DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.01°33'05"W. ALONG THE EAST BOUNDARY LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 4842.94 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 1, ALSO BEING THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE CONTINUE S.01°33'05"W., ALONG THE EAST BOUNDARY LINE OF SAID SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 524.85 FEET TO THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.89° 1226"E., ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 1383.75 FEET; THENCE S.00°47'34"W., DEPARTING SAID NORTH BOUNDARY LINE OF SECTION 7, A DISTANCE OF 820.98 FEET TO THE **POINT OF BEGINNING**; SAID POINT BEING ON THE NORTHERLY LINE OF PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST - PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 30585, PAGE 642, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.75°14'29"E., ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN DEED, A DISTANCE OF 177.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 1399.00 FEET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°22'38", A DISTANCE OF 180.13 FEET; THENCE S.70° 5953"E., ALONG SAID SOUTHERLY LINE, A DISTANCE OF 50.31 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 1410.00 FEET, AND A RADIAL BEARING OF N.05°22'42"E., AT SAID INTERSECTION; THENCE EASTERLY, ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 12°46'29", A DISTANCE OF 314.38 FEET TO A POINT OF TANGENCY; THENCE N.82°36'13"E., ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1041.47 FEET; THENCE S.07°23'47"E., A DISTANCE OF 196.50 FEET; THENCE S.82°36'13"W., ALONG THE NORTHERLY BOUNDARY OF GROVES OF WESTLAKE, AS RECORDED IN PLAT BOOK __, PAGES __ THROUGH __, OF SAID PUBLIC RECORDS, A DISTANCE OF 893.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2194.50; THENCE WESTERLY ALONG SAID NORTHERLY BOUNDARY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°09'18", A DISTANCE OF 848.56 FEET TO A POINT OF TANGENCY; THENCE N.75°14'29"W., ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 29.04 FEET; THENCE N.14°45'31"E., ALONG SAID BOUNDARY AND THE EASTERLY LINE OF PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST-PLAT 2, AS RECODED IN PLAT BOOK 128, PAGES 16 THOUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS, A DISTANCE OF 145.00 FEET; THENCE N.75°14'29"W., A DISTANCE OF 23.55 FEET; THENCE N.30°14'29"W., A DISTANCE OF 56.57 FEET; THENCE N.14°45'31"E., A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTHERLY LINE OF PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST-PLAT 2,, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, AND ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 30585, PAGE 642, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE **POINT OF BEGINNING**

CONTAINING: 336,431 SQUARE FEET OR 7.723 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1) EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED JULY 6, 2018

2) 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)

3) 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).

4) THE SUBJECT PROPERTY LIES WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, WHERE THE FLOOD ZONE IS UNDETERMINED AT THE TIME OF THIS SURVEY.

5) 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:
a) THE 'M' CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
b) BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.
c) SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.

6) 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.

7) SID AND SWCD EASEMENTS WITHIN BOUNDARY HAVE BEEN RELEASE PER O.R. 28084, PG. 0985.

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A SEARCH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, STATE OF FLORIDA, COMMENCING FROM CHICAGO TITLE INSURANCE COMPANY NUMBER 7430709-90031461 WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 2013 AND CONTINUING UP TO AND INCLUDING JULY 6, 2018 AT 11:00 P.M.:

OWNER: MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY VIRTUE OF SPECIAL WARRANTY DEED, FILED OF RECORD JUNE 23, 2014, IN OFFICIAL RECORDS BOOK 28871, PAGE 505 AND QUIT CLAIM DEED, FILED OF RECORD JUNE 23, 2014, IN OFFICIAL RECORDS BOOK 28871, PAGE 511, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ENCUMBRANCES:

1. MORTGAGE AND SECURITY AGREEMENT BY AND BETWEEN MINTO PBLH, LLC AND WELLS FARGO BANK, N.A., AS ADMINISTRATIVE AGENT, FILED OF RECORD MAY 9, 2016, IN OFFICIAL RECORDS BOOK 28283, PAGE 1060, TOGETHER WITH ABSOLUTE ASSIGNMENT OF LEASES AND RENTS, FILED OF RECORD MAY 9, 2016, IN OFFICIAL RECORDS BOOK 28283, PAGE 1094; ASSIGNMENT OF AGREEMENTS AFFECTING REAL ESTATE, FILED OF RECORD MAY 9, 2016, IN OFFICIAL RECORDS BOOK 28283, PAGE 1114; MORTGAGE MODIFICATION AGREEMENT, FILED OF RECORD DECEMBER 29, 2016, IN OFFICIAL RECORDS BOOK 28798, PAGE 1467; MORTGAGE SPREADER AGREEMENT, FILED OF RECORD FEBRUARY 16, 2017, IN OFFICIAL RECORDS BOOK 28896, PAGE 893, MORTGAGE MODIFICATION AND FUTURE ADVANCE AGREEMENT, FIELD OF RECORD JANUARY 3, 2018, IN OFFICIAL RECORDS BOOK 29564, PAGE 571, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. FINANCING STATEMENT FORM UCC-1, BY AND BETWEEN MINTO PBLH, LLC AND WELLS FARGO BANK, N.A., AS ADMINISTRATIVE AGENT, FILED OF RECORD MAY 9, 2016, IN OFFICIAL RECORDS BOOK 28283, PAGE 1134; TOGETHER WITH FINANCING STATEMENT FORM UCC-3, FILED OF RECORD JUNE 21, 2016, IN OFFICIAL RECORDS BOOK 28384, PAGE 733; FINANCING STATEMENT FORM UCC-3, FILED OF RECORD JUNE 22,2016, IN OFFICIAL RECORDS BOOK 28387, PAGE 909; AND FINANCING STATEMENT FORM UCC-3, FILED OF RECORD FEBRUARY 16, 2017, IN OFFICIAL RECORDS BOOK 28896, PAGE 903, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EASEMENTS AND OTHER MATTERS AFFECTING TITLE:

1. CONTRACT BETWEEN WEST PALM BEACH WATER COM. AND INDIAN TRAIL RANCH, INC., RECORDED IN DEED BOOK 1156, PAGE 36, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**

2. MUTUAL RIGHT-OF-WAY AGREEMENT DATED APRIL 1, 1966 AND RECORDED APRIL 1, 1966, IN OFFICIAL RECORDS BOOK 1354, PAGE 47, AS ASSIGNED IN OFFICIAL RECORDS BOOK 2606, PAGE 1023, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**

3. RESERVATION OF RIGHTS AS CONTAINED WITHIN QUIT CLAIM DEED AND AGREEMENT FOR RESERVATION OF RIGHTS, DATED JANUARY 30, 2003, RECORDED FEBRUARY 3, 2003, IN OFFICIAL RECORDS BOOK 14742, PAGE 1196, AS AFFECTED BY PARTIAL RELEASE FROM THE SEMINOLE IMPROVEMENT DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 28084, PAGE 985, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**

4. INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND SEMINOLE IMPROVEMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 20252, PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(NOT A MATTER OF SURVEY-BLANKET EASEMENT)**

5. TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 25, 1956 IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**

6. MATTERS SHOWN ON THE MAP OF M-CANAL ROAD, RECORDED IN ROAD PLAT BOOK 6, PAGE 136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
(DOES NOT AFFECTS THE PARCEL)

7. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED AUGUST 13, 2015, IN OFFICIAL RECORDS BOOK 27737, PAGE 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**

8. COLLATERAL ASSIGNMENT OF DECLARANT'S RIGHTS BY AND BETWEEN MINTO PBLH, LLC AND WELLS FARGO BANK, NA., RECORDED JANUARY 25, 2018, IN OFFICIAL RECORDS BOOK 29611, PAGE 673, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**

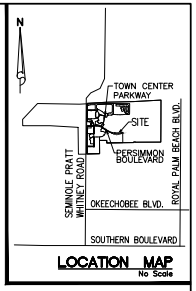
9. SEMINOLE PRATT WHITNEY ROAD RURAL PARKWAY EASEMENT, BY MINTO PBLH, LLC TO SEMINOLE IMPROVEMENT DISTRICT AND PALM BEACH COUNTY, RECORDED OCTOBER 30, 2015, IN OFFICIAL RECORDS BOOK 27898, PAGE 1321, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(SHOWN)**

10. UTILITY EASEMENT BY SEMINOLE IMPROVEMENT DISTRICT TO PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, RECORDED JUNE 6, 2016, IN OFFICIAL RECORDS BOOK 28347, PAGE 411, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**

11. LICENSE FOR SEMINOLE PRATT WHITNEY ROAD CROSSINGS BY PALM BEACH COUNTY, RECORDED JUNE 29, 2017, IN OFFICIAL RECORDS BOOK 29189, PAGE 1445, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**

12. UTILITY AND ACCESS EASEMENT BY MINTO PBLH, LLC AND FLORIDA POWER & LIGHT COMPANY, RECORDED AUGUST 10, 2017, IN OFFICIAL RECORDS BOOK 29283, PAGE 1333, TOGETHER WITH AMENDMENT TO UTILITY AND ACCESS EASEMENT, RECORDED APRIL 30, 2018, IN OFFICIAL RECORDS BOOK 29817, PAGE 650, BOTH OFTHE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**

13. SEMINOLE PRATT WHITNEY RURAL PARKWAY MAINTENANCE AGREEMENT, BY AND BETWEEN MINTO PBLH, LLC AND SEMINOLE IMPROVEMENT DISTRICT, RECORDED MAY 10, 2018, IN OFFICIAL RECORDS BOOK 29842, PAGE 25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECTS THE PARCEL)**



LOCATION MAP
No Scale

WESTLAKE
BOUNDARY PERSIMMON BLVD EAST-PLAT 3

REVISIONS			
No.	Date	Description	Dwn.

Sheet No. 1 of 2 Sheets

Prepared For: MINTO COMMUNITIES

Last Date of Field Survey: 12/11/17

SURVEYOR'S CERTIFICATE

This certifies that a survey of the hereon 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 Section 472.027, Florida Statutes.

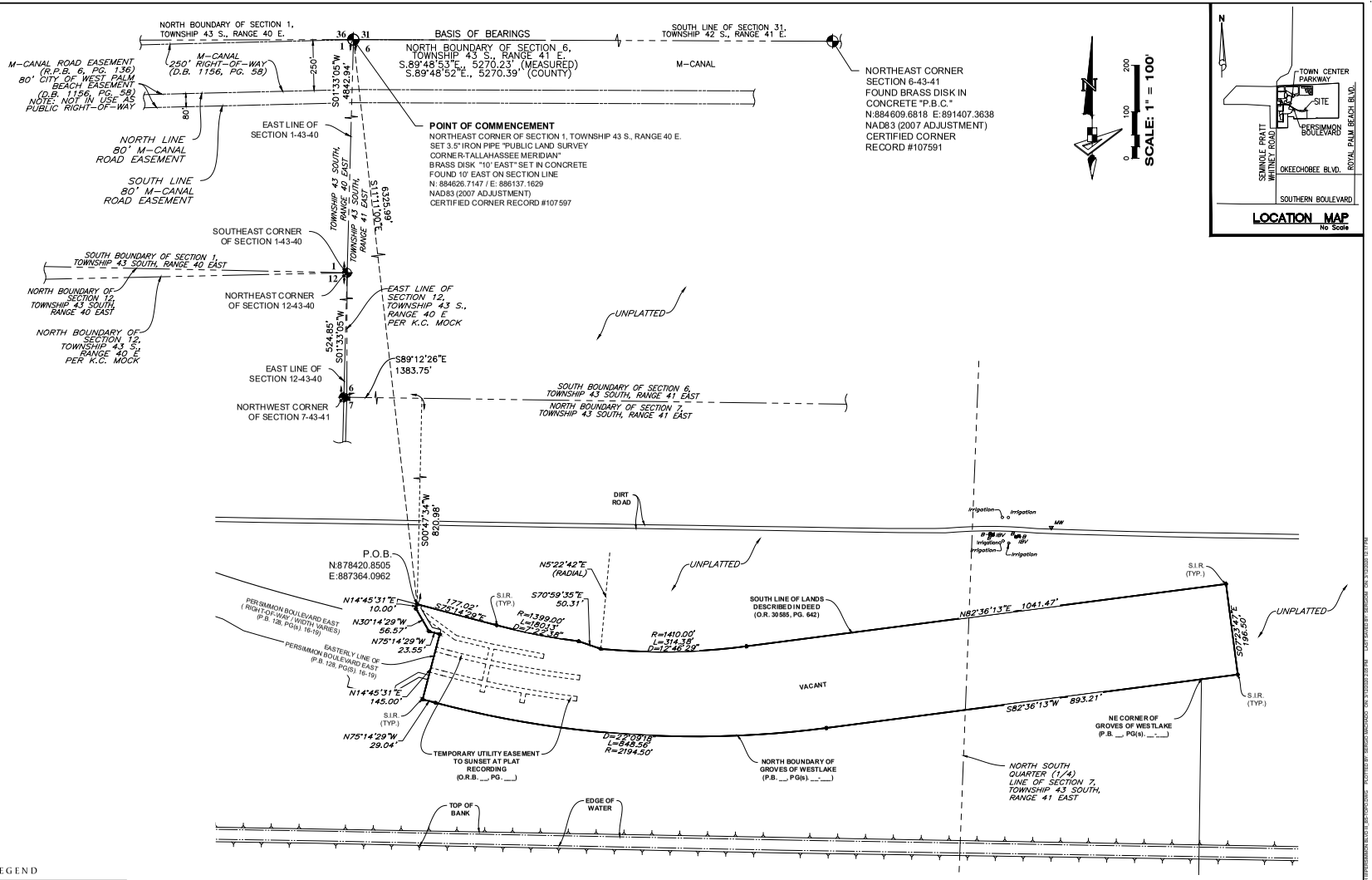
Luis J. Ortiz
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7006

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GeoPoint Surveying, Inc.
415 2 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
Phone: (561) 844-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: SWM	Date: 03/19/20	Data File: ~~~~	
Check: GAR	P.C.: ~~~~	Field Book: ~~~~	
Section: Twp. 43S Rng. 41E		Job #: Persm Blvd E-Pltlll	

DRAWING IS THE PROPERTY OF GEOPOINT SURVEYING, INC. AND SHALL NOT BE REPRODUCED, COPIED OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF GEOPOINT SURVEYING, INC. ANY UNAUTHORIZED USE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO GEOPOINT SURVEYING, INC. LAST SAVED BY SWM ON 3/19/2020 12:17 PM



LEGEND

P.O.B.	--- POINT OF BEGINNING	TYP.	--- TYPICAL
O.R./O.R.B.	--- OFFICIAL RECORD BOOK	EP	--- ELECTRIC PEDESTAL
PG.(s)	--- PAGE(s)	ES	--- ELECTRIC SWITCH BOX
D.B.	--- DEED BOOK	IBV	--- IRRIGATION BUTTERFLY VALVE
W.M.T.	--- WATER MANAGEMENT TRACT	SIR	--- SET 5/8" IRON ROD LB7768
P.B.C.	--- PALM BEACH COUNTY	■	--- FOUND PERMANENT REFERENCE MONUMENT LB7768
6-43-41	--- SECTION-TOWNSHIP-RANGE	EP	--- ELECTRIC PEDESTAL
R	--- RADIUS	ICV	--- IRRIGATION CONTROL VALVE
L	--- ARCH LENGTH	MW	--- MONITORING WELL
D	--- DELTA ANGLE	W	--- WATER GATE VALVE
P.C.	--- POINT OF CURVATURE	WBV	--- WATER BUTTERFLY VALVE
P.T.	--- POINT OF TANGENCY		--- TOP OF BANK
NAD83	--- NORTH AMERICAN DATUM 1983		--- EDGE OF WATER

WESTLAKE
BOUNDARY PERSIMMON BLVD EAST-PLAT 3

REVISIONS			
No.	Date	Description	Den.

Prepared For: MINTO COMMUNITIES

Last Date of Field Survey: 12/11/17

Sheet No. 2 of 2 Sheets

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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Drawn: SWH | Date: 03/10/20 | Data File:
Check: GAR | P.C.: | Field Book:
Section: 7 Twn, 43S Rng, 41E | Job #: Parsm Blvd E-Ph III