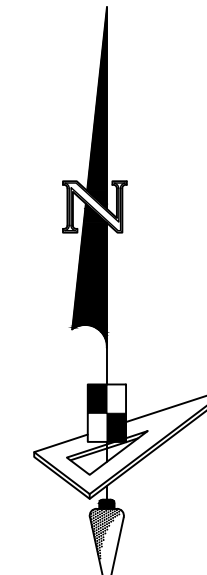
COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2007 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNITS = US SURVEY FEET  
COORDINATE SYSTEM = 1983 STATE PLANE  
PROJECTION = TRANSVERSE MERCATOR  
ALL DISTANCES ARE GROUND  
SCALE FACTOR: 1.0000  
GROUND DISTANCE X SCALE FACTOR = GRID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

(BASIS OF BEARING)  
NORTH BOUNDARY OF SECTION 1,  
TOWNSHIP 43 S., RANGE 40 E.  
N.89°51'16"E. 5280.40'

P.O.C.  
NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.  
SET 3.5" IRON PIPE "PUBLIC LAND SURVEY CORNER-TALLAHASSEE MERIDIAN"  
BRASS DISK "10' EAST" SET IN CONCRETE / FOUND 10' EAST ON SECTION LINE  
(DATED 09-18-2015) - N: 884626.7147 - E: 886137.1629  
NAD83 (2007 ADJUSTMENT) / CERTIFIED CORNER RECORD #107697

SOUTH LINE OF SECTION 31,  
TOWNSHIP 42 S., RANGE 41 E.

NORTHEAST CORNER  
SECTION 6-43-41  
FOUND BRASS DISK IN  
CONCRETE "P.B.C."  
N: 884609.6818 E: 891407.3638  
NAD83 (2007 ADJUSTMENT)  
CERTIFIED CORNER  
RECORD #107591



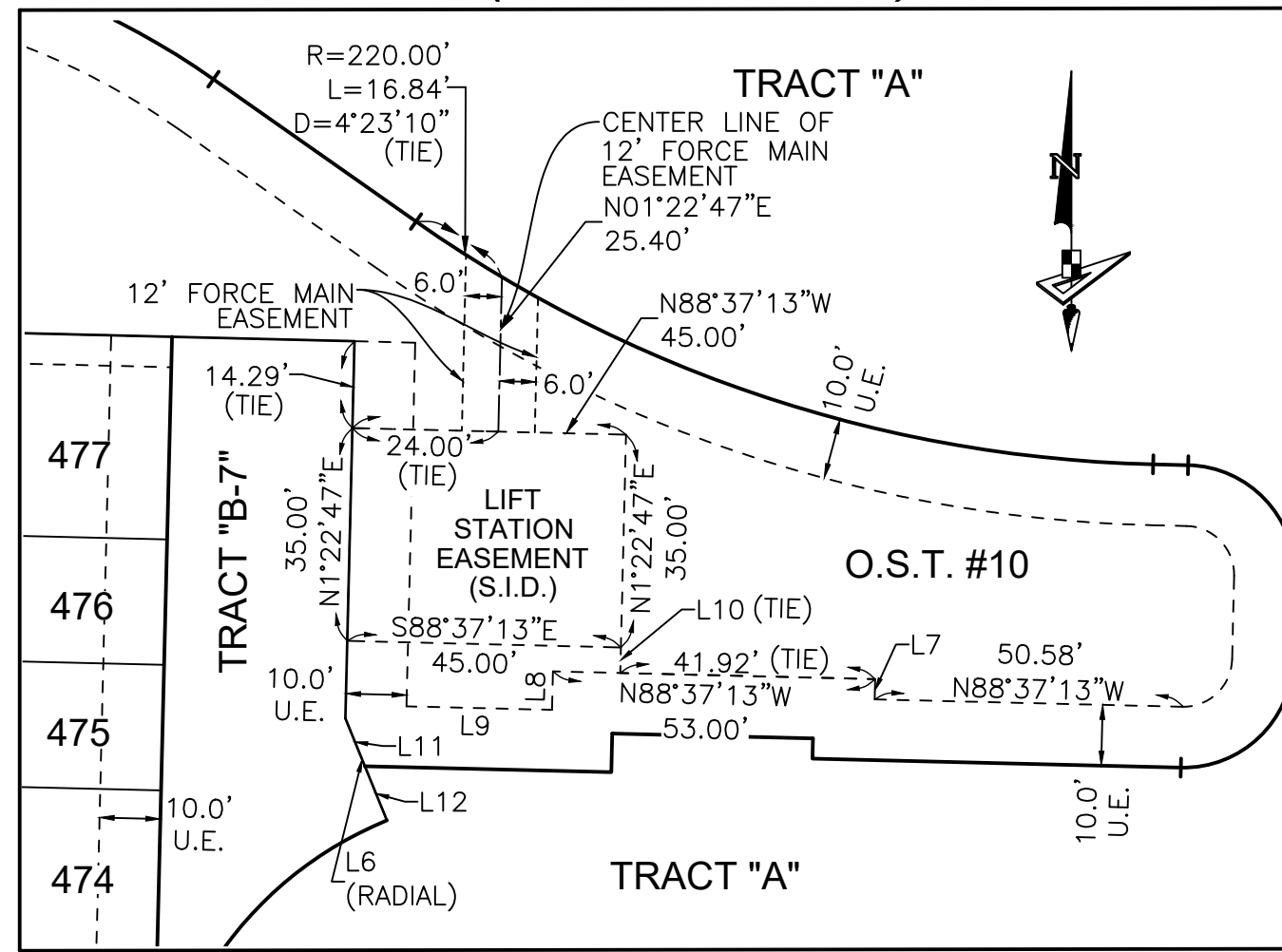
SCALE: 1" = 120'

### LEGEND

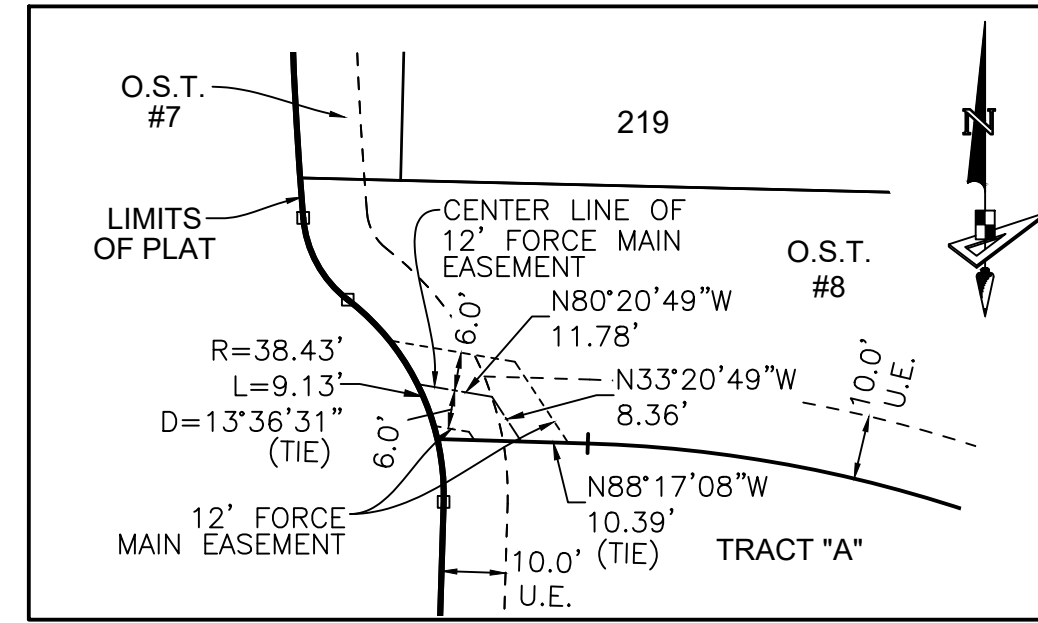
- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- R.P.B. ----- ROAD PLAT BOOK
- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- PG./PG(s) ----- PAGE(S)
- NAD ----- NORTH AMERICAN DATUM
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- F.M.E. ----- FORCE MAIN EASEMENT
- W.M.E. ----- WATER MAIN EASEMENT
- 12-43-40 ----- SECTION-TOWNSHIP-RANGE
- AC.±/AC± ----- ACRES
- LB ----- LICENSED BUSINESS
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- CL ----- CENTER LINE OF ROAD
- N.T. ----- NON-TANGENT
- 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
- HOA ----- HOMEOWNERS ASSOCIATION
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ◻ ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 1/2" IRON ROD AND CAP STAMPED "PRM LB 7768"



DETAIL "A" (SCALE: 1"=30')



DETAIL "B" (SCALE: 1"=30')



# TERRACES OF WESTLAKE - PHASE III

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 RECORD OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

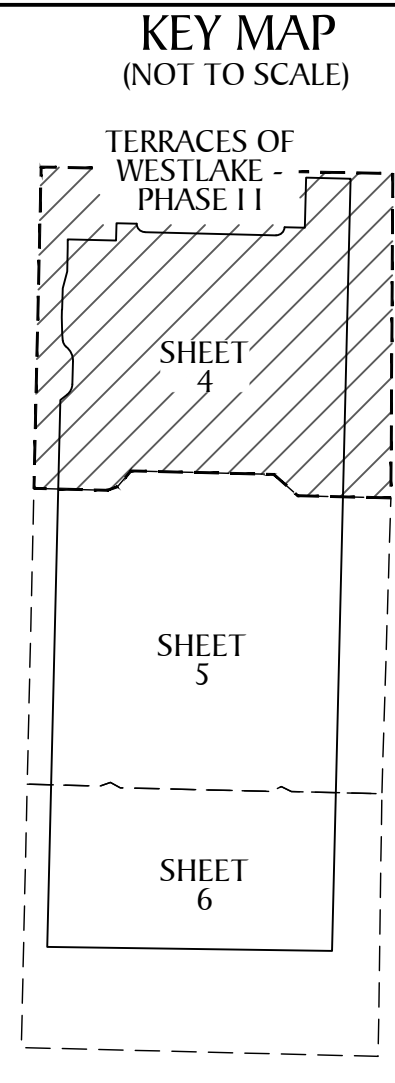
**POINT OF COMMENCEMENT**  
NORTHEAST CORNER OF SECTION 1,  
TOWNSHIP 43 S., RANGE 40 E.  
SET 3.5" IRON PIPE "PUBLIC LAND SURVEY  
CORNER-TALLAHASSEE MERIDIAN"  
BRASS DISK "10' EAST" SET IN CONCRETE  
FOUND 10' EAST ON SECTION LINE  
(DATED 09-18-2015)  
N: 884626.7147 / E: 886137.1629  
NAD83 (2007 ADJUSTMENT)  
CERTIFIED CORNER RECORD #107597

(BASIS OF BEARING)  
NORTH BOUNDARY OF SECTION 1,  
TOWNSHIP 43 S., RANGE 40 E.  
N: 89°51'16"E. 5280.40'

SOUTH LINE OF SECTION 31,  
TOWNSHIP 42 S., RANGE 41 E.

NORTHEAST CORNER  
SECTION 6-43-41  
FOUND BRASS DISK IN  
CONCRETE "P.B.C."  
N: 884609.6818 E: 8891407.3638  
NAD83 (2007 ADJUSTMENT)  
CERTIFIED CORNER  
RECORD #107591

KEY MAP  
(NOT TO SCALE)



SCALE: 1" = 40'

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S 14°55'59" W	3.32'
L2	S 36°52'25" E	15.50'
L3	N 39°37'59" E	15.50'
L4	N 22°09'37" W	18.12'
L5	N 01°22'47" E	6.33'
L6	N 01°22'47" E	6.33'
L7	N 01°22'47" E	6.33'
L8	N 01°22'47" E	6.33'
L9	N 01°22'47" E	6.33'
L10	S 01°22'47" W	4.20'
L11	S 22°09'37" E	8.49'
L12	S 22°09'37" E	9.63'
L13	S 01°22'47" W	62.03'
L14	N 88°37'13" W	40.53'
L15	N 01°22'47" E	6.33'
L16	N 88°37'13" W	33.00'
L17	N 01°22'47" E	6.33'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC
C1	4945.00'	0°11'22"	16.34'
C2	5055.00'	0°10'53"	16.01'
C3	5055.00'	0°14'02"	20.64'
C4	5055.00'	0°11'49"	17.39'
C5	5055.00'	0°36'45"	54.04'
C6	62.00'	7°23'43"	8.00'
C7	61.91'	18°40'34"	20.18'
C10	62.00'	66°27'36"	71.92'
C11	18.00'	90°00'00"	28.27'
C22	18.00'	90°00'00"	28.27'
C23	18.00'	90°00'00"	28.27'
C24	18.00'	90°00'00"	28.27'
C25	18.00'	90°00'00"	28.27'

CURVE DATA TABLE (CENTER LINE OF ROAD)

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C8	40.00'	90°00'00"	62.83'	56.57'	N 46°22'47" E
C9	40.00'	90°00'00"	62.83'	56.57'	S 43°37'13" E
C12	40.00'	90°00'00"	62.83'	56.57'	S 46°22'47" W
C13	40.00'	90°00'00"	62.83'	56.57'	N 43°37'13" W
C16	171.50'	33°22'47"	99.91'	98.51'	N 71°35'44" E
C17	171.50'	33°42'52"	100.92'	99.47'	S 71°45'47" E

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)
- 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
- F.M.E. ----- FORCE MAIN EASEMENT
- W.M.E. ----- WATER MAIN EASEMENT
- 12-43-40 ----- SECTION-TOWNSHIP-RANGE
- AC.±/AC± ----- ACRES
- LB ----- LICENSED BUSINESS
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- CL ----- CENTER LINE OF ROAD
- N.T. ----- NON-TANGENT
- 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
- HOA ----- HOMEOWNERS ASSOCIATION
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 1/2" IRON ROD AND CAP STAMPED "PRM LB 7768"

(SEE SHEETS 7 & 8 FOR  
DETAIL OF PRIVATE  
ACCESS EASEMENT)

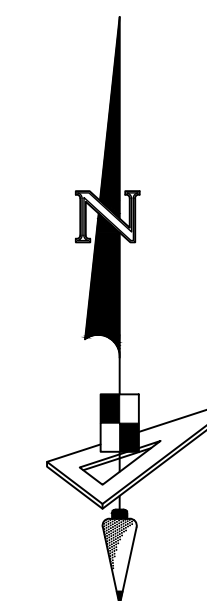
MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 5

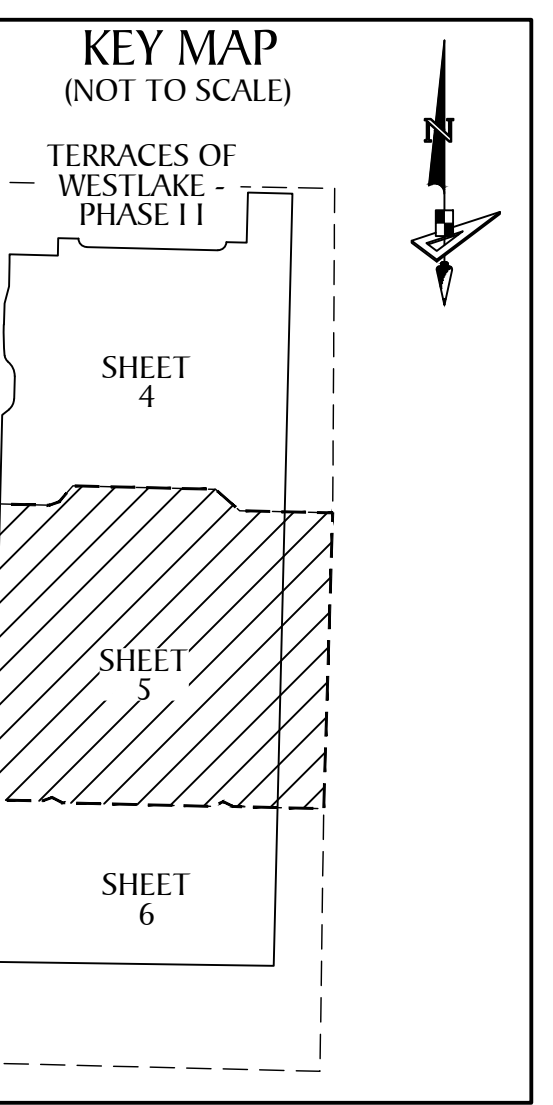


# TERRACES OF WESTLAKE - PHASE III

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 RECORD OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

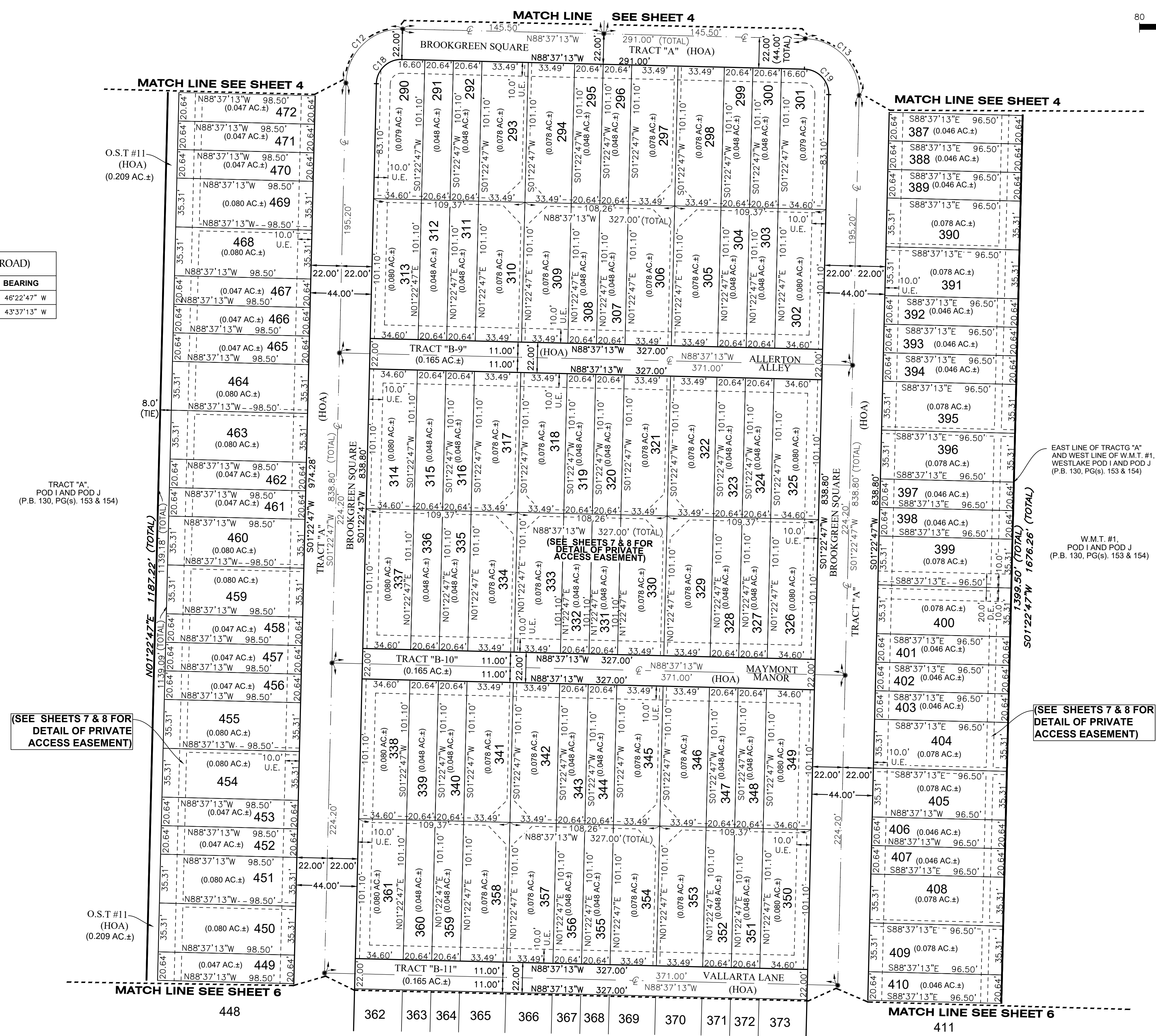


SCALE: 1" = 40'



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C12	40.00'	90°00'00"	62.83'	56.57'	S 46°22'47" W
C13	40.00'	90°00'00"	62.83'	56.57'	N 43°37'13" W

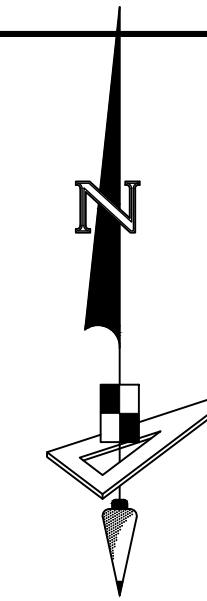
NO.	RADIUS	DELTA	ARC
C18	18.00'	90°00'00"	28.27'
C19	18.00'	90°00'00"	28.27'



- 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)
  - 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
  - F.M.E. ----- FORCE MAIN EASEMENT
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  - 12-43-40 ----- SECTION-TOWNSHIP-RANGE
  - AC.±/AC.± ----- ACRES
  - LB ----- LICENSED BUSINESS
  - R ----- RADIUS
  - L ----- ARC LENGTH
  - D ----- DELTA ANGLE
  - CB ----- CHORD BEARING
  - C ----- CHORD
  - CL ----- CENTER LINE OF ROAD
  - N.T. ----- NON-TANGENT
  - 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
  - HOA ----- HOMEOWNERS ASSOCIATION
  - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
  - PRM ----- PERMANENT REFERENCE MONUMENT
  - ----- PERMANENT CONTROL POINT
  - ----- FOUND PERMANENT REFERENCE MONUMENT
  - ----- SET 1/2" IRON ROD AND CAP STAMPED "PRM LB 7768"

# TERRACES OF WESTLAKE - PHASE III

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 RECORD OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



SCALE: 1" = 40'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L4	S 39°37'58" W	15.50'
L5	S 36°52'25" E	15.50'

CURVE DATA TABLE			
NO.	RADIUS	DELTA	ARC
C20	18.00'	90°00'00"	28.27'
C21	18.00'	90°00'00"	28.27'

CURVE DATA TABLE (CENTER LINE OF ROAD)				
NO.	RADIUS	DELTA	ARC	BEARING
C14	40.00'	90°00'00"	62.83'	S 43°37'13" E
C15	40.00'	90°00'00"	62.83'	N 46°22'47" E

(SEE SHEETS 7 & 8 FOR  
DETAIL OF PRIVATE  
ACCESS EASEMENT)

TRACT "A",  
POD I AND POD J  
(P.B. 130, PG(s). 153 & 154)

(SEE DETAIL "C")

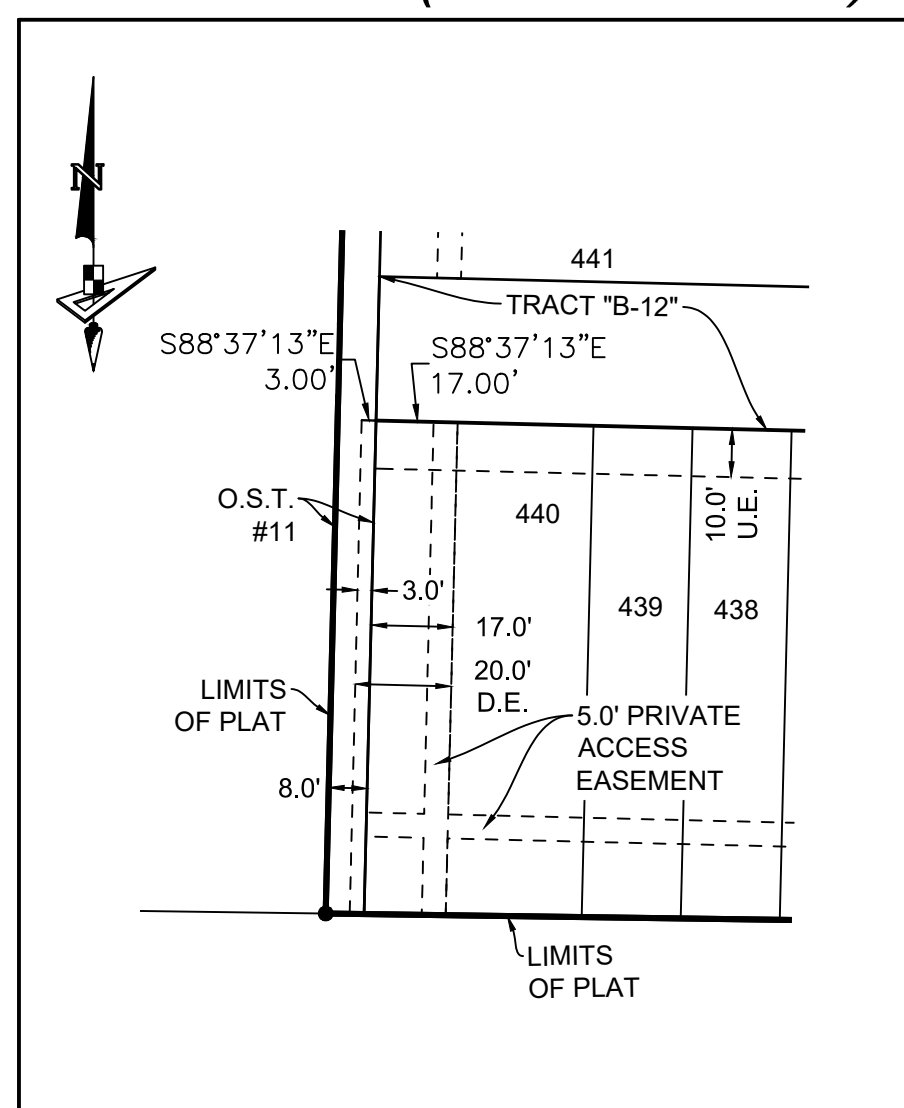
(SEE SHEETS 7 & 8 FOR  
DETAIL OF PRIVATE  
ACCESS EASEMENT)

(SEE SHEETS 7 & 8 FOR  
DETAIL OF PRIVATE  
ACCESS EASEMENT)

SOUTH LINE OF TRACT "A"  
AND NORTH LINE OF WATER  
MANAGEMENT TRACT #1,  
POD I AND POD J  
(P.B. 130, PG(s). 153 & 154)

SOUTHEAST CORNER  
OF TRACT "A",  
POD I AND POD J  
(P.B. 130, PG(s). 153 & 154)

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



W.M.T. #1,  
POD I AND POD J  
(P.B. 130, PG(s). 153 & 154)

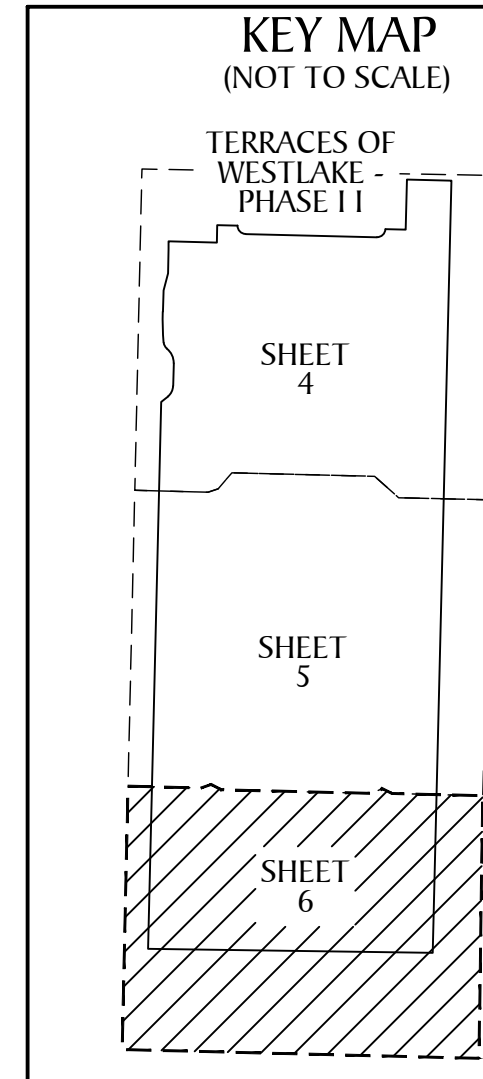
SOUTH BOUNDARY OF  
CITY OF WESTLAKE

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

60' EASEMENT 1886/377  
MODIFIED BY 5393/1143

SOUTH BOUNDARY  
OF SECTION 12,  
TOWNSHIP 43 SOUTH,  
RANGE 40 EAST

KEY MAP  
(NOT TO SCALE)

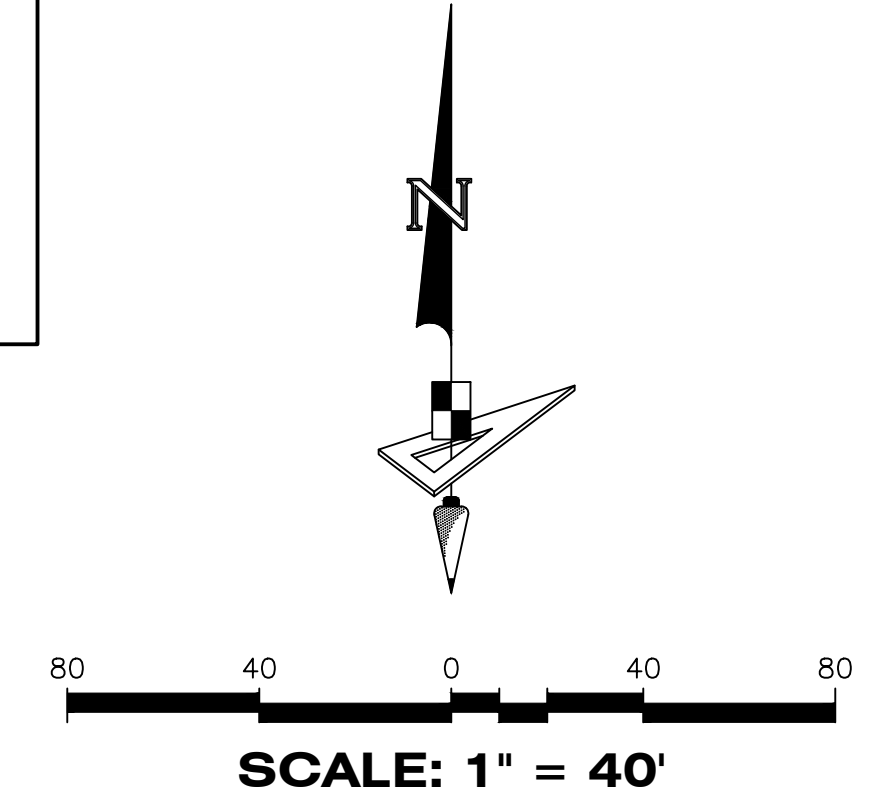
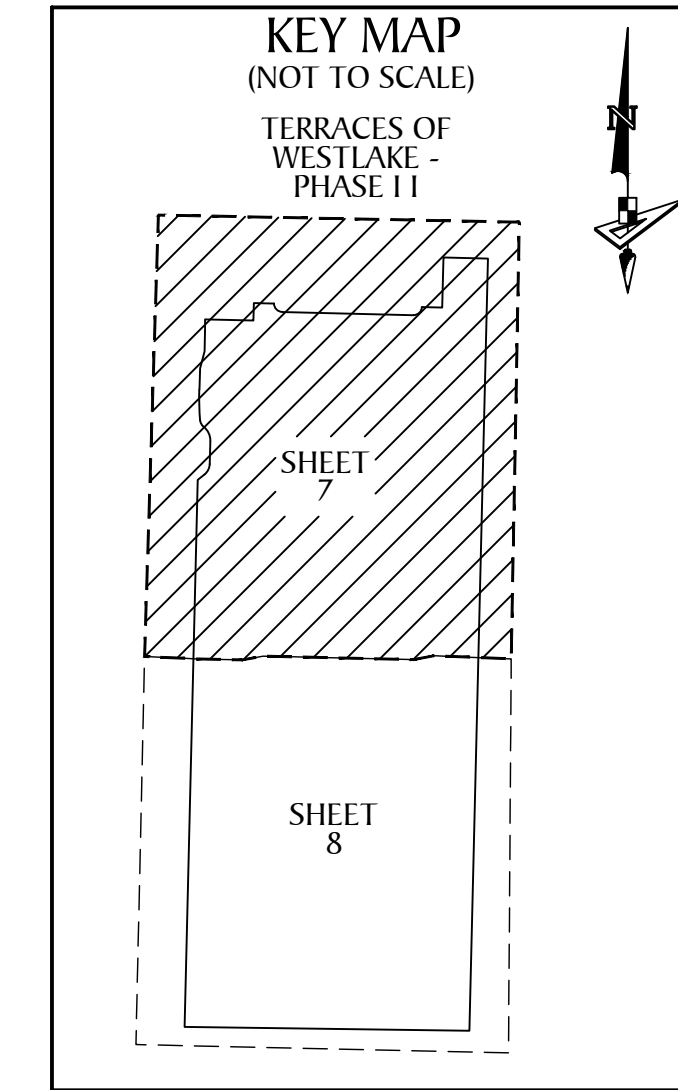
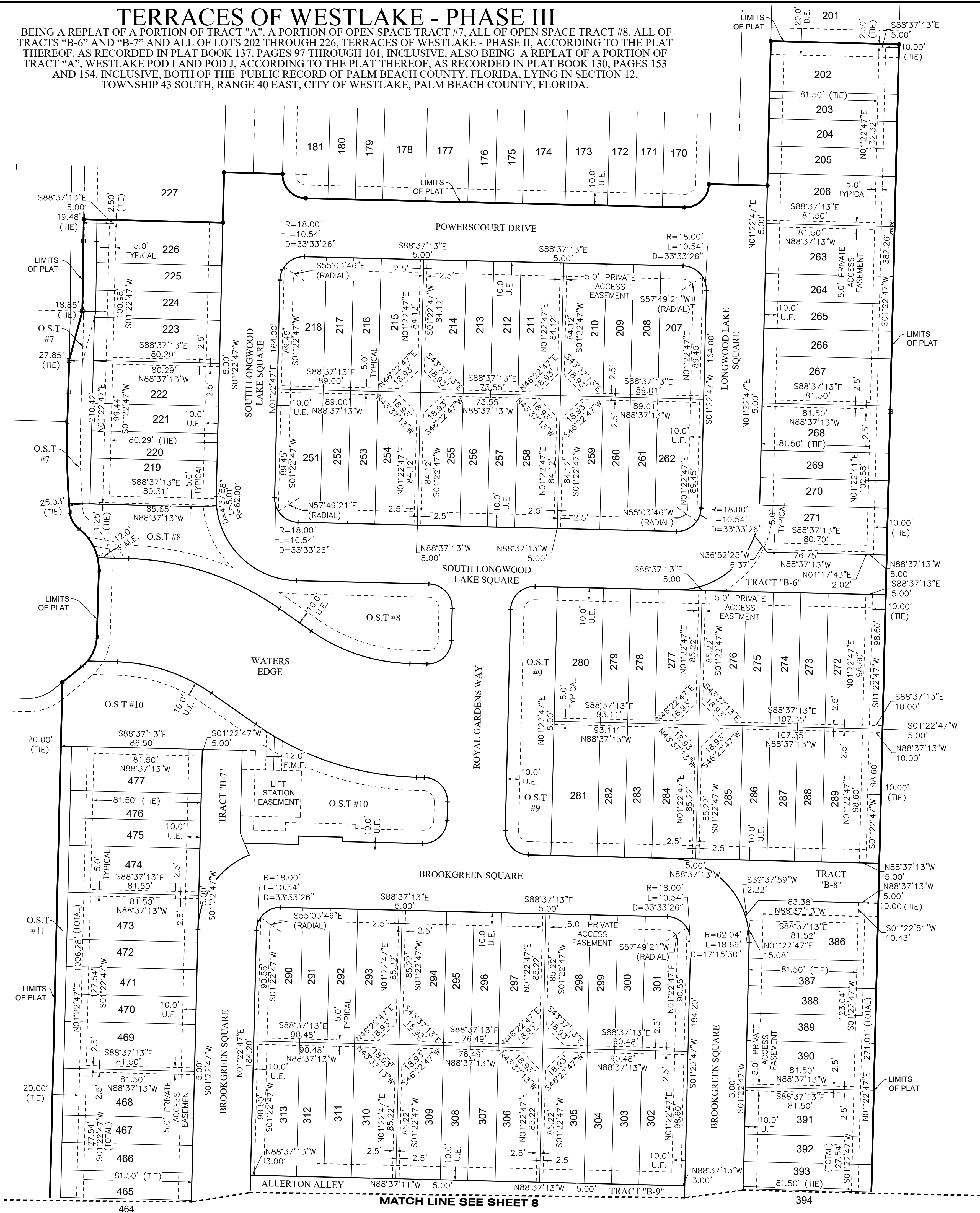


- LEGEND**
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  - P.O.C. ----- POINT OF COMMENCEMENT
  - P.B. ----- PLAT BOOK
  - D.B. ----- DEED BOOK
  - R.P.B. ----- ROAD PLAT BOOK
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  - LB ----- LICENSED BUSINESS
  - R ----- RADIUS
  - L ----- ARC LENGTH
  - D ----- DELTA ANGLE
  - CB ----- CHORD BEARING
  - C ----- CHORD
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  - N.T. ----- NON-TANGENT
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  - PRM ----- PERMANENT REFERENCE MONUMENT
  - ----- PERMANENT CONTROL POINT
  - ----- FOUND PERMANENT REFERENCE MONUMENT
  - ----- SET 1/2" IRON ROD AND CAP STAMPED "PRM LB 7768"



# TERRACES OF WESTLAKE - PHASE III

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 RECORD OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



## PRIVATE ACCESS EASEMENT DETAIL SHEET

### LEGEND

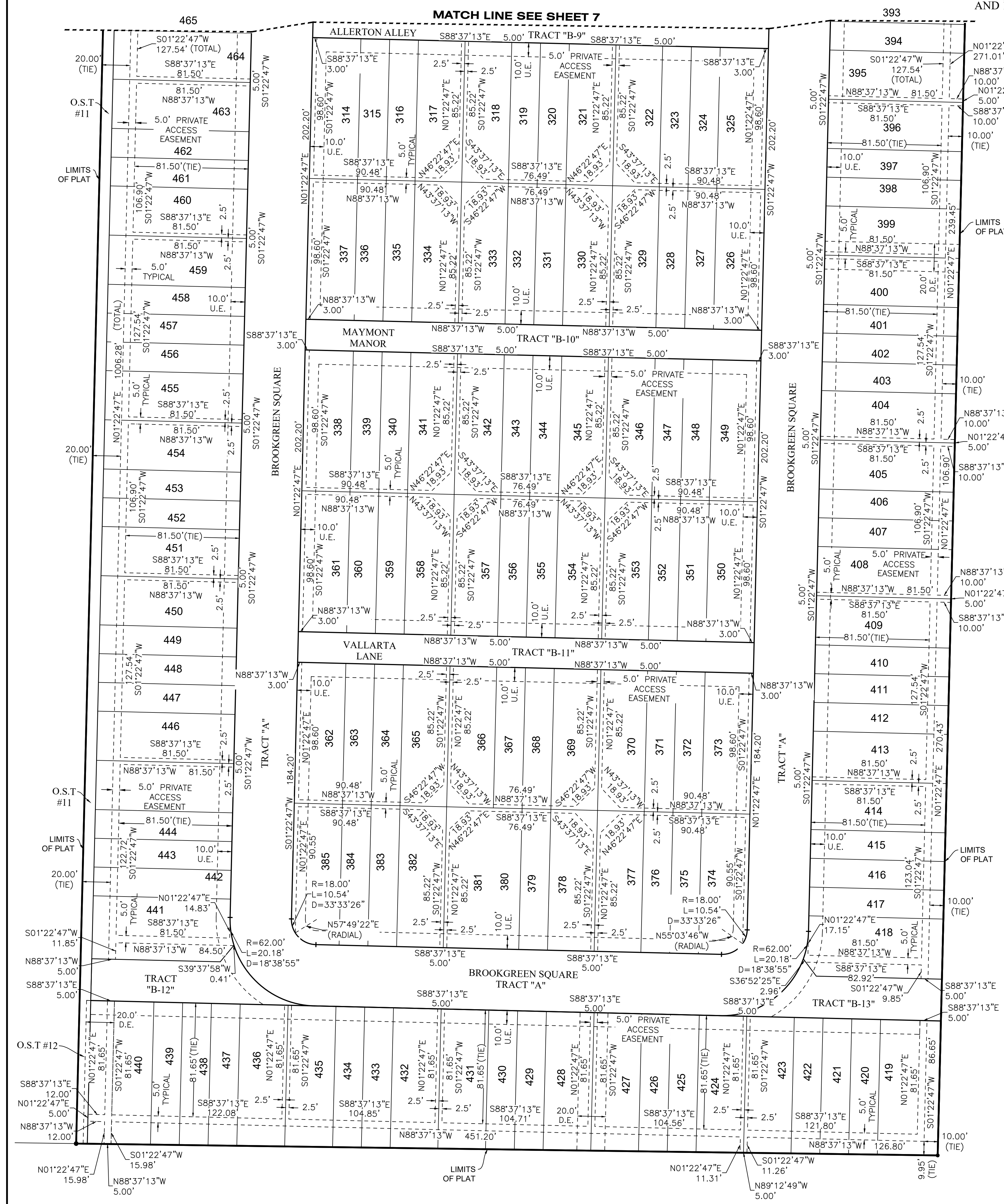
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- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 1/2" IRON ROD AND CAP STAMPED "PRM LB 7768"



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

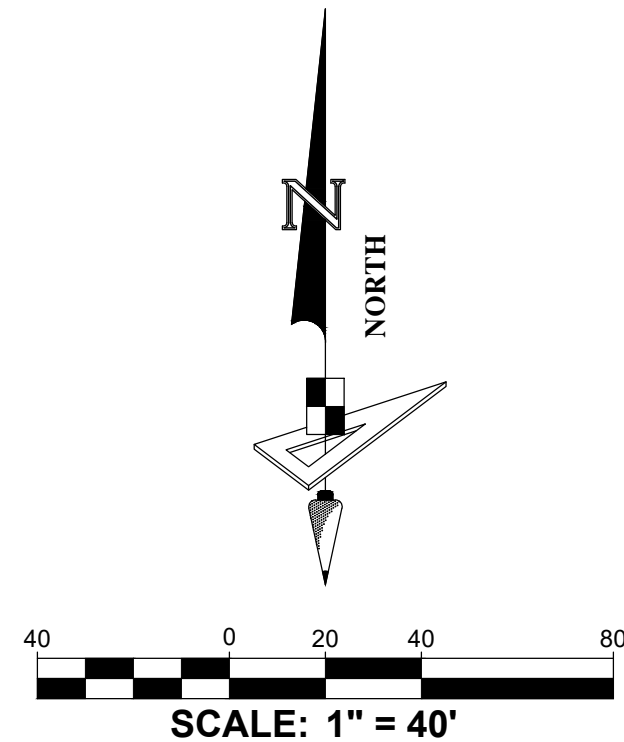


**TERRACES OF WESTLAKE - PHASE III**  
BEING A REPLAT OF A PORTION OF TRACT "A", A PORTION OF OPEN SPACE TRACT #7, ALL OF OPEN SPACE TRACT #8, ALL OF TRACTS "B-6" AND "B-7" AND ALL OF LOTS 202 THROUGH 226, TERRACES OF WESTLAKE - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGES 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 RECORD OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

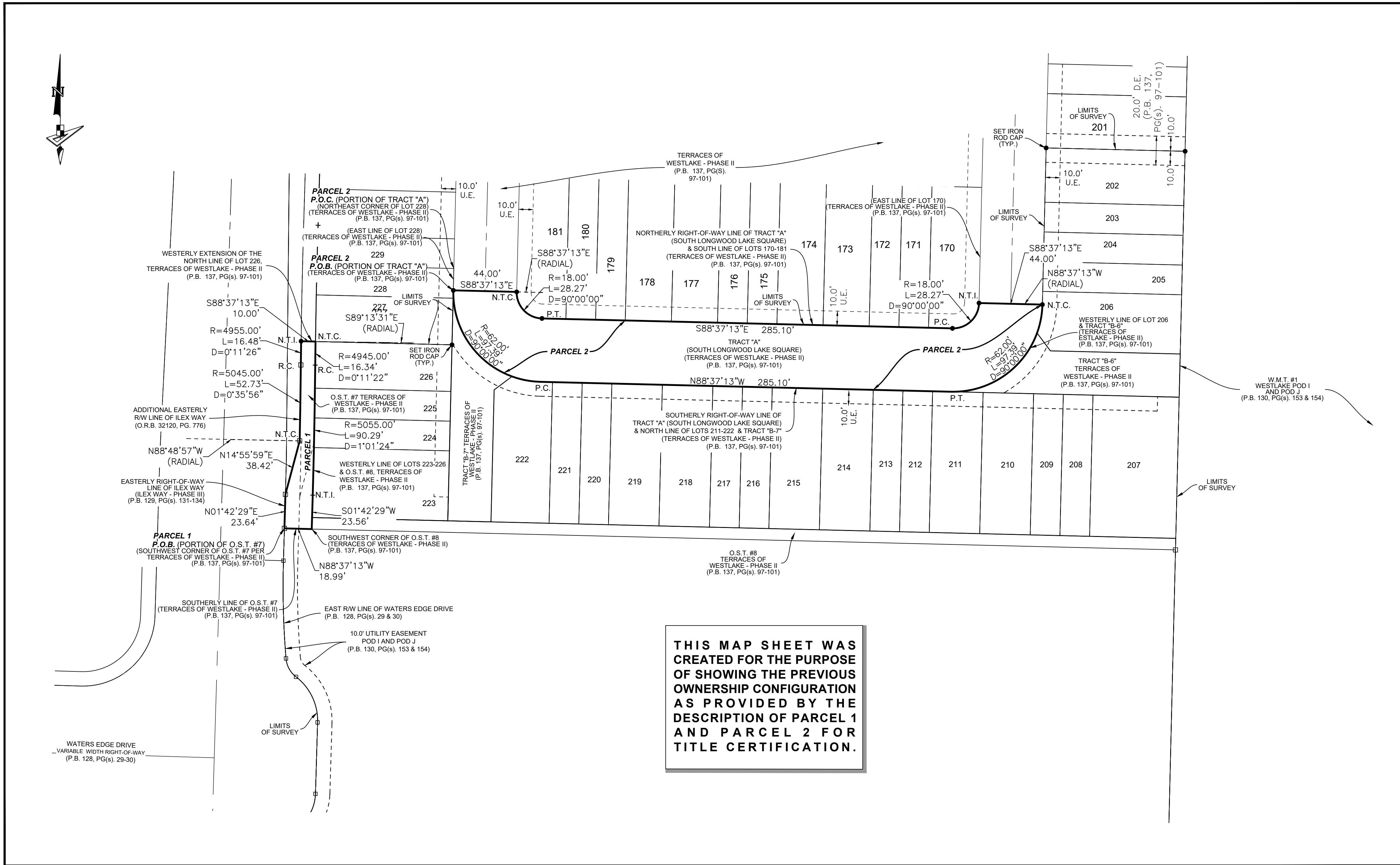


# TERRACES OF WESTLAKE - PHASE III

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 RECORD OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



DETAIL "D" (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)
- 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
- F.M.E. ----- FORCE MAIN EASEMENT
- W.M.E. ----- WATER MAIN EASEMENT
- 12-43-40 ----- SECTION-TOWNSHIP-RANGE
- AC.±/AC± ----- ACRES
- LB ----- LICENSED BUSINESS
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- CL ----- CENTER LINE OF ROAD
- N.T. ----- NON-TANGENT
- 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
- HOA ----- HOMEOWNERS ASSOCIATION
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
  - ----- PERMANENT CONTROL POINT
  - ----- FOUND PERMANENT REFERENCE MONUMENT
  - ----- SET 1/2" IRON ROD AND CAP STAMPED "PRM LB 7768"