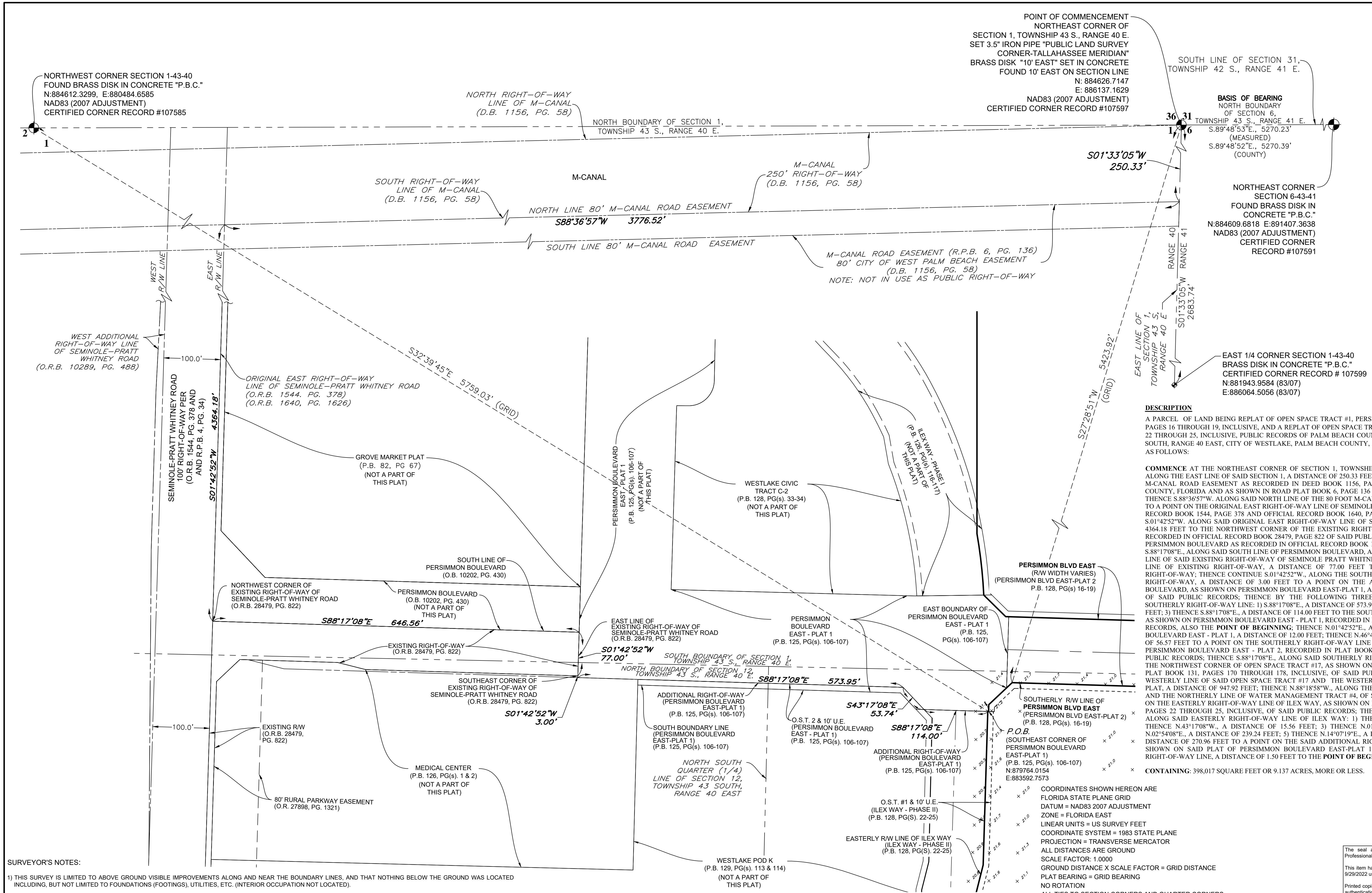
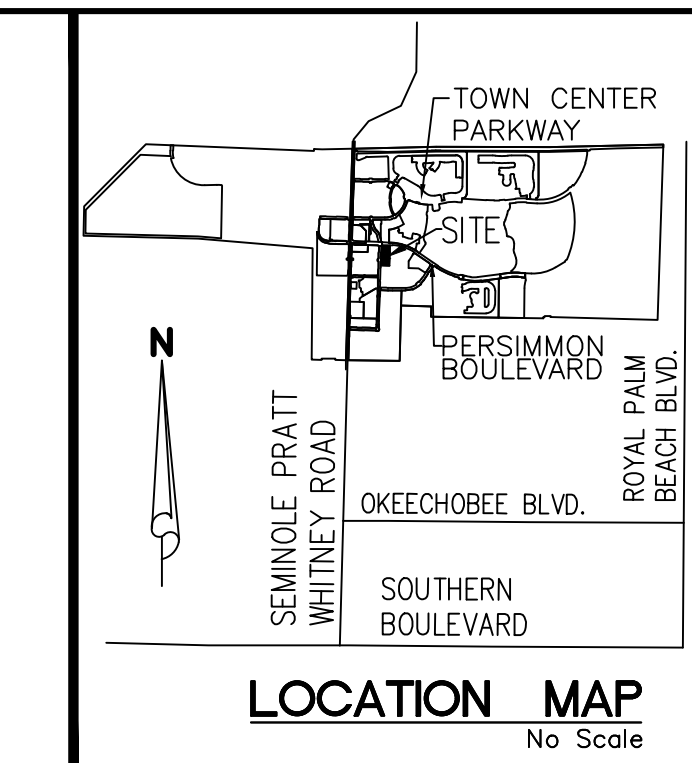


Exhibit 'B'
TOPOGRAPHICAL SURVEY
Pod PC-2 Plat

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DESCRIPTION
 A PARCEL OF LAND BEING REPLAT OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD EAST-PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, AND A REPLAT OF OPEN SPACE TRACT #1, ILEX WAY-PHASE II, PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 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.01°33'05"W, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT M-CANAL ROAD EASEMENT AS RECORDED IN DEED BOOK 1156, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN IN ROAD PLAT BOOK 6, PAGE 136 OF SAID PUBLIC RECORDS, AND AS MONUMENTED; THENCE S.88°36'57"W, ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL ROAD EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND OFFICIAL RECORD BOOK 1640, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W, ALONG SAID ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 4364.18 FEET TO THE NORTHWEST CORNER OF THE EXISTING RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS, ALSO A POINT ON THE SOUTH LINE OF PERSIMMON BOULEVARD AS RECORDED IN OFFICIAL RECORD BOOK 10202, PAGE 430, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E, ALONG SAID SOUTH LINE OF PERSIMMON BOULEVARD, A DISTANCE OF 646.56 FEET TO A POINT ON THE EAST LINE OF SAID EXISTING RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD; THENCE S.01°42'52"W, ALONG SAID EAST LINE OF EXISTING RIGHT-OF-WAY, A DISTANCE OF 77.00 FEET TO THE SOUTHEAST CORNER OF SAID EXISTING RIGHT-OF-WAY; THENCE CONTINUE S.01°42'52"W, ALONG THE SOUTHERLY EXTENSION OF SAID EAST LINE OF EXISTING RIGHT-OF-WAY, A DISTANCE OF 3.00 FEET TO A POINT ON THE ADDITIONAL RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD, AS SHOWN ON PERSIMMON BOULEVARD EAST-PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS; THENCE BY THE FOLLOWING THREE (3) COURSES BEING ALONG SAID ADDITIONAL SOUTHERLY RIGHT-OF-WAY LINE: 1) S.88°17'08"E, A DISTANCE OF 573.95 FEET; 2) THENCE S.43°17'08"E, A DISTANCE OF 53.74 FEET; 3) THENCE S.88°17'08"E, A DISTANCE OF 114.00 FEET TO THE SOUTHEAST CORNER OF PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST - PLAT 1, RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS, ALSO THE POINT OF BEGINNING; THENCE N.01°42'52"E, ALONG THE EAST BOUNDARY OF SAID PERSIMMON BOULEVARD EAST - PLAT 1, A DISTANCE OF 12.00 FEET; THENCE N.46°42'53"E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 56.57 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST - PLAT 2, RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 373.13 FEET TO THE NORTHWEST CORNER OF OPEN SPACE TRACT #17, AS SHOWN ON SKY COVE SOUTH - PHASE IA PLAT, RECORDED IN PLAT BOOK 131, PAGES 170 THROUGH 178, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.01°41'49"W, ALONG THE WESTERLY LINE OF SAID OPEN SPACE TRACT #17 AND THE WESTERLY LINE OF OPEN SPACE TRACT #5, BOTH OF SAID PLAT, A DISTANCE OF 947.92 FEET; THENCE N.88°18'58"W, ALONG THE NORTHERLY LINE OF SAID OPEN SPACE TRACT #5 AND THE NORTHERLY LINE OF WATER MANAGEMENT TRACT #4, OF SAID PLAT, A DISTANCE OF 419.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY, AS SHOWN ON ILEX WAY - PHASE II, RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE BY THE FOLLOWING SIX (6) COURSES BEING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY: 1) THENCE N.01°42'52"E, A DISTANCE OF 286.41 FEET; 2) THENCE N.43°17'08"W, A DISTANCE OF 15.56 FEET; 3) THENCE N.01°42'52"E, A DISTANCE OF 38.40 FEET; 4) THENCE N.02°54'08"E, A DISTANCE OF 239.24 FEET; 5) THENCE N.14°07'19"E, A DISTANCE OF 51.38 FEET; 6) THENCE N.01°42'52"E, A DISTANCE OF 270.96 FEET TO A POINT ON THE SAID ADDITIONAL RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD, AS SHOWN ON SAID PLAT OF PERSIMMON BOULEVARD EAST-PLAT 1; THENCE S.88°17'08"E, ALONG SAID ADDITIONAL RIGHT-OF-WAY LINE, A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 398,017 SQUARE FEET OR 9.137 ACRES, MORE OR LESS.

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'S NOTES:**
- THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC. (INTERIOR OCCUPATION NOT LOCATED).
 - 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 BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 90).
 - THE SUBJECT PROPERTY LIES WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, WHERE IT APPEARS TO LIE IN ZONE "AE" AND ZONE "X", ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP PANEL NUMBER 12099C 0345 F DATED 10/05/2017. (HTTPS://MSC.FEMA.GOV)
 - 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:
 - THE "M" CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
 - BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIBBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.
 - SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.
 - 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.
 - ELEVATIONS SHOWN HERE ON ARE REFERENCED IN NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988).

- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
 - PG./PG(S) ----- PAGE(S)
 - O.S.T. ----- OPEN SPACE TRACT
 - P.B.C. ----- PALM BEACH COUNTY
 - R.P.B. ----- ROAD PLAT BOOK
 - NAD ----- NORTH AMERICAN DATUM
 - LB ----- LICENSED BUSINESS
 - ☑ ----- SWITCH CABINET
 - ⊠ ----- TRANSFORMER
 - ⊕ ----- CENTERLINE
 - U.E. ----- UTILITY EASEMENT
 - F.P. & L. ----- FLORIDA POWER & LIGHT
 - R/W ----- RIGHT-OF-WAY
 - 12-43-40 ----- SECTION-TOWNSHIP-RANGE
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- INDICATES (S.I.R.) SET IRON ROD LB7768
 - Ⓢ ----- SANITARY SEWER ARV
 - Ⓜ ----- RECLAIM ARV

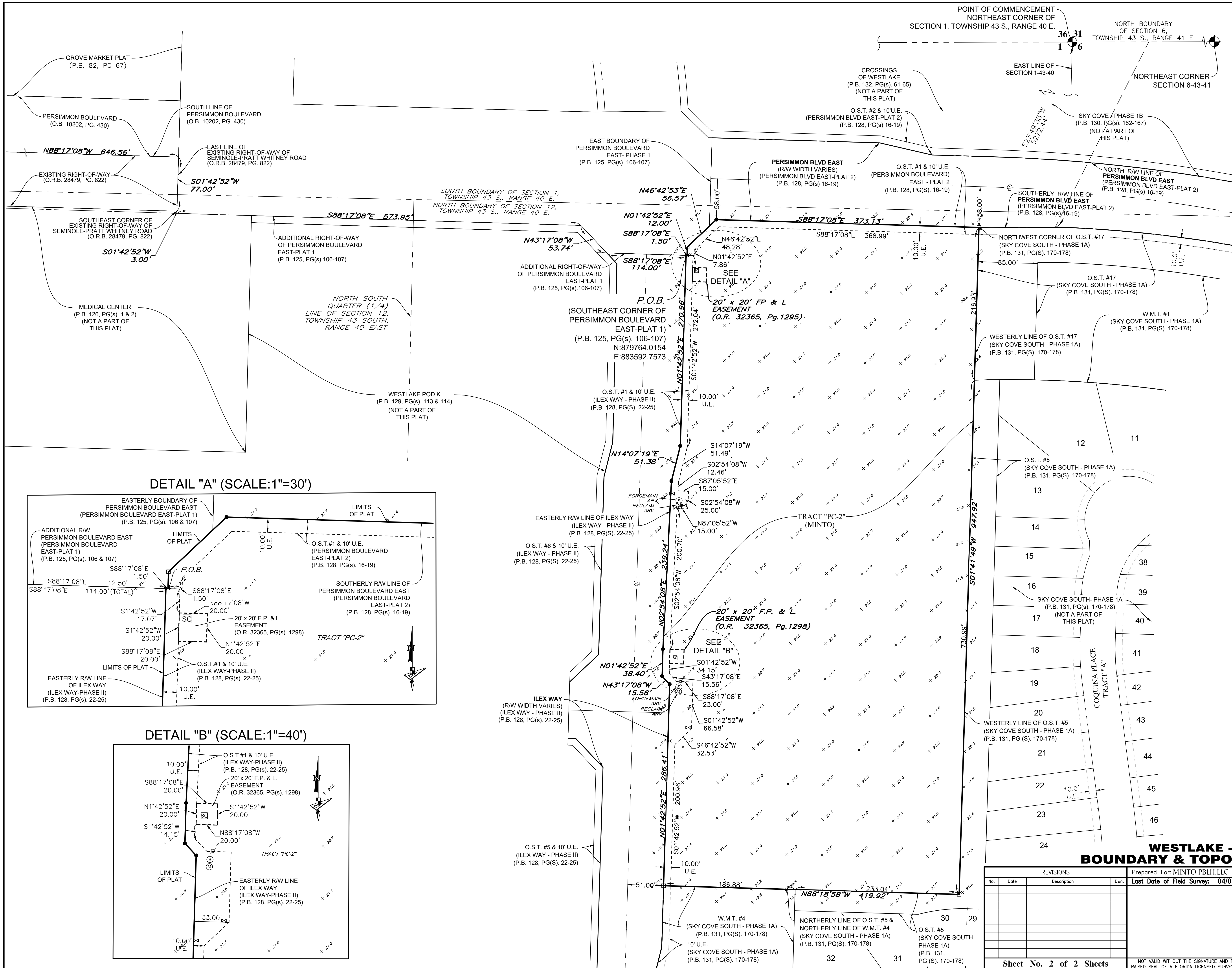
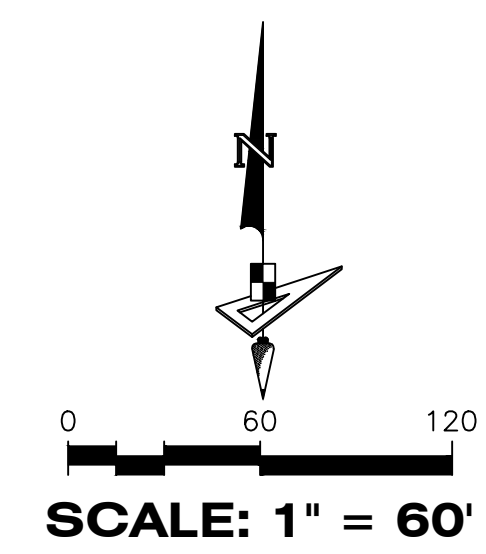
WESTLAKE - POD PC-2 BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS			Prepared For: MINTO PBLH,LLC
No.	Date	Description	Last Date of Field Survey: 04/08/2022

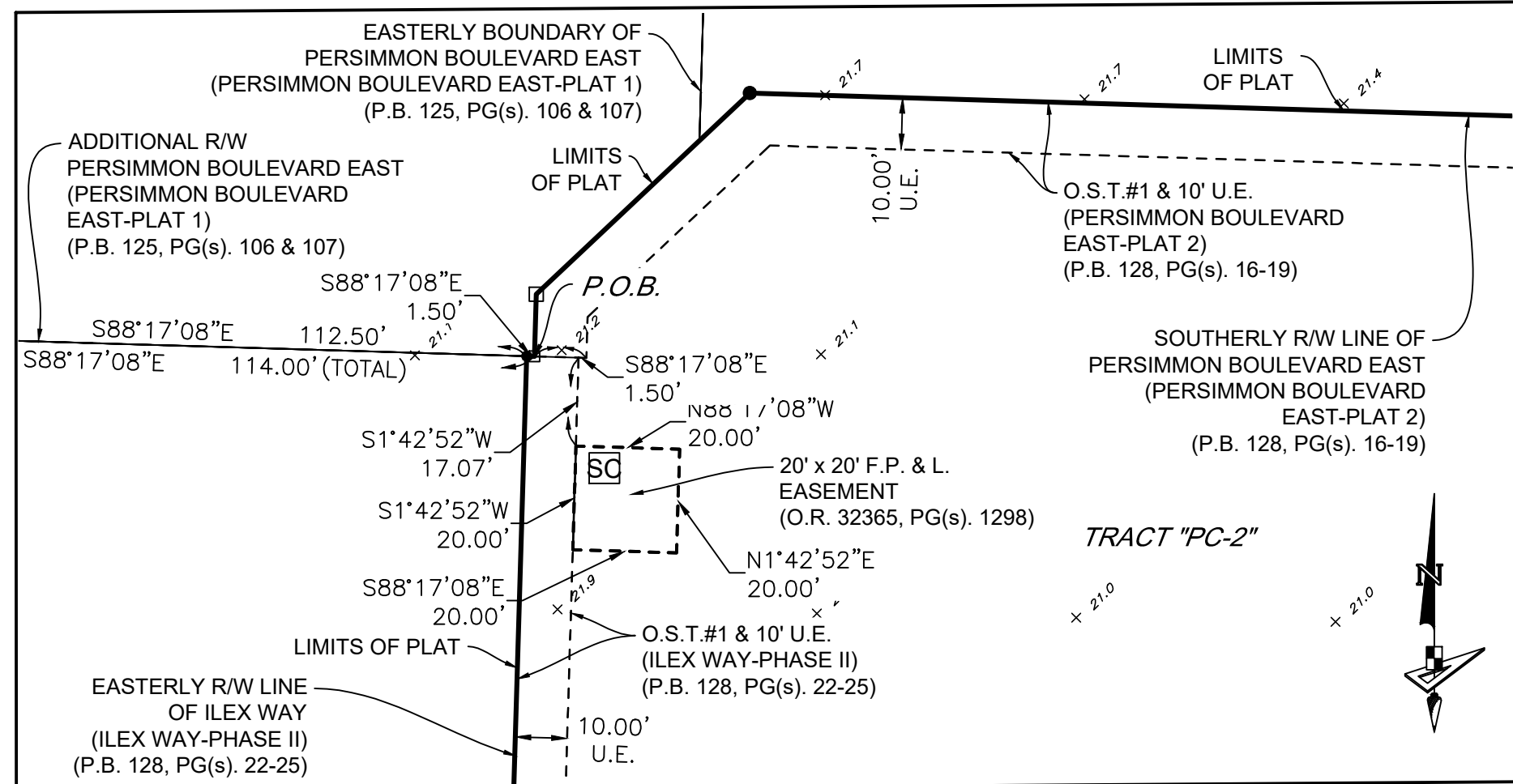
SURVEYOR'S CERTIFICATE
 This certifies that a Boundary & Topographic survey of the herein described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Sections 222.072, Florida Statutes, and 222.073, Florida Statutes.
Gary Rager
 Florida Professional Surveyor & Mapper No. LS4828
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GeoPoint Surveying, Inc.
 4152 W. Blue Heron Blvd. Phone: (561) 444-2720
 Suite 105 www.geo-point.com
 Riviera Beach, FL 33404
 Licensed Business Number LB 7768

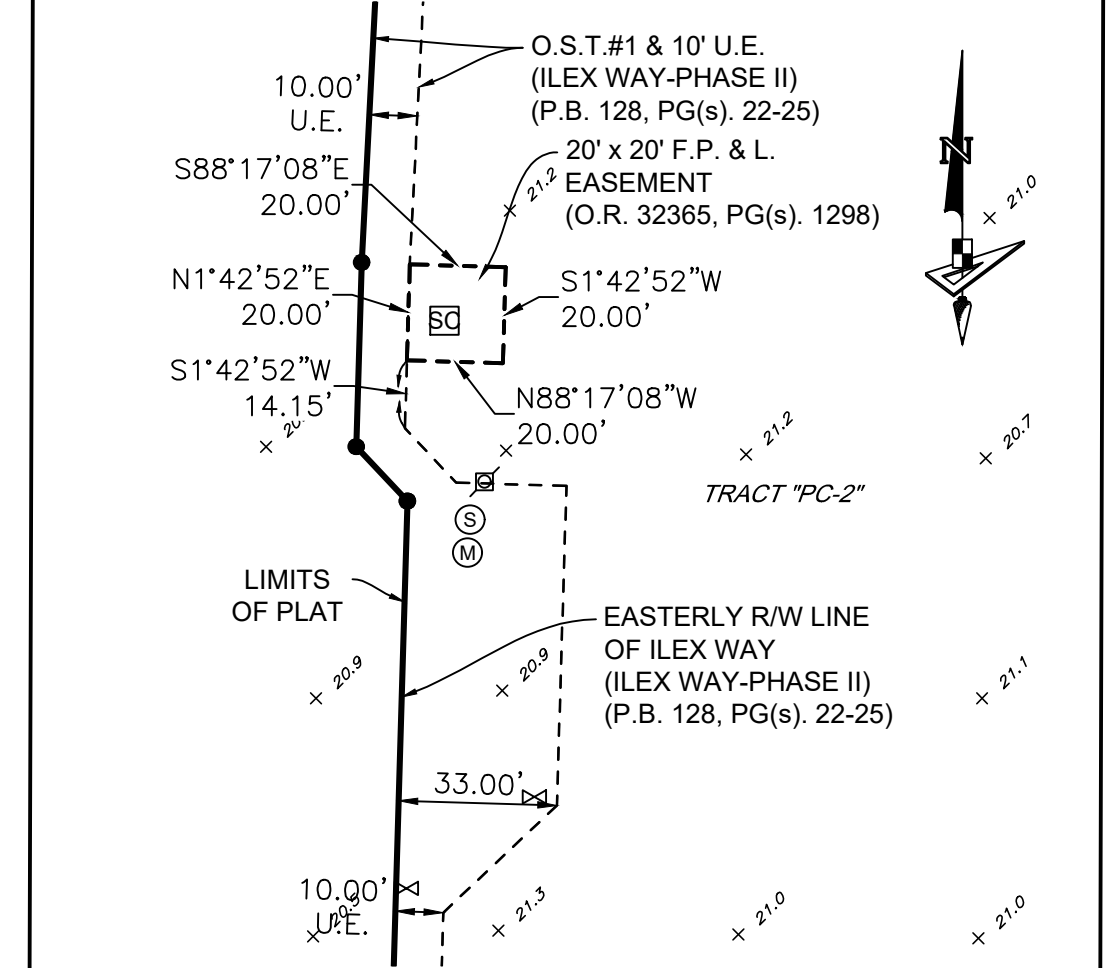
Drawn: SAB Date: 04/20/22 Data File: --
 Check: GAR P.C.: BC Field Book: 2021-02UAS/
 Section: 12 Twn. 43S Rng. 40E Job #: WL_PC2_BS-TS



DETAIL "A" (SCALE:1"=30')



DETAIL "B" (SCALE:1"=40')



LEGEND

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- ⊞ ----- TRANSFORMER

**WESTLAKE - POD PC-2
BOUNDARY & TOPOGRAPHIC SURVEY**

REVISIONS			Prepared For: MINTO PBLH, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey: 04/08/2022

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