

Exhibit 'B'
PERSIMMON BOULEVARD EAST – PLAT 6
PLAT

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PERSIMMON BOULEVARD EAST - PLAT 6

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
AND SECTION 8, 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 _____
2024 AND DULY RECORDED IN PLAT
BOOK NO. _____ ON
PAGE _____

JOSEPH ABRUZZO,
CLERK AND COMP TROLLER
BY: _____, D.C.

LOCATION MAP
No Scale

DEDICATION AND RESERVATION

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

BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.02°00'06"W, ALONG THE EAST LINE OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 89.92 FEET; THENCE N.87°41'17"W, DEPARTING SAID EAST LINE OF SECTION 8, A DISTANCE OF 223.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 2066.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°11'28", A DISTANCE OF 706.92 FEET TO A POINT OF TANGENCY; THENCE S.72°07'15"W, A DISTANCE OF 217.79 FEET; THENCE S.17°52'45"E, A DISTANCE OF 11.00 FEET; THENCE S.72°07'15"W, A DISTANCE OF 397.87 FEET; THENCE S.84°31'41"W, A DISTANCE OF 51.20 FEET; THENCE S.72°07'15"W, A DISTANCE OF 530.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2194.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°54'59", A DISTANCE OF 418.01 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.06°11'44"E, A DISTANCE OF 11.00 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2205.00 FEET AND A RADIAL BEARING OF N.06°57'33"W, AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°36'03", A DISTANCE OF 407.97 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE N.73°25'01"W, A DISTANCE OF 51.71 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2194.00 FEET AND A RADIAL BEARING OF N.04°57'29"E, AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°18'08", A DISTANCE OF 815.72 FEET TO A POINT OF TANGENCY; THENCE N.63°44'23"W, A DISTANCE OF 22.49 FEET TO THE SOUTHEAST CORNER OF PERSIMMON BOULEVARD EAST - PLAT 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGES 179 THROUGH 182, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.26°15'37"E, ALONG THE EASTERLY LINE OF SAID PLAT, A DISTANCE OF 188.00 FEET TO THE NORTHEAST CORNER OF SAID PLAT; THENCE S.63°44'23"E, DEPARTING SAID EASTERLY LINE OF SAID PLAT, A DISTANCE OF 22.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 2066.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°48'23", A DISTANCE OF 1545.38 FEET TO A POINT OF TANGENCY; THENCE N.72°07'15"E, A DISTANCE OF 1196.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 2194.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°11'28", A DISTANCE OF 773.17 FEET TO A POINT OF TANGENCY; THENCE S.87°41'17"E, A DISTANCE OF 222.82 FEET TO A POINT ON THE EAST LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.01°54'46"W, ALONG SAID EAST LINE OF SECTION 5, A DISTANCE OF 98.08 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, ALSO BEING THE **POINT OF BEGINNING**.

LANDS CONTAINING: 723,764 SQUARE FEET OR 16.615 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", AS SHOWN HEREON AS PERSIMMON BOULEVARD EAST, 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 RIGHT-OF-WAY AND ANY FACILITIES 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 TRACT "A" FOR ANY AND ALL MUNICIPAL PURPOSES, INsofar AS SUCH USES ARE NOT INCONSISTENT WITH ITS UTILIZATION FOR ROAD RIGHT-OF-WAY PURPOSES.

OPEN SPACE TRACTS:

TRACTS O.S.T. #1, O.S.T. #2, O.S.T. #3, AND O.S.T. #4, 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.

TRACT "B":

TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR MINTO PBLH, LLC, 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 LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

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.

AREA TABULATION (IN ACRES)

ROADWAY TRACT (TRACT "A"):	7.560
TRACT "B":	1.249
OPEN SPACE TRACT #1:	3.994
OPEN SPACE TRACT #2:	1.361
OPEN SPACE TRACT #3:	1.473
OPEN SPACE TRACT #4:	0.978
TOTAL ACRES, MORE OR LESS:	16.615

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 _____, 2024.

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

PRINT NAME: _____ BY: _____
JOHN F. CARTER, MANAGER

ADDRESS: _____

WITNESS: _____

PRINT NAME: _____

ADDRESS: _____

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 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: _____ SIGNATURE _____
(PRINT NAME) - NOTARY PUBLIC

(SEAL)

ACCEPTANCE OF DEDICATION & RESERVATIONS

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 _____, 2024.

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA

WITNESS: _____ BY: _____
SCOTT MASSEY, PRESIDENT

PRINT NAME: _____

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)

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE CITY OF WESTLAKE, FLORIDA, A MUNICIPAL CORPORATION, HEREBY ACCEPTS THE GRANT OF EASEMENT OVER THE TRACT "A" ROAD RIGHT-OF-WAY AS STATED AND SHOWN HEREON, DATED THIS ____ DAY OF _____, 2024.

CITY OF WESTLAKE
A MUNICIPAL CORPORATION

WITNESS: _____
CITY MAYOR, JOHN PAUL O'CONNOR

PRINT NAME: _____ BY: _____

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 PAUL O'CONNOR AS CITY MAYOR FOR THE CITY OF WESTLAKE, FLORIDA, A MUNICIPAL CORPORATION, ON BEHALF OF THE MUNICIPAL CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ SIGNATURE _____

(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 ____ DAY OF _____, 2024, 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: _____ BY: _____
CITY MANAGER, KEN CASSEL CITY MAYOR, JOHN PAUL O'CONNOR

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

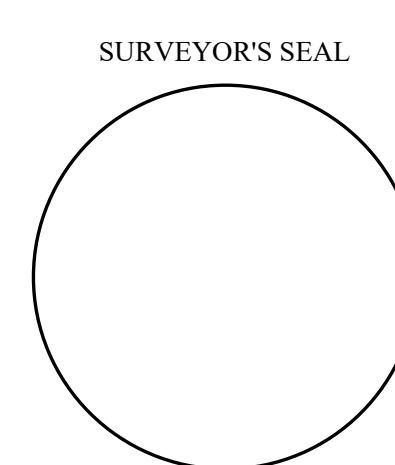
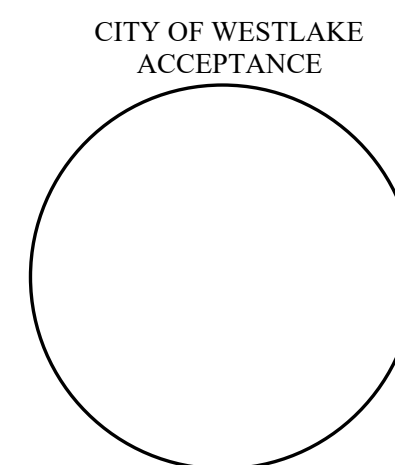
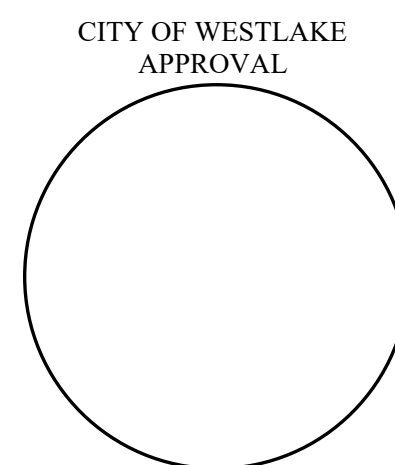
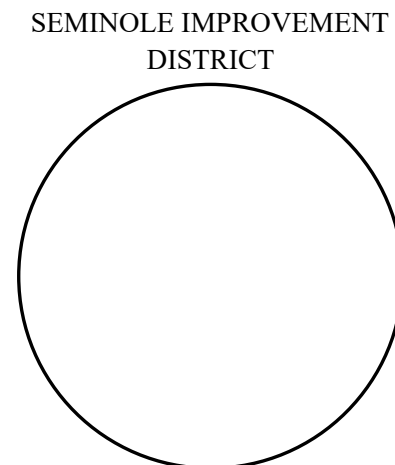
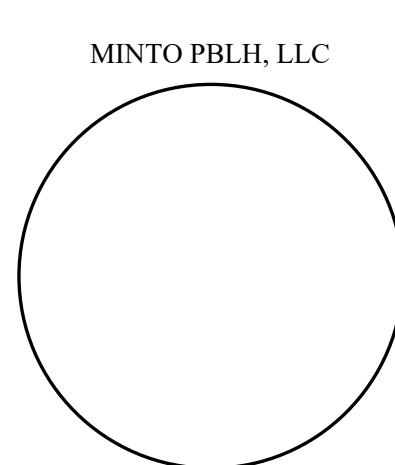
WE, WINSTON & STRAWN LLP, MEMBERS OF THE FLORIDA BAR, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THAT CERTAIN PLAT PROPERTY INFORMATION REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (THE "TITLE EVIDENCE") WITH AN EFFECTIVE DATE OF OCTOBER 2, 2024 AT 5:00 P.M. (THE "EFFECTIVE DATE"), WITH RESPECT TO THE PROPERTY MORE PARTICULARLY DEPICTED AND DESCRIBED HEREIN AS "PERSIMMON BOULEVARD EAST - PLAT 6" (THE "PROPERTY").

BASED SOLELY ON OUR REVIEW OF THE TITLE EVIDENCE, AND WITHOUT INDEPENDENT INVESTIGATION, WE HEREBY CERTIFY THAT, AS OF THE EFFECTIVE DATE, (1) FEE SIMPLE TITLE TO THE PROPERTY WAS VESTED IN MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), (2) REAL ESTATE TAXES FOR THE PROPERTY FOR THE YEAR 2023 HAVE BEEN PAID, AND (3) THERE ARE NO RECORDED MORTGAGES ENCUMBERING THE PROPERTY.

THIS TITLE CERTIFICATION IS FURNISHED BY US TO THE CITY OF WESTLAKE (THE "CITY") AND IS RENDERED SOLELY IN CONNECTION WITH THE OWNER'S SUBMISSION OF THIS PLAT TO THE CITY. THIS TITLE CERTIFICATION MAY BE RELIED ONLY BY THE CITY SOLELY IN CONNECTION WITH THE OWNER'S SUBMISSION OF THIS PLAT AND MAY NOT BE RELIED UPON BY ANY OTHER PERSON OR ENTITY IN ANY MANNER WHATSOEVER.

DATED THIS ____ DAY OF _____, 2024.

WINSTON & STRAWN LLP
BY: _____
RAFAEL A. AGUILAR, PARTNER



SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "●" A 1/2" IRON ROD AND CAP STAMPED "PRM LB7768". 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 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF N.89°51'16"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. 177.091(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: _____ GARY A. RAGER, P.S.M.
LICENSE NO. LS4828
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
GARY A. RAGER, F.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

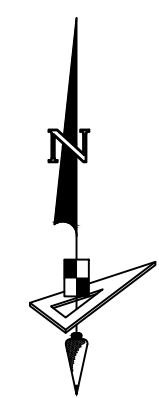
4152 W. Blue Heron Blvd.
Suite 106
Riviera Beach, FL 33404

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

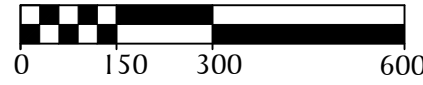
Sheet No. 1 of 4 Sheets

PERSIMMON BOULEVARD EAST - PLAT 6

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
AND SECTION 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



SCALE 1" = 150'



SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S01°54'46"W. (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).

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./O.R.B. ----- OFFICIAL RECORDS BOOK
PG./PG(s) ----- PAGE(S)
NAD ----- NORTH AMERICAN DATUM
O.S.T. ----- OPEN SPACE TRACT

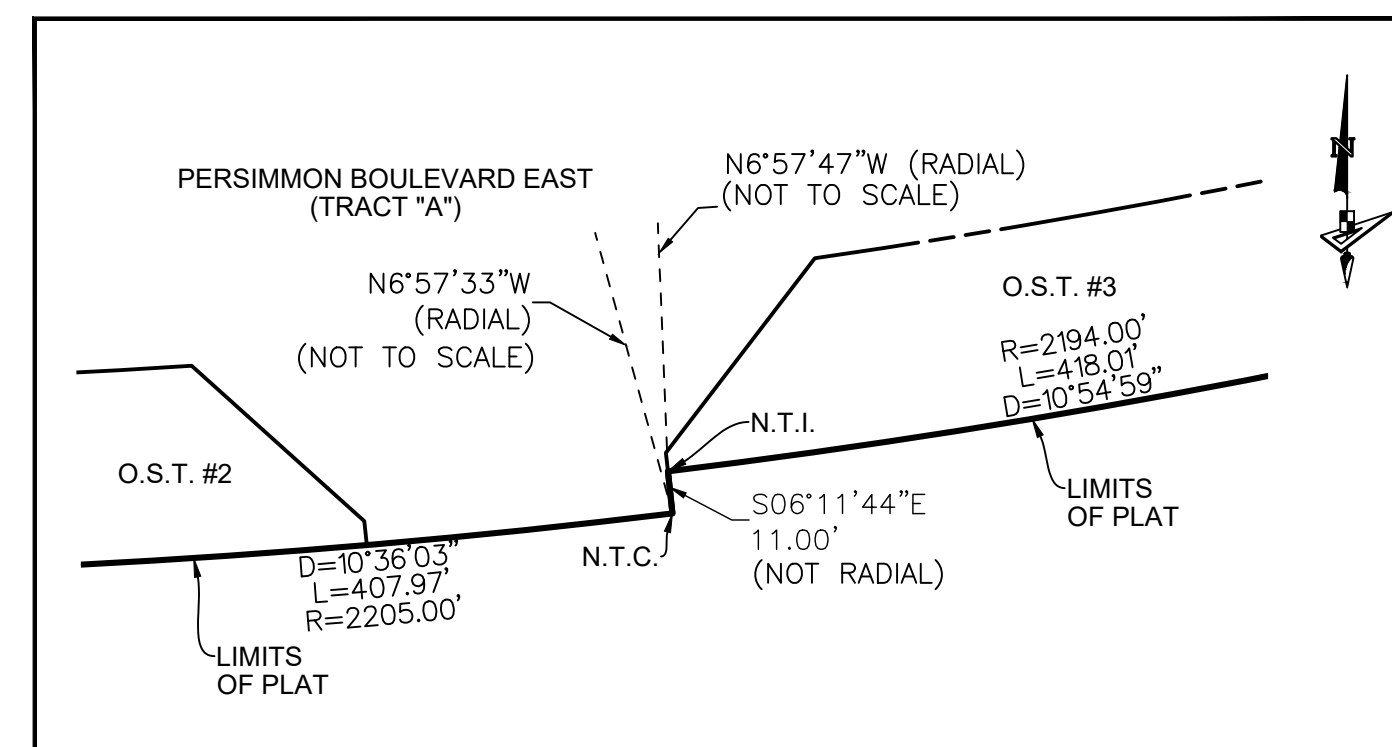
P.B.C. ----- PALM BEACH COUNTY
U.E. ----- UTILITY EASEMENT
D.E. ----- DRAINAGE EASEMENT
7-43-41 ----- SECTION-TOWNSHIP-RANGE
R ----- RADIUS
L ----- ARC LENGTH
D ----- DELTA ANGLE
CB ----- CHORD BEARING
C ----- CHORD

LEGEND

N.T.I. ----- NON-TANGENT INTERSECTION
N.T.C. ----- NON-TANGENT CURVATURE
P.C. ----- POINT OF CURVATURE
P.T. ----- POINT OF TANGENCY
R.C. ----- REVERSE CURVATURE
R/W ----- RIGHT-OF-WAY
CL ----- CENTERLINE
(TYP.) ----- TYPICAL
C.C.R. ----- CERTIFIED CORNER RECORD

LB ----- LICENSE BUSINESS
S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
PRM ----- PERMANENT REFERENCE MONUMENT
● ----- PERMANENT CONTROL POINT
□ ----- FOUND PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768" (UNLESS OTHERWISE NOTED)
● ----- SET 1/2" IRON ROD AND CAP STAMPED "PRM LB 7768"

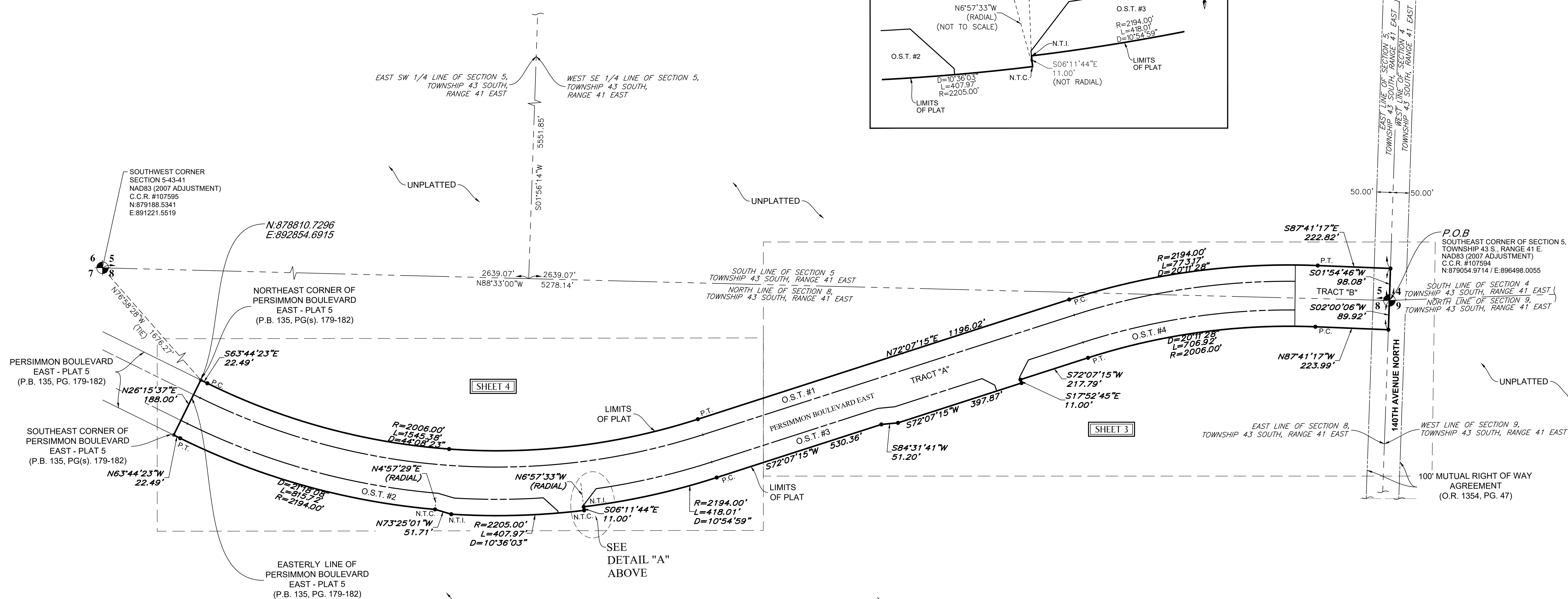
DETAIL "A" (SCALE:1"=20')



NORTHEAST CORNER SECTION 5-43-41
NAD83 (2007 ADJUSTMENT)
C.C.R. #107592
N:884731.1793
E:896687.5695

32 33
5 4

(TIE) 5581.21'
S01°54'46"W
S01°54'46"W
S01°54'46"W
(BASIS OF BEARING)



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

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 THIS COUNTY.

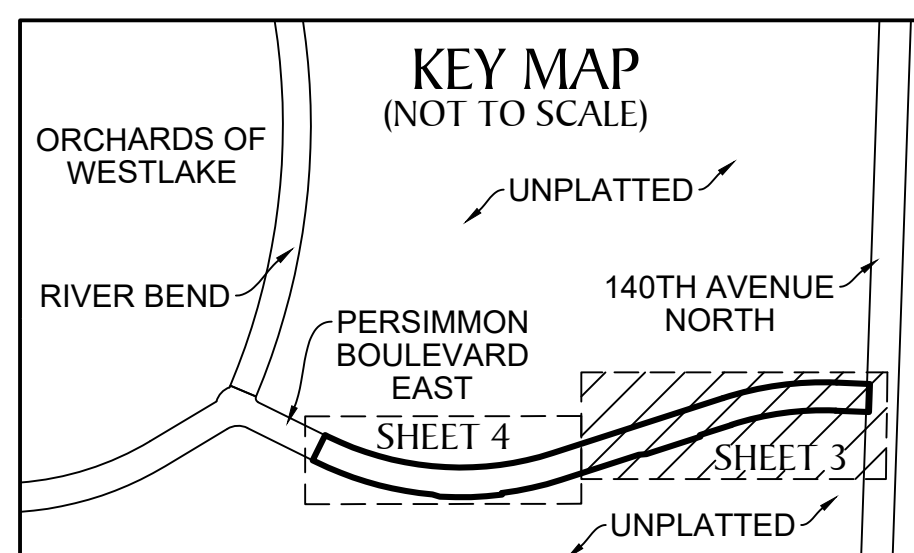
THIS INSTRUMENT PREPARED BY
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LS4828 STATE OF FLORIDA.
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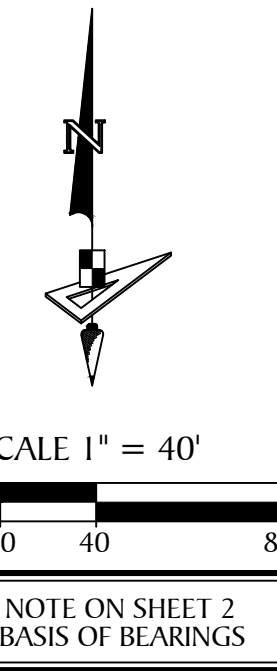
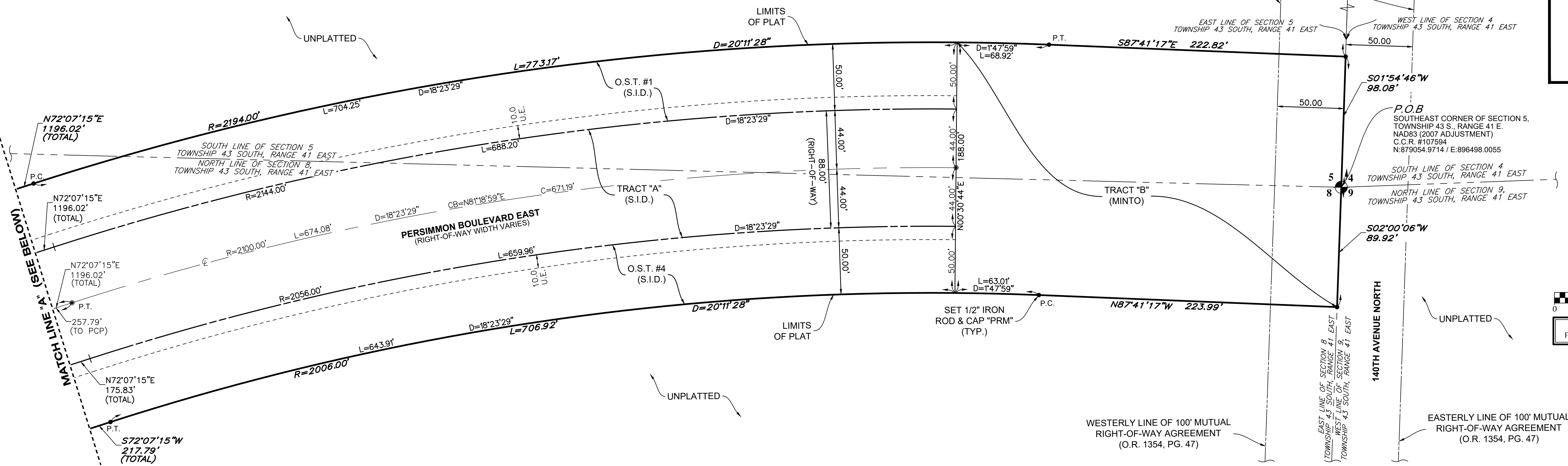


PERSIMMON BOULEVARD EAST - PLAT 6

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
AND SECTION 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



32 33
5 4
NORTHEAST CORNER
SECTION 5-43-41
NAD83 (2007 ADJUSTMENT)
C.C.R. #107592
N:884731.1793
E:896687.5695



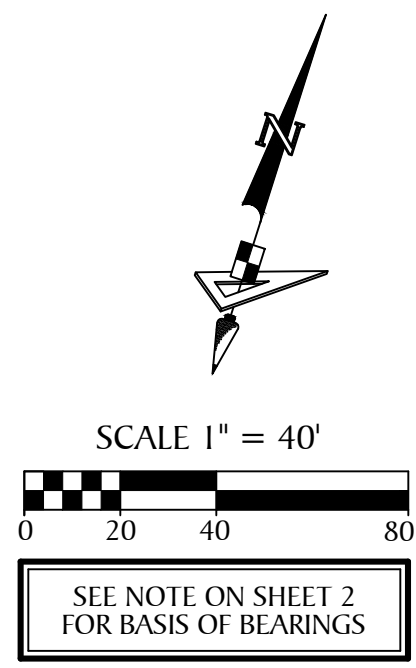
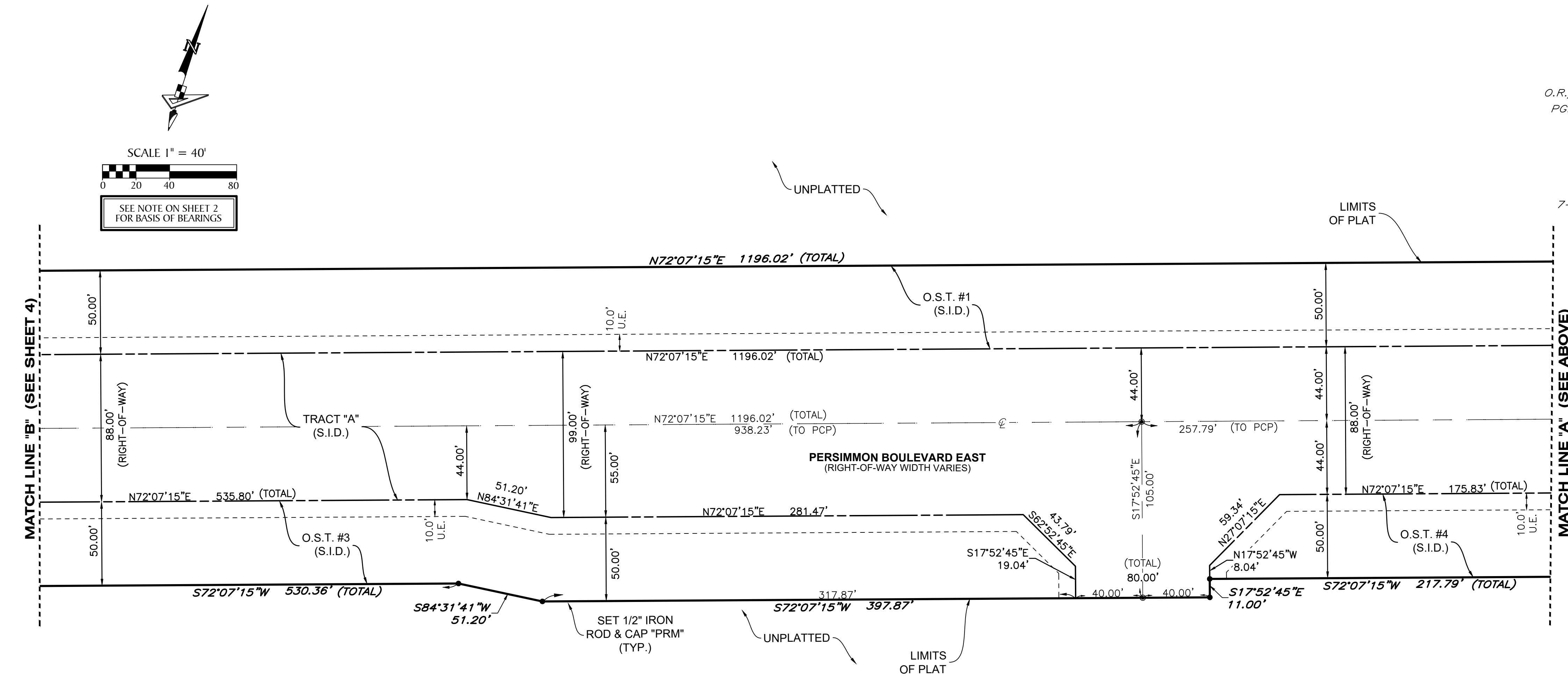
LEGEND

P.O.B. --- POINT OF BEGINNING	N.T.I. --- NON-TANGENT INTERSECTION
P.O.C. --- POINT OF COMMENCEMENT	N.T.C. --- NON-TANGENT CURVATURE
P.B. --- PLAT BOOK	R --- RADIUS
R.P.B. --- ROAD PLAT BOOK	L --- ARC LENGTH
D.B. --- DEED BOOK	D --- DELTA ANGLE
O.R./O.R.B. --- OFFICIAL RECORDS BOOK	CB --- CHORD BEARING
PG./PG(s) --- PAGE(S)	C --- CHORD
NAD --- NORTH AMERICAN DATUM	P.C. --- POINT OF CURVATURE
O.S.T. --- OPEN SPACE TRACT	P.T. --- POINT OF TANGENCY
P.B.C. --- PALM BEACH COUNTY	R.C. --- REVERSE CURVATURE
U.E. --- UTILITY EASEMENT	R/W --- RIGHT-OF-WAY
D.E. --- DRAINAGE EASEMENT	℄ --- CENTERLINE
7-43-41 --- SECTION-TOWNSHIP-RANGE	(TYP.) --- TYPICAL
LB --- LICENSE BUSINESS	
S.I.D. --- SEMINOLE IMPROVEMENT DISTRICT	
C.C.R. --- CERTIFIED CORNER RECORD	
PRM --- PERMANENT REFERENCE MONUMENT	
● --- PERMANENT CONTROL POINT	
□ --- FOUND PERMANENT REFERENCE MONUMENT	
4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768" (UNLESS OTHERWISE NOTED)	
● --- SET 1/2" IRON ROD AND CAP STAMPED "PRM LB 7768"	

THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M.
154828 STATE OF FLORIDA
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 106,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768



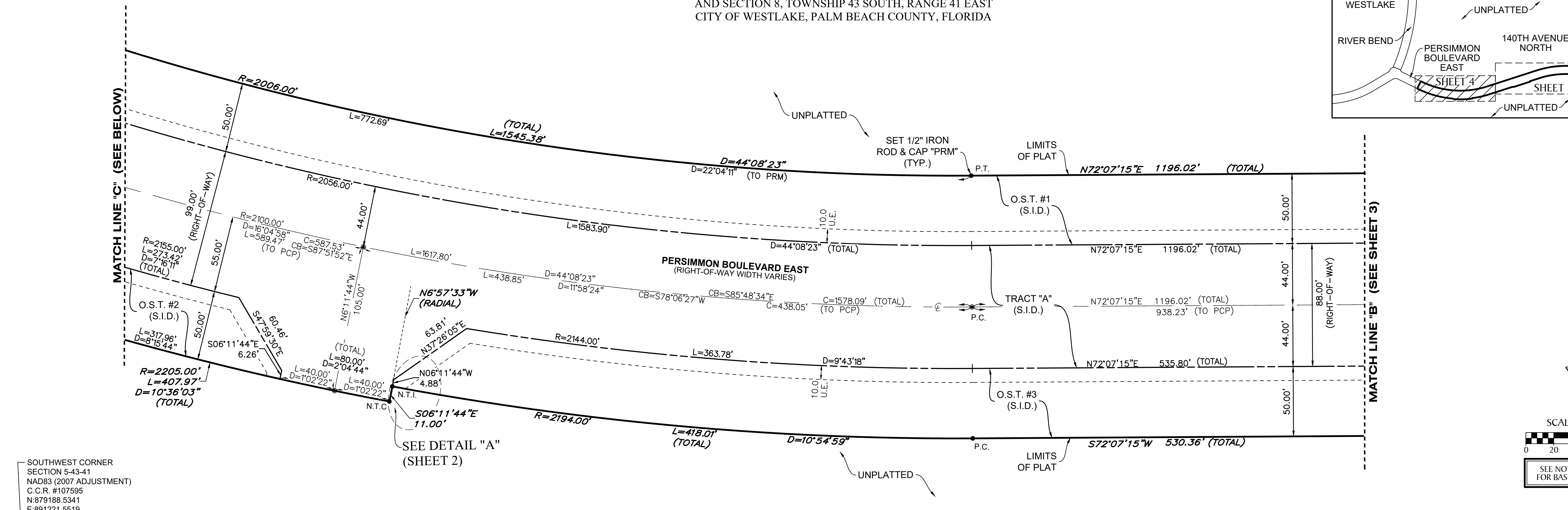
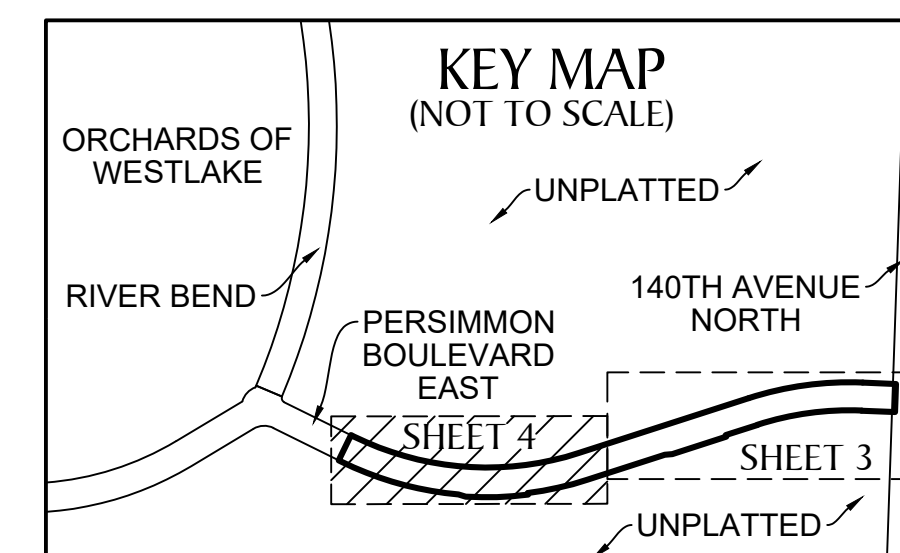
4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 106 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number: LB7768



DRAWN: W. W. WESTLAKE; L.A. W. WESTLAKE; NAD83 (2007 ADJUSTMENT); PLOTTED BY: SERGIO MACHADO; ON: 10/20/2024 7:22 AM; EAST: 896687.5695; SOUTH: 884731.1793; PLAT: PERSIMMON BOULEVARD EAST; SHEET: 3 OF 4

PERSIMMON BOULEVARD EAST - PLAT 6

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
AND SECTION 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



SOUTHWEST CORNER
SECTION 5-43-41
NAD83 (2007 ADJUSTMENT)
C.C.R. #107595
N:879188.5341
E:891221.5519

NORTHEAST CORNER OF
PERSIMMON BOULEVARD
EAST - PLAT 5
(P.B. 135, PG(s). 179-182)

N:878810.7296
E:892854.6915
N76°58'28"W 1676.27' (TIE)

O.S.T. #2
(P.B. 135, PG(s). 179-182)

TRACT "A"
PERSIMMON BOULEVARD
EAST - PLAT 5
(P.B. 135, PG(s). 179-182)

10.0' U.E.
(P.B. 135, PG(s). 179-182)

O.S.T. #3
(P.B. 135, PG(s). 179-182)

LIMITS OF PLAT

SOUTHEAST CORNER OF
PERSIMMON BOULEVARD
EAST - PLAT 5
(P.B. 135, PG(s). 179-182)

EASTERLY BOUNDARY LINE OF
PERSIMMON BOULEVARD
EAST - PLAT 5
(P.B. 135, PG(s). 179-182)

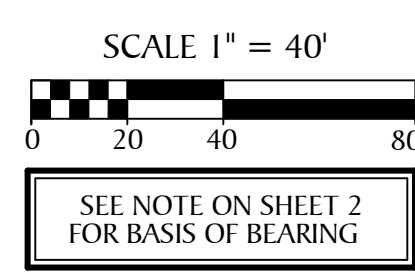
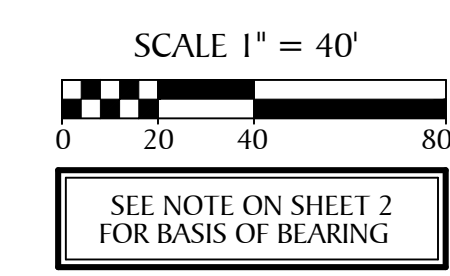
LIMITS OF PLAT

LIMITS OF PLAT

LIMITS OF PLAT

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RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768

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./O.R.B. -----	OFFICIAL RECORDS BOOK
PG./PG(s) -----	PAGE(S)
NAD -----	NORTH AMERICAN DATUM
O.S.T. -----	OPEN SPACE TRACT
P.B.C. -----	PALM BEACH COUNTY
U.E. -----	UTILITY EASEMENT
D.E. -----	DRAINAGE EASEMENT
7-43-41 -----	SECTION-TOWNSHIP-RANGE
R -----	RADIUS
L -----	ARC LENGTH
D -----	DELTA ANGLE
CB -----	CHORD BEARING
C -----	CHORD
N.T.I. -----	NON-TANGENT INTERSECTION
N.T.C. -----	NON-TANGENT CURVATURE
P.C. -----	POINT OF CURVATURE
P.T. -----	POINT OF TANGENCY
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R/W -----	RIGHT-OF-WAY
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PRM -----	PERMANENT REFERENCE MONUMENT
⊙ -----	PERMANENT CONTROL POINT
□ -----	FOUND PERMANENT REFERENCE MONUMENT
⊙ -----	4"x4" CONCRETE MONUMENT WITH
⊙ -----	2" ALUMINUM DISK STAMPED "PRM LB
⊙ -----	7768" (UNLESS OTHERWISE NOTED)
⊙ -----	SET 1/2" IRON ROD AND
⊙ -----	CAP STAMPED "PRM LB 7768"



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