DESCRIPTION:

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 6, 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 4641.31 FEET; THENCE S.00°11'07"W., A DISTANCE OF 2682.75 FEET TO THE **POINT OF BEGINNING**: THENCE S.85°56'19" E., A DISTANCE OF 65.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2010.00 FEET: THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°48'35", A DISTANCE OF 1536.89 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°59'24", A DISTANCE OF 25.13 FEET; TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 112.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°55'32", A DISTANCE OF 128.87 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 50.00 FEET: THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°54'59", A DISTANCE OF 30.47 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2010.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°59'04", A DISTANCE OF 139.77 FEET TO A NON-TANGENT INTERSECTION; THENCE S.48°42'48" E., A DISTANCE OF 180.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2190.00 FEET, AND A RADIAL BEARING OF N.48°42'48" W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°18'05", A DISTANCE OF 126.19 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 40.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°38'56", A DISTANCE OF 43.74 FEET; TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 4694.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°36'07", A DISTANCE OF 131.25 FEET TO A NON-TANGENT INTERSECTION; THENCE S.73°32'29" W., A DISTANCE OF 188.00 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°32'29" W. AT SAID INTERSECTION, SAID INTERSECTION ALSO BEING A POINT ON THE NORTHERLY BOUNDARY LINE OF ORCHARDS OF WESTLAKE -PHASE I, AS RECORDED IN PLAT BOOK ___, PAGES ____, INCLUSIVE , OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE BY THE FOLLOWING (4) FOUR COURSE, BEING ALONG SAID NORTHERLY BOUNDARY LINE: 1) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°23'19", A DISTANCE OF 30.57 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.10°50'48" E. AT SAID INTERSECTION; 2) THENCE WESTERLY, 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 NORTH WITH A RADIUS OF 2190.00 FEET, AND A RADIAL BEARING OF N.38°25'47" W. AT SAID INTERSECTION; 3) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°29'28", A DISTANCE OF 1624.13 FEET TO A POINT OF TANGENCY; 4) THENCE N.85°56'19" W., A DISTANCE OF 65.82 FEET; THENCE N.04°03'38" E., A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 384,019 SQUARE FEET OR 8.816 ACRES, MORE OR LESS.

LEGEND

		LEGEND			
P.O.B.		POINT OF BEGINNING			
.R./O.R.B.		OFFICIAL RECORD BOOK			
·		PAGE(s)			
, ,		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			
C.C.		COMPOUND CURVATURE			
R.C.		REVERSE CURVATURE			
N. T.		NON-TANGENT			
N. T. C.		NON-TANGENT CURVATURE			
NAD83		NORTH AMERICAN DATUM 1983			
FCM		FOUND CONCRETE MONUMENT			
<i>BD</i>		BRASS DISK			
PBC		PALM BEACH COUNTY			
TYP.		TYPICAL			
EP		ELECTRIC PEDESTAL			
ES ₀		ELECTRIC SWITCH BOX			
$^{\prime BV}\bowtie$		IRRIGATION BUTTERFLY VALVE			
SIR ullet					
•		FOUND PERMANENT REFERENCE MONUMENT LB7768			
EP□		ELECTRIC PEDESTAL			
<i>ICV</i> ⋈		IRRIGATION CONTROL VALVE			
MW		MONITORING WELL			
$^{W}\bowtie$		WATER GATE VALVE			
$^{WBV}_{\bowtie}$		WATER BUTTERFLY VALVE			
		TOP OF BANK			
		FOOF OF WATER			

SURVEYOR'S NOTES: 1) EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY FOUNDERS TITLE, DATED MAY 11, 2018. 2) THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING,

3) BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. THE GRID BEARINGS, AS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - '07) FOR THE EAST ZONE OF FLORIDA. SAID

4) THE SUBJECT PROPERTY LIES WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, WHERE THE FLOOD ZONE IS UNDETERMINED AT THE TIME OF THIS SURVEY.

5) THIS SURVEY IS BASED ON PREVIOUS FIELD SURVEYS, DOCUMENTS OF RECORD, FOUND MONUMENTS, EXHIBITS, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. IMPROVEMENTS LIKE UTILITIES UNDER CONSTRUCTION ARE NOT LOCATED FOR THE PURPOSE OF SHOWING THE BOUNDARY OF A PROPOSED PLAT.

THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR CALLERY JUDGE GROVES: a) THE 'M' CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.

b) BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007. c) SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.

6) ALL BEARINGS AND DISTANCES (UNITED STATES SURVEY FEET) AS SHOWN HEREON ARE AS DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED. MEASUREMENTS MADE ARE TO THE ACCURACY STANDARD OF SUBURBAN OR 1 FOOT IN 7500 FEET.

7) SID AND SWCD EASEMENTS WITHIN BOUNDARY HAVE BEEN RELEASE PER O.R. 28084, PG. 0985.

BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90).

BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC. (INTERIOR OCCUPATION NOT LOCATED).

EASEMENTS AND OTHER MATTERS AFFECTING TITLE:

1. TERMS, CONDITIONS, RIGHTS AND RESERVATIONS CONTAINED IN THAT AGREEMENT BETWEEN WEST PALM BEACH WATER COMPANY AND INDIAN TRAIL RANCH, INC., RECORDED SEPTEMBER 25, 1956, IN OFFICIAL RECORDS BOOK 1156, PAGE 36 AND THAT DEED BETWEEN INDIAN TRAIL RANCH, INC., AND THE CITY OF WEST PALM BEACH, RECORDED IN OFFICIAL RECORDS BOOK 1156, PAGE 58, TOGETHER WITH AND AFFECTED BY ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1826 AND AGREEMENT BETWEEN CITY OF WEST PALM BEACH AND CITY NATIONAL BANK OF MIAMI BEACH, TRUSTEE, RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1838, THAT ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 8405, PAGE 1104 AND BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1803, QUIT CLAIM DEED AND AGREEMENT FOR RESERVATION OF RIGHTS, RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, AND PARTIAL RELEASE OF EASEMENTS AND RESERVATIONS OF RIGHTS, RECORDED FEBRUARY 3, 2016, IN OFFICIAL RECORDS BOOK 28084, PAGE 985, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND THE SEMINOLE IMPROVEMENT DISTRICT, RECORDED APRIL 26, 2006, IN OFFICIAL RECORDS BOOK 20252, PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

3. MATTERS AS CONTAINED ON THAT CERTAIN PLAT OF TOWN CENTER PARKWAY NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE 106, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

4. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED AUGUST 13, 2015, IN OFFICIAL RECORDS BOOK 27737, PAGE 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

5. NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE, RECORDED JANUARY 16, 2018, IN OFFICIAL RECORDS BOOK 29588, PAGE 1066 AND CORRECTIVE WESTLAKE COMMUNITY FOUNDATION FEE, RECORDED JANUARY 24, 2018, IN OFFICIAL RECORDS BOOK 29609, PAGE 1177, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

6. DECLARATION OF RESTRICTIONS, COVENANTS, AND EASEMENTS FOR WESTLAKE RESIDENCES, RECORDED JANUARY 16, 2018, IN OFFICIAL RECORDS BOOK 29588, PAGE 766, TOGETHER WITH FIRST AMENDMENT TO DECLARATION, RECORDED MAY 1, 2018, IN OFFICIAL RECORDS BOOK 29818, PAGE 284, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

7. COLLATERAL ASSIGNMENT OF DECLARANT RIGHTS BY AND BETWEEN MINTO PBLH, LLC AND WELLS FARGO BANK, NATIONAL ASSOCIATION, RECORDED JANUARY 25. 2018. IN OFFICIAL RECORDS BOOK 29611. PAGE 673. OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.



REVISIONS				Prepared For: MINTO COMMUNITIES, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey: 12/11/17	
				SURVEYOR'S CERTIFICATE This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	415: Suite Rivie
				Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828	Drawr
Sheet No. 1 of 2 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	Check Section



TOWN CENTER

PARKWAY

OKEECHOBEE BLVD.

SOUTHERN

BOULEVARD

viera Beach, FL 33404 Licensed Business Number LB 7768 vn: SWM Date: 01/09/19 Data File: Westlake TCP III

ck: GAR | P.C.: ~~~ | Field Book: ~~~-~~~ ions: 5, 6, 7 & 8 Twn. 43S Rng. 41E | Job #: TCP-Ph-III_BS

TOWN CENTER PARKWAY - PHASE III BEING A PLAT OF A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 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 N: 884626.7147 / E: 886137.1629 NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #107597 - NORTHEAST CORNER SECTION 6-43-41 FOUND BRASS DISK IN CONCRETE "P.B.C." N:884609.6818 E:891407.3638 **SCALE:** 1" =150 NAD83 (2007 ADJUSTMENT) SOUTH LINE OF SECTION 31, NORTH BOUNDARY OF SECTION 1, CERTIFIED CORNER RECORD #107591 BASIS OF BEARINGS TOWNSHIP 42 S., RANGE 41 E TOWNSHIP 43 S., RANGE 40 E S89'48'53"E 4641.31' NORTH BOUNDARY OF SECTION 6. _TOWNSHIP_42_SOUTH, RANGE_41_EAST_ TOWNSHIP 43 S., RANGE 41 E. TOWNSHIP 43 SOUTH, RANGE 41 EAST NORTH LINE OF SECTION 6, S.89°48'53"E., 5270.23' (MEASURED) M−CANAL ~250' RIGHT−OF−WAY`\ TOWNSHIP 43 S., RANGE 41 E. M-CANALM-CANAL S.89°48'52"E., 5270.39' (COUNTY) -250' RIGHT-OF-WAY (D.B. 1156, PG. 58) (D.B. 1156, PG. 58) NORTH LINE -EAST LINE OF ~ 80' M-CANAL SECTION 1-43-40 ROAD EASEMENT M-CANAL ROAD EASEMENT M-CANAL ROAD EASEMEN (R.P.B. 6, PG. 136) 80' CITY OF WEST PALM - BEACH EASEMENT (D.B. 1156, PG. 58) NOTE: NOT IN USE AS PUBLIC RIGHT-OF-WAY -MEADOWS OF WESTLAKE - PHASE I-LEGEND R=2010.00' (P.B. 127, PG(S). 140-153) L=139.77'-D=3*59'04" P.O.B. --- POINT OF BEGINNING R=50.00' S48°42'48"E O.R./O.R.B. --- OFFICIAL RECORD BOOK *L=30.47*℃ 180.00 PG.(s) --- PAGE(s)D=34°54'59" D.B. --- DEED BOOK R=112.00' N48°42'48"W W.M.T. --- WATER MANAGEMENT TRACT L=128.87'-(RADIAL) D=65°55'32" P.B.C. --- PALM BEACH COUNTY '-N.T.C.------6-43-41 --- SECTION-TOWNSHIP-RANGE ----- R=40.00'-R --- RADIUS L=25.13' ~L=126.19' D=35*59'24" R.C. D=3.18,05" L --- ARCH LENGTH D --- DELTA ANGLE R=40.00' L=43.74' P.C. --- POINT OF CURVATURE ~UNPLATTED-D=62°38′56" (RADIAL) P.T. --- POINT OF TANGENCY R=4694.00' C.C. --- COMPOUND CURVATURE <_L=131.25' N38°25'47"W R.C. --- REVERSE CURVATURE N.T. *D=1°36'07"* EAST 1/4 CORNER SECTION 6-43-41 (RADIAL) N.T. --- NON—TANGENT FOUND BRASS DISK IN CONCRETE "P.B.C." *S73°32'29"W* N.T.C. --- NON-TANGENT CURVATURE E:891314.4578 188.00' NAD83 --- NORTH AMERICAN DATUM 1983 NAD83 (2007 ADJUSTMENT CERTIFIED CORNER FCM --- FOUND CONCRETE MONUMENT R=200.00' EAST—WEST QUARTER (1/4) -LINE OF SECTION 6, TOWNSHIP 43 SOUTH, N:881928.9765 BD --- BRASS DISK L=40.56'-E:880769.7746 FAST-WEST QUARTER (1/4) LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST D=11'37'06" PBC --- PALM BEACH COUNTY RANGE 41 EAST _S85°56'19**"**E S73°32'29"W TYP. --- TYPICAL 3026**65.82** EP --- ELECTRIC PEDESTAL (RADIAL) ES --- ELECTRIC SWITCH BOX EASTERLY LINE OF TRACT "A" 180.00° -TOWN CENTER PARKWAY - PHASE II-(P.B. 126, PG(S). 34-38) ^{IBV}⋈ --- IRRIGATION BUTTERFLY VALVE OF TOWN CENTER PARKWAY - PHASE II (P.B. 126, PG(S). 34-38) 180.00°× SIR● --- SET 5/8" IRON ROD LB7768 - VACANT ■ --- FOUND PERMANENT REFERENCE MONUMENT LB7768 EP --- ELECTRIC PEDESTAL WATER **BANK** ICV --- IRRIGATION CONTROL VALVE N85°56'19"W MW ♥ --- MONITORING WELL ORCHARDS OF WESTLAKE -*65.82*′ Seminole Improvement District NORTHERLY BOUNDARY LINE OF W ⋈ --- WATER GATE VALVE ORCHARDS OF WESTLAKE - X 45' Easement "E-3" (P.B. __, PG(s). __-_) "NOT A PART WBV --- WATER BUTTERFLY VALVE (P.B. __, PG(s). __-__) (O.R. 14742, Pg. 1196) OF THIS SURVEY" --- TOP OF BANK KOLTER SALE Seminole Improvement District ---- EDGE OF WATER PARCEL 2 45' Easement "F-7" **TOWN CENTER PARKWAY - PHASE III** (O.R. 30585, PG. 642) (O.R. 14742, Pg. 1196) **BOUNDARY SURVEY** Prepared For: MINTO COMMUNITIES, LLC **REVISIONS** Dwn. Last Date of Field Survey: 12/11/17 No. Date 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 TCP III Check: GAR | P.C.: ~~~ | Field Book: ~~~-~~~ NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL Sheet No. 2 of 2 Sheets RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER Sections: 5, 6, 7 & 8 Twn. 43S Rng. 41E | Job #: TCP-Ph-III_BS