

Description Sketch

(Not A Survey)

DESCRIPTION:

A PORTION OF LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, AND ALL OF PARCEL C, WESTLAKE POD G - NORTH - PARCEL C, AS RECORDED IN PLAT BOOK 139, PAGES 124 AND 125, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING A POINT ON THE EAST LINE OF THE M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.89°22'48"E., DEPARTING SAID EAST LINE OF THE M-2 CANAL EASEMENT, A DISTANCE OF 92.73 FEET; THENCE S.01°42'52"W., A DISTANCE OF 109.39 FEET TO THE NORTHWEST CORNER OF PARCEL C, WESTLAKE POD G - NORTH - PARCEL C, AS RECORDED IN PLAT BOOK 139, PAGES 124 AND 125, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., DISTANCE OF 651.75 FEET; THENCE S.01°42'52"W., A DISTANCE OF 704.52 FEET; THENCE N.88°17'08"W., A DISTANCE OF 649.30 FEET TO SOUTHWEST CORNER OF SAID PARCEL "C" AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 250.00 FEET AND A RADIAL BEARING OF S.80°11'37"W., AT SAID INTERSECTION; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°31'15", A DISTANCE OF 50.27 FEET TO A POINT OF TANGENCY; THENCE S.01°42'52"W., A DISTANCE OF 311.78 FEET; THENCE N.88°17'08"W., A DISTANCE OF 71.97 FEET TO A POINT ON THE EAST LINE OF THE M-2 CANAL EASEMENT; THENCE N.00°20'11"E., ALONG SAID EAST LINE OF THE M-2 CANAL EASEMENT, A DISTANCE OF 1174.19 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 554,142 SQUARE FEET OR 12.721 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF S.89°22'48"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
- 2) ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.
- 3) THIS DESCRIPTION SKETCH IS INTENDED TO BE DISPLAYED AT 1" = 300' OR SMALLER.

LEGEND

<i>P.O.B. -- POINT OF BEGINNING</i>	<i>N.T.C. -- NON-TANGENT CURVATURE</i>
<i>O.R./O.R.B. -- OFFICIAL RECORDS BOOK</i>	<i>P.T. -- POINT OF TANGENCY</i>
<i>P.B. -- PLAT BOOK</i>	<i>R -- RADIUS</i>
<i>PG./PG(s) -- PAGE(s)</i>	<i>L -- ARC LENGTH</i>
<i>R.P.B. -- ROAD PLAT BOOK</i>	<i>D -- DELTA-CENTRAL ANGLE</i>
<i>R/W -- RIGHT-OF-WAY</i>	<i>U.E. -- UTILITY EASEMENT</i>

THIS SURVEY IS VALID ONLY WITH A SIGNATURE & ORIGINAL SEAL, IN HARD COPY FORM, OR A DIGITAL SEAL IN ELECTRONIC FORM, PURSUANT TO RULES SJ-17.060 AND SJ-17.062, SECTION 472.027 OF THE FLORIDA STATUTES.

Surveyor's Certification

I do hereby certify that this Sketch and Description was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.051, 5J-17.052, and 5J-17.053, Florida Administrative Code, pursuant to Section 472.027 of the Florida Statutes.

Gary Rager

Gary A. Rager

LS4828

Digitally signed by Gary Rager
DN: E=GaryR@geopointsurvey.com,
OU=Gary Rager, O=Professional Surveyor
and Mapper, C=GeoPoint Surveying, Inc.,
L=Tampa, St=Florida, C=US
Date: 2025.07.21 10:40:54-0400

JOB #WESTLAKE POD G-PARCEL "C"-12.72

DRAWN: GAR DATE: 07/21/2025 CHECKED: JLF

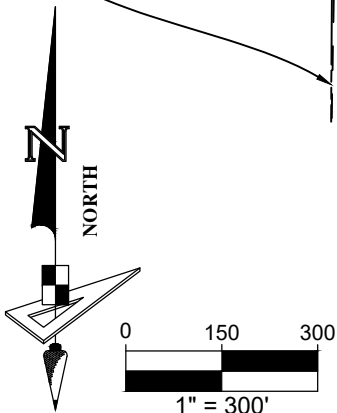
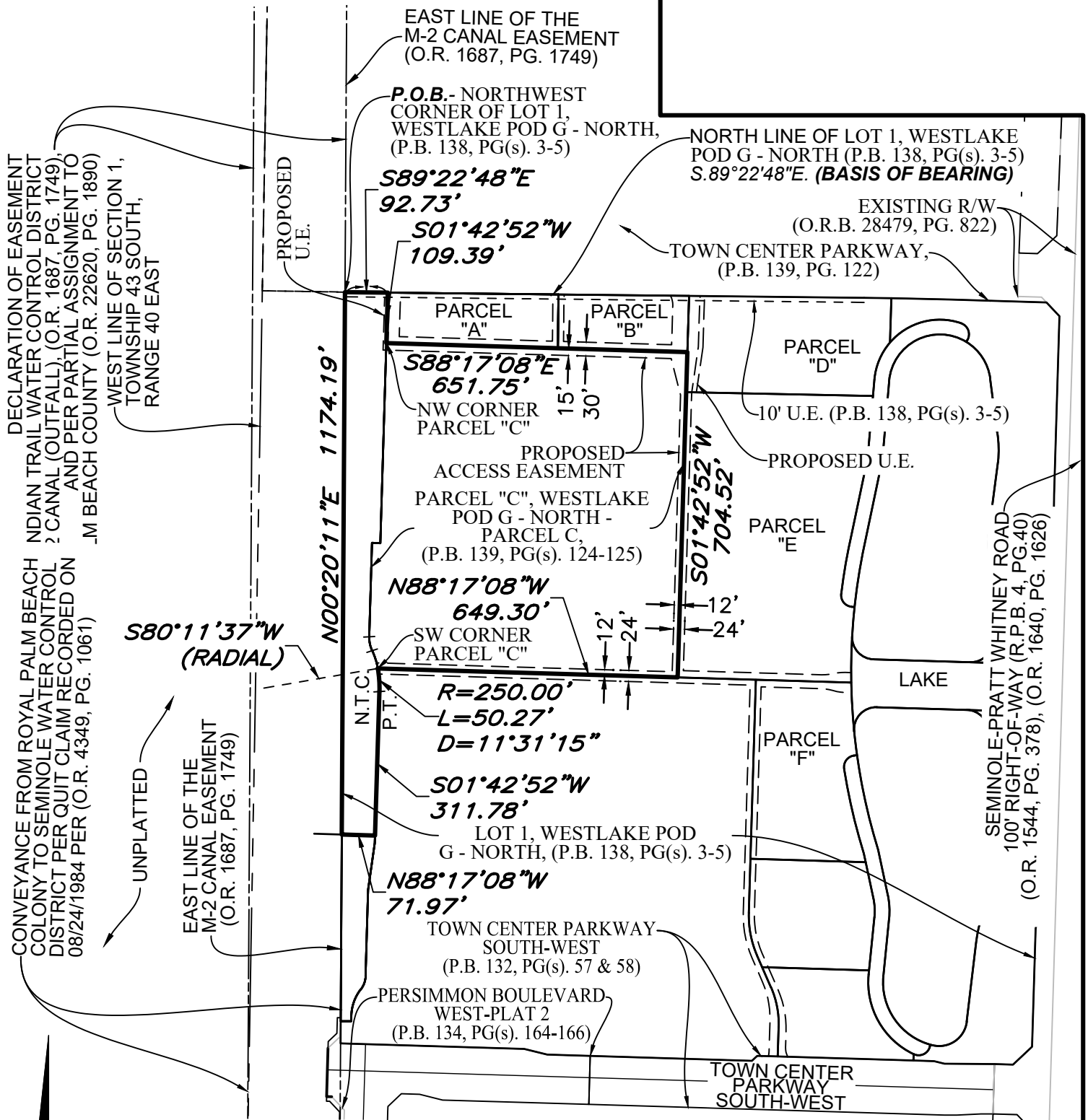
Prepared For: Minto Communities, LLC

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GeoPoint
Surveying, Inc.



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See Sheet 1 for Signature & Revisions

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