

POD G SOUTH - WEST

BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF A PORTION
OF TRACT M-3, AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - REPLAT,
PLAT BOOK 129, PAGES 129 AND 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

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 POD G SOUTH - WEST, BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING IN PART A REPLAT OF A PORTION OF TRACT M-3, AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - REPLAT, PLAT BOOK 129, PAGES 129 AND 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND IN PART A REPLAT OF A PORTION OF TRACT M-3, AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - REPLAT, PLAT BOOK 129, PAGES 129 AND 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.00°59'07"W. ALONG THE WEST BOUNDARY OF SAID SECTION 1, A DISTANCE OF 349.11 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF M-CANAL, A 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY, DESCRIBED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.87°46'28"E. ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 370.84 FEET; THENCE N.88°36'57"E. ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 1406.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A 100 FOOT WIDE RIGHT-OF-WAY, DESCRIBED IN OFFICIAL RECORD BOOK 1544, PAGE 378, AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF SAID PALM BEACH COUNTY PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 3416.52 FEET TO THE NORTHERLY MOST CORNER OF ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, DESCRIBED IN OFFICIAL RECORD BOOK 10289, PAGE 488, OF SAID PUBLIC RECORDS; THENCE S.02°59'15"W. ALONG THE WEST LINE OF SAID ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 540.13 FEET; THENCE S.01°42'52"W. ALONG SAID WEST LINE OF THE ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 280.00 FEET; THENCE S.00°26'29"W. ALONG SAID WEST LINE OF THE ADDITIONAL RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 74.68 FEET; THENCE N.89°33'31"W. A DISTANCE OF 71.68 FEET TO A POINT ON THE NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 101, RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUB' IC RECORDS; THENCE N.88°17'15"W. ALONG SAID NORTHERLY LINE, A DISTANCE OF 40.00 FEET; THENCE N.75°52'48"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST, AS SHOWN ON PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF SAID PALM BEACH COUNTY PUBLIC RECORDS, AND ITS EASTERLY EXTENSION, A DISTANCE OF 69.82 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, FOR THE FOLLOWING SEVEN (7) COURSES: 1) N.88°17'15"W., A DISTANCE OF 440.37 FEET; 2) THENCE S.46°42'45"W., A DISTANCE OF 14.54 FEET; 3) THENCE S.89°29'36"W., A DISTANCE OF 48.11 FEET; 4) THENCE N.78°05'58"W., A DISTANCE OF 51.20 FEET; 5) THENCE S.89°29'36"W., A DISTANCE OF 179.16 FEET; 6) THENCE S.44°29'36"W., A DISTANCE OF 16.30 FEET; 7) THENCE N.88°17'15"W., A DISTANCE OF 27.23 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE N.88°17'15"W. ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, A DISTANCE OF 89.40 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 405.00 FEET; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°00'07", A DISTANCE OF 622.05 FEET TO A POINT OF TANGENCY; THENCE N.00°17'08"W., A DISTANCE OF 20.98 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID PLAT OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF SAID PALM BEACH COUNTY PUBLIC RECORDS; THENCE N.89°44'21"E. ALONG SAID NORTH BOUNDARY OF PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, A DISTANCE OF 11.00 FEET; THENCE N.00°17'08"W., A DISTANCE OF 32.61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1963.99 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°39'21", A DISTANCE OF 193.87 FEET; THENCE N.39°56'41"W., A DISTANCE OF 16.86 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2036.00 FEET AND A RADIAL BEARING OF N.86°52'24"W., AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°05'21", A DISTANCE OF 38.70 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.14°10'08"E., A DISTANCE OF 51.16 FEET; THENCE N.01°42'55"E., A DISTANCE OF 262.90 FEET; THENCE N.01°42'52"E., A DISTANCE OF 11.00 FEET; THENCE N.46°42'52"E., A DISTANCE OF 40.00 FEET; THENCE S.88°17'08"E., A DISTANCE OF 39.54 FEET; THENCE S.75°52'41"E., A DISTANCE OF 51.16 FEET; THENCE S.88°17'08"E., A DISTANCE OF 405.96 FEET; THENCE S.02°00'00"W., A DISTANCE OF 800.00 FEET; THENCE S.04°00'00"W., A DISTANCE OF 90.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 1000.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°00'00", A DISTANCE OF 34.91 FEET TO A POINT OF TANGENCY; THENCE S.02°00'00"W., A DISTANCE OF 50.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°29'36", A DISTANCE OF 37.08 FEET TO A POINT OF TANGENCY; THENCE S.44°29'36"W., A DISTANCE OF 29.47 FEET TO THE **POINT OF BEGINNING**.
CONTAINING: 508,187 SQUARE FEET OR 11.666 ACRES MORE OR LESS.

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

TRACT "A"

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND FOR 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 "B"

TRACT "B", SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR ROAD RIGHT-OF-WAY PURPOSES AND FOR ANY AND ALL PURPOSES AUTHORIZED BY CHAPTER 2006-431, LAWS OF FLORIDA AND CHAPTERS 189 AND 298, FLORIDA STATUTES. RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE, OPERATIONS, REPAIR AND / OR REPLACEMENT OF THE ROAD RIGHT-OF-WAY AND ANY FACILITIES THEREIN SHALL REMAIN THE PERPETUAL OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

THE CITY OF WESTLAKE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GRANTED AND RESERVED AN EASEMENT OVER THE ROAD RIGHT-OF-WAY FOR ANY AND ALL MUNICIPAL PURPOSES, INsofar AS SUCH USES ARE NOT INCONSISTENT WITH ITS UTILIZATION FOR ROAD RIGHT-OF-WAY PURPOSES.

WATER MANAGEMENT TRACT

WATER MANAGEMENT TRACT W.M.T. #1, AS SHOWN HEREON, IS 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 THE 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 DEDICATE 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 FPL 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 FPL'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 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.

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 15th DAY OF January, 2021.

WITNESS: [Signature]
MINTO PBLH, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: [Signature]
JOHN F. CARTER, MANAGER
PRINT NAME: M. Ke Shuping
WITNESS: [Signature]
PRINT NAME: JACOB STEEN

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 15 DAY OF January, 2021, 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: 5/01/2023

WITNESS: [Signature]
HARRAH M'CARMNEY
(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 29 DAY OF February, 2021.

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA
WITNESS: [Signature]
PRINT NAME: John F. Carter
WITNESS: [Signature]
PRINT NAME: M. Ke Shuping

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 16 DAY OF February, 2021, 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: 5/01/2023

WITNESS: [Signature]
HARRAH M'CARMNEY
(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 24 DAY OF February, 2021, IN ACCORDANCE WITH CHAPTER 177, F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH CHAPTER 177, F.S.

ATTEST: [Signature]
CITY MANAGER, KEN CASSEL
BY: [Signature]
CITY MAYOR, ROGER MAXWING

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF Broward

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.

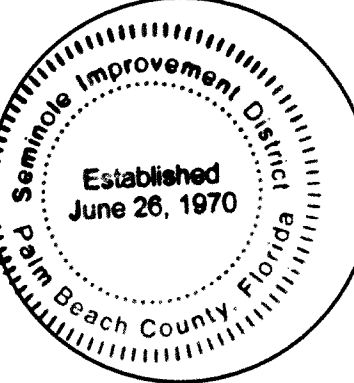
DATED: 2-17-21

WITNESS: [Signature]
HARRY BANNIE, PRESIDENT
FOUNDERS TITLE

MINTO PBLH, LLC



SEMINOLE IMPROVEMENT DISTRICT



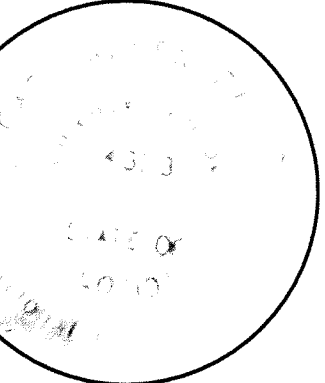
CITY OF WESTLAKE APPROVAL



CITY OF WESTLAKE ACCEPTANCE



SURVEYOR'S SEAL



AREA TABULATION (ACRES)

TRACT "A":	9.226
TRACT "B":	0.037
W.M.T. #1:	2.403
POD G SOUTH-WEST:	11.666 TOTAL ACRES.
	MORE OR LESS



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

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(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: 1/15/2021

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

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

BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF A PORTION
OF TRACT M-3, AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - REPLAT,
PLAT BOOK 129, PAGES 129 AND 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SOUTH LINE OF
SECTION 31,
TOWNSHIP 42 S.,
RANGE 41 E.
BASIS OF BEARING
NORTH BOUNDARY
OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.
S.89°48'53"E., 5270.23'
(MEASURED)
S.89°48'52"E., 5270.39'
(COUNTY)

NORTHEAST CORNER OF 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

56



CALE 1" = 100'

THE NOTE ON SHEET 1
ON BASIS OF BEARINGS

P.O.B. ----- POINT OF BEGINNING
R.P.B. ----- ROAD PLAT BOOK
P.B. ----- PLAT BOOK
D.B. ----- DEED BOOK
O.R./O.R.B. ----- OFFICIAL RECORD BOOK
O.R.B. ----- OFFICIAL RECORD BOOK
PG./PG(s) ----- PAGE(s)
NAD83 ----- NORTH AMERICAN DATUM OF 1983
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
1-43-40 ----- SECTION-TOWNSHIP-RANGE
R ----- RADIUS
L ----- ARC LENGTH
D ----- DELTA ANGLE
R/W ----- RIGHT-OF-WAY
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 7765"



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. 2 of 2 Sheets