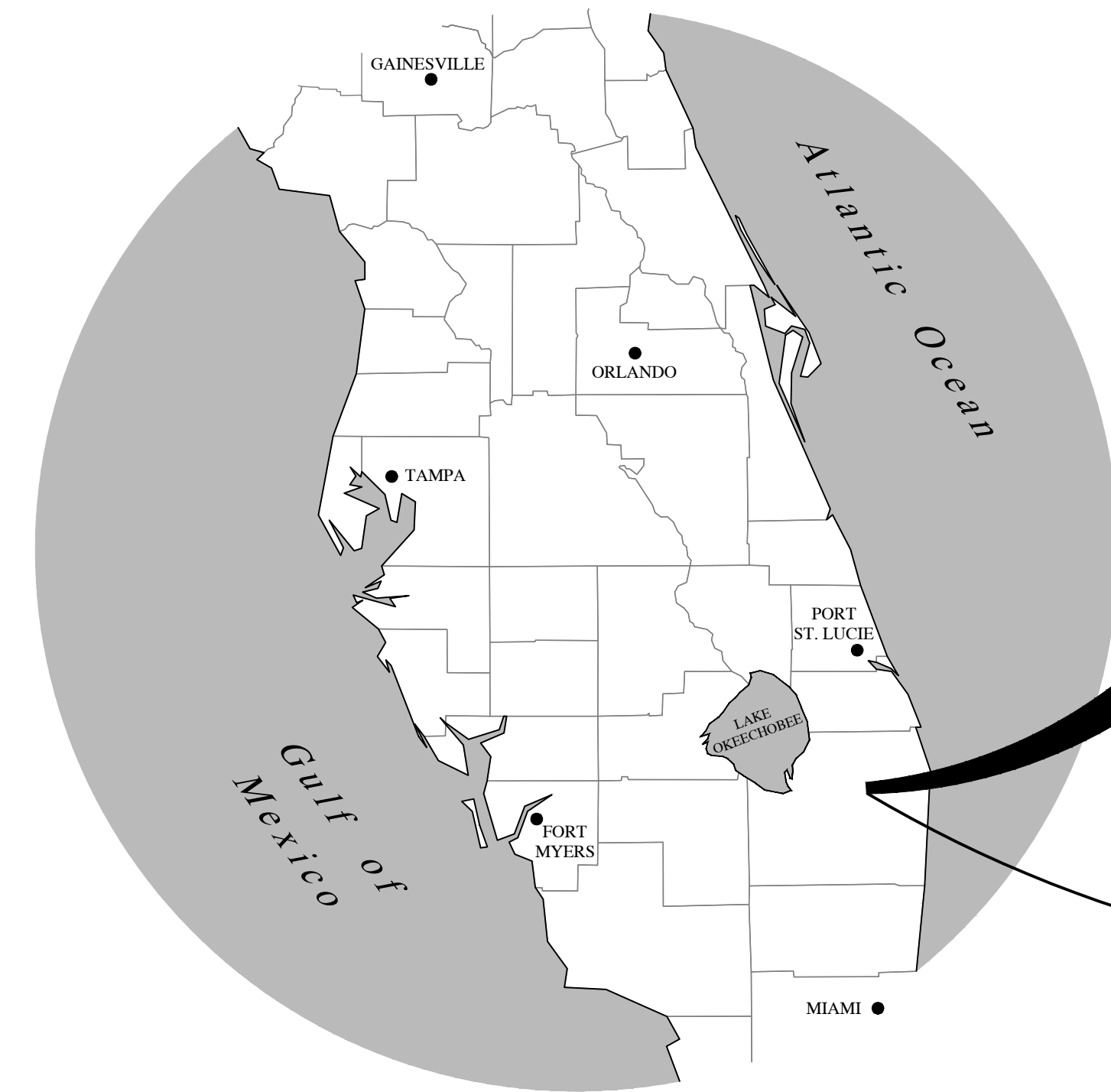
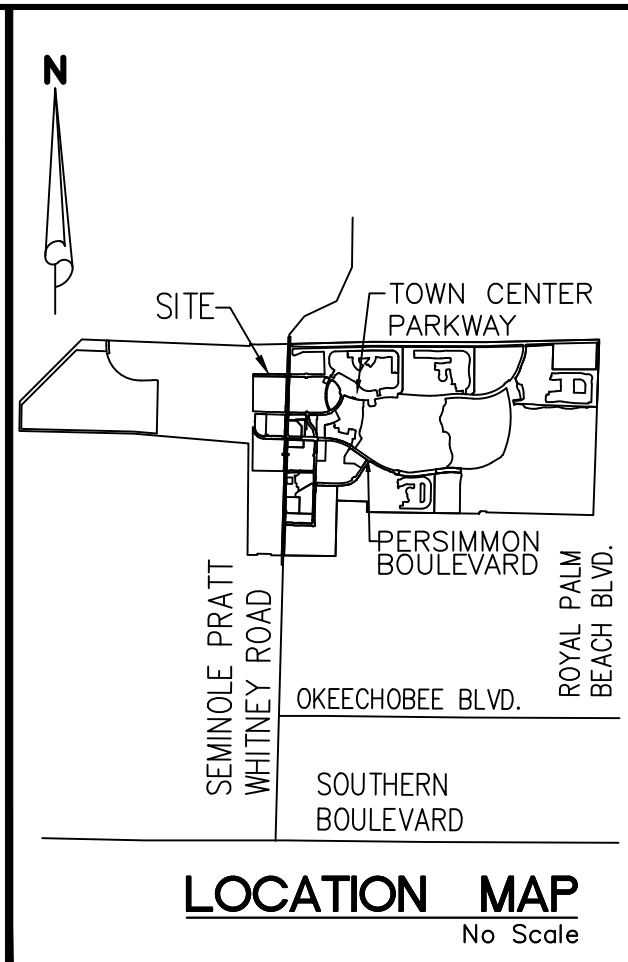


Exhibit 'C'
TOWN CENTER PARKWAY NORTH – WEST
TOPOGRAPHICAL SURVEY

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TOWN CENTER PARKWAY
CITY OF WESTLAKE

DESCRIPTION:
A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.00°59'07"W., ALONG THE WEST LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 1722.83 FEET; THENCE S.89°22'48"E., DEPARTING SAID WEST LINE OF SECTION 1, A DISTANCE OF 177.76 FEET TO A POINT ON THE EAST LINE OF M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.89°22'48"E., A DISTANCE OF 670.07 FEET; THENCE N.45°37'12"E., A DISTANCE OF 15.56 FEET; THENCE S.89°22'48"E., A DISTANCE OF 442.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 10057.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°05'41", A DISTANCE OF 192.14 FEET TO A POINT OF TANGENCY; THENCE S.88°17'08"E., A DISTANCE OF 192.41 FEET TO A POINT ON THE WEST LINE OF EXISTING RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF THE SAID PUBLIC RECORD; THENCE ALONG SAID WEST LINE OF EXISTING RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD FOR THE FOLLOWING FIVE (5) COURSES: 1) THENCE S.47°01'50"W., A DISTANCE OF 14.22 FEET; 2) THENCE N.88°17'08"W., A DISTANCE OF 40.13 FEET; 3) THENCE S.01°37'18"W., A DISTANCE OF 94.00 FEET; 4) THENCE S.88°17'08"E., A DISTANCE OF 51.53 FEET; 5) THENCE S.43°17'08"E., A DISTANCE OF 15.56 FEET TO THE NORTHEAST CORNER OF WESTLAKE POD G - NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, OF THE SAID PUBLIC RECORDS; THENCE ALONG THE NORTH LINE OF SAID WESTLAKE POD G - NORTH FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE N.88°17'08"W., DEPARTING SAID WEST LINE OF EXISTING RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 204.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 9942.00 FEET; 2) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°05'41", A DISTANCE OF 189.94 FEET TO A POINT OF TANGENCY; 3) THENCE N.89°22'48"W., A DISTANCE OF 1123.53 FEET TO A POINT ON SAID THE EAST LINE OF M-2 CANAL EASEMENT; THENCE N.00°20'11"E., DEPARTING SAID NORTH LINE OF WESTLAKE POD G - NORTH AND ALONG SAID THE EAST LINE OF M-2 CANAL EASEMENT, A DISTANCE OF 104.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 161,214 SQUARE FEET OR 3.701 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- CURRENT TITLE INFORMATION ON THE SUBJECT PROPERTY HAD NOT BEEN FURNISHED TO GEOPPOINT SURVEYING, INC. AT THE TIME OF THIS SURVEY, AND IS SUBJECT TO TITLE REVIEW AND/OR ABSTRACT. GEOPPOINT SURVEYING, INC. MAKES NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, RESERVATIONS, AGREEMENTS, AND OTHER SIMILAR MATTERS.
- THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, EXCEPT AS SHOWN HEREON, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF N.89°51'16"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2007 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.
- THE SUBJECT PARCEL LIES IN FLOOD ZONES "X" AND "AE", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12099C0345F FOR PALM BEACH COUNTY UNINCORPORATED AREAS, COMMUNITY NO. 120192, PALM BEACH COUNTY, FLORIDA, DATED OCTOBER 5, 2017 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN, IF ANY, HAVE BEEN DIGITALLY TRANSLATED FROM DFIRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER (HTTPS://MSC.FEMA.GOV).
- USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN AUTHORIZATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- THE LANDS DESCRIBED HEREON MAY CONTAIN LANDS THAT ARE CONSIDERED ENVIRONMENTALLY SENSITIVE WETLANDS THAT ARE SUBJECT TO CLAIM OR RESTRICTION BY ONE OR MORE OF THE FOLLOWING AGENCIES: ARMY CORP. OF ENGINEERS, A LOCAL FLORIDA WATER MANAGEMENT DISTRICT, OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.). WETLAND LINES AND AREAS, IF ANY, ARE NOT SHOWN HEREON.

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

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.B. PLAT BOOK
- R.P.B. ROAD PLAT BOOK
- D.B. DEED BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- PG./PG(s) PAGE(s)
- NAD NORTH AMERICAN DATUM
- P.B.C. PALM BEACH COUNTY
- PRM PERMANENT REFERENCE MONUMENT
- R RADIUS
- L ARC LENGTH
- D DELTA ANGLE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- U.E. UTILITY EASEMENT
- @ CENTERLINE
- (TYP.) TYPICAL
- SET 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB 7768"
- FOUND 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB 7768"

CREW #1 PARTY CHIEF: AP	DATE	DESCRIPTION	DRAWN	P.CHIEF
FIELD BOOK: 2024-34W/34				
DATA FILE: WESTLAKE-TPC NW.TXT				
CREW #2 PARTY CHIEF:				
FIELD BOOK:				
DATA FILE:				
CREW #3 PARTY CHIEF:				
FIELD BOOK:				
DATA FILE:				

Surveyor's Certification
I do hereby certify that this survey was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers stated in Rules 65A-17.051, 65A-17.052, and 65A-17.053, Florida Administrative Code, pursuant to section 427.027 of the Florida Statutes.
FIELD SURVEY DATE: **SEPTEMBER 07, 2024**

THIS SURVEY IS VALID ONLY WITH A SIGNATURE & ORIGINAL SEAL IN HARD COPY FORM OR A DIGITAL SEAL IN ELECTRONIC FORM PURSUANT TO RULES 65A-17.060 AND 65A-17.062, SECTION 427.027 OF THE FLORIDA STATUTES.
Gary Rager Digitally signed by Gary Rager Date: 2024.10.11 10:56:07 -0400
Gary A. Rager **LS4828**

Survey is Certified To:
MINTO PBLH, LLC.

www.geopointsurvey.com
Licensed Business No.: LB 7768
GeoPoint
Surveying, Inc.

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327 S. County Hwy 393
Santa Rosa Beach, Florida 32459
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Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266

Central Florida
528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 32701
Phone: (321) 270-0440
East Florida
4152 West Blue Heron Blvd
Suite 106
Riviera Beach, Florida 33404
Phone: (561) 444-2720

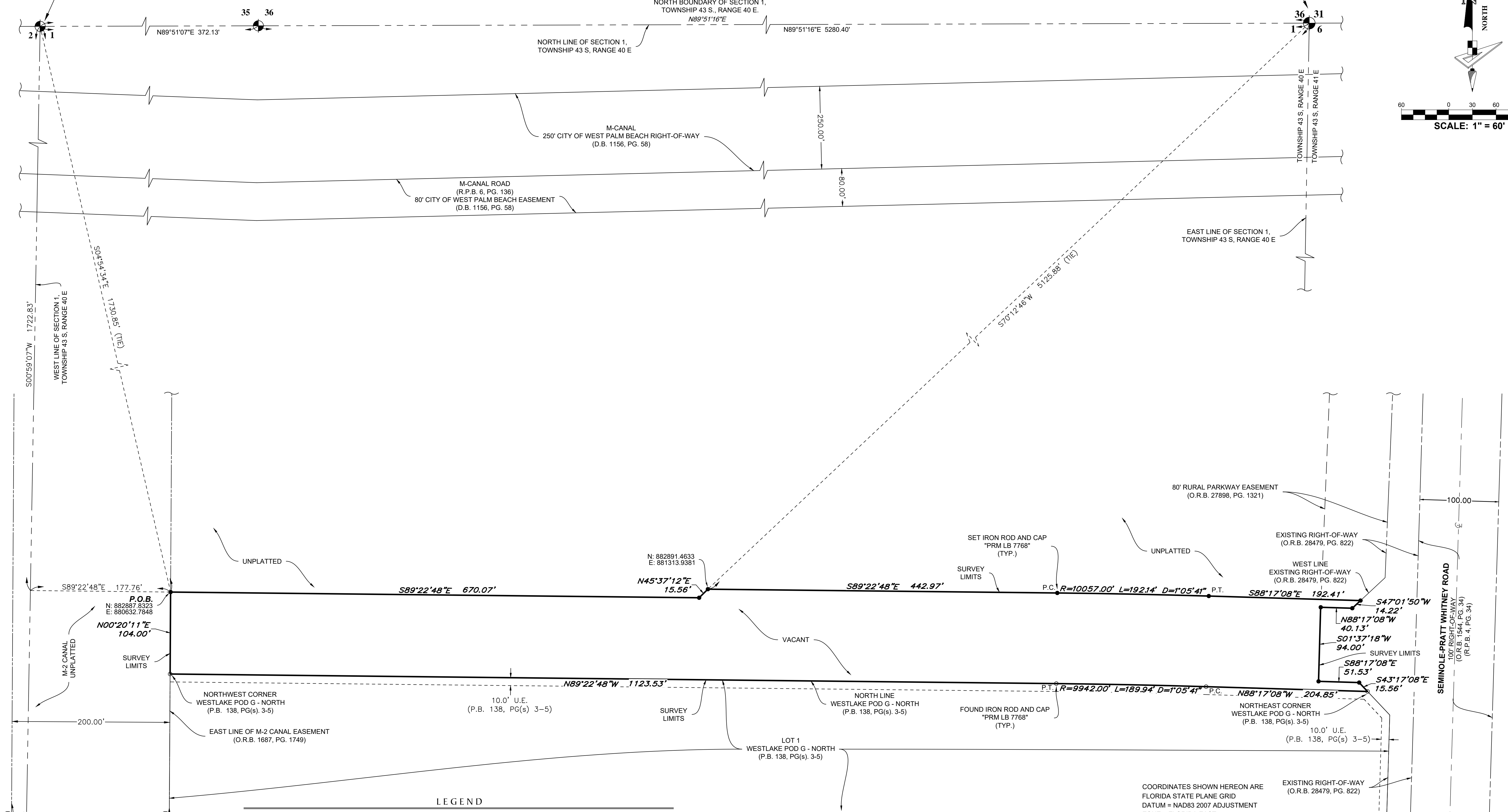
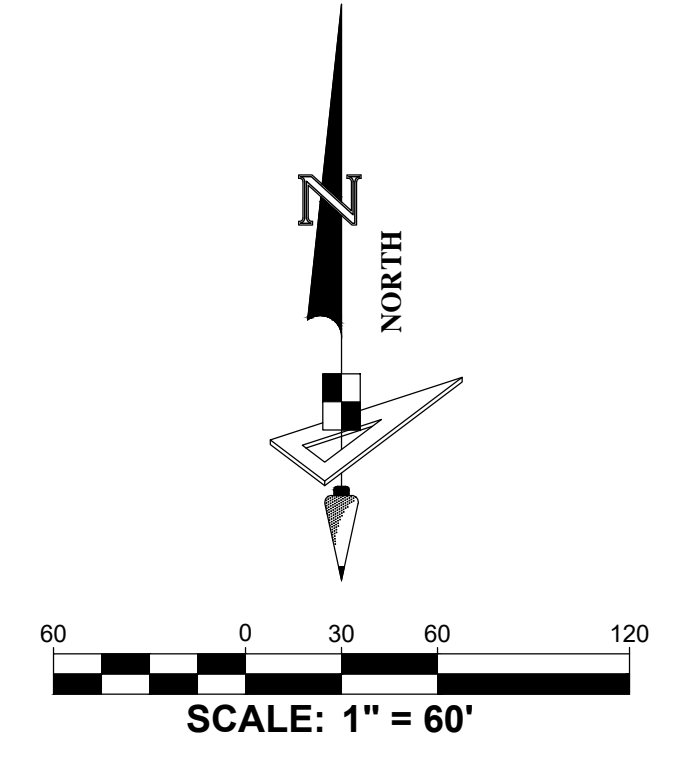
TOWN CENTER PARKWAY NORTH - WEST BOUNDARY SURVEY
PREPARED FOR:
MINTO PBLH, LLC.
LOCATED IN:
Section 01, Township 43 S., Range 40 E., Palm Beach County, Florida

JOB #: **TCP-NW-BS**
DRAWN BY: **DJS** DATE: 09/05/2024
LIDAR CREW: **N/A** DATE: **N/A**
SURFACE BY: **N/A**
H.DATUM: **FL-East NAD(83)-2011**
V.DATUM: **NAVD (1988)**
DPC CHECK: **GAR FLD CHECK: DJS**
SHEET: 1 of 2

POINT OF COMMENCEMENT
 NORTHWEST CORNER OF
 SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST
 N: 884612.3300 / E: 880484.6585
 NAD83 (2007 ADJUSTMENT)
 CERTIFIED CORNER RECORD #107585

BASIS OF BEARINGS
 NORTH BOUNDARY OF SECTION 1,
 TOWNSHIP 43 S., RANGE 40 E.
 N89°51'16"E

NORTHWEST CORNER OF
 SECTION 6, TOWNSHIP 43 S., RANGE 41 E.
 N: 884626.7147 / E: 886137.1629
 NAD83 (2007 ADJUSTMENT)
 CERTIFIED CORNER RECORD #107597



LEGEND

P.O.B. ----- POINT OF BEGINNING	P.C. ----- POINT OF CURVATURE
P.O.C. ----- POINT OF COMMENCEMENT	P.T. ----- POINT OF TANGENCY
P.B. ----- PLAT BOOK	U.E. ----- UTILITY EASEMENT
R.P.B. ----- ROAD PLAT BOOK	⊕ ----- CENTERLINE
D.B. ----- DEED BOOK	(TYP.) ----- TYPICAL
O.R.B. ----- OFFICIAL RECORDS BOOK	● ----- SET 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB 7768"
PG./PG(s) ----- PAGE(s)	○ ----- FOUND 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB 7768"
NAD ----- NORTH AMERICAN DATUM	
P.B.C. ----- PALM BEACH COUNTY	
PRM ----- PERMANENT REFERENCE MONUMENT	
R ----- RADIUS	
L ----- ARC LENGTH	
D ----- DELTA ANGLE	

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

BASIS OF BEARINGS
 BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE
 OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
 HAVING A GRID BEARING OF N89°51'16"E. BEARINGS SHOWN
 HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM,
 NORTH AMERICA DATUM OF 1983 (NAD 83 - '07) FOR THE EAST
 ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE
 NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90).

CONVEYANCE FROM ROYAL PALM BEACH
 COLONY TO SEMINOLE WATER CONTROL
 DISTRICT PER QUIT CLAIM RECORDED ON
 08/24/1984 PER (O.R.B. 4349, PG. 1061)
 DECLARATION OF EASEMENT INDIAN TRAIL
 WATER CONTROL DISTRICT
 M-2 CANAL (OUTFALL), (O.R.B. 1687, PG. 1749),
 AND PER PARTIAL ASSIGNMENT TO PALM
 BEACH COUNTY (O.R.B. 22620, PG. 1690)
 SEMINOLE IMPROVEMENT DISTRICT
 200' EASEMENT "A-1"
 (O.R.B. 14742, PG. 1196)

www.geopointssurvey.com
 Licensed Business No.: LB 7768

GeoPoint
 Surveying, Inc.

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 Santa Rosa Beach, Florida 32459
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 Phone: (813) 248-8888
 Fax: (813) 248-2266

East Florida
 4152 West Blue Heron Blvd
 Suite 106
 Riviera Beach, Florida 33404
 Phone: (561) 444-2720

**TOWN CENTER PARKWAY NORTH - WEST
 BOUNDARY SURVEY**

PREPARED FOR:
MINTO PBLH, LLC.
 LOCATED IN:
 Section 01, Township 43 S., Range 40 E., Palm Beach County, Florida

See Sheet 1 for
 Certifications,
 Signature, & Revisions.
 Not valid without all Sheets

SHEET: 2 of 2