



CITY OF WESTLAKE
Engineering Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

STAFF MEMORANDUM

DATE: 1/19/2021
PETITION NO.: ENG-2020-30
DESCRIPTION: Review of Plat for Orchards of Westlake (Pod S) Phase I
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Applicant (Minto PBLH, LLC) is requesting approval of the Plat for Orchards of Westlake (Pod S) Phase I

Final Recommendation

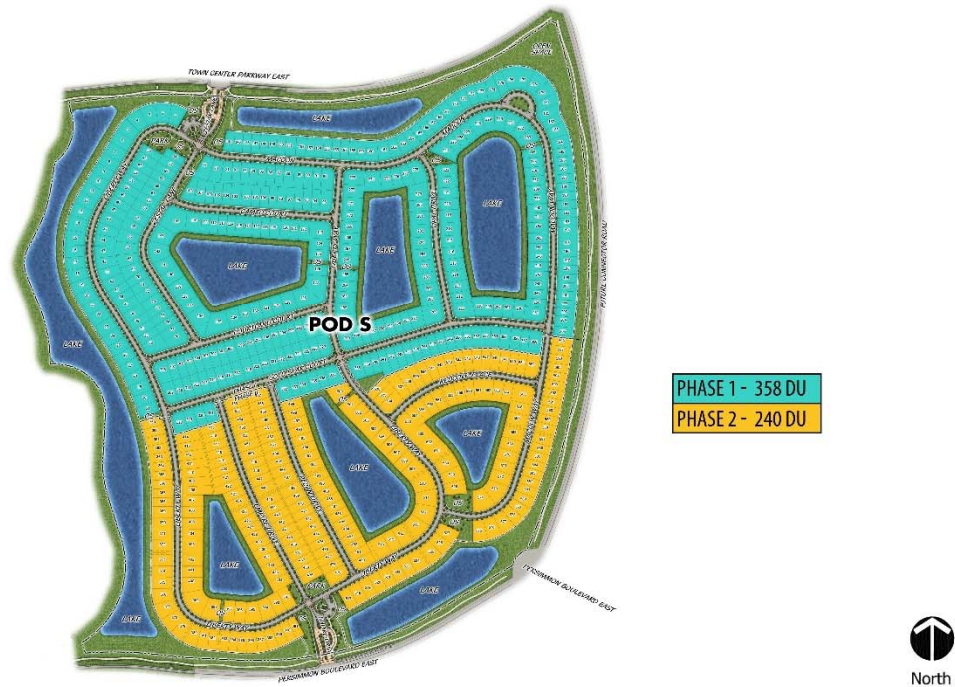
The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. Approval by the Seminole Improvement District's Engineering Department and Board of Supervisors is scheduled for February 1, 2021.

Discussion

Pod S (Orchards) will be reviewed and approved in 2 Phases. This submittal is for Phase I which will contain 163.82 acres and 358 single-family lots. Pod S is located in the central east portion of Westlake, south of Town Center Parkway and north of Persimmon Boulevard East, as shown in the graphics below. The primary access points to the Orchards community will be on Town Center Parkway from the north, opposite the secondary entrance to Meadows, and from Persimmon Boulevard East on the south.

Location Map





There will be 358 single family detached 50- and 65-foot-wide lots containing front-loaded and side-loaded homes. The lot design is consistent with the setbacks and lot coverages for the R-2 Zoning District. This community will have an overall density of 3.65 dwelling units per acre. The homes will contain a range of architectural styles drawing from historic coastal styles with a cleaner, more contemporary vibe. The perimeter lake areas will be dedicated to the Seminole Improvement District (SID) and are not included within the Pod S Boundary. The interior lakes will also be dedicated to SID but are included within the Pod S boundary.

The Legal Description of the Plat can be found in Exhibit A, and replications of the plat topographical survey and plat can be found in Exhibits B and C.

Review Criteria

Plats shall be prepared in accordance with the provisions of Chapter 177 F.S., as amended, and the City of Westlake Land Development Regulations. The plat was reviewed for clarity, legibility, and conformance with this statute and City requirements. The plat provides a graphic depiction of the legal description through geometric data. The data includes but is not limited to parcel, block, tract, right-of-way, street and associated names, easement, permanent reference monuments and permanent control points, and interior excepted parcels. Other requirements such as paper size, line work, layout of sheet and required content including the subdivision name, title, legal description, key map, vicinity map, north arrow, scale, and legend are verified in the Engineering Department review.

Conclusion

Four (4) reviews of the plat occurred, which resulted in an acceptable plat. The review was done for compliance with Chapters 177, 5J-17, Florida Statutes, and the City of Westlake's codes and ordinances. All comments have been adequately addressed and the plat is in compliance. We therefore recommend that the plat be approved for recording.

Exhibit 'A'
Legal Description
Orchards of Westlake Phase I

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS ORCHARDS OF WESTLAKE - PHASE I, BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

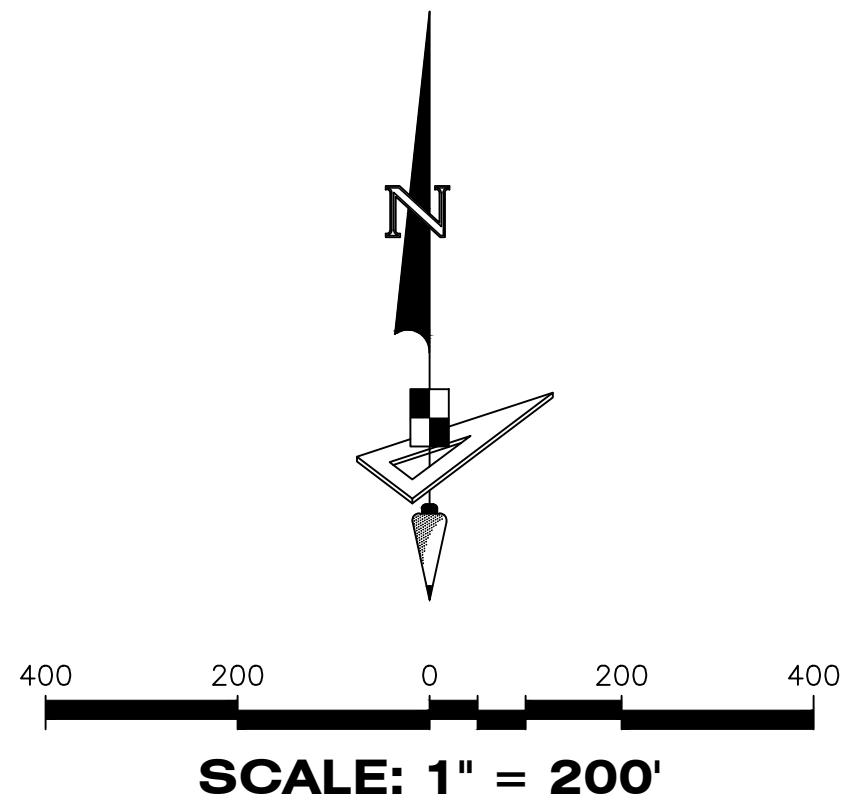
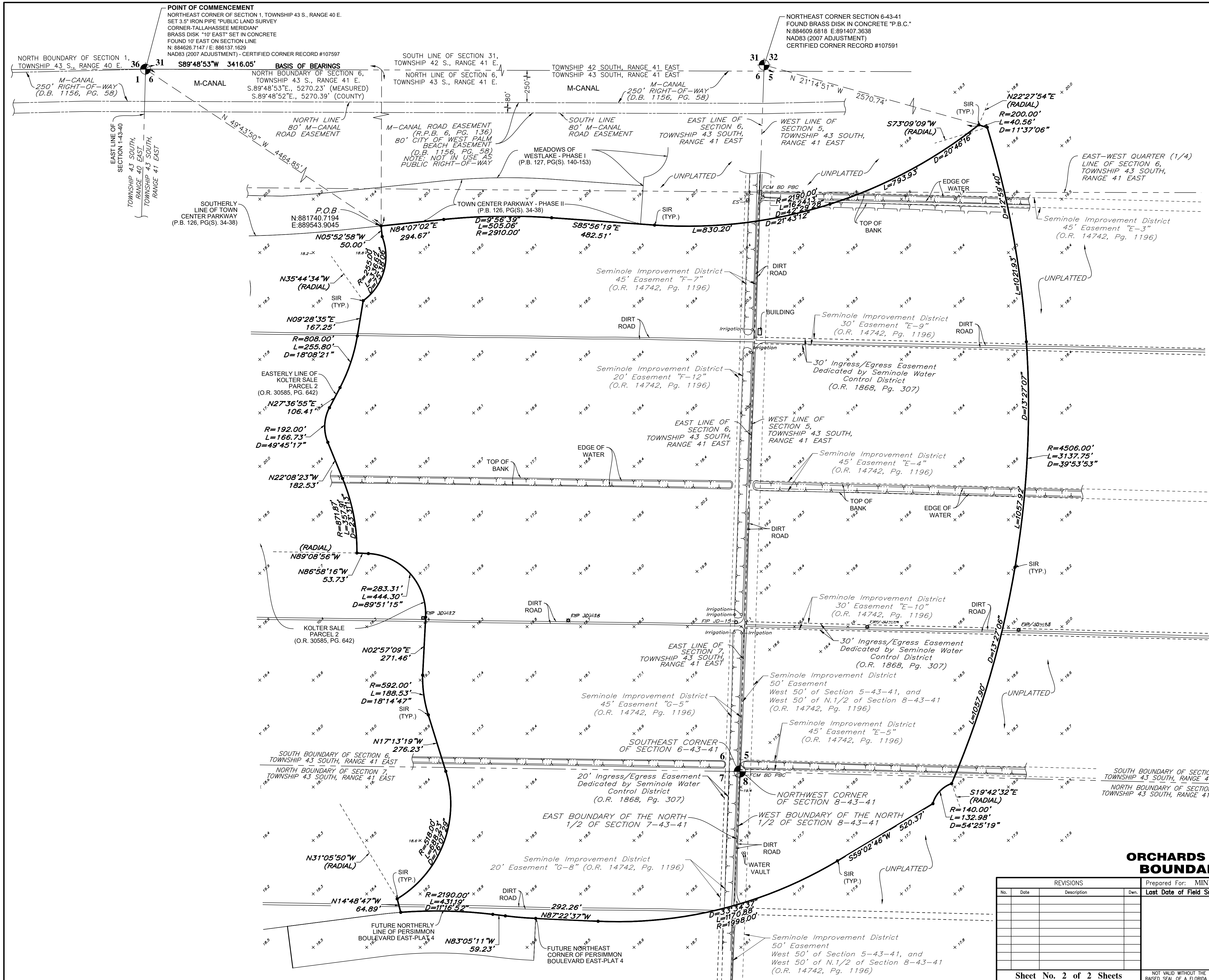
COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.89°48'53"E. ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 3416.05 FEET; THENCE S.00°11'07"W., DEPARTING SAID NORTH LINE OF SECTION 6, A DISTANCE OF 2874.97 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY - PHASE II, RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) COURSES: 1) N.84°07'02"E., A DISTANCE OF 294.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 2910.00 FEET; 2) THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°56'39", A DISTANCE OF 505.06 FEET TO A POINT OF TANGENCY; 3) THENCE S.85°56'19"E., A DISTANCE OF 482.51 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2190.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°29'28", A DISTANCE OF 1624.13 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 200.00 FEET AND A RADIAL BEARING OF N.22°27'54"E., AT SAID INTERSECTION; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°37'06", A DISTANCE OF 40.56 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 4506.00 FEET AND A RADIAL BEARING OF S.73°09'09"W., AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°53'53", A DISTANCE OF 3137.75 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 140.00 FEET AND A RADIAL BEARING OF S.19°42'32"E., AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°25'19", A DISTANCE OF 132.98 FEET TO A NON-TANGENT INTERSECTION; THENCE S.59°02'46"W., A DISTANCE OF 520.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 1998.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°34'37", A DISTANCE OF 1170.88 FEET TO A POINT OF TANGENCY: THENCE N.87°22'37"W., A DISTANCE OF 292.26 FEET TO A POINT ON THE NORTHEAST CORNER OF THE PLAT OF PERSIMMON BOULEVARD EAST - PLAT 4, AS RECORDED IN PLAT BOOK 131, PAGES 106 AND 107, OF SAID PUBLIC RECORDS AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 1898.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY LINE OF SAID PERSIMMON BOULEVARD EAST - PLAT 4, THROUGH A CENTRAL ANGLE OF 04°17'26", A DISTANCE OF 142.13 FEET TO A POINT OF TANGENCY; THENCE N.83°05'11"W., ALONG SAID NORTHERLY LINE OF PERSIMMON BOULEVARD EAST - PLAT 4, A DISTANCE OF 59.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 2190.00 FEET; THENCE WESTERLY, ALONG SAID NORTHERLY LINE OF PERSIMMON BOULEVARD EAST - PLAT 4 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°16'52", A DISTANCE OF 431.19 FEET TO A POINT ON THE EASTERLY LINE OF KOLTER SALE PARCEL 2, RECORDED IN OFFICIAL RECORDS BOOK 30585, PAGE 642, OF SAID PUBLIC RECORDS AND TO A NON-TANGENT INTERSECTION; THENCE BY THE FOLLOWING FIFTEEN

(15) COURSES BEING ALONG SAID EASTERLY LINE OF KOLTER SALE PARCEL 2: 1) N.14°48'47"W., A DISTANCE OF 64.89 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 518.00 FEET AND A RADIAL BEARING OF N.31°05'50"W., AT SAID INTERSECTION; 2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°07'29", A DISTANCE OF 688.23 FEET TO A POINT OF TANGENCY; 3) THENCE N.17°13'19"W., A DISTANCE OF 276.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 592.00 FEET; 4) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°14'47", A DISTANCE OF 188.53 FEET TO A NON-TANGENT INTERSECTION; 5) THENCE N.02°57'09"E., A DISTANCE OF 271.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 283.31 FEET; 6) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°51'15", A DISTANCE OF 444.30 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE N.86°58'16"W., A DISTANCE OF 53.73 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 871.87 FEET AND A RADIAL BEARING OF N.89°08'56"W., AT SAID INTERSECTION; 8) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°31'13", A DISTANCE OF 357.91 FEET TO A NON-TANGENT INTERSECTION; 9) THENCE N.22°08'23"W., A DISTANCE OF 182.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 192.00 FEET; 10) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°45'17", A DISTANCE OF 166.73 FEET TO A POINT OF TANGENCY; 11) THENCE N.27°36'55"E., A DISTANCE OF 106.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 808.00 FEET; 12) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THOUGH A CENTRAL ANGLE OF 18°08'21", A DISTANCE OF 255.80 FEET TO A POINT OF TANGENCY; 13) THENCE N.09°28'35"E., A DISTANCE OF 167.25 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 255.00 FEET AND A RADIAL BEARING OF N.35°44'34"W., AT SAID INTERSECTION; 14) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°38'06", A DISTANCE OF 336.62 FEET TO A NON-TANGENT INTERSECTION; 15) THENCE N.05°52'58"W., A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 9,132,351 SQUARE FEET OR 209.650 ACRES, MORE OR LESS

Exhibit 'B'
ORCHARDS OF WESTLAKE PHASE 1
TOPOGRAPHICAL SURVEY

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LEGEND

- P.O.B. --- POINT OF BEGINNING
- O.R./O.R.B. --- OFFICIAL RECORD BOOK
- PG.(s) --- PAGE(S)
- D.B. --- DEED BOOK
- W.M.T. --- WATER MANAGEMENT TRACT
- P.B.C. --- PALM BEACH COUNTY
- 6-43-41 --- SECTION-TOWNSHIP-RANGE
- R --- RADIUS
- L --- ARCH LENGTH
- D --- DELTA ANGLE
- P.C. --- POINT OF CURVATURE
- P.T. --- POINT OF TANGENCY
- NAD83 --- NORTH AMERICAN DATUM 1983
- FCM --- FOUND CONCRETE MONUMENT
- BD --- BRASS DISK
- PBC --- PALM BEACH COUNTY
- TYP. --- TYPICAL
- EP --- ELECTRIC PEDESTAL
- ES --- ELECTRIC SWITCH BOX
- IBV --- IRRIGATION BUTTERFLY VALVE
- SIR --- SET 5/8" IRON ROD LB7768
- FOUND PERMANENT REFERENCE MONUMENT LB7768
- EP --- ELECTRIC PEDESTAL
- ICV --- IRRIGATION CONTROL VALVE
- MW --- MONITORING WELL
- W --- WATER GATE VALVE
- WBV --- WATER BUTTERFLY VALVE
- TOP OF BANK
- EDGE OF WATER

ORCHARDS OF WESTLAKE BOUNDARY SURVEY

REVISIONS			Prepared For: MINTO COMMUNITIES, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey: 12/11/17

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SWM Date: 01/09/19 Data File: Westlake Pod S
Check: GAR P.C.: Field Book:
Sections: 5, 6, 7 & 8 Twn. 43S Rng. 41E Job #: POD S_BS

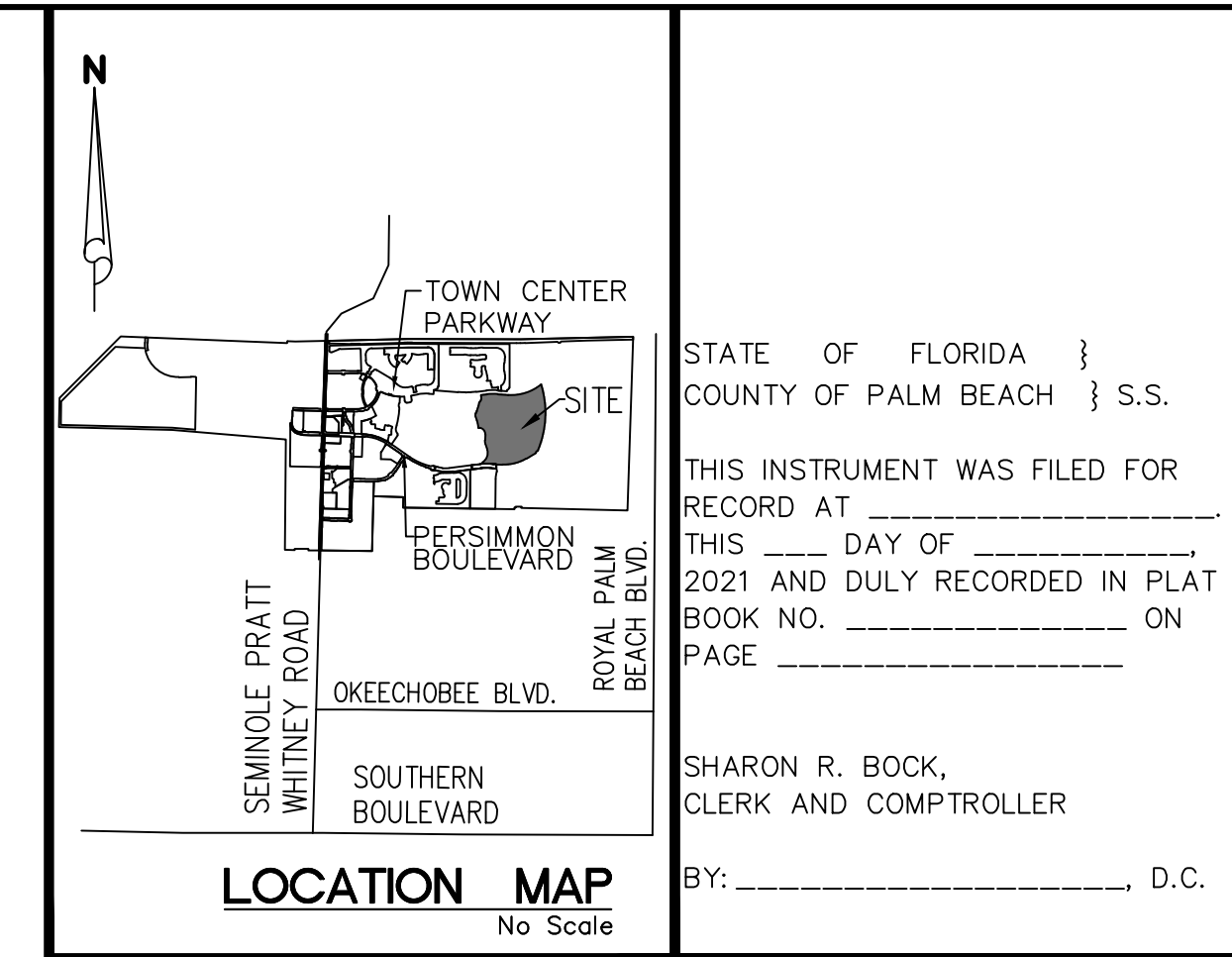
DRAWN BY: SERGIO MACDONALD; PLOTTED BY: SERGIO MACDONALD; DATE: 12/14/2017 4:49 PM; LAST SAVED BY: SERGIO MACDONALD; DATE: 12/14/2017 4:49 PM

Exhibit 'C'
ORCHARDS OF WESTLAKE PHASE 1
PLAT

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ORCHARDS OF WESTLAKE - PHASE I

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



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

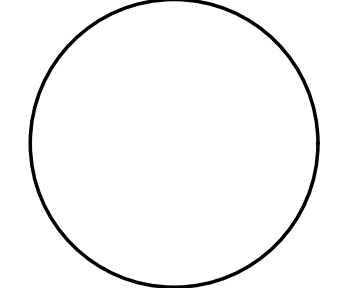
THIS INSTRUMENT WAS FILED FOR
RECORD AT _____
THIS ____ DAY OF _____
2021 AND DULY RECORDED IN PLAT
BOOK NO. _____ ON
PAGE _____

SHARON R. BOCK,
CLERK AND COMPTROLLER

BY: _____, D.C.

LOCATION MAP
No Scale

CLERK'S SEAL



OPEN SPACE TRACTS

TRACTS O.S.T. #1 THROUGH O.S.T. #13, AS SHOWN HEREON, ARE HEREBY DEDICATED TO ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

OPEN SPACE TRACTS

TRACTS O.S.T. #6 THROUGH O.S.T. #9, AS SHOWN HEREON, ARE HEREBY DEDICATED TO ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AND ARE ALSO DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR LAKE MAINTENANCE ACCESS AND ALL OTHER PROPER PURPOSES OF THE DISTRICT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

OPEN SPACE TRACTS

TRACTS O.S.T. #10 THROUGH O.S.T. #12, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

LIFT STATION EASEMENT

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

FORCE MAIN EASEMENT

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

TRACT "S"

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

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

WATER MANAGEMENT TRACTS

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

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

UTILITY EASEMENTS

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

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

DRAINAGE EASEMENTS

THE 15-FOOT-WIDE AND THE 20-FOOT-WIDE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

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

DRAINAGE EASEMENT (PRIVATE)

THE 12-FOOT-WIDE DRAINAGE EASEMENT (PRIVATE), AS SHOWN HEREON, IS HEREBY DEDICATED TO ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

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

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 _____, 2021.

WITNESS: _____ MINTO PBLH, LLC
A FLORIDA LIMITED LIABILITY COMPANY

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 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)

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 _____, 2021.

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

PRINT NAME: _____ BY: _____
SCOTT MASSEY, PRESIDENT

PRINT NAME: _____ (SEAL)

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 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)

MINTO PBLH, LLC
SEMINOLE IMPROVEMENT DISTRICT
THE ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION
SURVEYOR'S SEAL

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS ORCHARDS OF WESTLAKE - PHASE I, BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN TOWNSHIP 43 SOUTH, RANGE 41 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°48'53"E. ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 3416.05 FEET; THENCE S.00°11'07"W., DEPARTING SAID NORTH LINE OF SECTION 6, A DISTANCE OF 2874.97 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY - PHASE II, RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE **POINT OF BEGINNING**, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) COURSES: 1) N.84°07'02"E., A DISTANCE OF 294.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 2910.00 FEET; 2) THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°56'39", A DISTANCE OF 505.06 FEET TO A POINT OF TANGENCY; 3) THENCE S.85°56'19"E., A DISTANCE OF 482.51 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2190.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°29'28", A DISTANCE OF 1624.13 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 200.00 FEET AND A RADIAL BEARING OF N.22°27'54"E., AT SAID INTERSECTION; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°37'06", A DISTANCE OF 40.56 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 4506.00 FEET AND A RADIAL BEARING OF S.73°09'09"W., AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°53'53", A DISTANCE OF 3137.75 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 140.00 FEET AND A RADIAL BEARING OF S.19°42'32"E., AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°25'19", A DISTANCE OF 132.98 FEET TO A NON-TANGENT INTERSECTION; THENCE S.59°02'46"W., A DISTANCE OF 520.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 1998.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°34'37", A DISTANCE OF 1170.88 FEET TO A POINT OF TANGENCY; THENCE N.87°22'37"W., A DISTANCE OF 292.26 FEET TO A POINT ON THE NORTHEAST CORNER OF THE PLAT OF PERSIMMON BOULEVARD EAST - PLAT 4, AS RECORDED IN PLAT BOOK 131, PAGES 106 AND 107, OF SAID PUBLIC RECORDS AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 1898.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY LINE OF SAID PERSIMMON BOULEVARD EAST - PLAT 4, THROUGH A CENTRAL ANGLE OF 04°17'26", A DISTANCE OF 142.13 FEET TO A POINT OF TANGENCY; THENCE N.83°05'11"W., ALONG SAID NORTHERLY LINE OF PERSIMMON BOULEVARD EAST - PLAT 4, A DISTANCE OF 59.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 2190.00 FEET; THENCE WESTERLY, ALONG SAID NORTHERLY LINE OF PERSIMMON BOULEVARD EAST - PLAT 4 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°16'52", A DISTANCE OF 431.19 FEET TO A POINT ON THE EASTERLY LINE OF KOLTER SALE PARCEL 2, RECORDED IN OFFICIAL RECORDS BOOK 30585, PAGE 642, OF SAID PUBLIC RECORDS AND TO A NON-TANGENT INTERSECTION; THENCE BY THE FOLLOWING FIFTEEN (15) COURSES BEING ALONG SAID EASTERLY LINE OF KOLTER SALE PARCEL 2: 1) N.14°48'47"W., A DISTANCE OF 64.89 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 518.00 FEET AND A RADIAL BEARING OF N.31°05'50"W., AT SAID INTERSECTION; 2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°07'29", A DISTANCE OF 688.23 FEET TO A POINT OF TANGENCY; 3) THENCE N.17°13'19"W., A DISTANCE OF 276.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 592.00 FEET; 4) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°14'47", A DISTANCE OF 188.53 FEET TO A NON-TANGENT INTERSECTION; 5) THENCE N.02°57'09"E., A DISTANCE OF 271.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 283.31 FEET; 6) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°51'15", A DISTANCE OF 444.30 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE N.86°58'16"W., A DISTANCE OF 53.73 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 871.87 FEET AND A RADIAL BEARING OF N.89°08'56"W., AT SAID INTERSECTION; 8) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°31'13", A DISTANCE OF 357.91 FEET TO A NON-TANGENT INTERSECTION; 9) THENCE N.22°08'23"W., A DISTANCE OF 182.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 192.00 FEET; 10) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°45'17", A DISTANCE OF 166.73 FEET TO A POINT OF TANGENCY; 11) THENCE N.27°36'55"E., A DISTANCE OF 106.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 808.00 FEET; 12) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THOUGH A CENTRAL ANGLE OF 18°08'21", A DISTANCE OF 255.80 FEET TO A POINT OF TANGENCY; 13) THENCE N.09°28'35"E., A DISTANCE OF 167.25 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 255.00 FEET AND A RADIAL BEARING OF N.35°44'34"W., AT SAID INTERSECTION; 14) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°38'06", A DISTANCE OF 336.62 FEET TO A NON-TANGENT INTERSECTION; 15) THENCE N.05°52'58"W., A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 9,132,351 SQUARE FEET OR 209,650 ACRES, MORE OR LESS.

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

ROAD RIGHT-OF-WAY

TRACT "A" SHOWN HEREON AS CAMEO COURT, COURTLAND COURT, GOLDSPAR COURT, LIBERTY LANE, MACOON WAY, OPAL DRIVE AND ZESLER LANE ARE HEREBY DEDICATED TO THE ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AS A PRIVATE ROADWAY FOR INGRESS AND EGRESS, ACCESS, UTILITIES AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, REUSE WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, REUSE WATER, WASTEWATER, AND WATER MANAGEMENT FACILITIES. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION. AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF WESTLAKE FOR SERVICE VEHICLES AND EMERGENCY VEHICLES. THE CITY OF WESTLAKE AND THE SEMINOLE IMPROVEMENT DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SAID TRACT "A" EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE SEMINOLE IMPROVEMENT DISTRICT, AND FOR MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE'S SERVICE VEHICLES AND EMERGENCY VEHICLES.

4152 W. Blue Heron Blvd.
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Phone: (561) 444-2720
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Licensed Business Number LB 7768

THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M.
LS4828 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768

Sheet No. 1 of 19 Sheets

ORCHARDS OF WESTLAKE - PHASE I

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

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 _____ 2021, IN ACCORDANCE WITH SEC. 177.071(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.081(1), F.S.

ATTEST: _____
CITY MANAGER, KEN CASSEL

BY: _____
CITY MAYOR, ROGER MANNING

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF _____

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PBLH, LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____

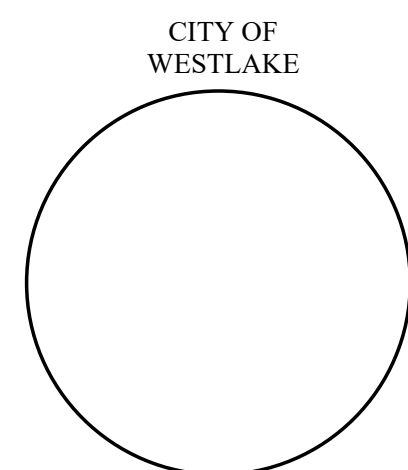
HARRY BINNIE, PRESIDENT, FOUNDERS TITLE

AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (358 LOTS):	64.415
ROADWAY TRACT (TRACT "A"):	16.910
TRACT "S":	55.456
OPEN SPACE TRACT #1:	0.496
OPEN SPACE TRACT #2:	0.402
OPEN SPACE TRACT #3:	0.529
OPEN SPACE TRACT #4:	0.204
OPEN SPACE TRACT #5:	0.160
OPEN SPACE TRACT #6:	0.057
OPEN SPACE TRACT #7:	0.057
OPEN SPACE TRACT #8:	0.057
OPEN SPACE TRACT #9:	0.057
OPEN SPACE TRACT #10:	0.640
OPEN SPACE TRACT #11:	7.223
OPEN SPACE TRACT #12:	1.299
OPEN SPACE TRACT #13:	0.224
WATER MANAGEMENT TRACT #1:	17.296
WATER MANAGEMENT TRACT #2:	5.635
WATER MANAGEMENT TRACT #3:	6.238
WATER MANAGEMENT TRACT #4:	5.240
WATER MANAGEMENT TRACT #5:	7.906
WATER MANAGEMENT TRACT #6:	3.723
WATER MANAGEMENT TRACT #7:	6.183
WATER MANAGEMENT TRACT #8:	3.407
WATER MANAGEMENT TRACT #9:	5.836
TOTAL ACRES, MORE OR LESS:	209.650

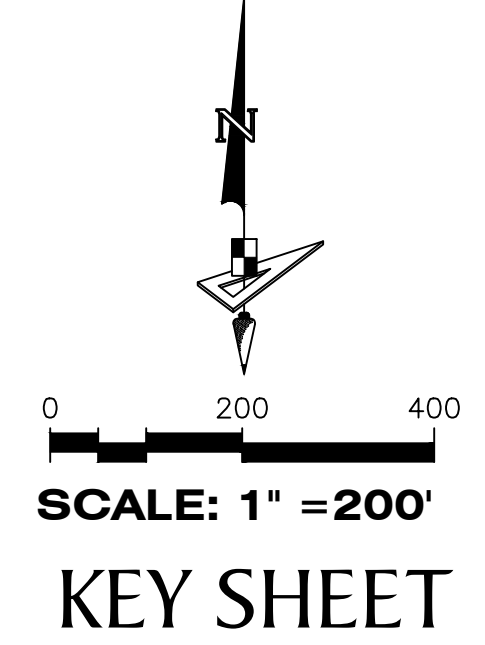
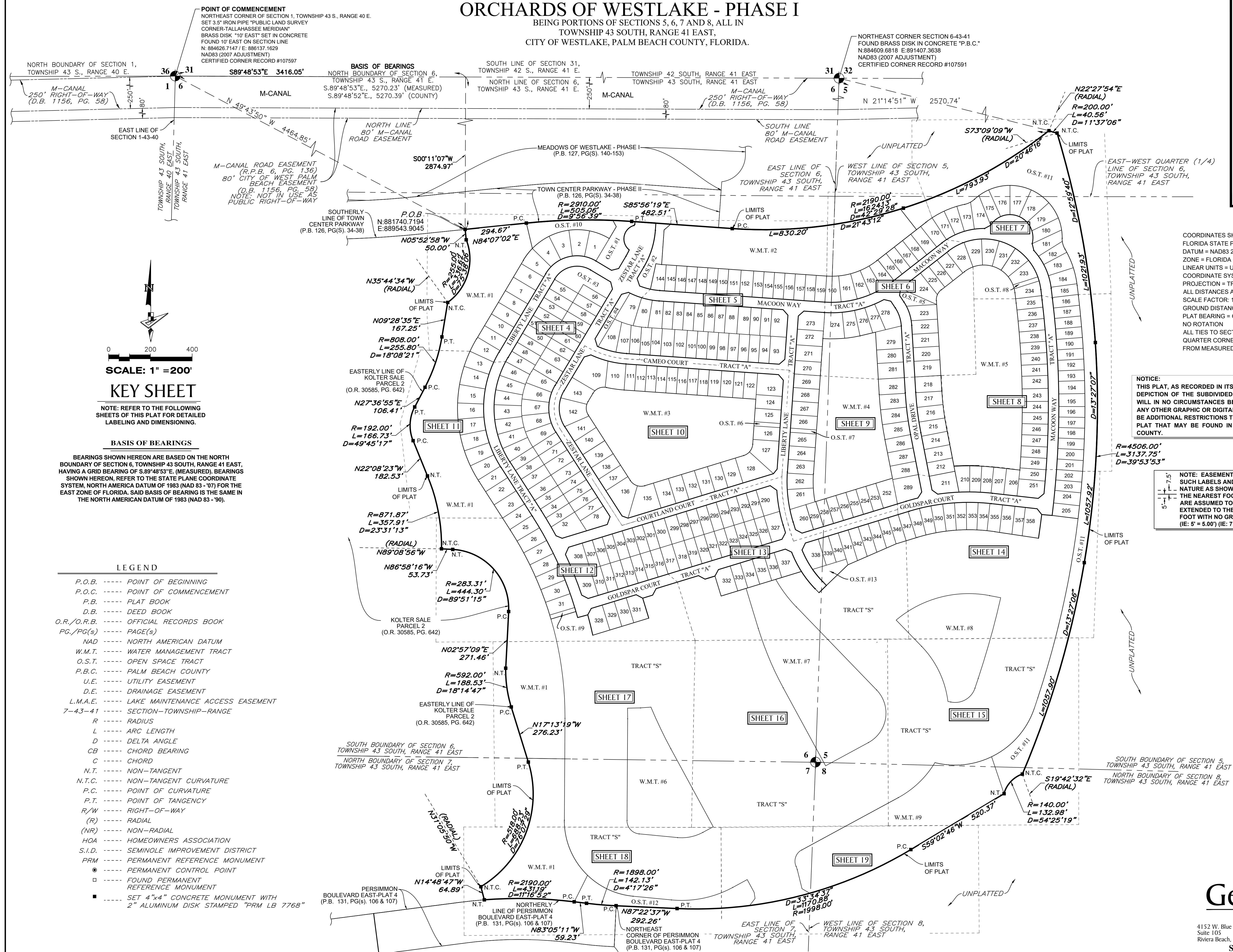
SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■" = A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4"x24" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "●" = A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". (UNLESS OTHERWISE NOTED)
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"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



ORCHARDS OF WESTLAKE - PHASE I

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



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 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. (MEASURED). BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 07) FOR THE EAST ZONE OF FLORIDA, SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 90).

- ### LEGEND
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
 - PG./PG(S) ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
 - P.B.C. ----- PALM BEACH COUNTY
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - 7-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - N.T. ----- NON-TANGENT
 - N.T.C. ----- NON-TANGENT CURVATURE
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - R/W ----- RIGHT-OF-WAY
 - (R) ----- RADIAL
 - (NR) ----- NON-RADIAL
 - HOA ----- HOMEOWNERS ASSOCIATION
 - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

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

NOTE: 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.

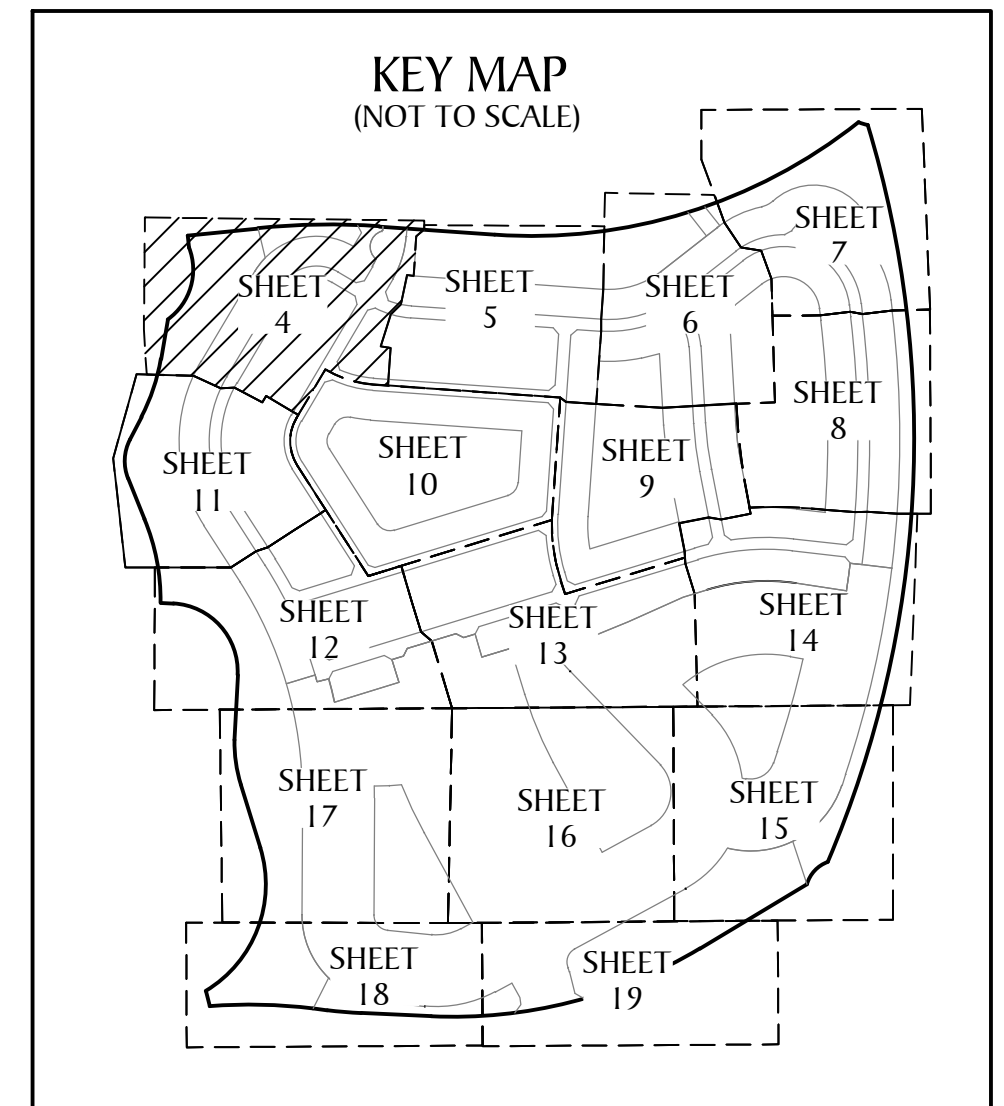
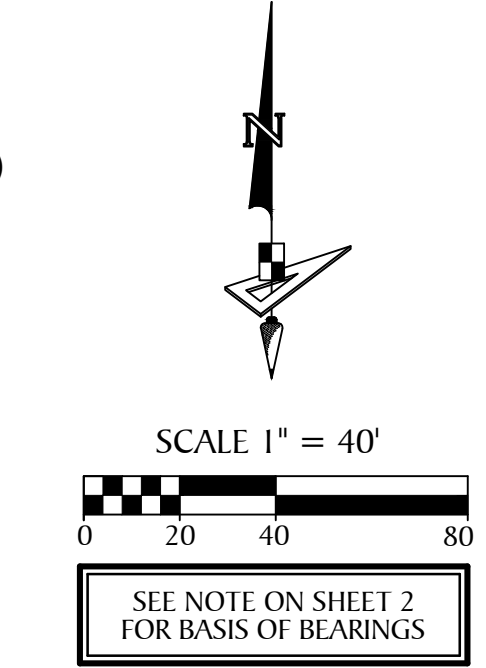
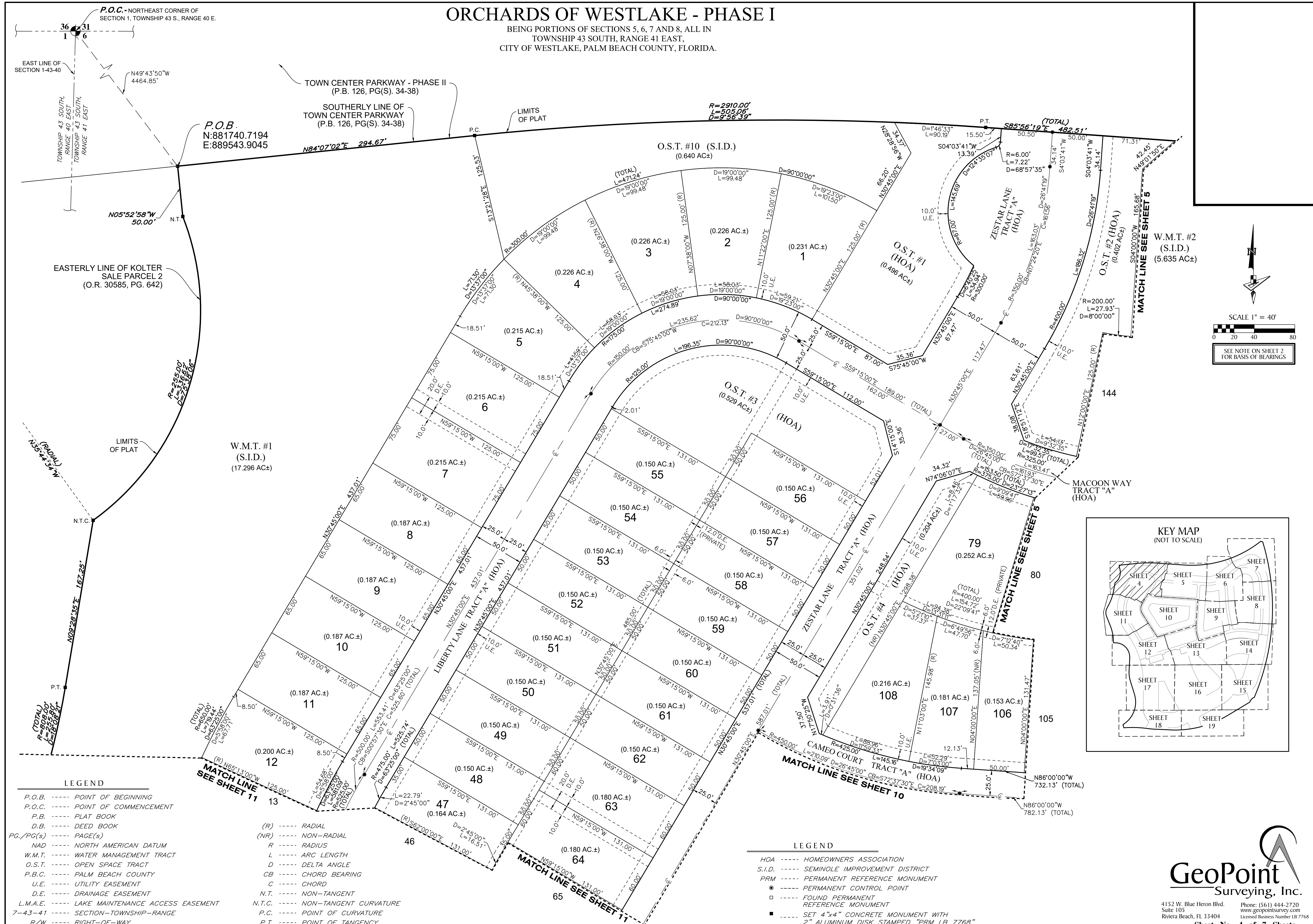
NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.000) (IE: 7.5' = 7.500)



4152 W. Blue Heron Blvd. Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
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ORCHARDS OF WESTLAKE - PHASE I

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



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GeoPoint
Surveying, Inc.

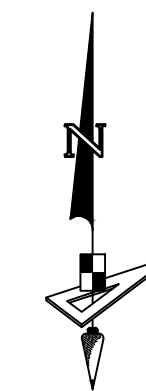
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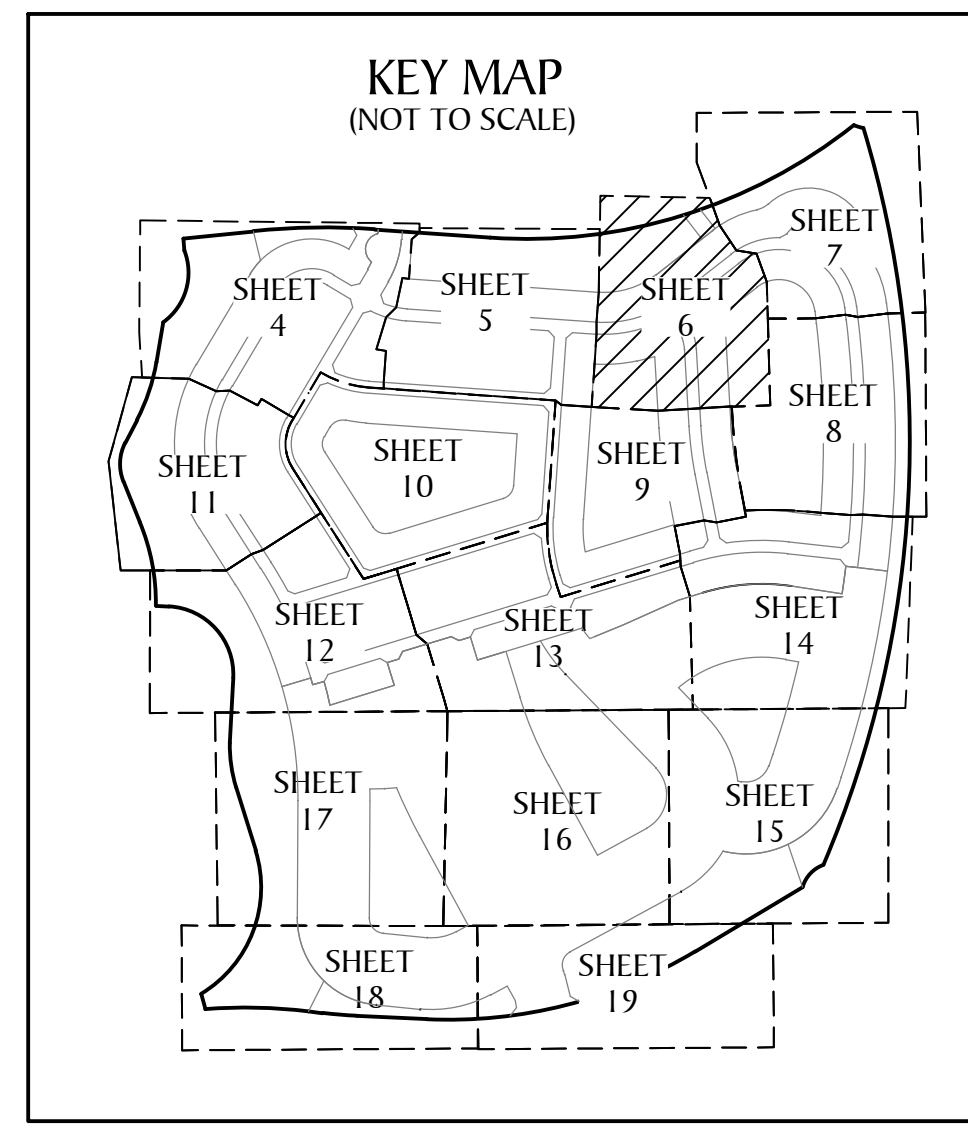
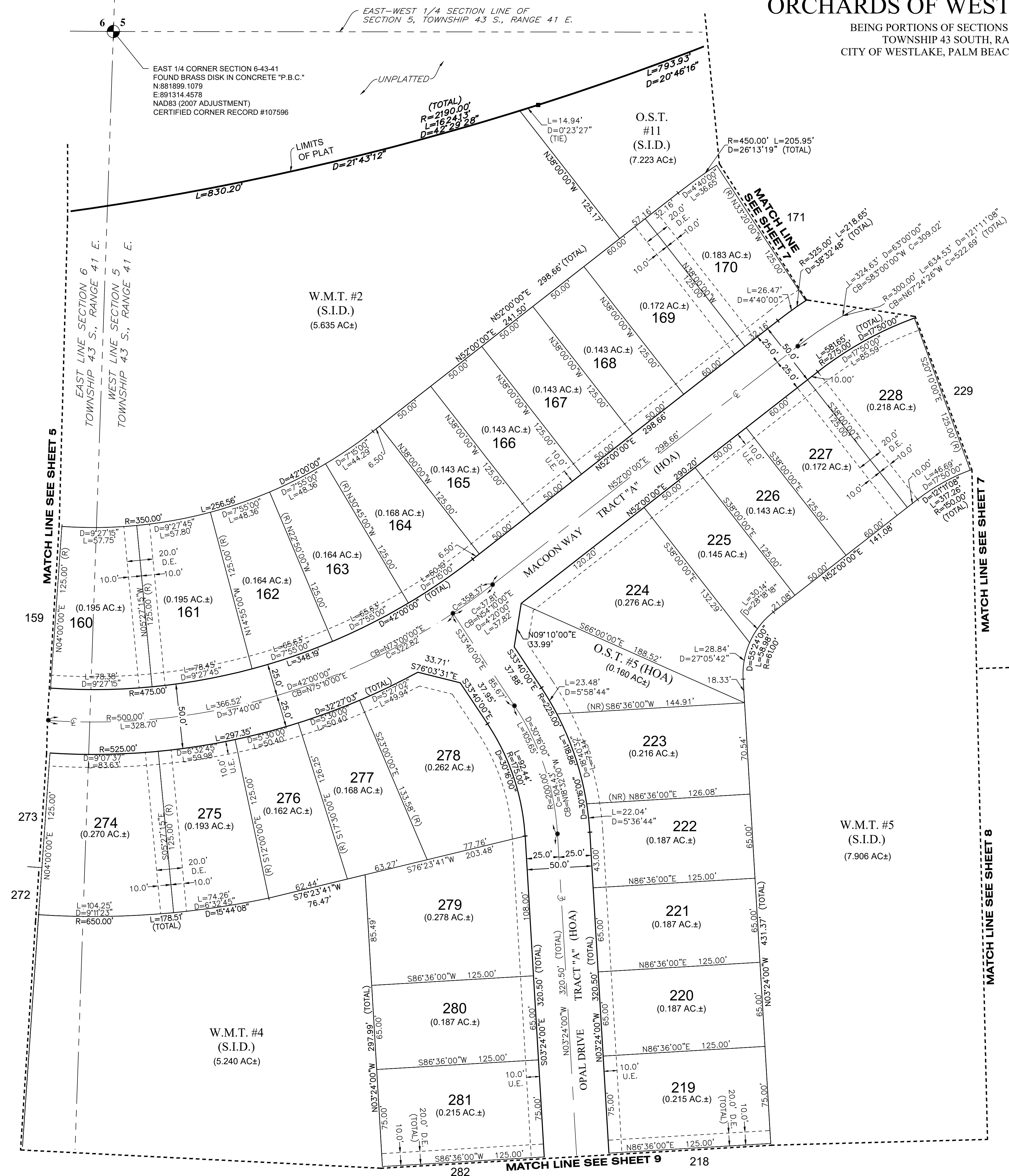
Sheet No. 4 of 7 Sheets

ORCHARDS OF WESTLAKE - PHASE I

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



SCALE 1" = 40'
0 20 40 80
SEE NOTE ON SHEET 2
FOR BASIS OF BEARINGS



LEGEND

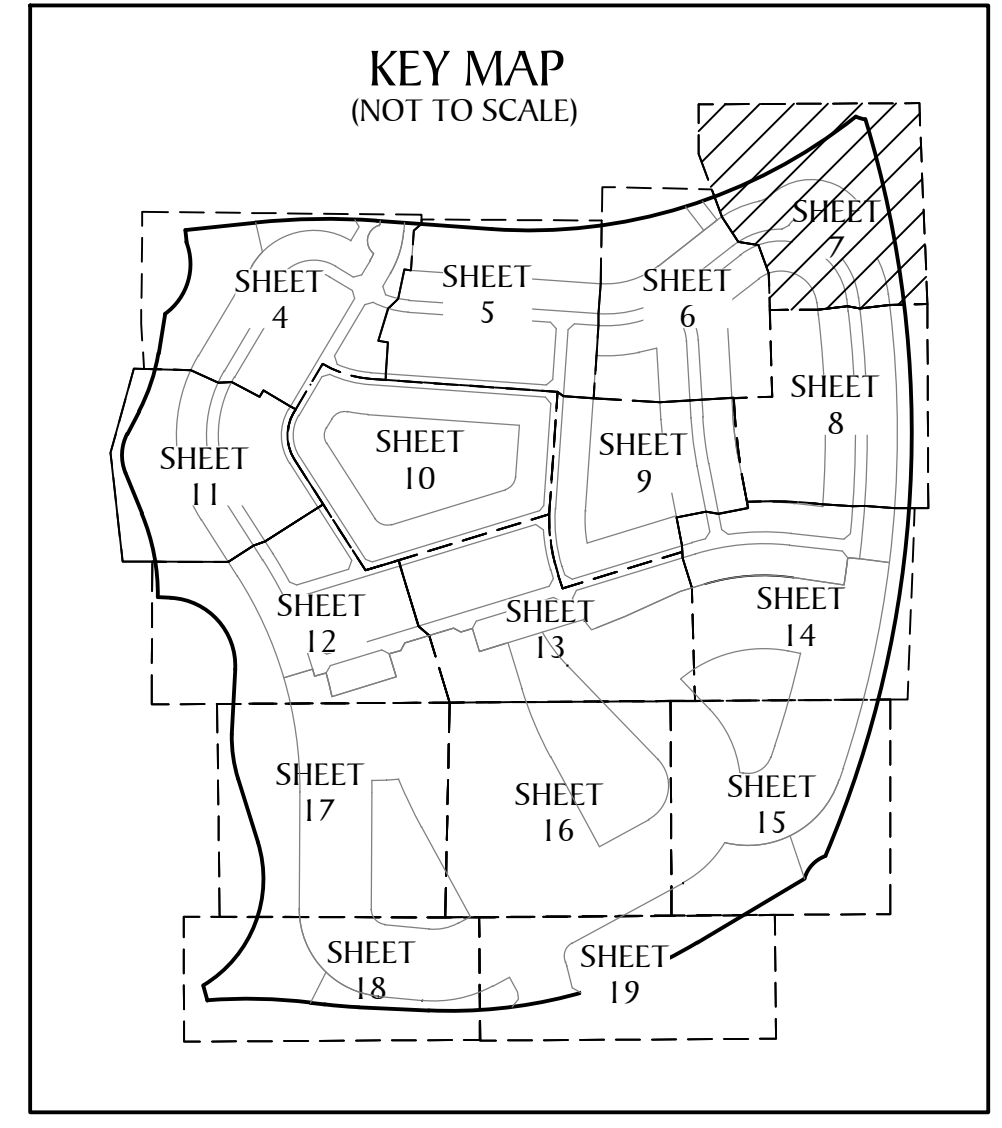
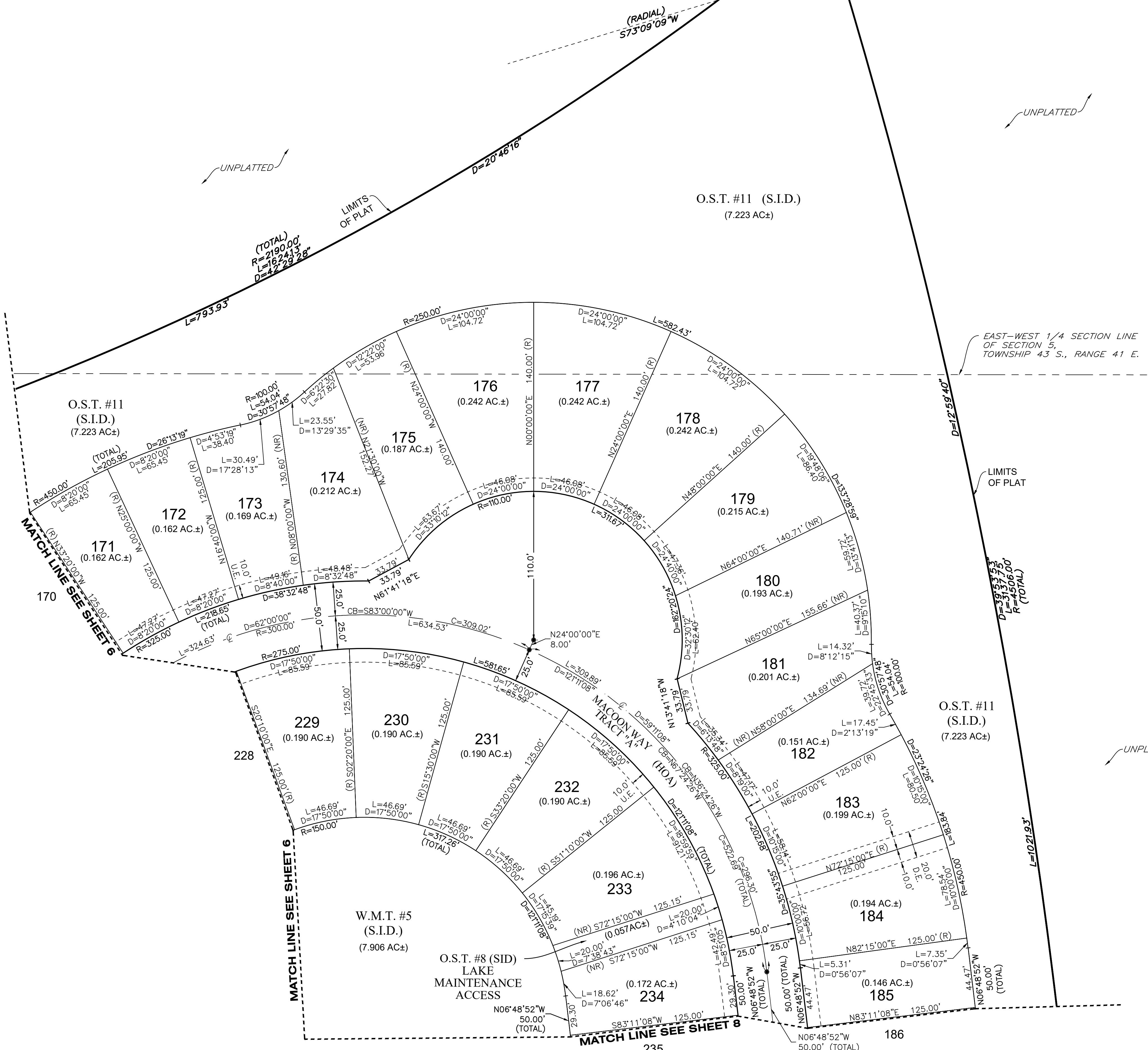
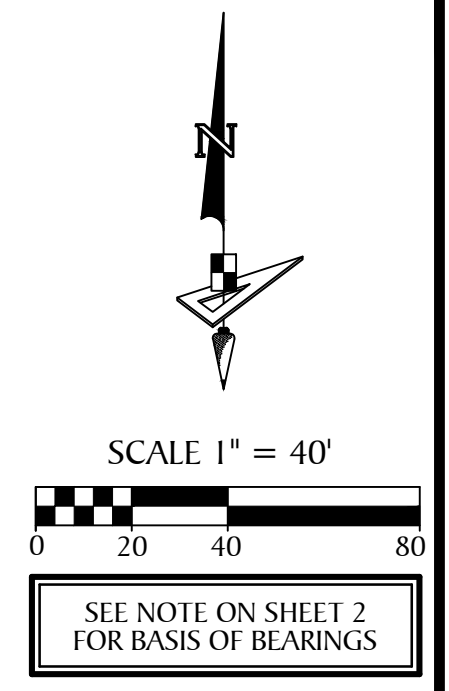
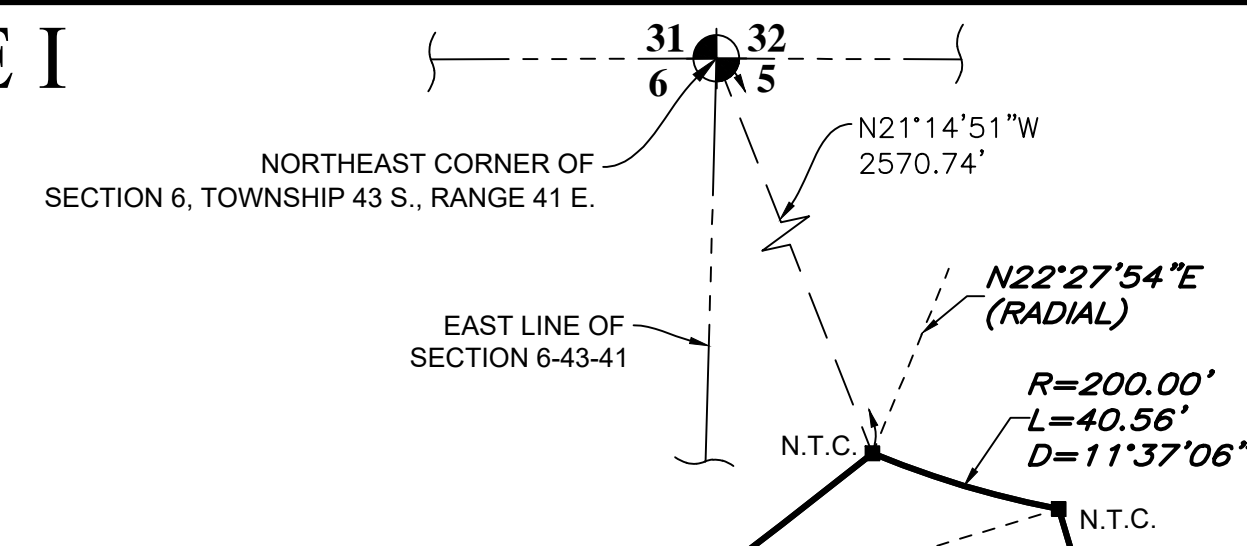
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- PRM --- PERMANENT REFERENCE MONUMENT
- --- PERMANENT CONTROL POINT
- --- FOUND PERMANENT REFERENCE MONUMENT
- --- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



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Phone: (561) 444-2720
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ORCHARDS OF WESTLAKE - PHASE I

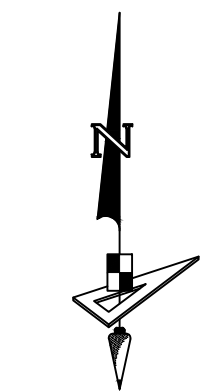
BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
 - PG./PG(S) ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
 - P.B.C. ----- PALM BEACH COUNTY
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - 7-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - N.T. ----- NON-TANGENT
 - N.T.C. ----- NON-TANGENT CURVATURE
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - R/W ----- RIGHT-OF-WAY
 - (R) ----- RADIAL
 - (NR) ----- NON-RADIAL
 - HOA ----- HOMEOWNERS ASSOCIATION
 - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

ORCHARDS OF WESTLAKE - PHASE I

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



SCALE 1" = 40'
0 20 40 80
SEE NOTE ON SHEET 2
FOR BASIS OF BEARINGS

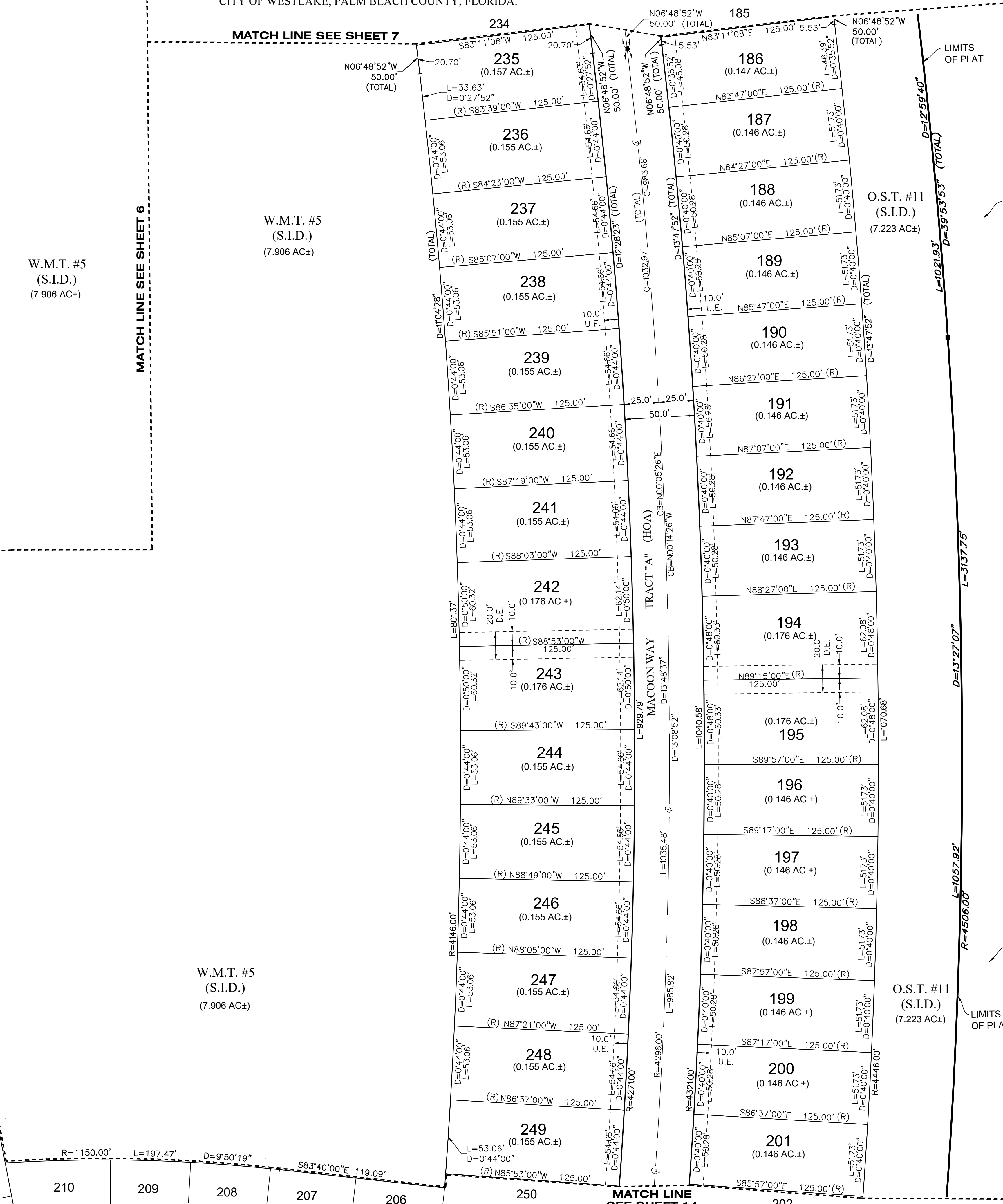
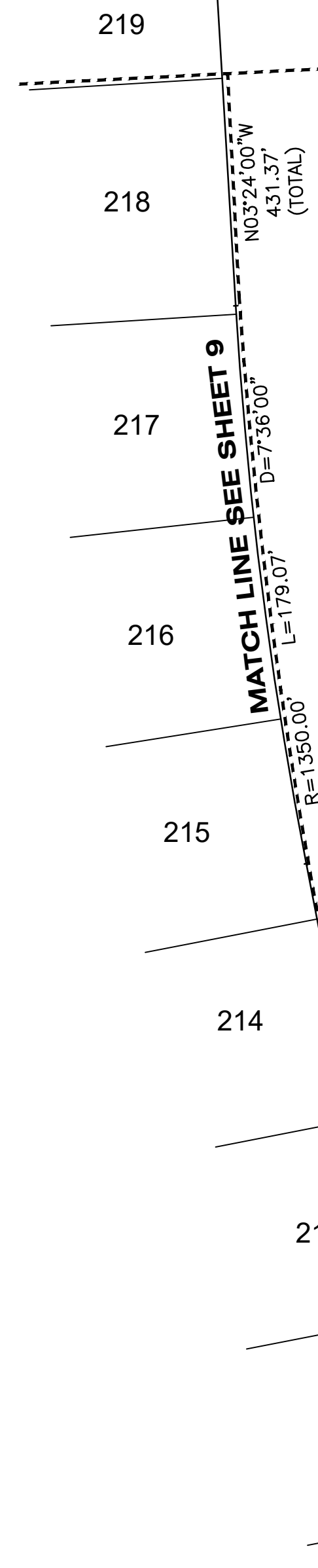
MATCH LINE SEE SHEET 6

W.M.T. #5
(S.I.D.)
(7.906 AC±)

W.M.T. #5
(S.I.D.)
(7.906 AC±)

W.M.T. #5
(S.I.D.)
(7.906 AC±)

MATCH LINE SEE SHEET 9



LIMITS OF PLAT

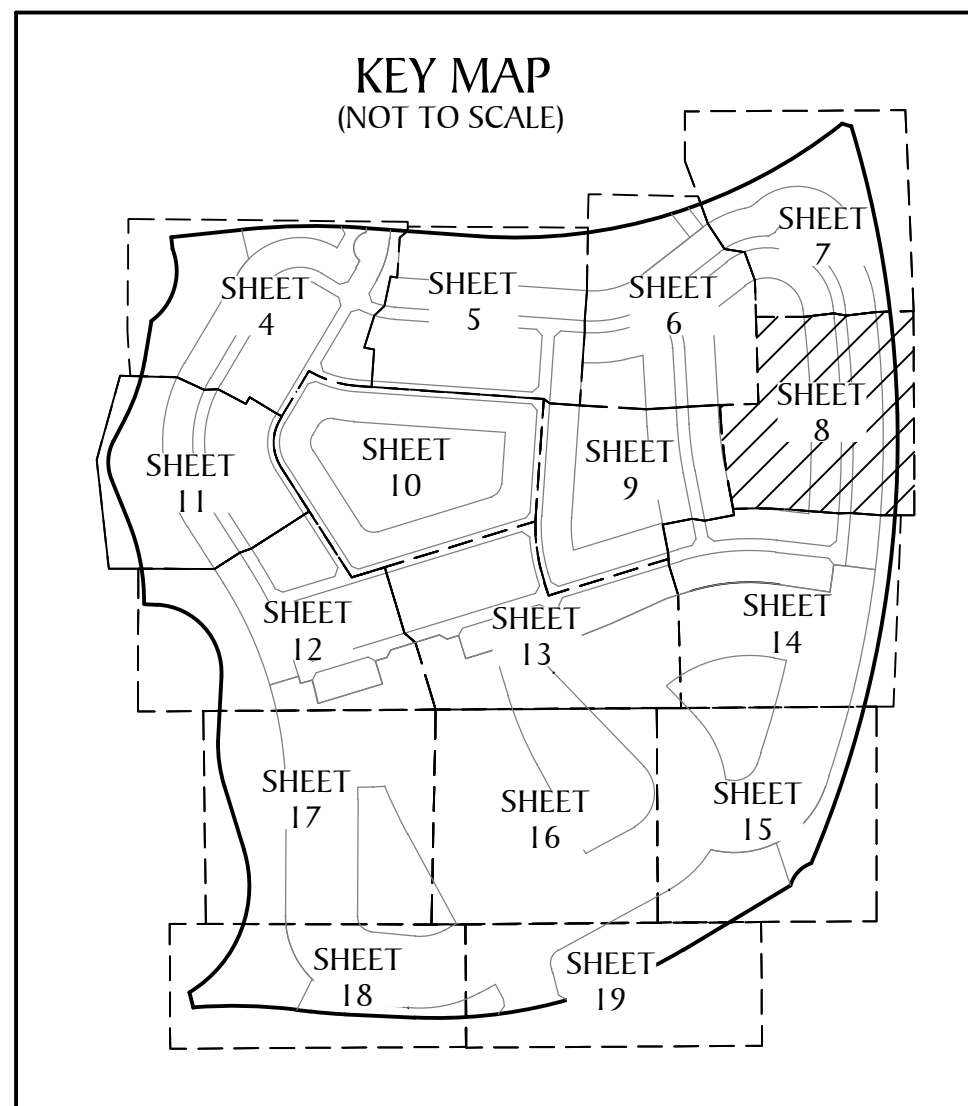
O.S.T. #11
(S.I.D.)
(7.223 AC±)

O.S.T. #11
(S.I.D.)
(7.223 AC±)

LIMITS OF PLAT

UNPLATTED

UNPLATTED



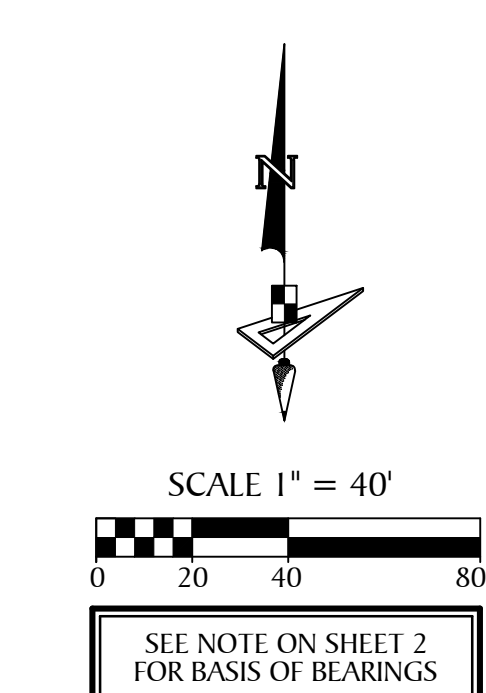
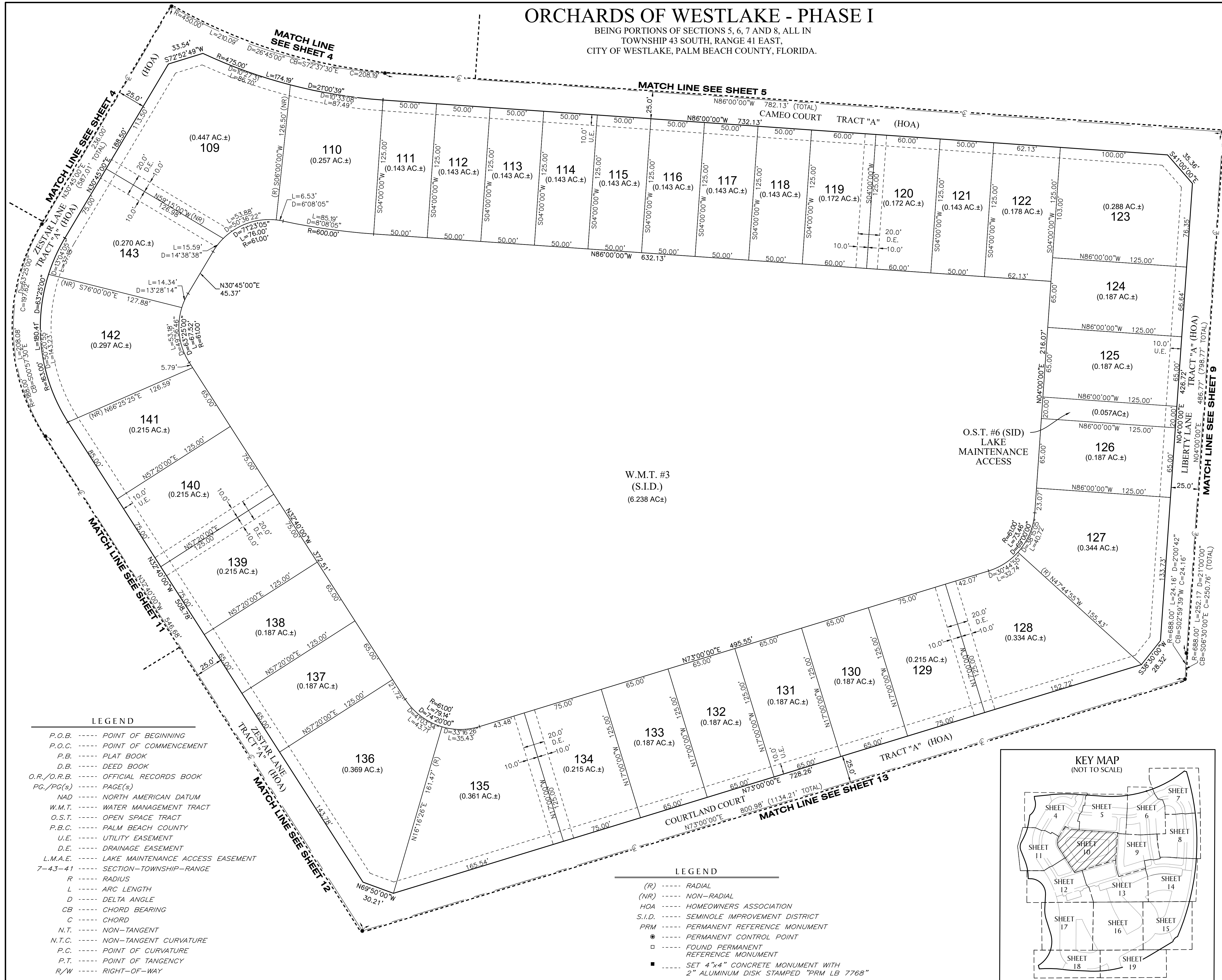
- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
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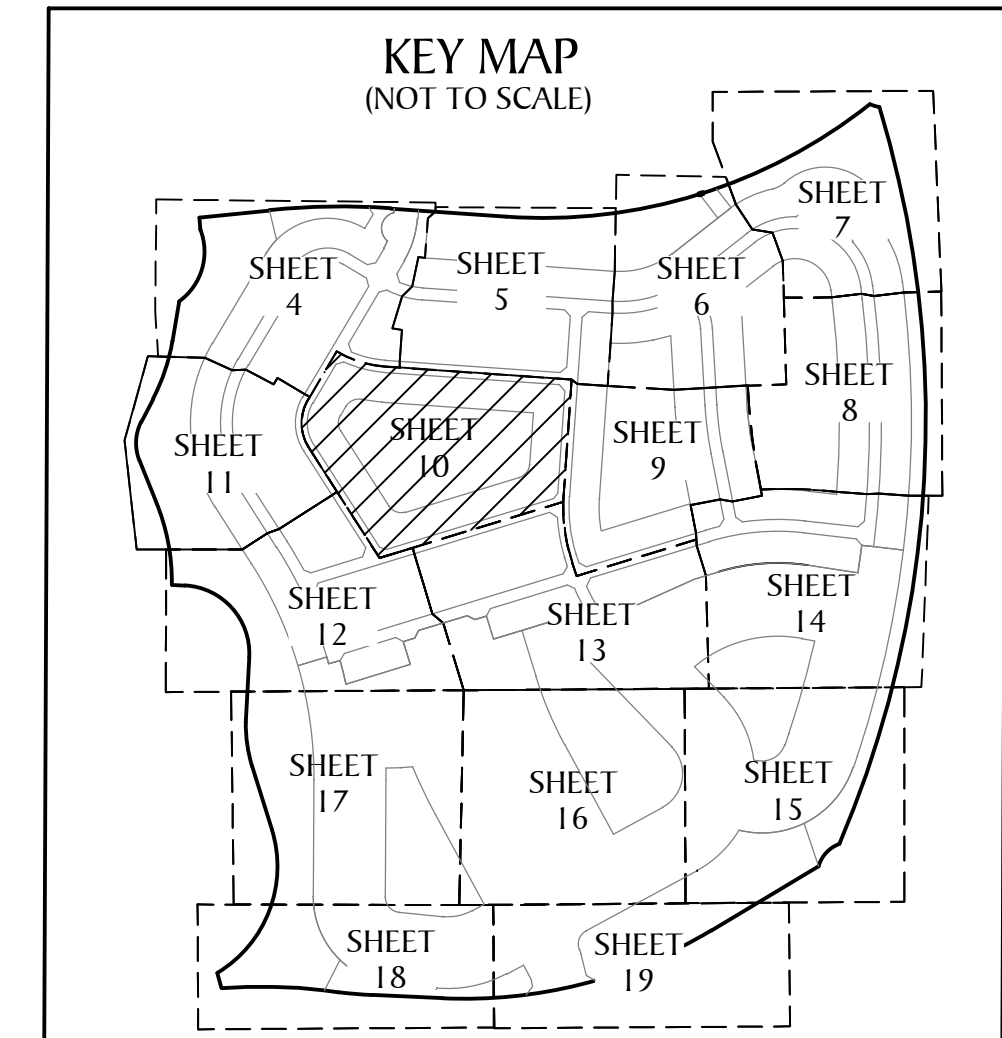
ORCHARDS OF WESTLAKE - PHASE I

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



- LEGEND**
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 - R/W ----- RIGHT-OF-WAY

- LEGEND**
- (R) ----- RADIAL
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 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



GeoPoint
Surveying, Inc.

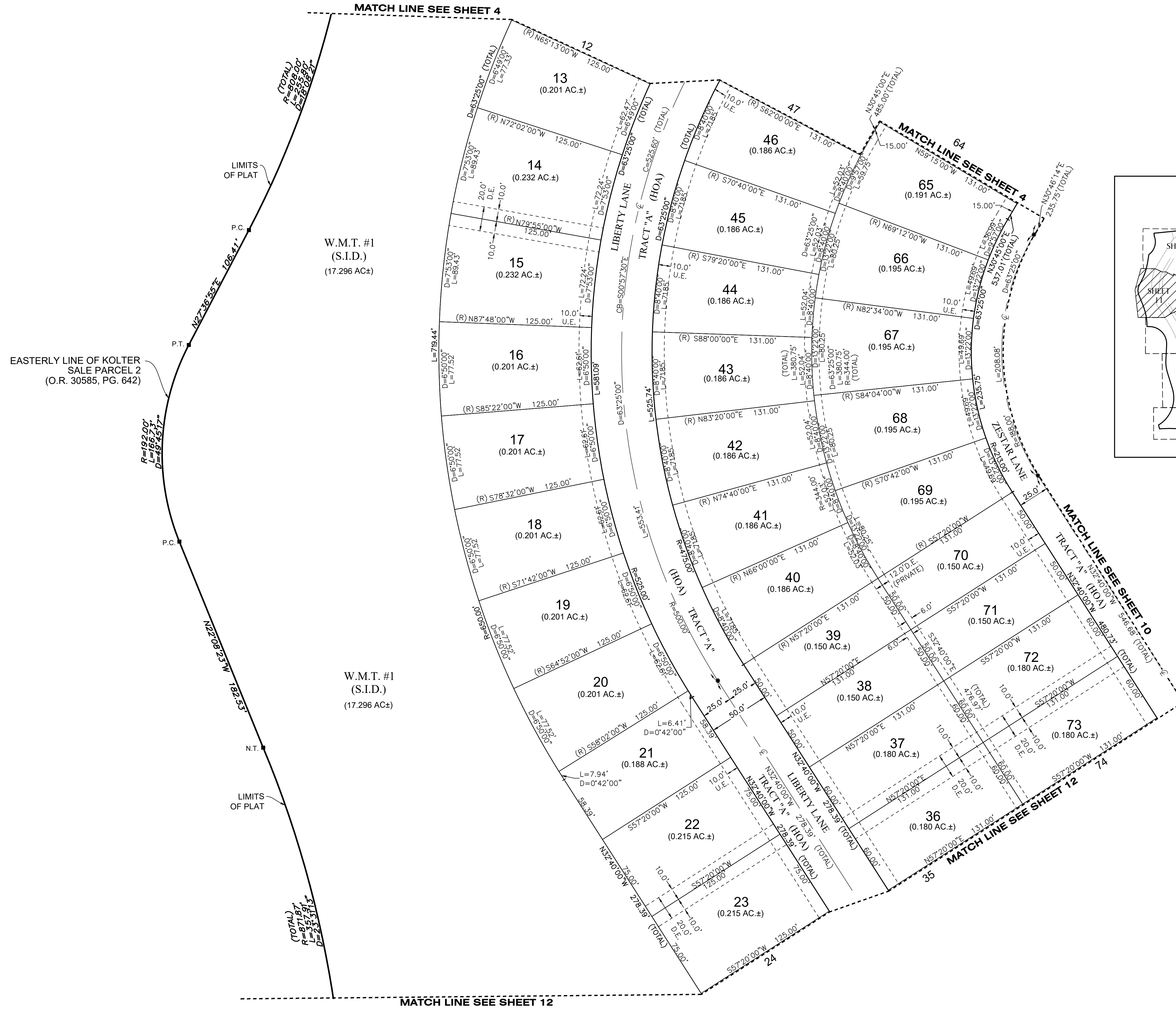
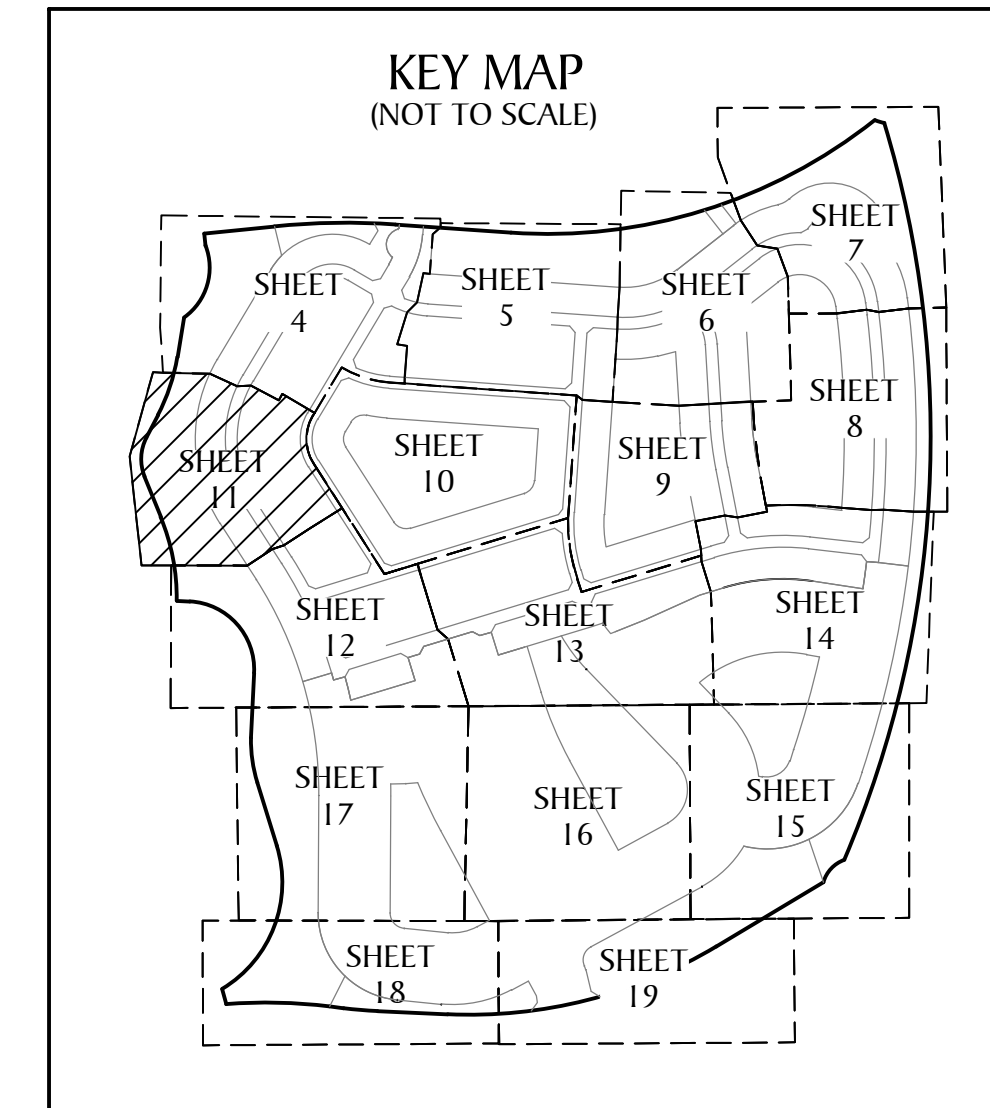
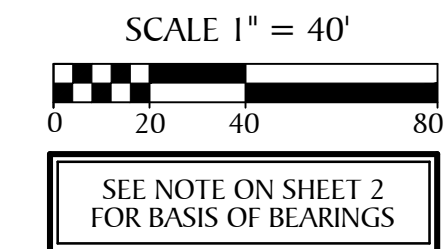
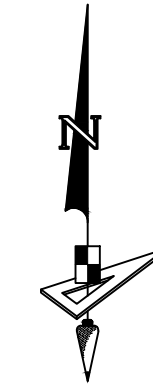
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Licensed Business Number LB 7768

Sheet No. 10 of 19 Sheets

ORCHARDS OF WESTLAKE - PHASE I

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



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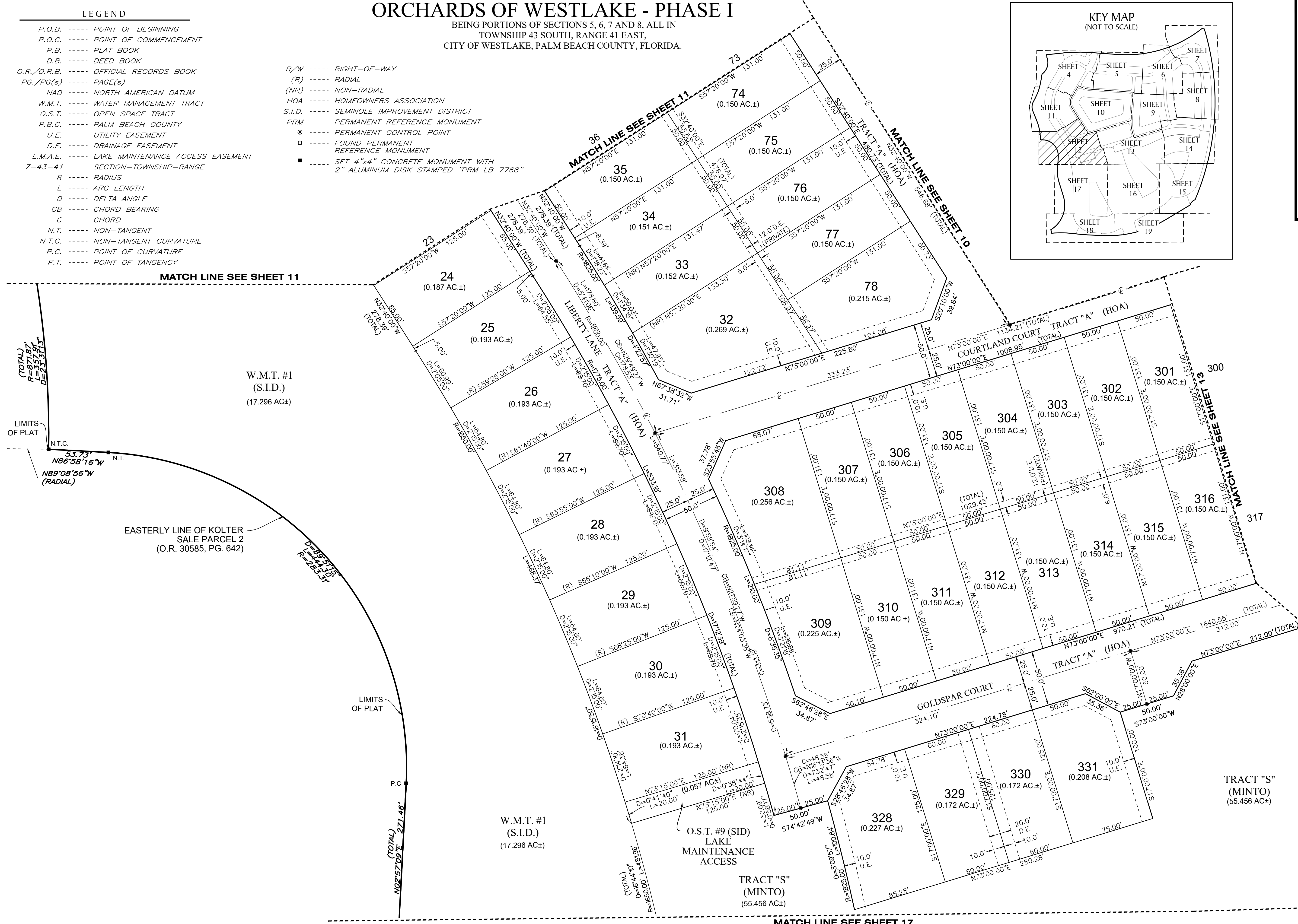
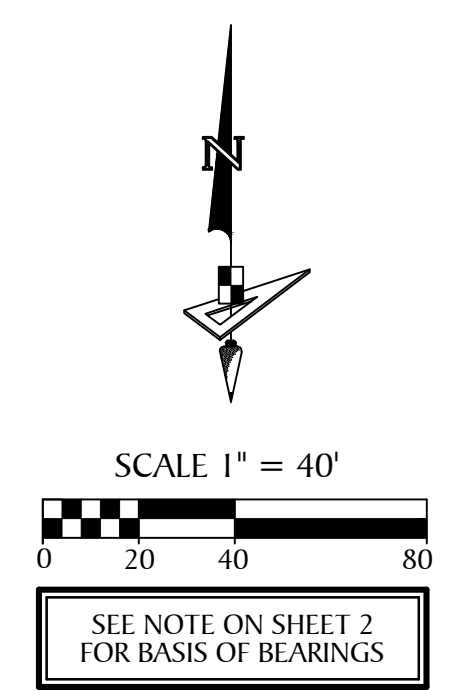
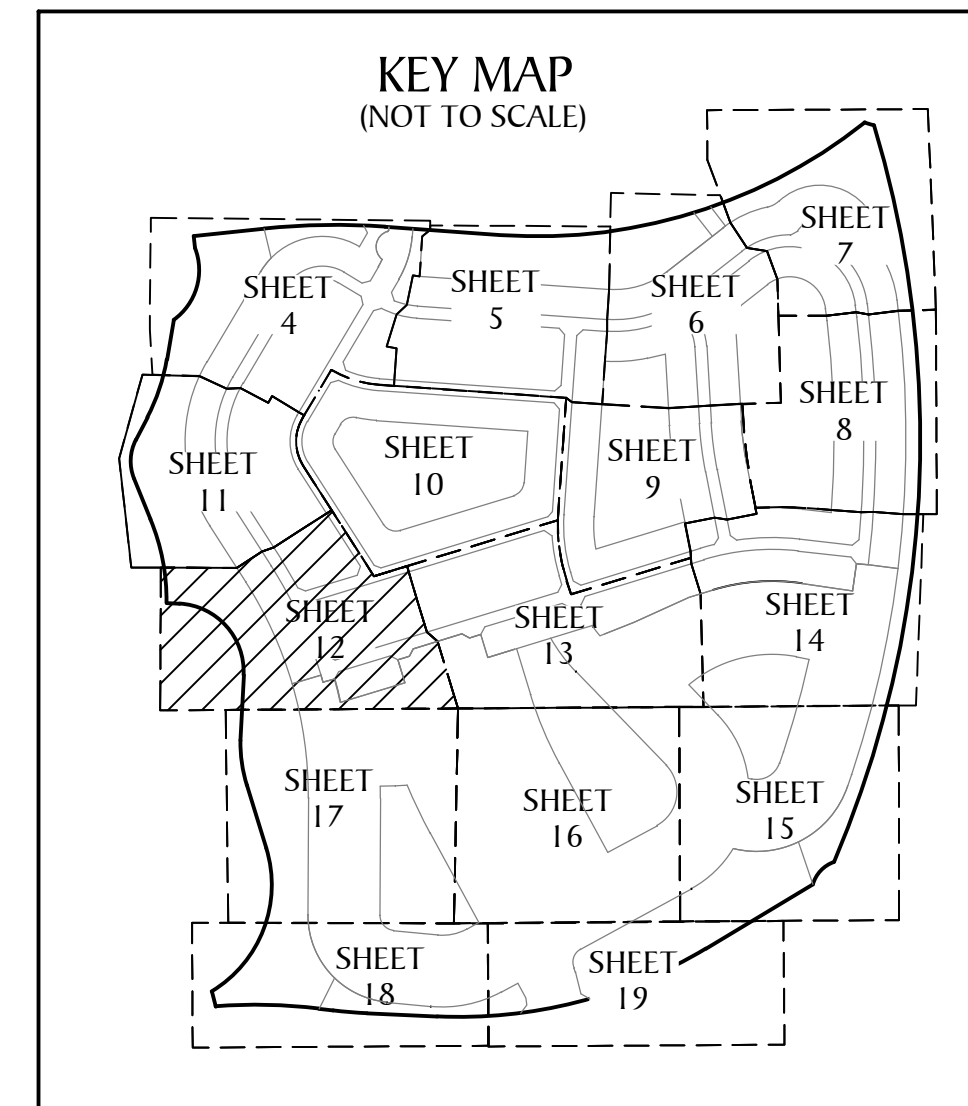
ORCHARDS OF WESTLAKE - PHASE I

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
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CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

LEGEND

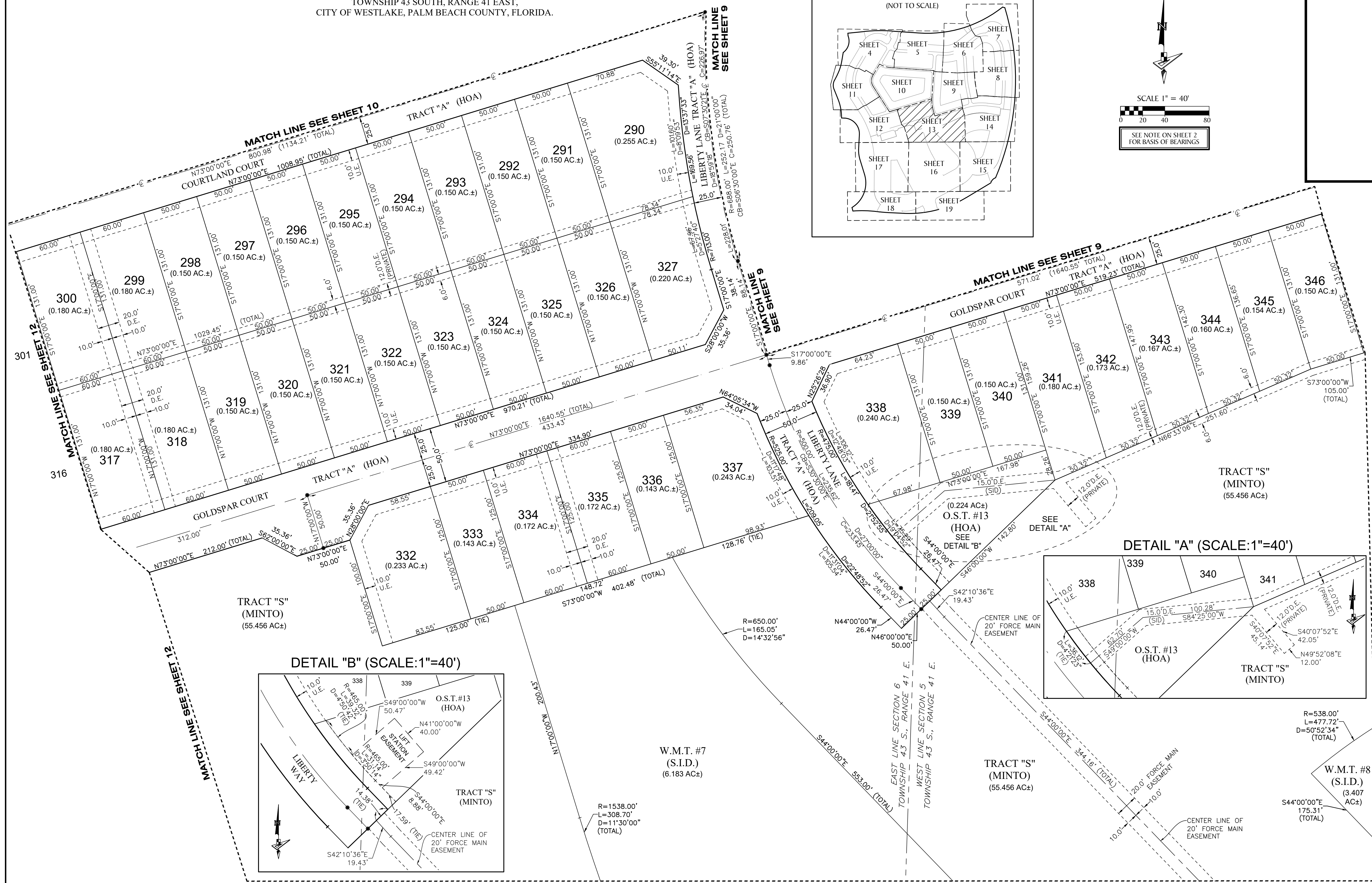
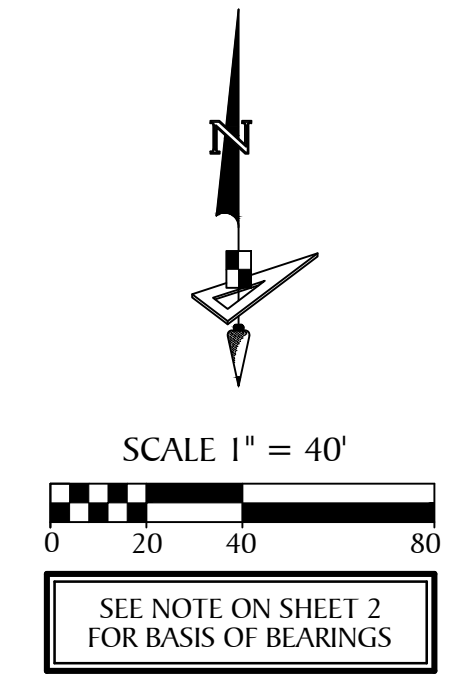
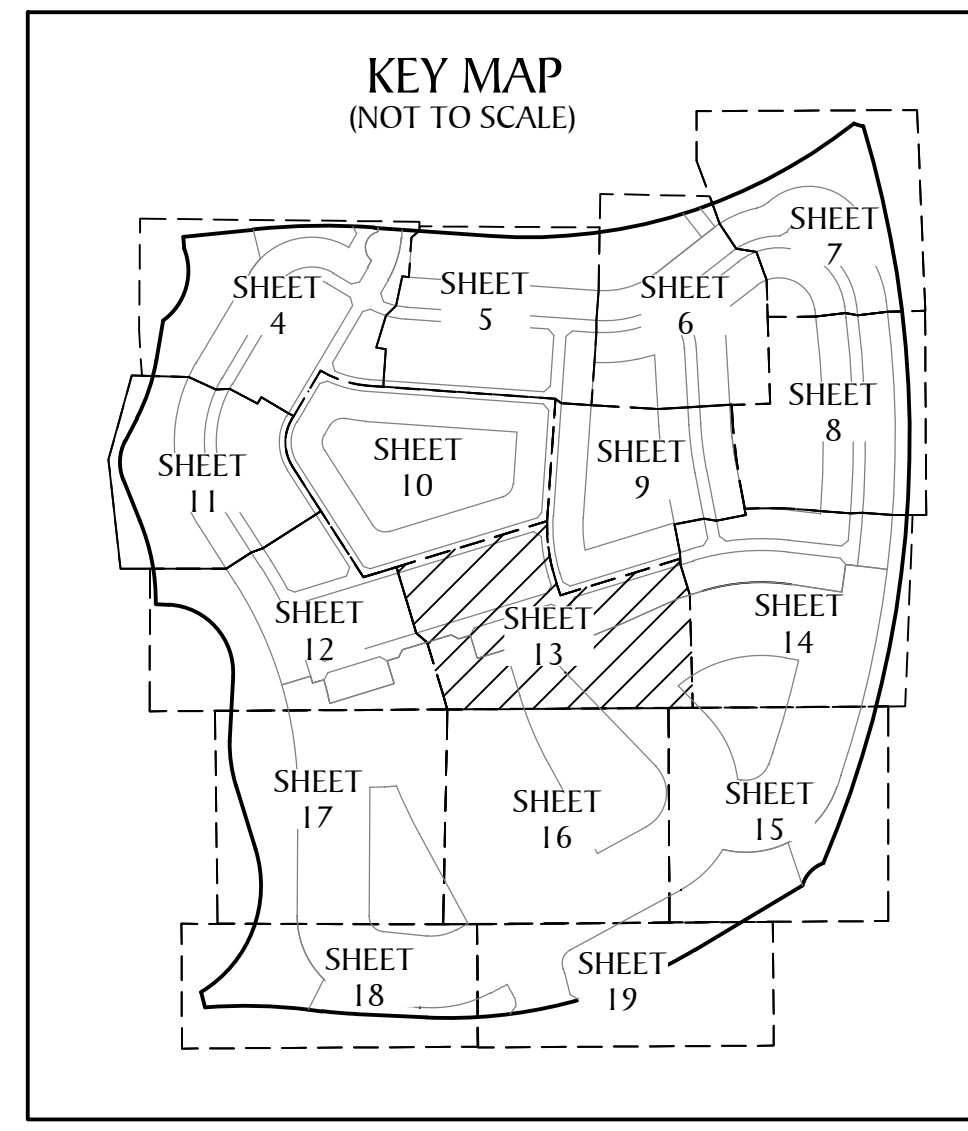
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- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
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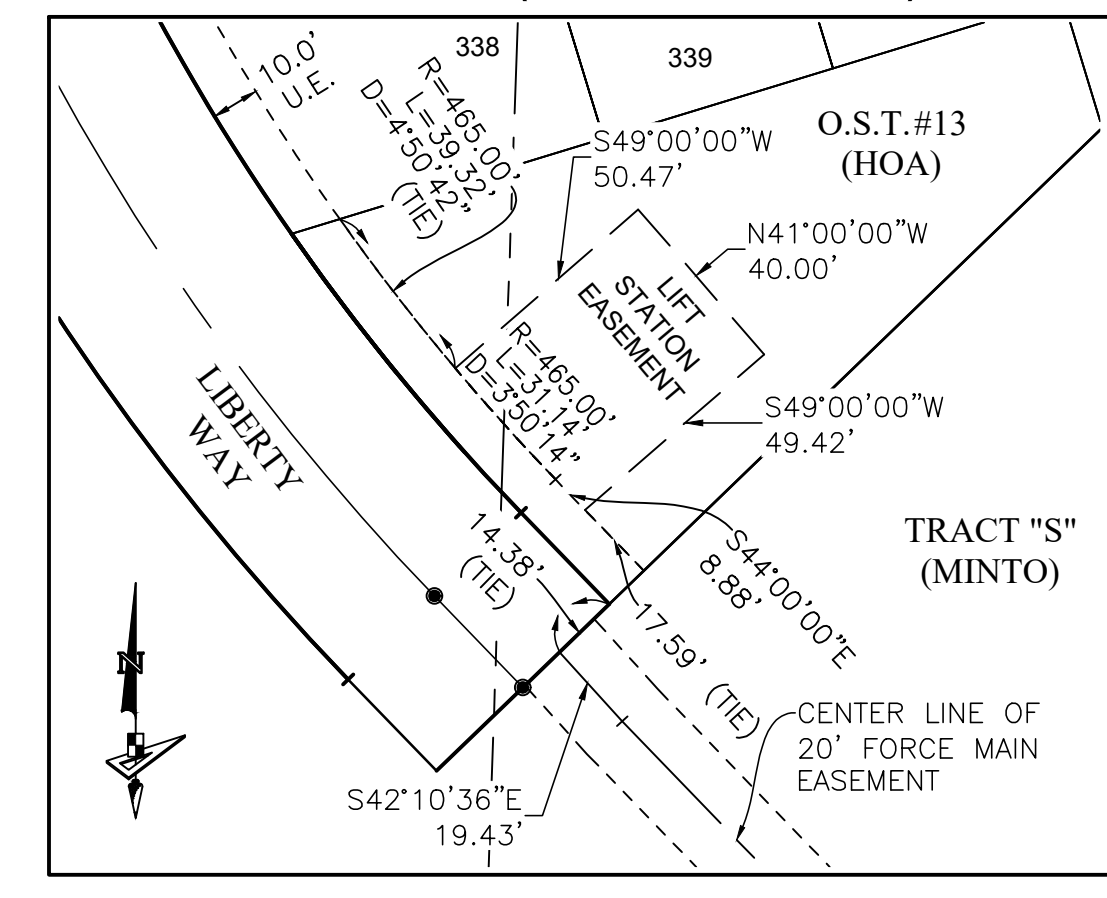
ORCHARDS OF WESTLAKE - PHASE I

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
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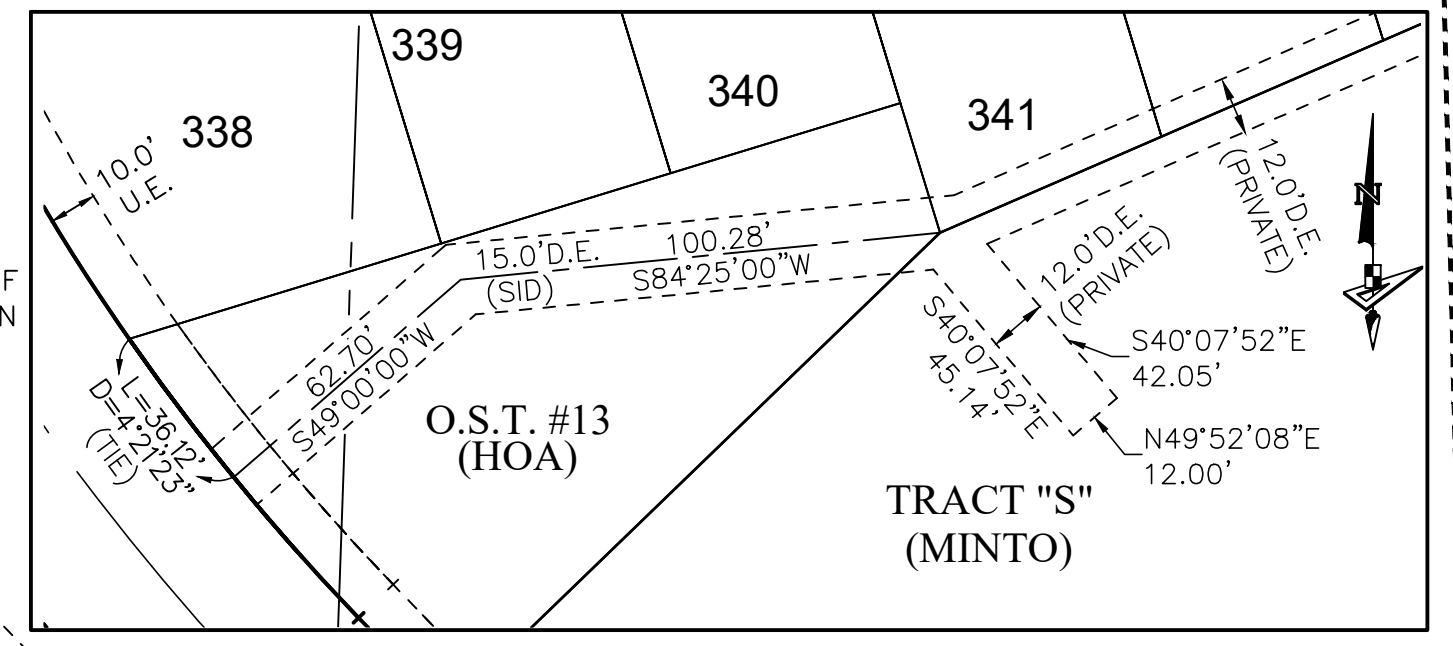


TRACT "S"
(MINTO)
(55.456 AC±)

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



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



W.M.T. #7
(S.I.D.)
(6.183 AC±)

R=1538.00'
L=308.70'
D=11°30'00"
(TOTAL)

TRACT "S"
(MINTO)
(55.456 AC±)

W.M.T. #8
(S.I.D.)
(3.407 AC±)

R=538.00'
L=477.72'
D=50°52'34"
(TOTAL)

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- PG./PG(s) ----- PAGE(S)
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- 7-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH

LEGEND

- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
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- N.T. ----- NON-TANGENT
- N.T.C. ----- NON-TANGENT CURVATURE
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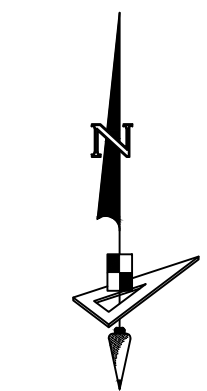
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Suite 105 www.geopointsurveying.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

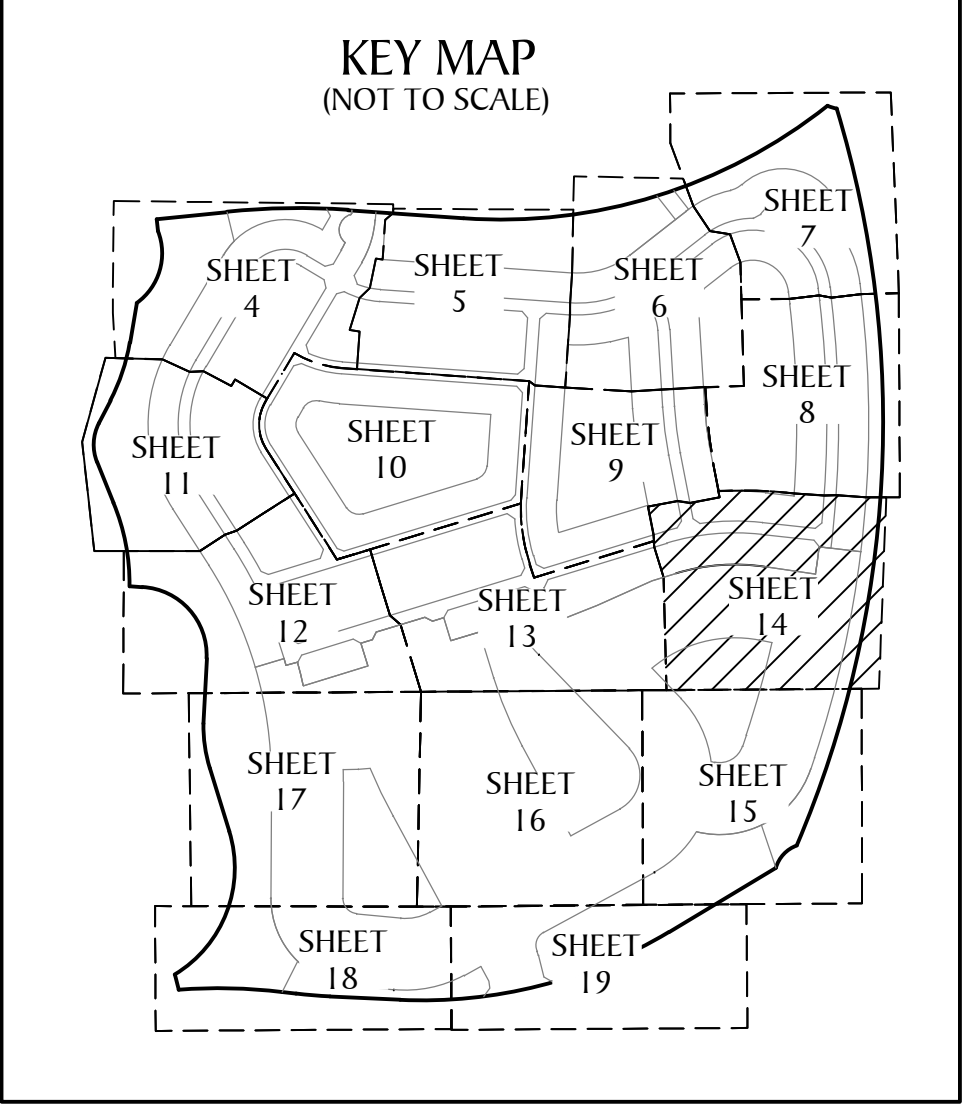
Sheet No. 13 of 19 Sheets

ORCHARDS OF WESTLAKE - PHASE I

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

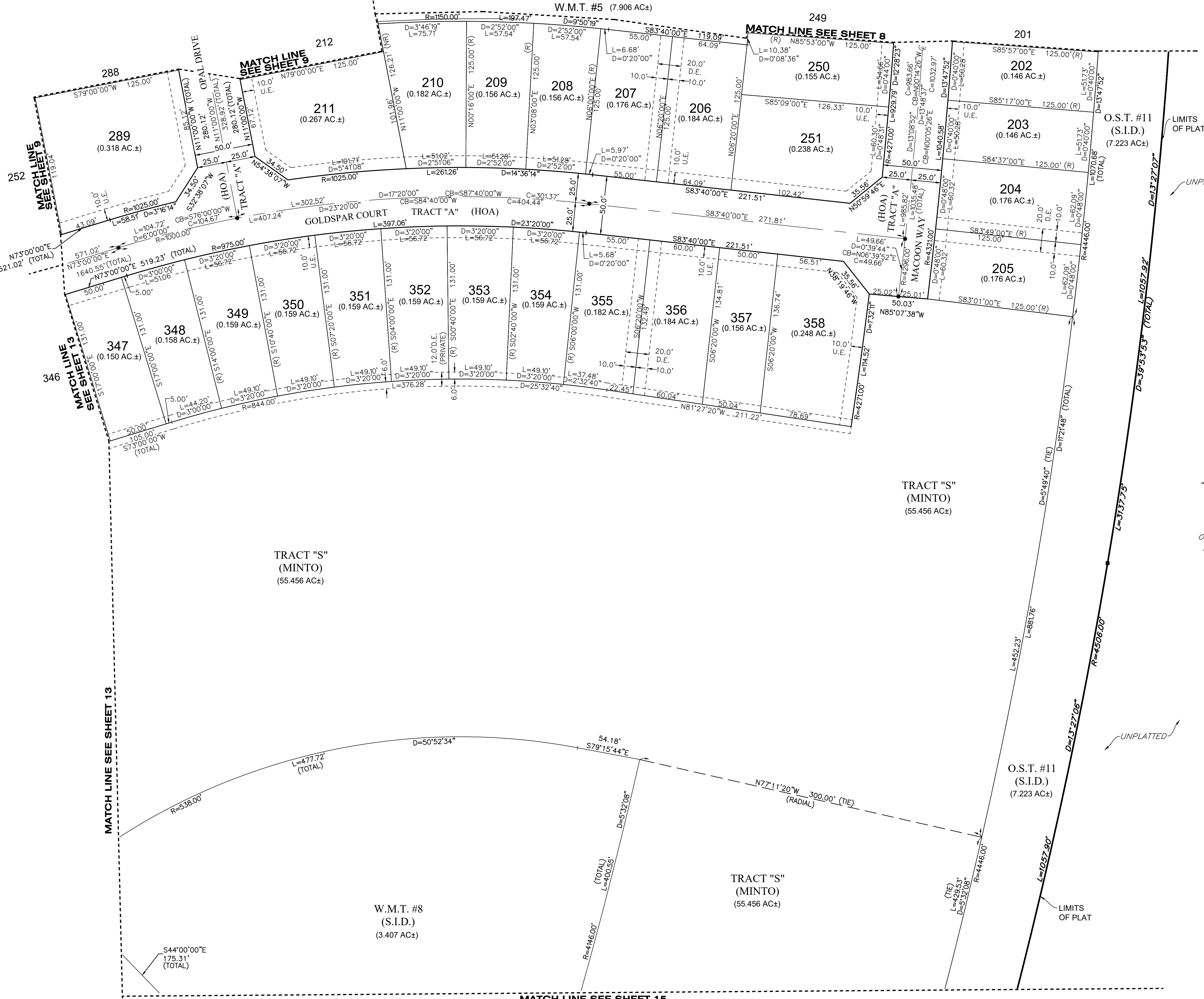


SCALE 1" = 40'
0 20 40 80
SEE NOTE ON SHEET 2
FOR BASIS OF BEARINGS



LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
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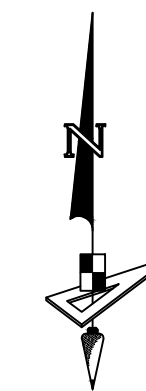
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MATCH LINE SEE SHEET 14

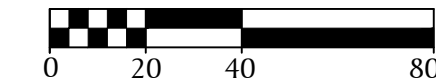
ORCHARDS OF WESTLAKE - PHASE I

MATCH LINE SEE SHEET 14

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SCALE 1" = 40'



SEE NOTE ON SHEET 2
FOR BASIS OF BEARINGS

MATCH LINE SEE SHEET 16

TRACT "S"
(MINTO)
(55.456 AC±)

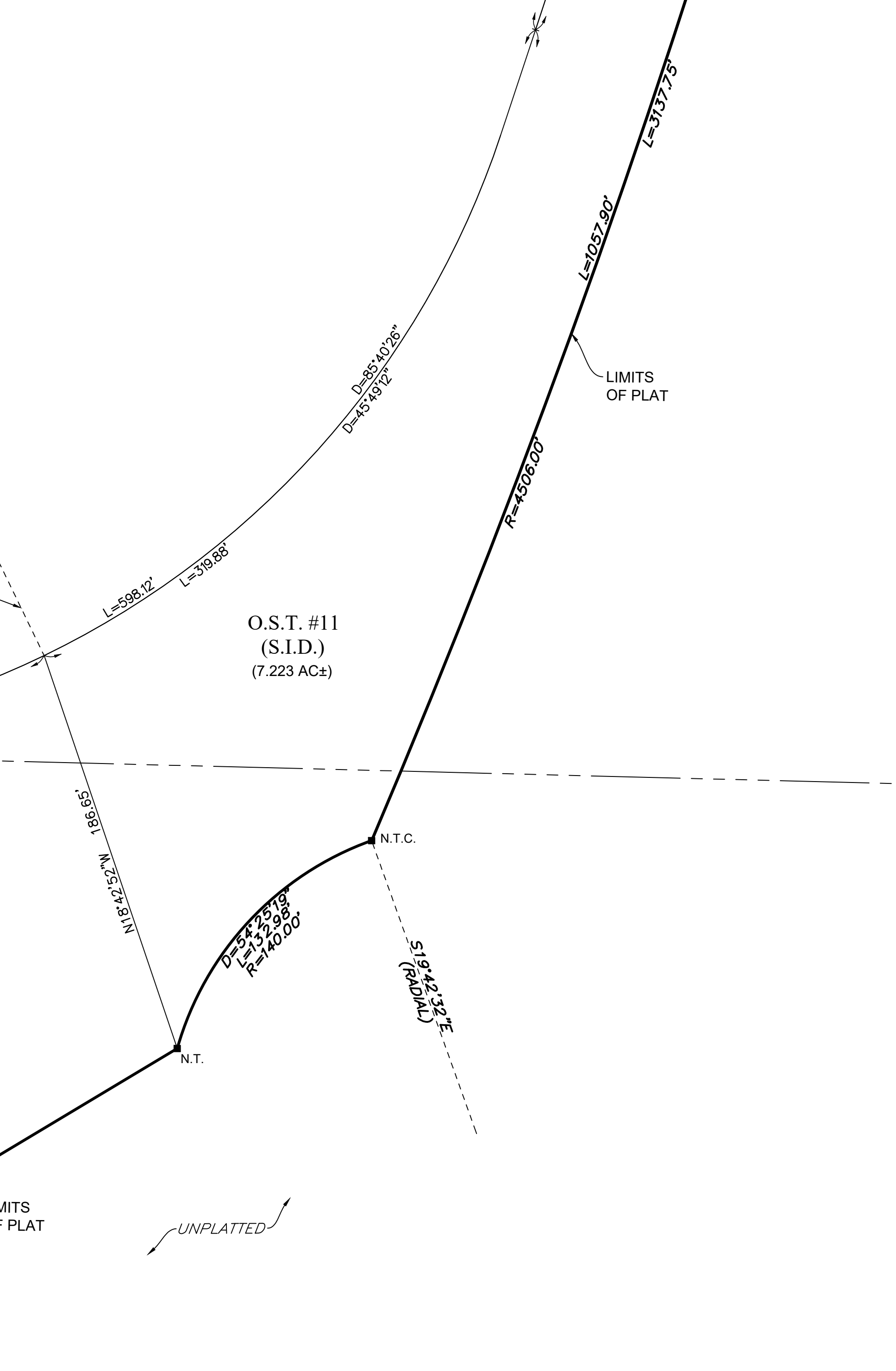
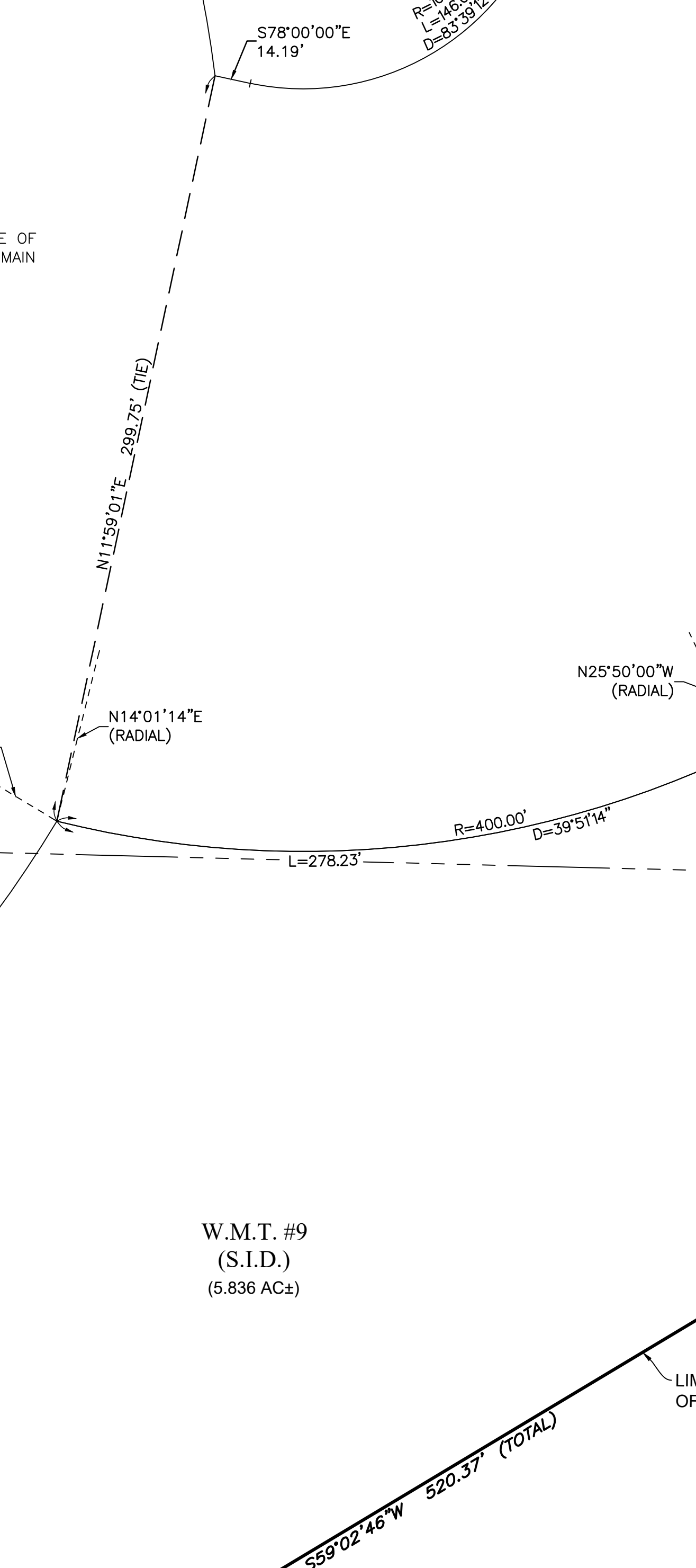
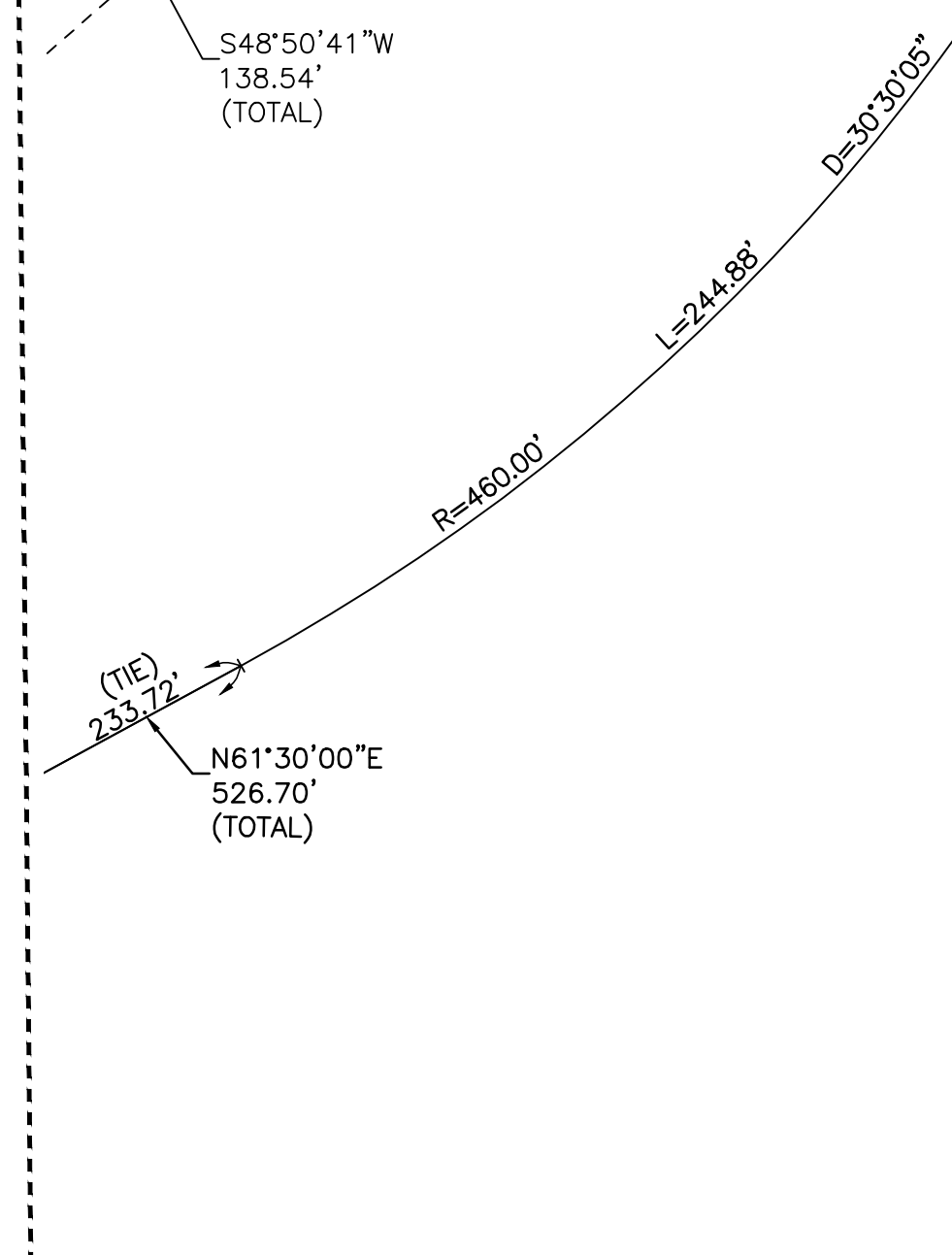
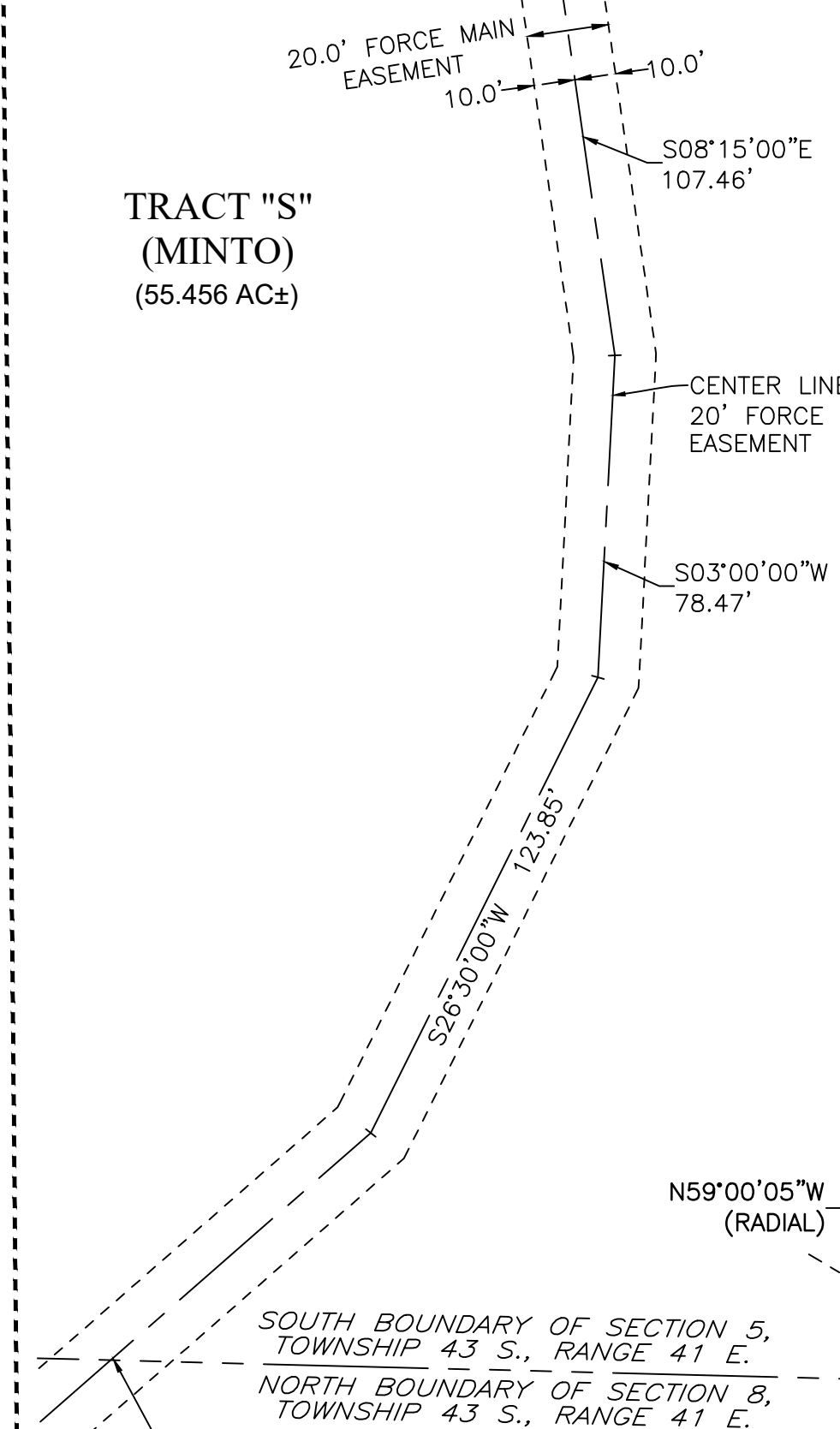
W.M.T. #8
(S.I.D.)
(3.407 AC±)

TRACT "S"
(MINTO)
(55.456 AC±)

O.S.T. #11
(S.I.D.)
(7.223 AC±)

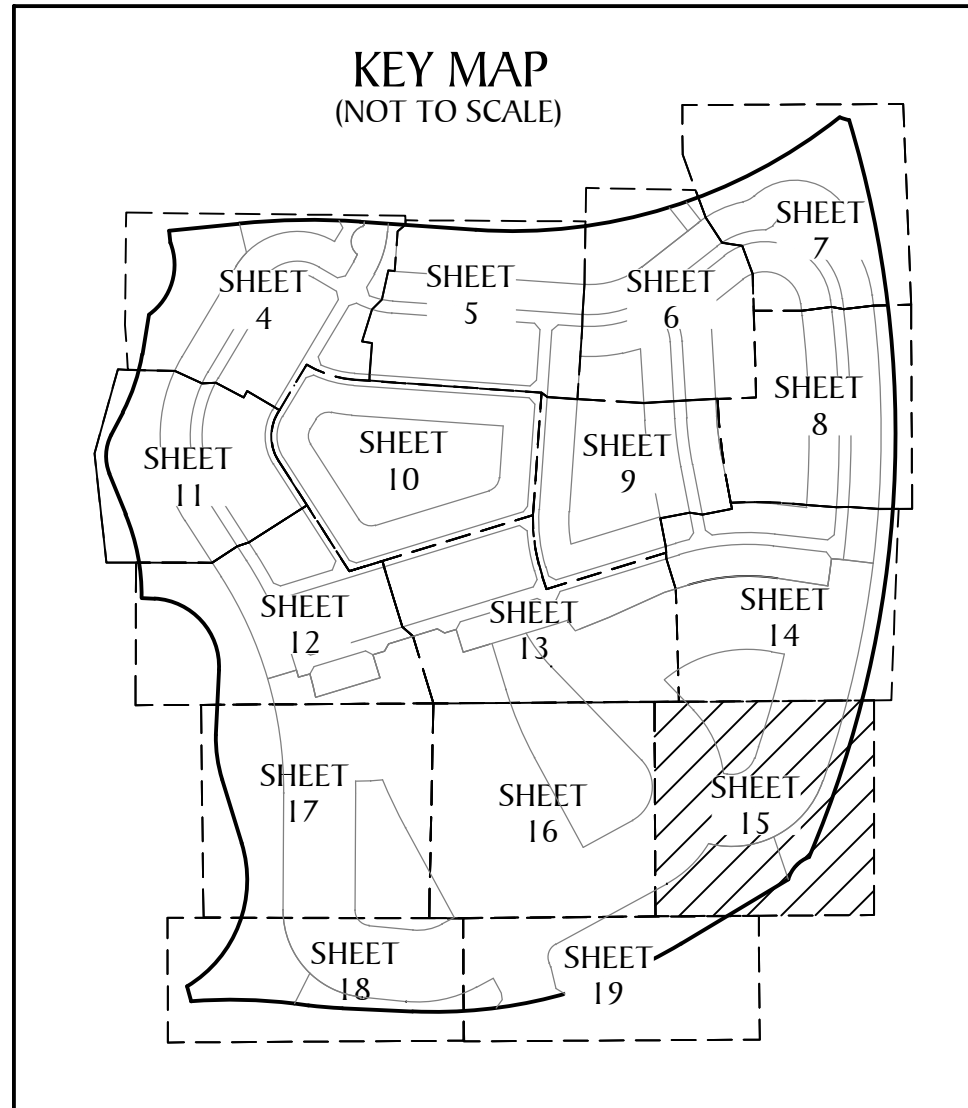
O.S.T. #11
(S.I.D.)
(7.223 AC±)

W.M.T. #9
(S.I.D.)
(5.836 AC±)



UNPLATTED

UNPLATTED



LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
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- D.B. ----- DEED BOOK
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MATCH LINE SEE SHEET 19



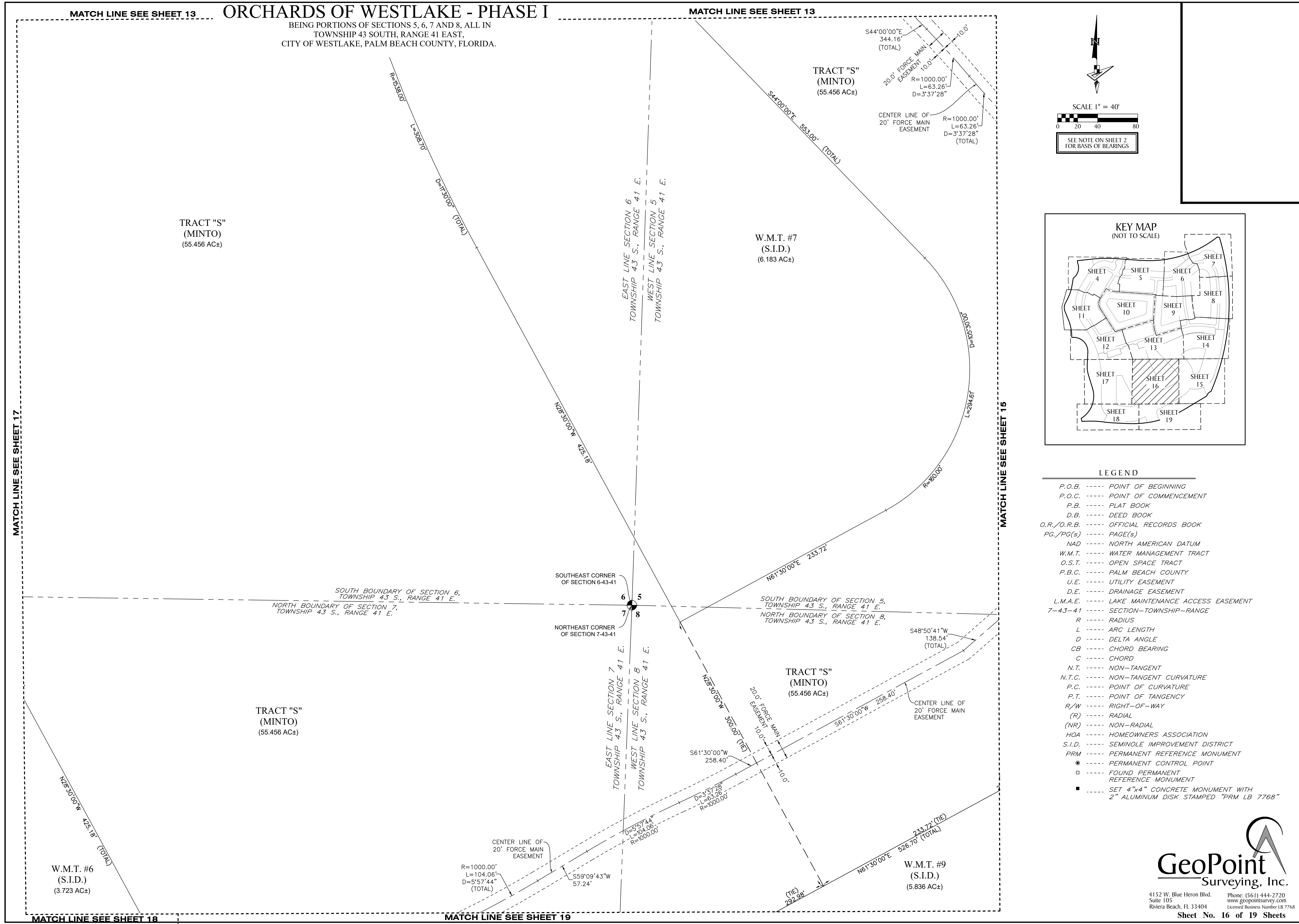
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Phone: (561) 444-2720
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MATCH LINE SEE SHEET 13

ORCHARDS OF WESTLAKE - PHASE I

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CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

MATCH LINE SEE SHEET 13

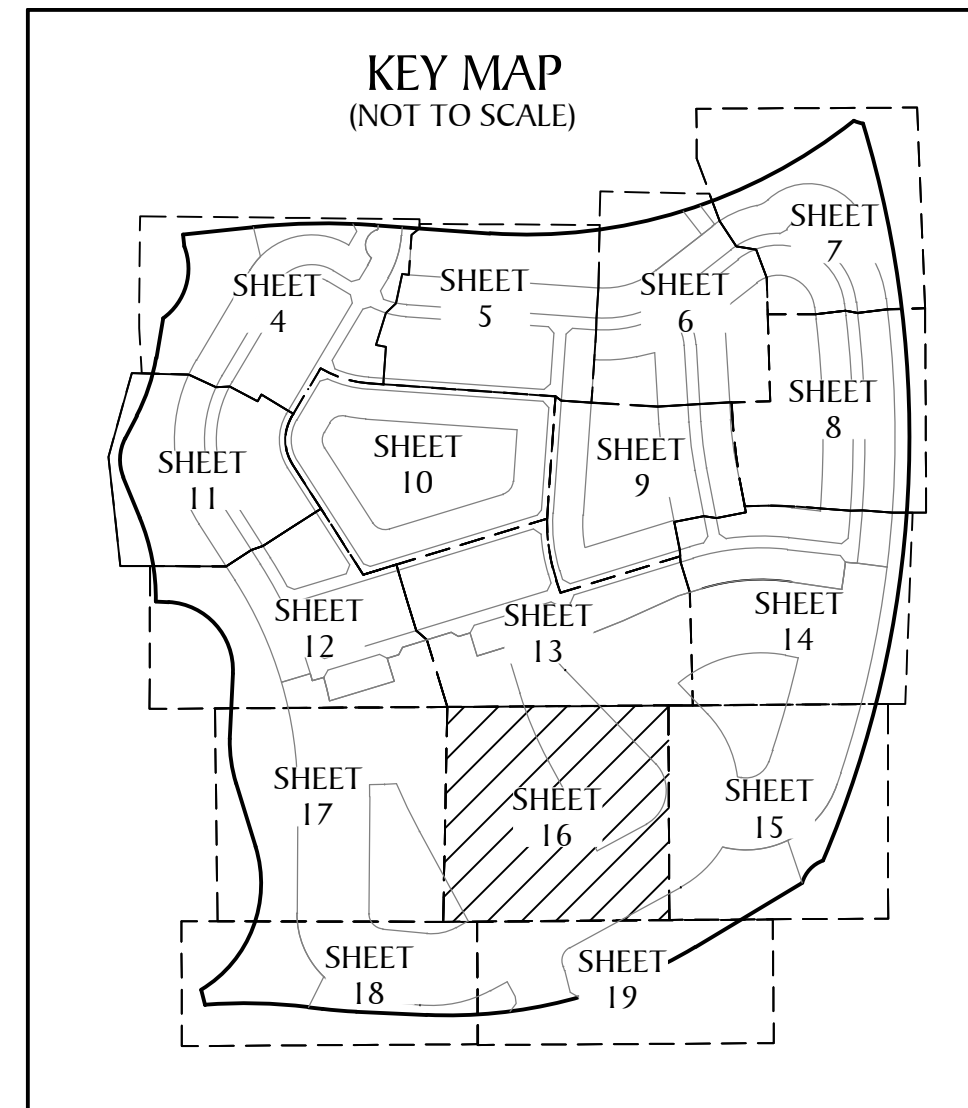


North arrow pointing up.

SCALE 1" = 40'

0 20 40 80

SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS



- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
 - PG./PG(s) ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
 - P.B.C. ----- PALM BEACH COUNTY
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - 7-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - N.T. ----- NON-TANGENT
 - N.T.C. ----- NON-TANGENT CURVATURE
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - R/W ----- RIGHT-OF-WAY
 - (R) ----- RADIAL
 - (NR) ----- NON-RADIAL
 - HOA ----- HOMEOWNERS ASSOCIATION
 - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

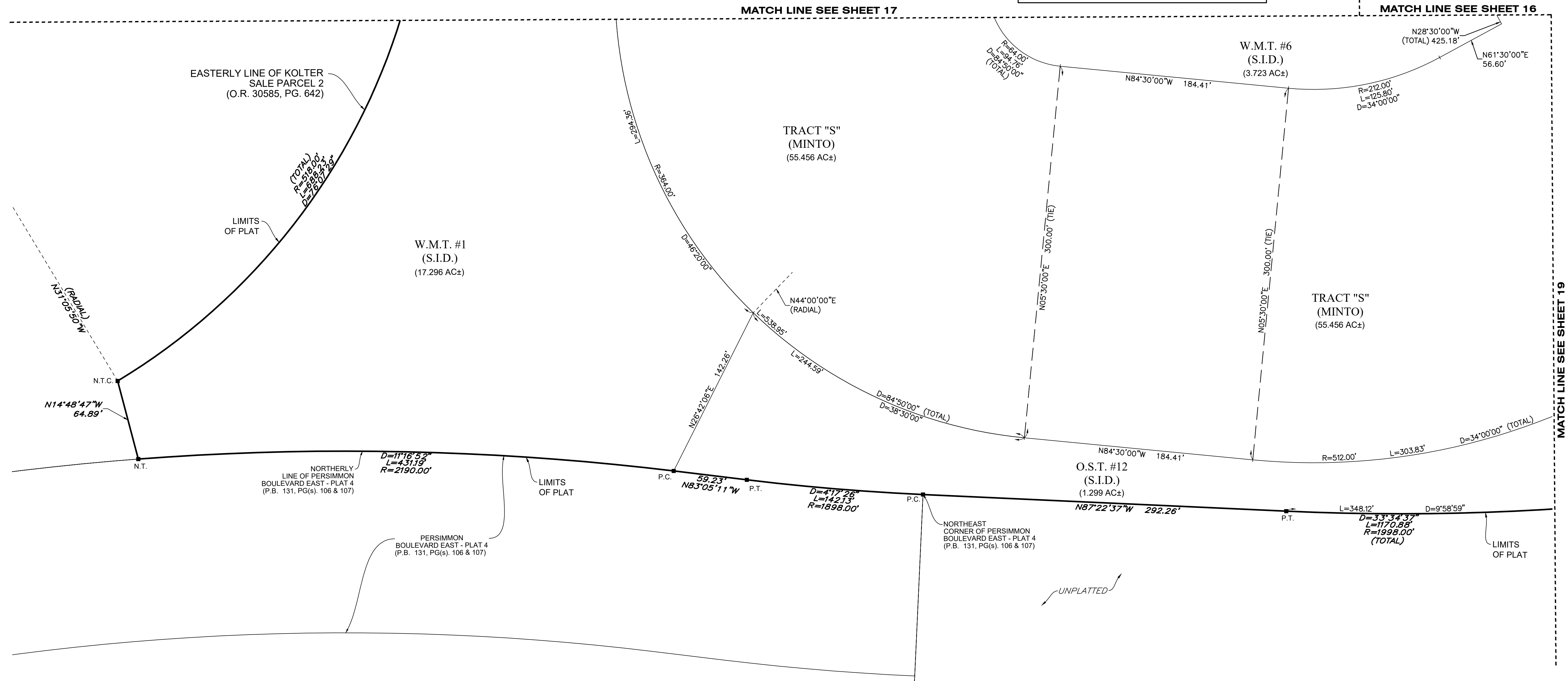
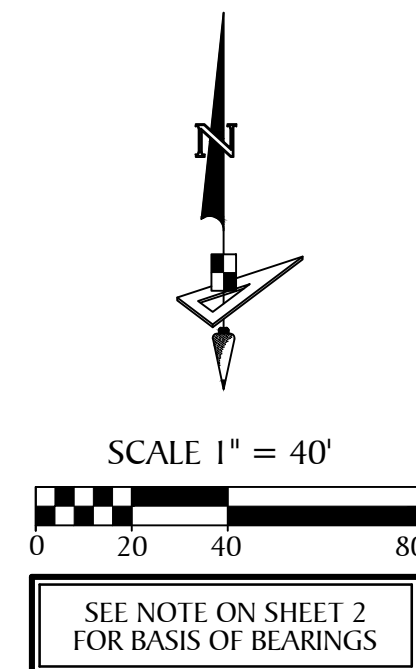
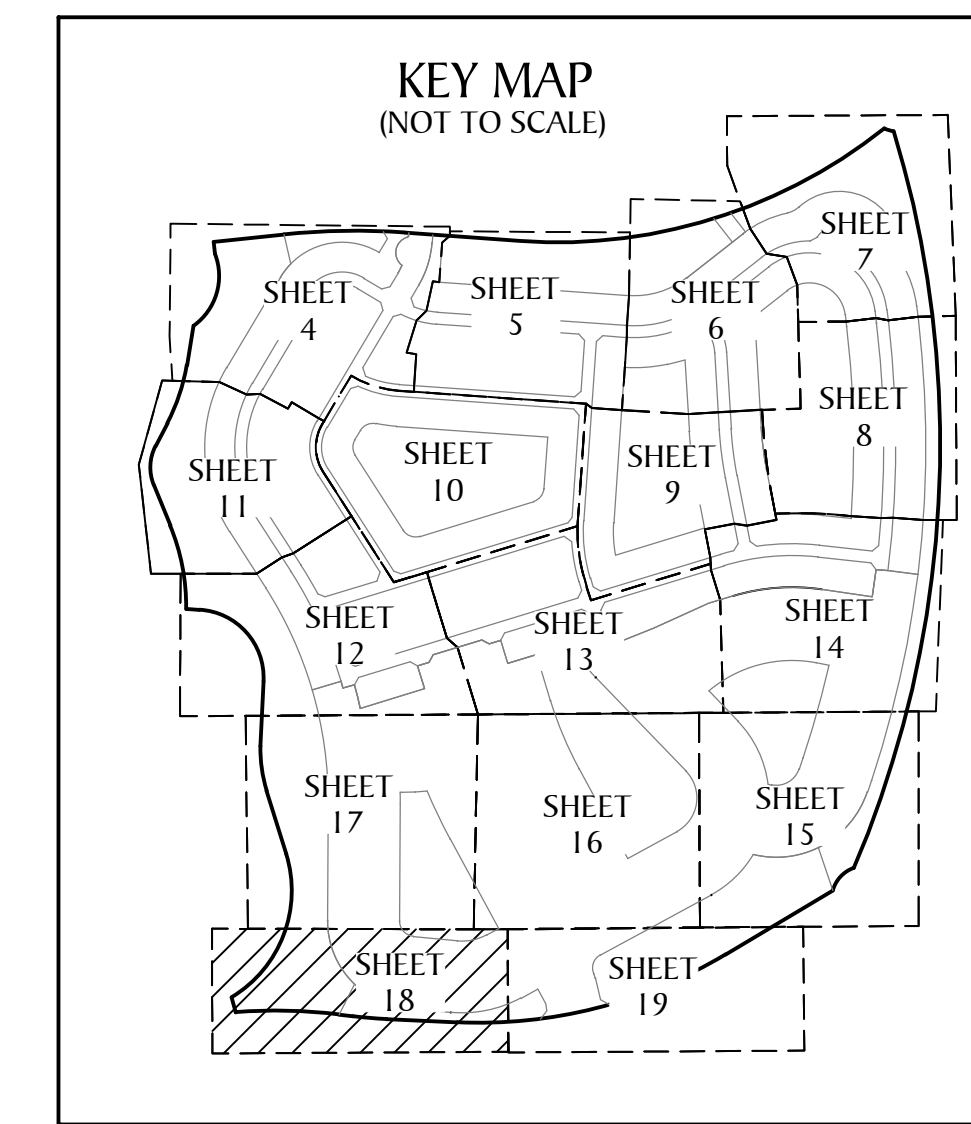
Sheet No. 16 of 19 Sheets

ORCHARDS OF WESTLAKE - PHASE I

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

LEGEND

P.O.B. ----- POINT OF BEGINNING	N.T. ----- NON-TANGENT
P.O.C. ----- POINT OF COMMENCEMENT	N.T.C. ----- NON-TANGENT CURVATURE
P.B. ----- PLAT BOOK	P.C. ----- POINT OF CURVATURE
D.B. ----- DEED BOOK	P.T. ----- POINT OF TANGENCY
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK	R/W ----- RIGHT-OF-WAY
PG./PG(s) ----- PAGE(S)	(R) ----- RADIAL
NAD ----- NORTH AMERICAN DATUM	(NR) ----- NON-RADIAL
W.M.T. ----- WATER MANAGEMENT TRACT	HOA ----- HOMEOWNERS ASSOCIATION
O.S.T. ----- OPEN SPACE TRACT	S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
P.B.C. ----- PALM BEACH COUNTY	PRM ----- PERMANENT REFERENCE MONUMENT
U.E. ----- UTILITY EASEMENT	● ----- PERMANENT CONTROL POINT
D.E. ----- DRAINAGE EASEMENT	□ ----- FOUND PERMANENT REFERENCE MONUMENT
L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT	■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
7-43-41 ----- SECTION-TOWNSHIP-RANGE	
R ----- RADIUS	
L ----- ARC LENGTH	
D ----- DELTA ANGLE	
CB ----- CHORD BEARING	
C ----- CHORD	



ORCHARDS OF WESTLAKE - PHASE I

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

LEGEND

- | | |
|---|---|
| P.O.B. ----- POINT OF BEGINNING | N.T. ----- NON-TANGENT |
| P.O.C. ----- POINT OF COMMENCEMENT | N.T.C. ----- NON-TANGENT CURVATURE |
| P.B. ----- PLAT BOOK | P.C. ----- POINT OF CURVATURE |
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