DESCRIPTION:

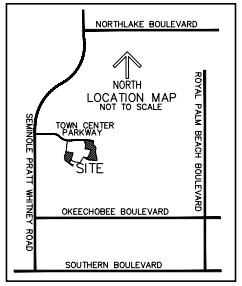
A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

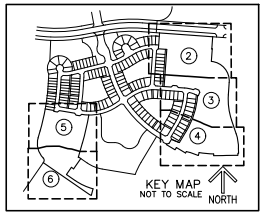
BEGINNING AT THE NORTHEAST CORNER OF TRACT O.S.T. 3, CRESSWIND PALM BEACH PHASE 1, AS RECORDED IN PLAT BOOK 128, PAGES 96 THROUGH 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE EASTERLY LINE OF SAID CRESSWIND PALM BEACH PHASE 1, THE FOLLOWING NINETEEN (19) COURSES AND DISTANCES; S.04°07'45"W., A DISTANCE OF 180.00 FEET; THENCE S.04°38'29"W., A DISTANCE OF 56.00 FEET; THENCE S.85°52'14"E., A DISTANCE OF 125.00 FEET; THENCE S.04°07'46"W., A DISTANCE OF 551.71 FEET; THENCE S.85°52'14"E., A DISTANCE OF 105.00 FEET; THENCE N.49°07'46"E., A DISTANCE OF 35.36 FEET; THENCE S.85°52'14"E., A DISTANCE OF 56.00 FEET; THENCE S.40°52'14"E., A DISTANCE OF 35.36 FEET; THENCE S.85°52'14"E., A DISTANCE OF 95.27 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 528.00 FEET AND A CENTRAL ANGLE OF 13°52'53"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 127.92 FEET; THENCE N.65°28'30"E., A DISTANCE OF 36.03 FEET; THENCE S.67°28'33"E., A DISTANCE OF 56.23 FEET; THENCE S.22°29'02"E., A DISTANCE OF 35.61 FEET; THENCE S.22°59'26"W., A DISTANCE OF 56.00 FEET; THENCE N.67°04'27"W., A DISTANCE OF 12.50 FEET TO THE POINT OF A NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.86°01'47"W., A RADIAL DISTANCE OF 1,178.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 27°00'28", A DISTANCE OF 555.28 FEET TO A POINT OF TANGENCY; THENCE S.30°58'41"W., A DISTANCE OF 202.60 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.20°20'35"E., A RADIAL DISTANCE OF 1,598.66 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 04°32'02", A DISTANCE OF 126.50 FEET; THENCE S.30°58'12"W., A DISTANCE OF 70.38 FEET; THENCE S.73°16'07"W., A DISTANCE OF 36.99 FEET; THENCE DEPARTING SAID EASTERLY LINE, S.30°58'41"W., A DISTANCE OF 8.77 FEET; THENCE S.59°01'19"E., A DISTANCE OF 150.00 FEET; THENCE N.30°58'41"E., A DISTANCE OF 39.07 FEET; THENCE S.59°01'19"E., A DISTANCE OF 157.67 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.55°03'38"W., A RADIAL DISTANCE OF 122.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 111°40'08", A DISTANCE OF 24.85 FEET; THENCE S.75°22'54"E., A DISTANCE OF 56.45 FEET; THENCE N.59°56'06"E., A DISTANCE OF 1.29 FEET; THENCE S.69°48'37"E., A DISTANCE OF 129.18 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.70°12'01"W., A RADIAL DISTANCE OF 380.41 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06°39'03", A DISTANCE OF 44.16 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.09°05'04"E., A RADIAL DISTANCE OF 1,670.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°26'20", A DISTANCE OF 216.82 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.88°42'26"E., A RADIAL DISTANCE OF 2,028.54 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°41'55", A DISTANCE OF 24.74 FEET; THENCE N.89°33'32"E., A DISTANCE OF 130.00 FEET; THENCE N.87°40'33"E., A DISTANCE OF 56.03 FEET; THENCE N.89°16'47"E., A DISTANCE OF 170.36 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.79°47'28"W., A RADIAL DISTANCE OF 642.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 02°42'31", A DISTANCE OF 30.35 FEET; THENCE N.87°40'33"E., A DISTANCE OF 8.20 FEET; THENCE N.02°19'27"W., A DISTANCE OF 70.00 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.88°47'33"W., A RADIAL DISTANCE OF 642.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 19°44'56", A DISTANCE OF 221.29 FEET TO A POINT OF TANGENCY; THENCE N.18°32'29"W., A DISTANCE OF 216.38 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 958.00 FEET AND A CENTRAL ANGLE OF 22°35'27"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 377.72 FEET TO A POINT OF TANGENCY; THENCE N.04°02'58"E., A DISTANCE OF 185.50 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 292.00 FEET AND A CENTRAL ANGLE OF 88°50'21"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 452.76 FEET; THENCE N.04°07'46"E., A DISTANCE OF 186.02 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.04°47'23"W., A RADIAL DISTANCE OF 478.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°39'37", A DISTANCE OF 5.51 FEET; THENCE N.85°52'14"W., A DISTANCE OF 0.99 FEET; THENCE N.04°07'46"E., A DISTANCE OF 180.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACT O.S.T. 2, TOWN CENTER PARKWAY – PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38 OF SAID PUBLIC RECORDS; THENCE N.85°52'14"W. ALONG SAID SOUTH LINE, A DISTANCE OF 790.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 25, CRESSWIND PALM BEACH PHASE 1, AS RECORDED IN PLAT BOOK 128, PAGES 96 THROUGH 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID CRESSWIND PALM BEACH PHASE 1, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES; S.79°53'54"E., A DISTANCE OF 130.00 FEET; THENCE S.10°12'43"W., A DISTANCE OF 13.01 FEET; THENCE S.79°40'40"E., A DISTANCE OF 56.00 FEET; THENCE N.54°49'50"E., A DISTANCE OF 35.53 FEET; THENCE S.80°27'10"E., A DISTANCE OF 230.01 FEET; THENCE S.35°11'27"E., A DISTANCE OF 35.19 FEET; THENCE S.80°27'10"E., A DISTANCE OF 56.00 FEET; THENCE N.54°47'49"E., A DISTANCE OF 35.52 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.09°17'29"E., A RADIAL DISTANCE OF 728.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°17'54", A DISTANCE OF 105.44 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.80°15'23"W., A RADIAL DISTANCE OF 3,902.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06°15'20", A DISTANCE OF 426.02 FEET TO A POINT OF TANGENCY; THENCE S.15°59'57"W., A DISTANCE OF 214.29 FEET; THENCE S.55°21'30"E., A DISTANCE OF 42.64 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, S.34°38'22"W., A DISTANCE OF 186.00 FEET; THENCE N.55°21'38"W., A DISTANCE OF 40.06 FEET; THENCE S.34°38'22"W., A DISTANCE OF 130.00 FEET; THENCE S.55°21'38"E., A DISTANCE OF 158.27 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 858.00 FEET AND A CENTRAL ANGLE OF 19°33'05"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 292.78 FEET; THENCE S.14°36'19"W., A DISTANCE OF 100.00 FEET; THENCE N.67°44'31"W., A DISTANCE OF 25.73 FEET; THENCE N.55°21'38"W., A DISTANCE OF 837.17 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF SKY COVE – PHASE 1A, AS RECORDED IN PLAT BOOK 128, PAGES 129 THROUGH 137 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY LINE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES; N.34°38'22"E., A DISTANCE OF 6.86 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 78°46'08"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 68.74 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 308.00 FEET AND A CENTRAL ANGLE OF 60°07'46"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 323.23 FEET TO A POINT OF TANGENCY; THENCE N.16°00'00"E., A DISTANCE OF 106.64 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 3,250.00 FEET AND A CENTRAL ANGLE OF 05°53'54"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 334.57 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1,845,415 SQUARE FEET/42.3649 ACRES MORE OR LESS.





NOTES
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 (2007 ADJUSTMENT)
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000017
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

NOTES:

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
4. BEARINGS SHOWN HEREON ARE BASED ON A RECORD PLAT BEARING OF N.85°52'14"W. ALONG THE SOUTH LINE OF TRACT O.S.T. 2, TOWN CENTER PARKWAY – PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).
5. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT), AND BASED ON REDUNDANT G.P.S. OBSERVATIONS UTILIZING THE CERTIFIED LENGEMAN NETWORK.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON FEBRUARY 14, 2020. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

REVISIONS	DATE	BY
REVISED PER CITY AND SID COMMENTS	3/10/20	JC
REVISED PER CITY COMMENTS	4/15/2020	

FILE NAME 8272-1-PHASE1_SURVEY-3

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - LAND PLANNING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-7991 / FAX (561) 750-1452

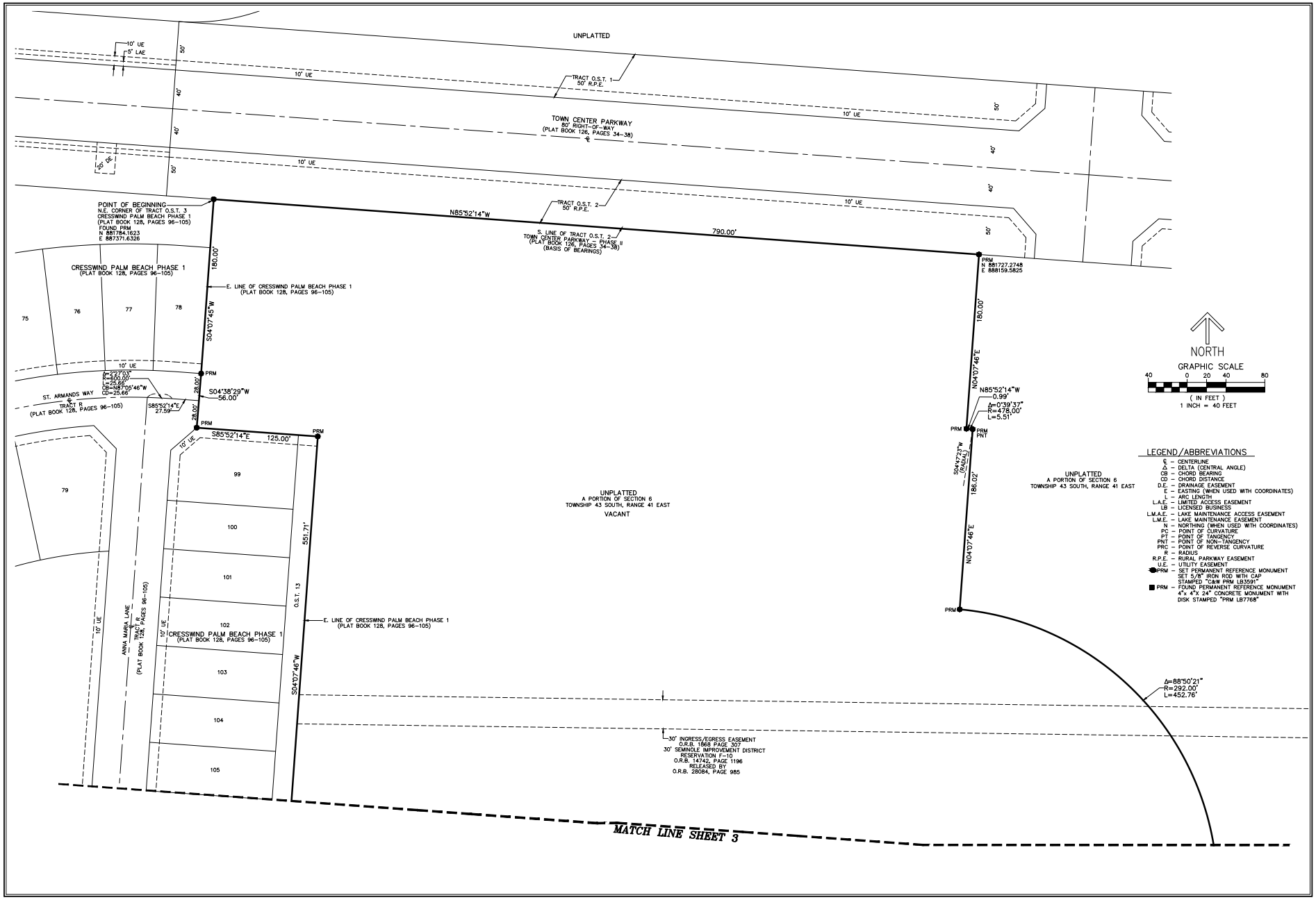
BOUNDARY SURVEY
A PORTION OF SECTIONS 1 AND 12,
TOWNSHIP 43 SOUTH, RANGE 40 EAST
AND
A PORTION OF SECTION 6,
TOWNSHIP 43 SOUTH, RANGE 41 EAST
CITY OF WESTLAKE
PALM BEACH COUNTY, FLORIDA

DATE	2/14/20
DRAWN BY	JC
F.B./ PG.	ELEC
SCALE AS SHOWN	

David Lindley

DAVID P. LINDLEY
REGISTERED LAND SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 8272-2
SHT.NO. 1
OF 6 SHEETS



LEGEND/ABBREVIATIONS

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- L.A.E. – LIMITED ACCESS EASEMENT
- LB – LICENSED BUSINESS
- L.M.A.E. – LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. – LAKE MAINTENANCE EASEMENT
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- PT – POINT OF TANGENCY
- PNT – POINT OF NON-TANGENCY
- PRC – POINT OF REVERSE CURVATURE
- R – RADIUS
- R.P.E. – RURAL PARKWAY EASEMENT
- U.E. – UTILITY EASEMENT
- ● PRM – SET PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB3591"
- ■ PRM – FOUND PERMANENT REFERENCE MONUMENT 4"x 4"X 24" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768"

REVISIONS	DATE	BY

FILE NAME: 8272-1-PHASE1_SURVEY-3

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING · LAND PLANNING
LANDSCAPE ARCHITECTURE · SURVEYING
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

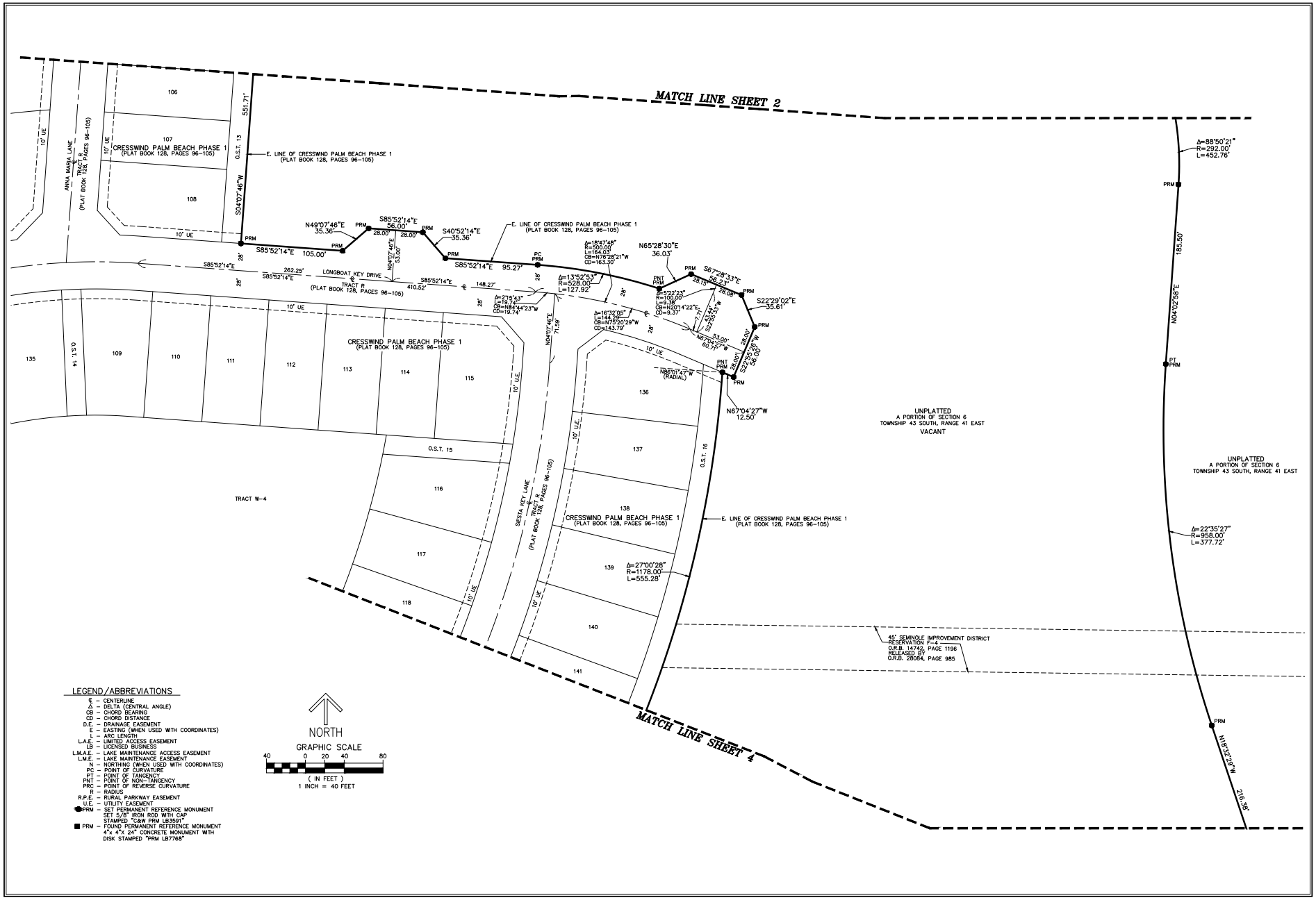
BOUNDARY SURVEY
A PORTION OF SECTIONS 1 AND 12,
TOWNSHIP 43 SOUTH, RANGE 40 EAST
AND SECTION 6,
TOWNSHIP 43 SOUTH, RANGE 41 EAST
CITY OF WESTLAKE
PALM BEACH COUNTY, FLORIDA

DATE	2/14/20
DRAWN BY	JC
F.B./ PG.	ELEC
SCALE	AS SHOWN

JOB # 8272-2

SHT.NO. 2

OF 6 SHEETS



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REVISIONS	DATE	BY

FILE NAME: 8272-1-PHASE1_SURVEY-3

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING · LAND PLANNING
LAND SURVEYING · ENVIRONMENTAL CONSULTING
7900 GLADES ROAD, SUITE 100
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AND SECTION 6,
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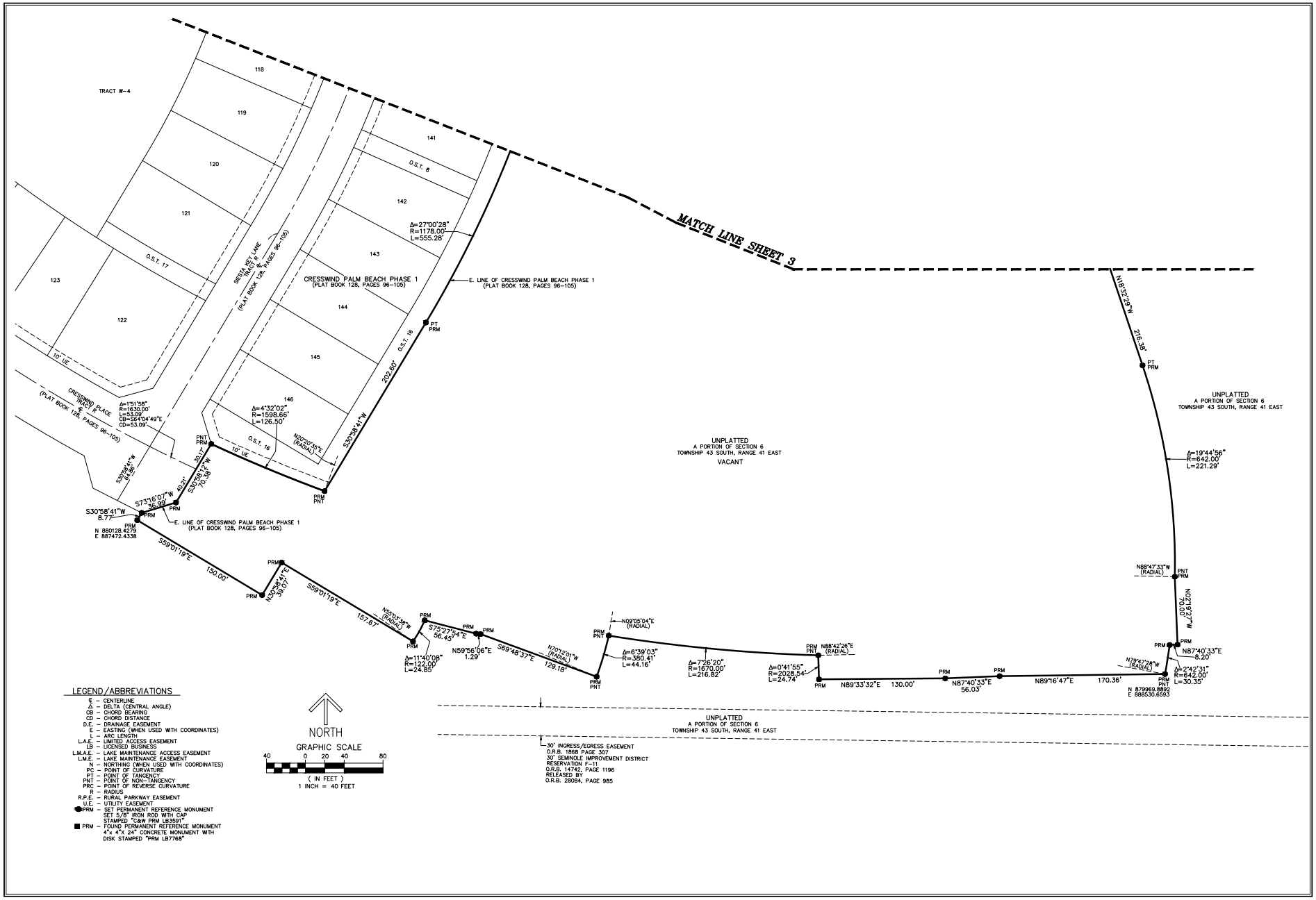
CITY OF WESTLAKE
PALM BEACH COUNTY, FLORIDA

DATE	2/14/20
DRAWN BY	JC
F.B./ PG.	ELEC
SCALE	AS SHOWN

JOB # 8272-2

SHT.NO. 3

OF 6 SHEETS



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REVISIONS	DATE	BY

FILE NAME: 8272-1-PHASE1_SURVEY-3

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING · LAND PLANNING
LANDSCAPE ARCHITECTURE · SURVEYING
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BOUNDARY SURVEY
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AND SECTION 6,
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CITY OF WESTLAKE
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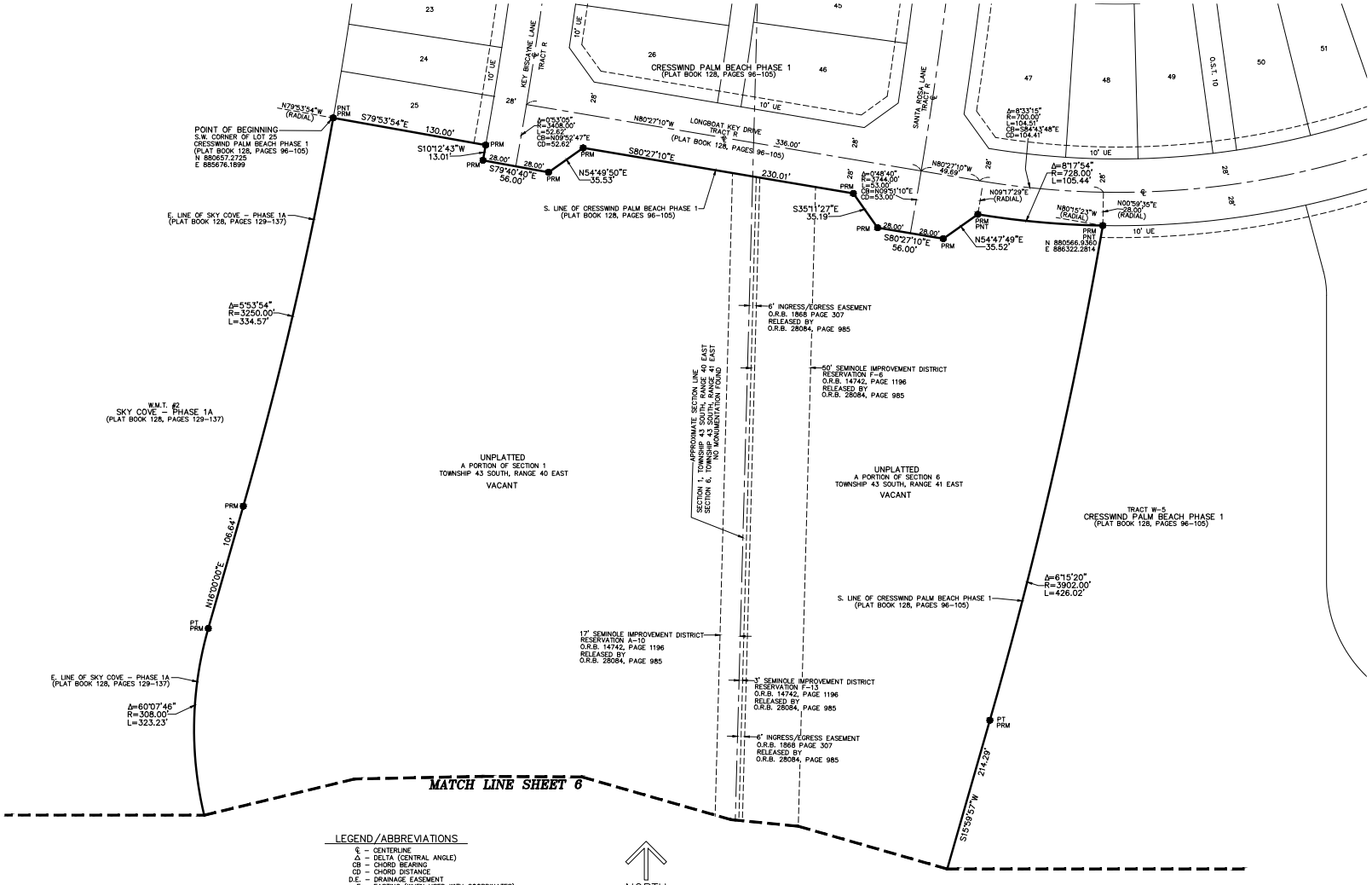
DATE	2/14/20
DRAWN BY	JC
F.B./ PG.	ELEC
SCALE	AS SHOWN

JOB # 8272-1

SHT.NO. 4 OF 6 SHEETS



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REVISIONS	DATE	BY

FILE NAME: 8272-1-PHASE1_SURVEY-3

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

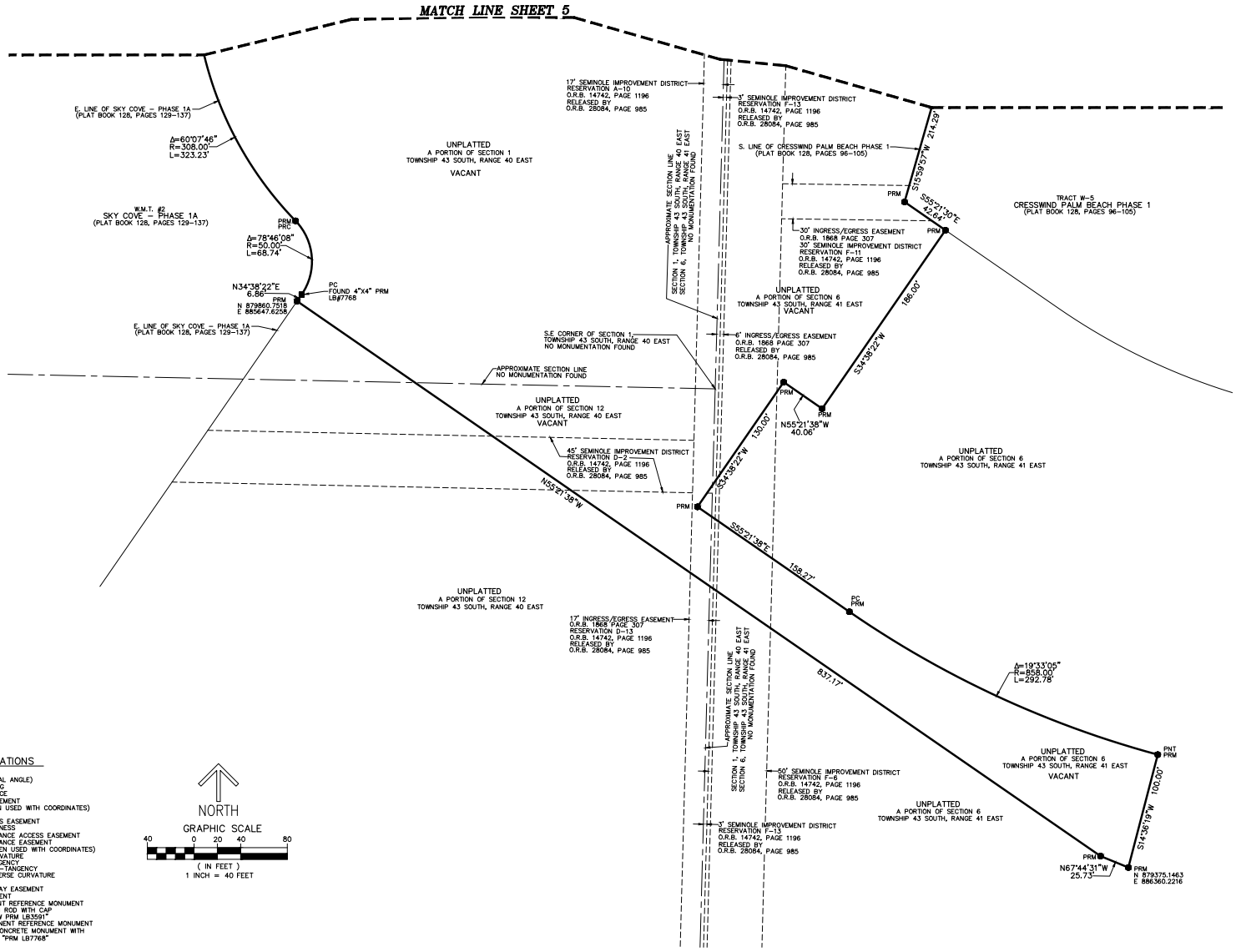
BOUNDARY SURVEY
A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST AND SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST
CITY OF WESTLAKE
PALM BEACH COUNTY, FLORIDA

DATE	2/14/20
DRAWN BY	JC
F.B./ PG.	ELEC
SCALE	AS SHOWN

JOB # 8272-1

SHT.NO. 5

OF 6 SHEETS



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REVISIONS	DATE	BY

FILE NAME: 8272-1-PHASE1_SURVEY-3

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING · LAND PLANNING
LANDSCAPE ARCHITECTURE · SURVEYING
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

BOUNDARY SURVEY
A PORTION OF SECTIONS 1 AND 12,
TOWNSHIP 43 SOUTH, RANGE 40 EAST
AND SECTION 6,
TOWNSHIP 43 SOUTH, RANGE 41 EAST
CITY OF WESTLAKE
PALM BEACH COUNTY, FLORIDA

DATE	2/14/20
DRAWN BY	JC
F.B./ PG.	ELEC
SCALE	AS SHOWN

JOB # 8272-1

SHT.NO. 6 OF 6 SHEETS