



CITY OF WESTLAKE
Engineering Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

STAFF MEMORANDUM

DATE: 2/23/2021
PETITION NO.: ENG-2020-34
DESCRIPTION: Review of Plat for Orchards of Westlake (Pod S) Phase II
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Applicant (Minto PBLH, LLC) is requesting approval of the Plat for Orchards of Westlake (Pod S) Phase II

Final Recommendation

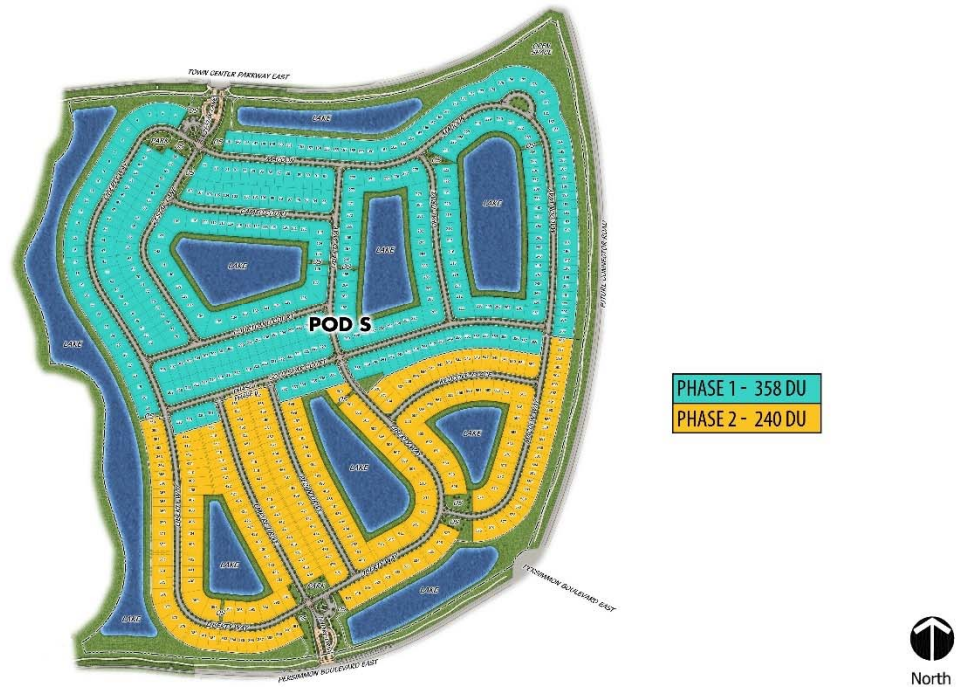
The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. Approval by the Seminole Improvement District's Engineering Department and Board of Supervisors is scheduled for March 1, 2021.

Discussion

Phase II of Pod S (Orchards) will contain 240 single-family lots and 55.45 acres of land. Pod S is located in the central east portion of Westlake, south of Town Center Parkway and north of Persimmon Boulevard East, as shown in the graphics below. The primary access points to the Orchards community will be on Town Center Parkway from the north, opposite the secondary entrance to Meadows, and from Persimmon Boulevard East on the south.

Location Map





There will be 240 single family detached 50 and 65-foot wide lots containing front-loaded and side-loaded homes. The lot design is consistent with the setbacks and lot coverages for the R-2 Zoning District. This community will have an overall density of 3.65 dwelling units per acre. The homes will contain a range of architectural styles drawing from historic coastal styles with a cleaner, more contemporary vibe. The perimeter lake areas will be dedicated to the Seminole Improvement District (SID) and are not included within the Pod S Boundary. The interior lakes will also be dedicated to SID but are included within the Pod S boundary.

The Legal Description of the Plat can be found in Exhibit A, and replications of the plat topographical survey and plat can be found in Exhibits B and C.

Review Criteria

Plats shall be prepared in accordance with the provisions of Chapter 177 F.S., as amended, and the City of Westlake Land Development Regulations. The plat was reviewed for clarity, legibility, and conformance with this statute and City requirements. The plat provides a graphic depiction of the legal description through geometric data. The data includes but is not limited to parcel, block, tract, right-of-way, street and associated names, easement, permanent reference monuments and permanent control points, and interior excepted parcels. Other requirements such as paper size, line work, layout of sheet and required content including the subdivision name, title, legal description, key map, vicinity map, north arrow, scale, and legend are verified in the Engineering Department review.

Conclusion

Four (4) reviews of the plat occurred, which resulted in an acceptable plat. The review was done for compliance with Chapters 177, 5J-17, Florida Statutes, and the City of Westlake’s codes and ordinances. All comments have been adequately addressed and the plat is in compliance. We therefore recommend that the plat be approved for recording.

Exhibit 'A'
Legal Description
Orchards of Westlake Phase II (POD S)

BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK ____, PG(s). ____-____, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8, ALL IN TOWNSHIP 43 SOUTH, RANGE 41 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.89°48'53"E. ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 5270.23 FEET TO THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.01°57'47"W., ALONG THE EAST LINE OF SAID SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 4600.13 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT "S", AS SHOWN ON ORCHARDS OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK ____, PAGES ____ THROUGH ____, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE BY THE FOLLOWING EIGHT (8) COURSES BEING ALONG SAID NORTHERLY LINE OF TRACT "S": 1) N.46°00'00"E., A DISTANCE OF 176.16 FEET; 2) THENCE N.66°33'06"E., A DISTANCE OF 251.59 FEET; 3) THENCE N 73°00'00" E, A DISTANCE OF 105.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 844.00 FEET; 4) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°32'40", A DISTANCE OF 376.28 FEET TO A POINT OF TANGENCY; 5) THENCE S.81°27'20"E., A DISTANCE OF 211.22 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 4271.00 FEET AND A RADIAL BEARING OF N 81°27'20" W AT SAID INTERSECTION; 6) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°32'11", A DISTANCE OF 114.52 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE S. 85°07'38"E., A DISTANCE OF 50.03 FEET; 8) THENCE S.83°01'00"E., A DISTANCE OF 125.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "S" AND A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 4446.00 FEET AND A RADIAL BEARING OF N 83°01'00" W AT SAID INTERSECTION; THENCE BY THE FOLLOWING SEVENTEEN (17) COURSES BEING ALONG SAID EASTERLY AND SOUTHERLY LINE OF SAID TRACT "S": 1) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°21'48", A DISTANCE OF 881.76 FEET TO A POINT OF TANGENCY AND REFERENCE POINT "A"; 2) THENCE S.18°20'48" W., A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 400.00 FEET; 3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°40'26", A DISTANCE OF 598.12 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 460.00 FEET, AND A RADIAL BEARING OF N.59°00'05"W., AT SAID INTERSECTION; 4) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'05", A DISTANCE OF 244.88 FEET TO A POINT OF TANGENCY; 5) THENCE S.61°30'00"W., A DISTANCE OF 526.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 61.00 FEET; 6) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°22'51", A DISTANCE OF 90.90 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WESTERLY, WITH A RADIUS OF 100.00 FEET; 7) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°58'51", A DISTANCE OF 17.42 FEET TO A POINT OF TANGENCY; 8) THENCE S.13°54'00"E., A DISTANCE OF 93.14 FEET; 9) THENCE S 59°50'47" E, A DISTANCE OF 43.12 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 1998.00 FEET AND A RADIAL BEARING OF N.15°47'34"W., AT SAID INTERSECTION; 10) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°25'58", A DISTANCE OF

294.07 FEET TO A NON-TANGENT INTERSECTION; 11) THENCE N.37°12'12"E., A DISTANCE OF 42.75 FEET; 12) THENCE N 08°14'00" W, A DISTANCE OF 29.29 FEET; 13) THENCE N.28°30'00"W., A DISTANCE OF 69.61 FEET; 14) THENCE S.61°30'00"W., A DISTANCE OF 78.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 512.00 FEET; 15) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°00'00", A DISTANCE OF 303.83 FEET TO A POINT OF TANGENCY; 16) THENCE N.84°30'00"W., A DISTANCE OF 184.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 364.00 FEET; 17) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°50'00", A DISTANCE OF 538.95 FEET TO A POINT OF TANGENCY AND A POINT ON THE WESTERLY LINE OF SAID TRACT "S", SAID POINT ALSO BEING REFERENCE POINT "B"; THENCE N.00°20'00"E., ALONG SAID WESTERLY LINE OF TRACT "S", A DISTANCE OF 487.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1650.00 FEET; THENCE NORTHERLY, ALONG SAID WESTERLY LINE OF TRACT "S" AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°44'10", A DISTANCE OF 481.96 FEET TO A NON-TANGENT INTERSECTION AND A POINT ON THE NORTHERLY LINE OF SAID TRACT "S"; THENCE BY THE FOLLOWING THIRTEEN (13) COURSES, BEING ALONG SAID NORTHERLY LINE OF TRACT "S": 1) THENCE N.73°15'00"E., A DISTANCE OF 125.00 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1775.00 FEET AND A RADIAL BEARING OF S.73°34'22"W., AT SAID INTERSECTION; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°58'17", A DISTANCE OF 30.09 FEET TO A NON-TANGENT INTERSECTION; 3) THENCE N.74°42'49"E., , A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1825.00 FEET AND A RADIAL BEARING OF S.74°32'55"W., AT SAID INTERSECTION; 4) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°09'57", A DISTANCE OF 100.84 FEET TO A NON-TANGENT INTERSECTION; 5) THENCE N.73°00'00"E., A DISTANCE OF 280.28 FEET TO A POINT; 6) THENCE N.17°00'00"W., A DISTANCE OF 100.00 FEET; 7) THENCE N.73°00'00"E., A DISTANCE OF 50.00 FEET; 8) THENCE N.28°00'00"E., A DISTANCE OF 35.36 FEET; 9) THENCE N.73°00'00"E., A DISTANCE OF 212.00 FEET; 10) THENCE S.62°00'00"E., A DISTANCE OF 35.36 FEET; 11) THENCE N.73°00'00"E., A DISTANCE OF 50.00 FEET; 12) THENCE S.17°00'00"E., A DISTANCE OF 100.00 FEET; 13) THENCE N.73°00'00"E., A DISTANCE OF 125.00 FEET TO A POINT ON THE BOUNDARY OF WATER MANAGEMENT TRACT #7, AS SHOWN ON PROPOSED PLAT OF ORCHARDS OF WESTLAKE - PHASE I; THENCE BY THE FOLLOWING SEVEN (7) COURSES, BEING ALONG SAID BOUNDARY OF WATER MANAGEMENT TRACT #7: 1) THENCE S.17°00'00"E., A DISTANCE OF 200.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1538.00 FEET; 2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°30'00", A DISTANCE OF 308.70 FEET TO A POINT OF TANGENCY; 3) THENCE S.28°30'00"E., A DISTANCE OF 425.18 FEET; 4) THENCE N.61°30'00"E., A DISTANCE OF 233.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 160.00 FEET; 5) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 105°30'00", A DISTANCE OF 294.61 FEET TO A POINT OF TANGENCY; 6) THENCE N.44°00'00"W., A DISTANCE OF 553.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 650.00 FEET; 7) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°32'56", A DISTANCE OF 165.05 FEET TO A NON-TANGENT INTERSECTION AND A POINT ON SAID NORTHERLY LINE OF TRACT "S"; THENCE THE FOLLOWING FOUR (4) COURSES, BEING ALONG SAID NORTHERLY LINE OF TRACT "S": 1) THENCE N.73°00'00"E., A DISTANCE OF 128.76 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 525.00 FEET AND A RADIAL BEARING OF N.57°31'04"E., AT SAID

INTERSECTION; 2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°31'04", A DISTANCE OF 105.54 FEET TO A POINT OF TANGENCY; 3) THENCE S.44°00'00"E., A DISTANCE OF 26.47 FEET; 4) THENCE N.46°00'00"E., A DISTANCE OF 16.64 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,726,235 SQUARE FEET OR 62.586 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #6 AS SHOWN ON THE PLAT OF ORCHARDS OF WESTLAKE - PHASE I PER PLAT BOOK __, PAGES __ THROUGH __, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE ON SAID REFERENCE POINT "B"; THENCE S.89°40'00"E., A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #6; THENCE N.00°20'00"E., A DISTANCE OF 487.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1950.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°29'00", A DISTANCE OF 50.48 FEET TO A NON-TANGENT INTERSECTION; THENCE N.88°51'00"E., A DISTANCE OF 62.05 FEET; THENCE N.85°46'05"E., A DISTANCE OF 50.09 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 2150.00 FEET AND A RADIAL BEARING OF N.67°23'24"E., AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°53'24", A DISTANCE OF 221.02 TO A POINT OF TANGENCY; THENCE S.28°30'00"E., A DISTANCE OF 425.18 FEET; THENCE S.61°30'00"W., A DISTANCE OF 56.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 212.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°00'00", A DISTANCE OF 125.80 FEET TO A POINT OF TANGENCY; THENCE N.84°30'00"W., A DISTANCE OF 184.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 64.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°50'00", A DISTANCE OF 94.76 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #6.

CONTAINING: 162,179 SQUARE FEET OR 3.723 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #8 AS SHOWN ON THE PLAT OF ORCHARDS OF WESTLAKE - PHASE I PER PLAT BOOK __, PAGES __ THROUGH __, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE ON SAID REFERENCE POINT "A"; THENCE N.27°39'12"W., A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #8; THENCE S.18°20'48"W., A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH CENTRAL ANGLE OF 83°39'12", A DISTANCE OF 146.00 FEET TO A POINT OF TANGENCY; THENCE N.78°00'00"W., A DISTANCE OF 14.19 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 460.00 FEET AND A RADIAL BEARING OF S.82°58'07"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°58'07", A

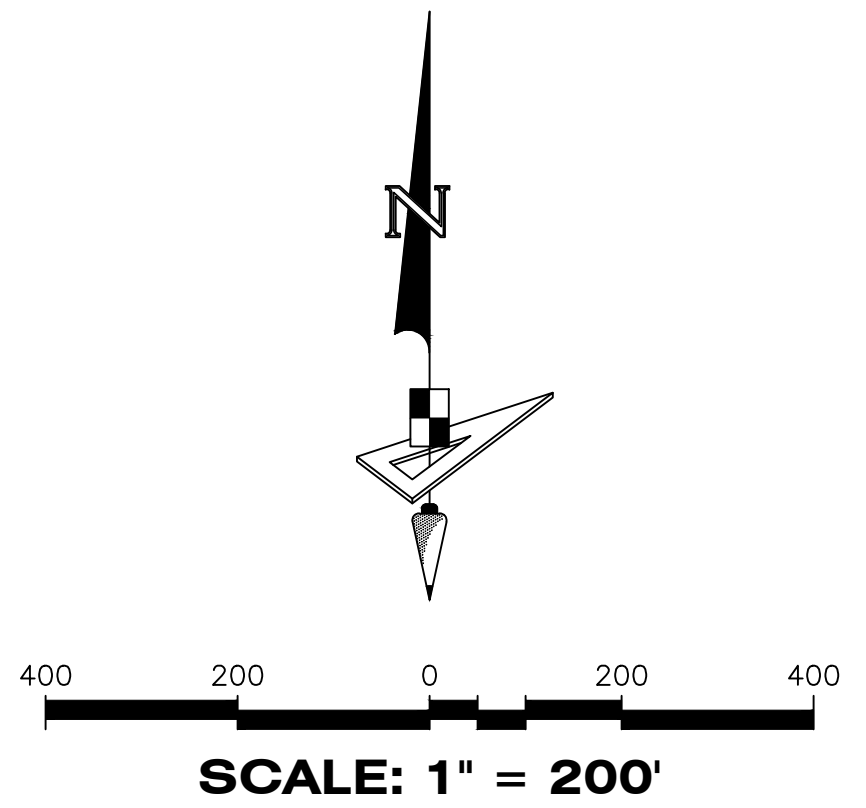
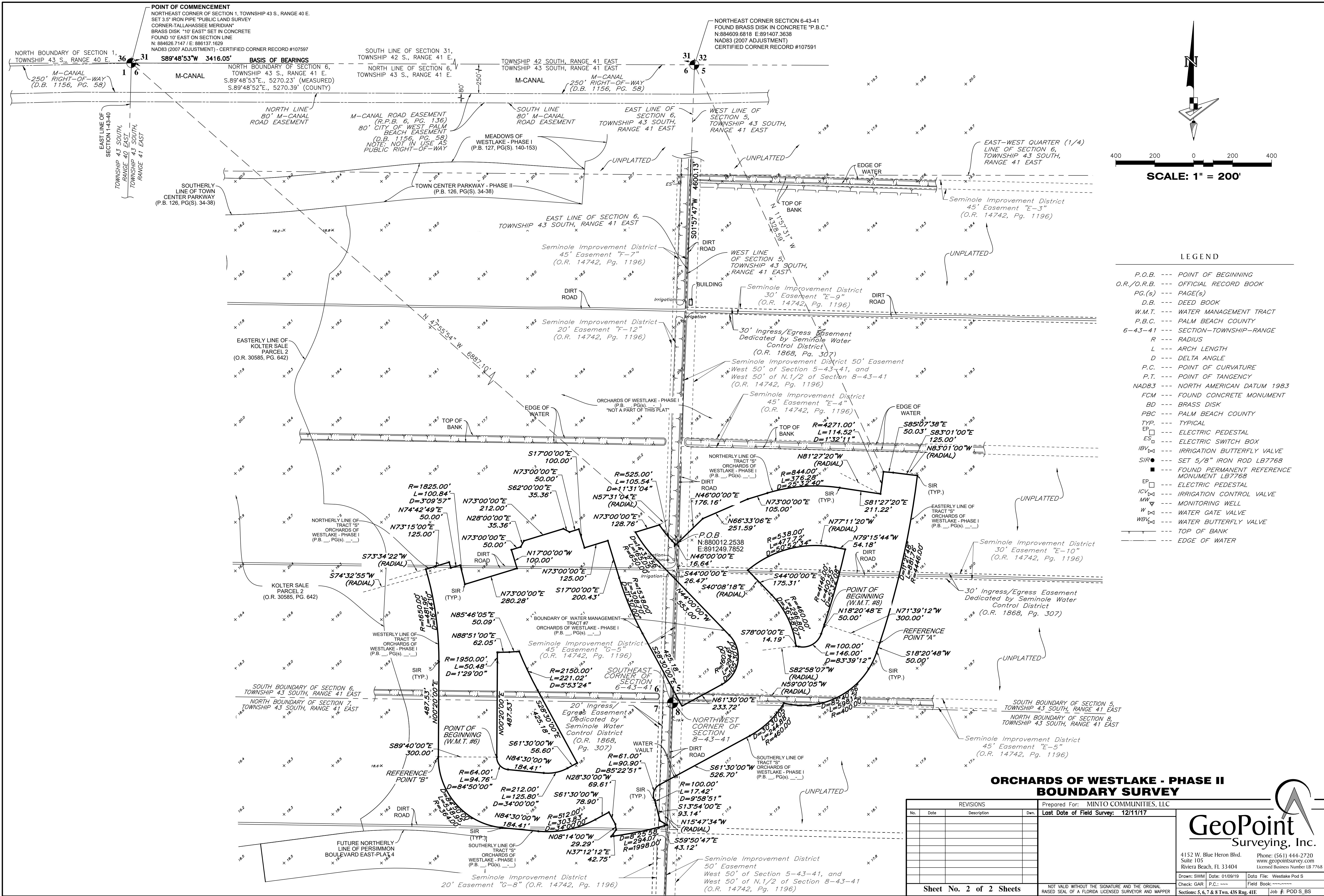
DISTANCE OF 296.80 FEET TO A POINT OF TANGENCY; THENCE N. 44°00'00"W., A DISTANCE OF 175.31 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 538.00 FEET AND A RADIAL BEARING OF S.40°08'18"E., AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°52'34", A DISTANCE OF 477.72 FEET TO A POINT OF TANGENCY; THENCE S 79°15'44" E, A DISTANCE OF 54.18 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 4146.00 FEET AND A RADIAL BEARING OF N.77°11'20"W., AT SAID INTERSECTION; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°32'08", A DISTANCE OF 400.55 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #8.

CONTAINING: 148,413 SQUARE FEET OR 3.407 ACRES, MORE OR LESS.

TOTAL CONTAINING: 2,415,643 SQUARE FEET OR 55.456 ACRES, MORE OR LESS.

Exhibit 'B'
ORCHARDS OF WESTLAKE PHASE 2
TOPOGRAPHICAL SURVEY

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LEGEND

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

**ORCHARDS OF WESTLAKE - PHASE II
BOUNDARY SURVEY**

REVISIONS			Prepared For: MINTO COMMUNITIES, LLC	
No.	Date	Description	By	Last Date of Field Survey: 12/11/17

GeoPoint
Surveying, Inc.

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

Drawn: SWM Date: 01/09/19 Data File: Westlake Pod S
Check: GAR P.C.: Field Book
Sections: 5, 6, 7 & 8 Twn. 43S Rng. 41E Job #: POD S_BS

DRAWN: SWM DATE: 01/09/19 DATA FILE: WESTLAKE POD S CHECK: GAR P.C.: FIELD BOOK SECTIONS: 5, 6, 7 & 8 TWN. 43S RNG. 41E JOB #: POD S_BS LAST SAVED BY: SERGIO MACHADO ON: 2/20/2018 12:37 PM

Exhibit 'C'
ORCHARDS OF WESTLAKE PHASE 2
PLAT

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ORCHARDS OF WESTLAKE - PHASE II
 BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK ___, PG(s) ___, ___,
 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8,
 ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

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 _____ 2021, IN ACCORDANCE WITH SEC. 177.071(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.081(1), F.S.

ATTEST: _____
 CITY MANAGER, KEN CASSEL

BY: _____
 CITY MAYOR, ROGER MANNING

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF _____

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PBLH, LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____

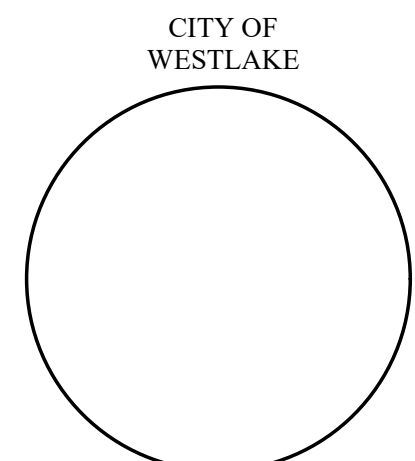
 HARRY BINNIE, PRESIDENT, FOUNDERS TITLE

AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (240 LOTS):	42.761
ROADWAY TRACT (TRACT "A"):	10.492
OPEN SPACE TRACT #14:	0.057
OPEN SPACE TRACT #15:	0.057
OPEN SPACE TRACT #16:	0.339
OPEN SPACE TRACT #17:	0.371
OPEN SPACE TRACT #18:	0.238
OPEN SPACE TRACT #19:	0.108
OPEN SPACE TRACT #20:	0.320
OPEN SPACE TRACT #21:	0.713
 TOTAL ACRES, MORE OR LESS:	 55.456

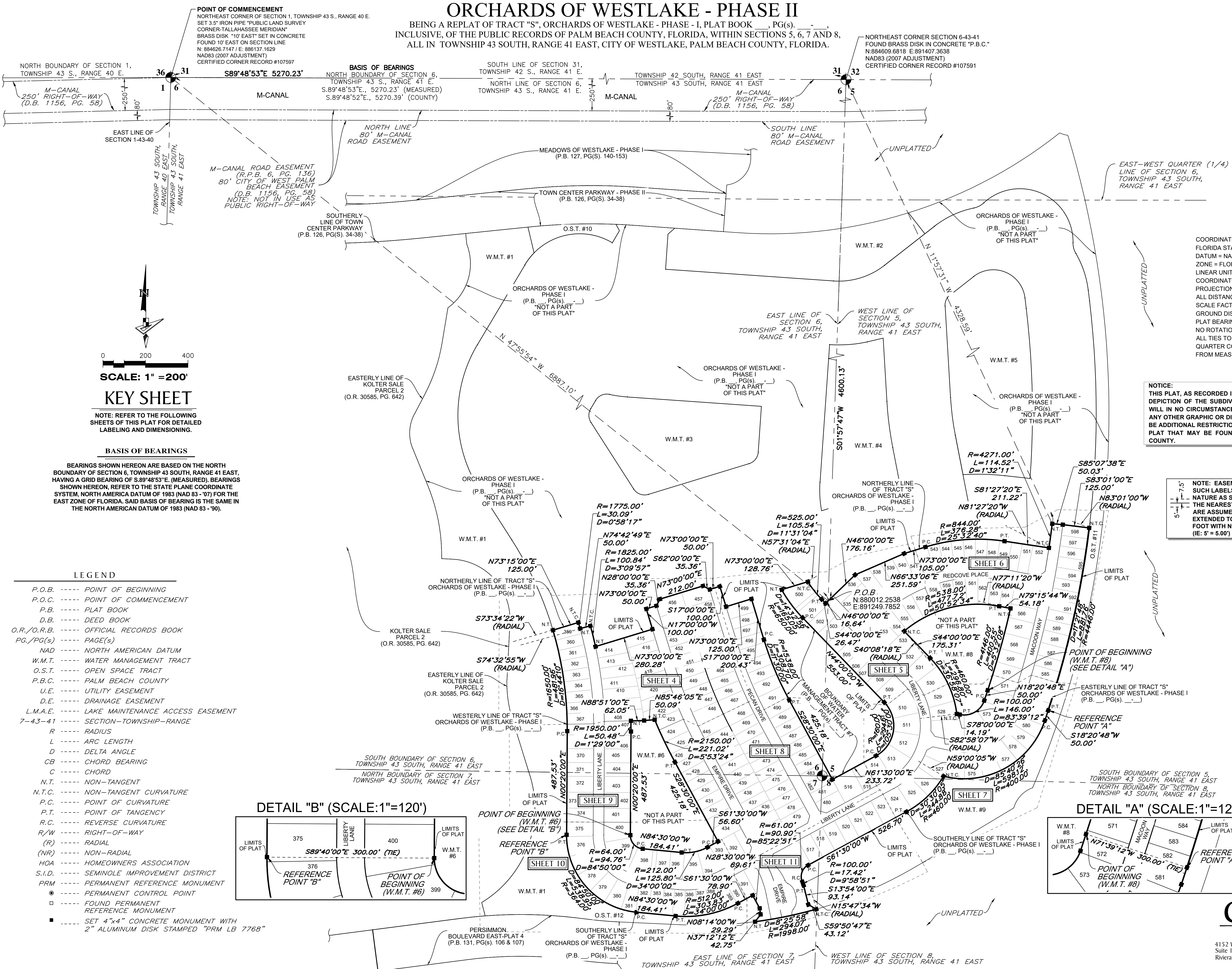
SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■" = A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4"x24" CONCRETE MONUMENT. 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 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"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



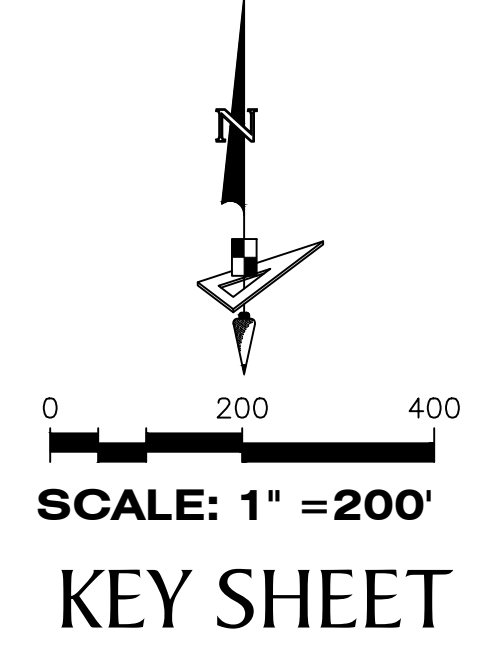
ORCHARDS OF WESTLAKE - PHASE II

BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE I, PLAT BOOK _____, PG(S) _____, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8, ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



POINT OF COMMENCEMENT
 NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
 SET 3" IRON PIPE "PUBLIC LAND SURVEY
 CORNER-TALLAHASSEE MERIDIAN"
 BRASS DISK "10' EAST" SET IN CONCRETE
 FOUND 10' EAST ON SECTION LINE
 N. 884626.7147 / E. 886137.1629
 NAD83 (2007 ADJUSTMENT)
 CERTIFIED CORNER RECORD #107597

NORTHEAST CORNER SECTION 6-43-41
 FOUND BRASS DISK IN CONCRETE "P.B.C."
 N.884609.6818 E.891407.3638
 NAD83 (2007 ADJUSTMENT)
 CERTIFIED CORNER RECORD #107591



NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. (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).

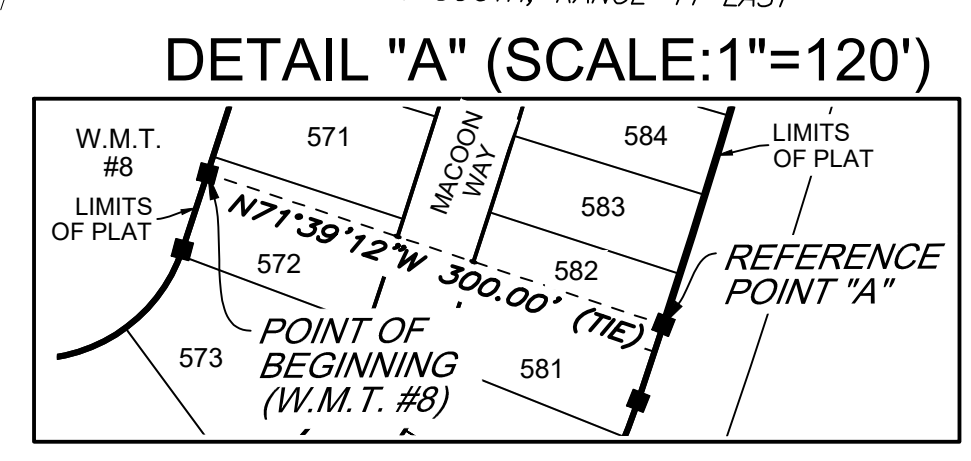
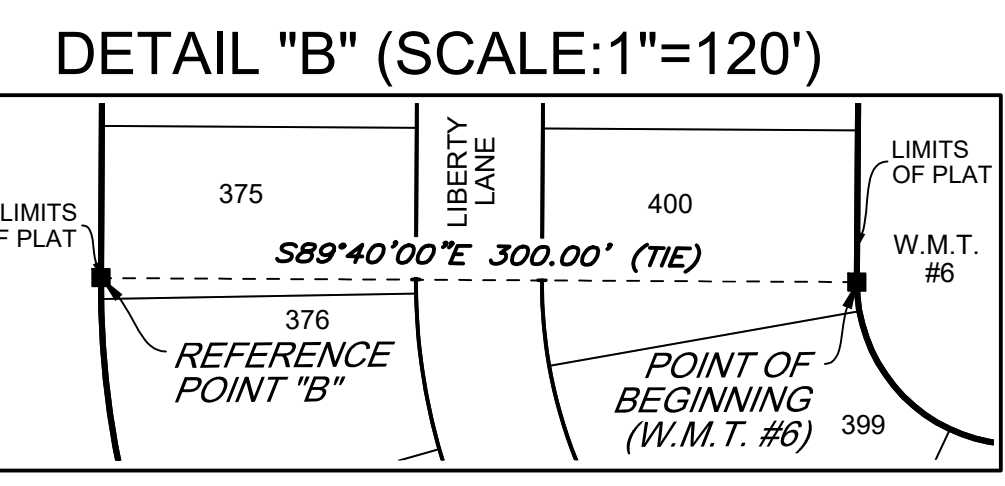
LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- PG./PG(S) ----- PAGE(S)
- NAD ----- NORTH AMERICAN DATUM
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- 7-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- N.T. ----- NON-TANGENT
- 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
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- HOA ----- HOMEOWNERS ASSOCIATION
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

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

NOTE:
 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.

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.000) (IE: 7.5' = 7.500)

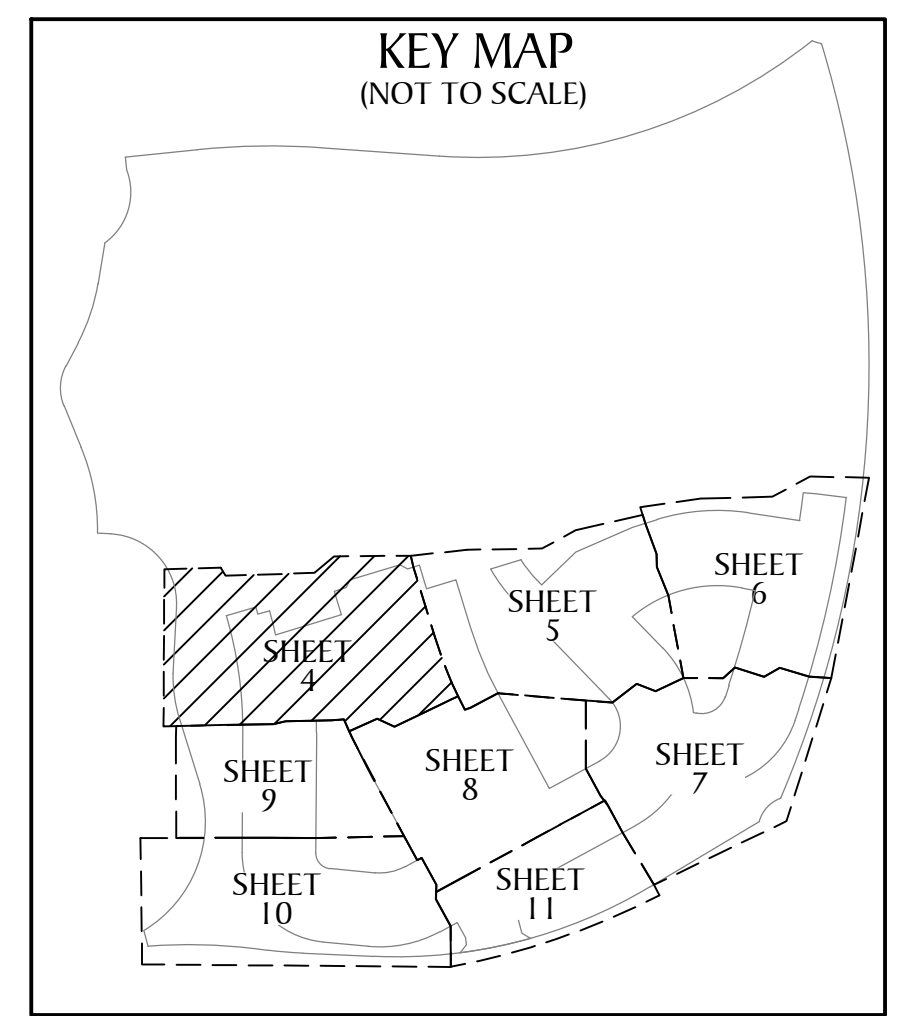
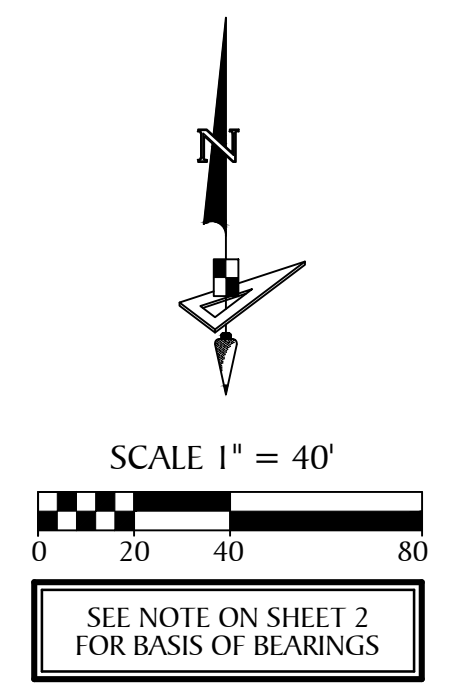


4152 W. Blue Heron Blvd. Suite 105
 Riviera Beach, FL 33404
 Phone: (561) 444-2720
 www.geopointsurvey.com
 Licensed Business Number LB 7768

ORCHARDS OF WESTLAKE - PHASE II
 BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK _____, PG(s) _____,
 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8,
 ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

LEGEND

P.O.B. ----- POINT OF BEGINNING	L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT	R/W ----- RIGHT-OF-WAY
P.O.C. ----- POINT OF COMMENCEMENT	7-43-41 ----- SECTION-TOWNSHIP-RANGE	(R) ----- RADIAL
P.B. ----- PLAT BOOK	R ----- RADIUS	(NR) ----- NON-RADIAL
D.B. ----- DEED BOOK	L ----- ARC LENGTH	HOA ----- HOMEOWNERS ASSOCIATION
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK	D ----- DELTA ANGLE	S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
PG./PG(s) ----- PAGE(S)	CB ----- CHORD BEARING	PRM ----- PERMANENT REFERENCE MONUMENT
NAD ----- NORTH AMERICAN DATUM	C ----- CHORD	● ----- PERMANENT CONTROL POINT
W.M.T. ----- WATER MANAGEMENT TRACT	N.T. ----- NON-TANGENT	□ ----- FOUND PERMANENT REFERENCE MONUMENT
O.S.T. ----- OPEN SPACE TRACT	N.T.C. ----- NON-TANGENT CURVATURE	■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
P.B.C. ----- PALM BEACH COUNTY	P.C. ----- POINT OF CURVATURE	
U.E. ----- UTILITY EASEMENT	P.T. ----- POINT OF TANGENCY	
D.E. ----- DRAINAGE EASEMENT	R.C. ----- REVERSE CURVATURE	



P.O.C. - NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.

EAST LINE OF SECTION 1-43-40

TOWNSHIP 43 SOUTH, RANGE 40 EAST, TOWNSHIP 43 SOUTH, RANGE 41 EAST



ORCHARDS OF WESTLAKE - PHASE II

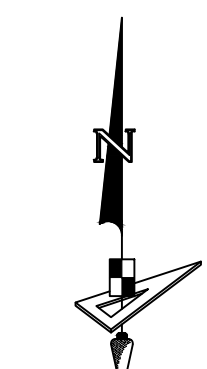
BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK _____, PG(S) _____, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8, ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

LEGEND

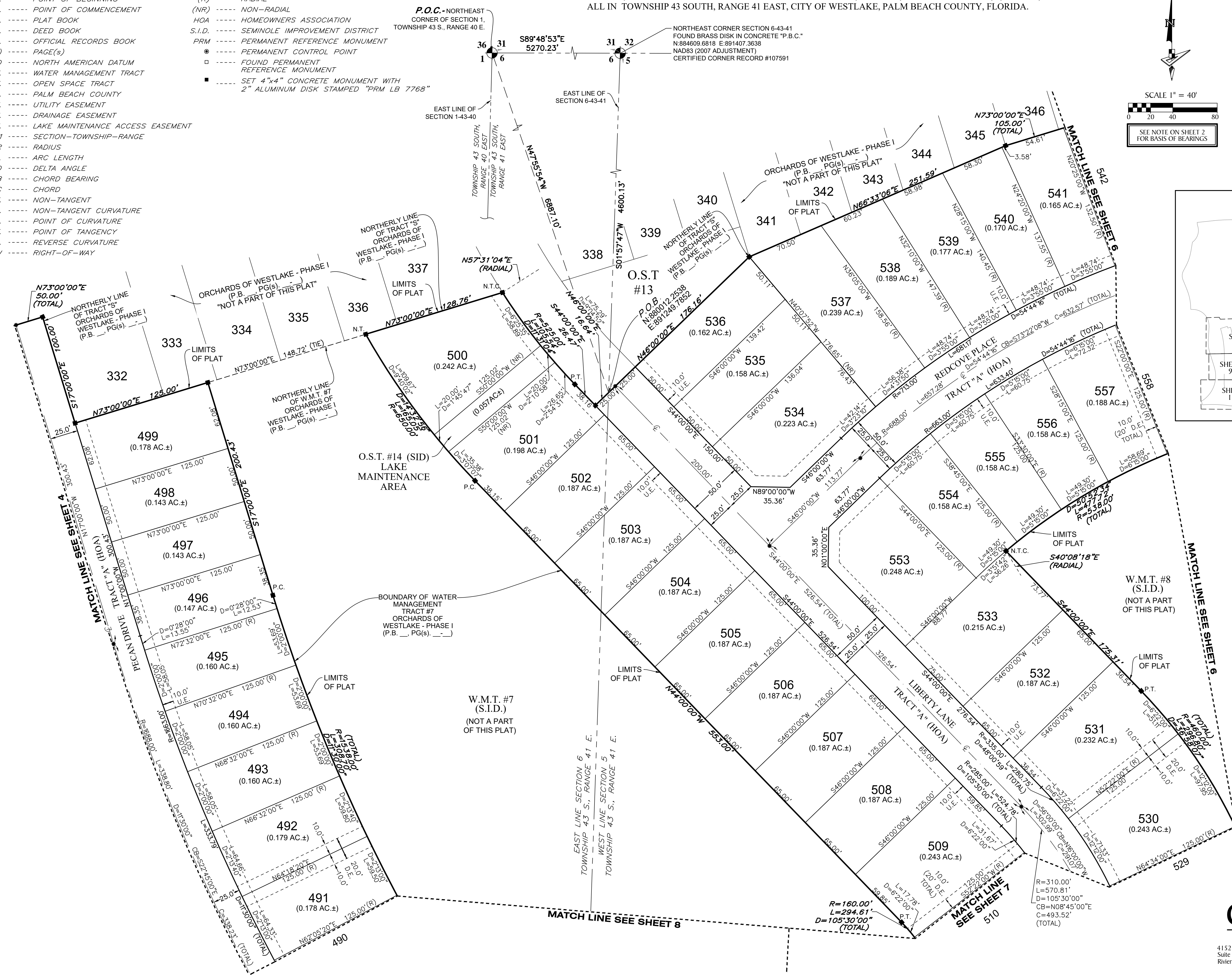
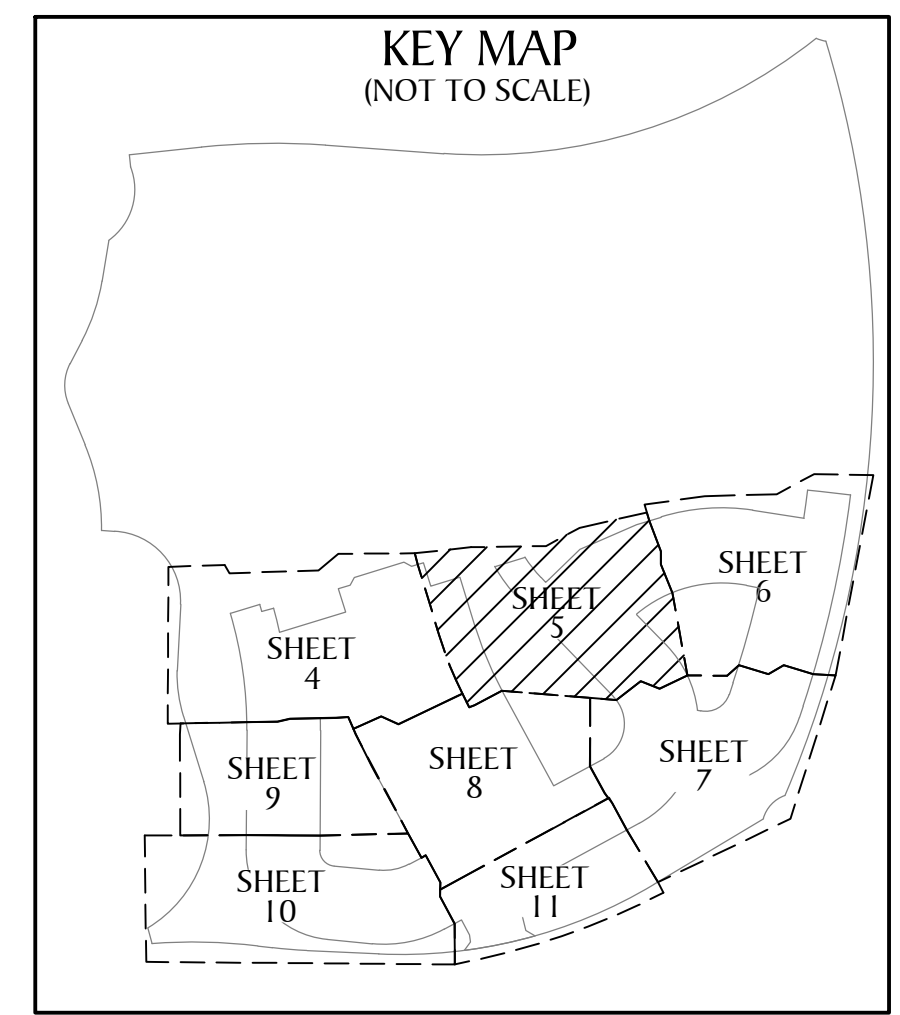
- | | |
|---|---|
| P.O.B. ----- POINT OF BEGINNING | (R) ----- RADIAL |
| P.O.C. ----- POINT OF COMMENCEMENT | (NR) ----- NON-RADIAL |
| P.B. ----- PLAT BOOK | HOA ----- HOMEOWNERS ASSOCIATION |
| D.B. ----- DEED BOOK | S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT |
| O.R./O.R.B. ----- OFFICIAL RECORDS BOOK | PRM ----- PERMANENT REFERENCE MONUMENT |
| PG./PG(S) ----- PAGE(S) | ● ----- PERMANENT CONTROL POINT |
| NAD ----- NORTH AMERICAN DATUM | □ ----- FOUND PERMANENT REFERENCE MONUMENT |
| W.M.T. ----- WATER MANAGEMENT TRACT | ■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768" |
| O.S.T. ----- OPEN SPACE TRACT | |
| P.B.C. ----- PALM BEACH COUNTY | |
| U.E. ----- UTILITY EASEMENT | |
| D.E. ----- DRAINAGE EASEMENT | |
| L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT | |
| 7-43-41 ----- SECTION-TOWNSHIP-RANGE | |
| R ----- RADIUS | |
| L ----- ARC LENGTH | |
| D ----- DELTA ANGLE | |
| CB ----- CHORD BEARING | |
| C ----- CHORD | |
| N.T. ----- NON-TANGENT | |
| 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 | |

P.O.C. - NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.

NORTHEAST CORNER SECTION 6-43-41 FOUND BRASS DISK IN CONCRETE "P.B.C." N:884609.6818 E:891407.3638 NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #107591

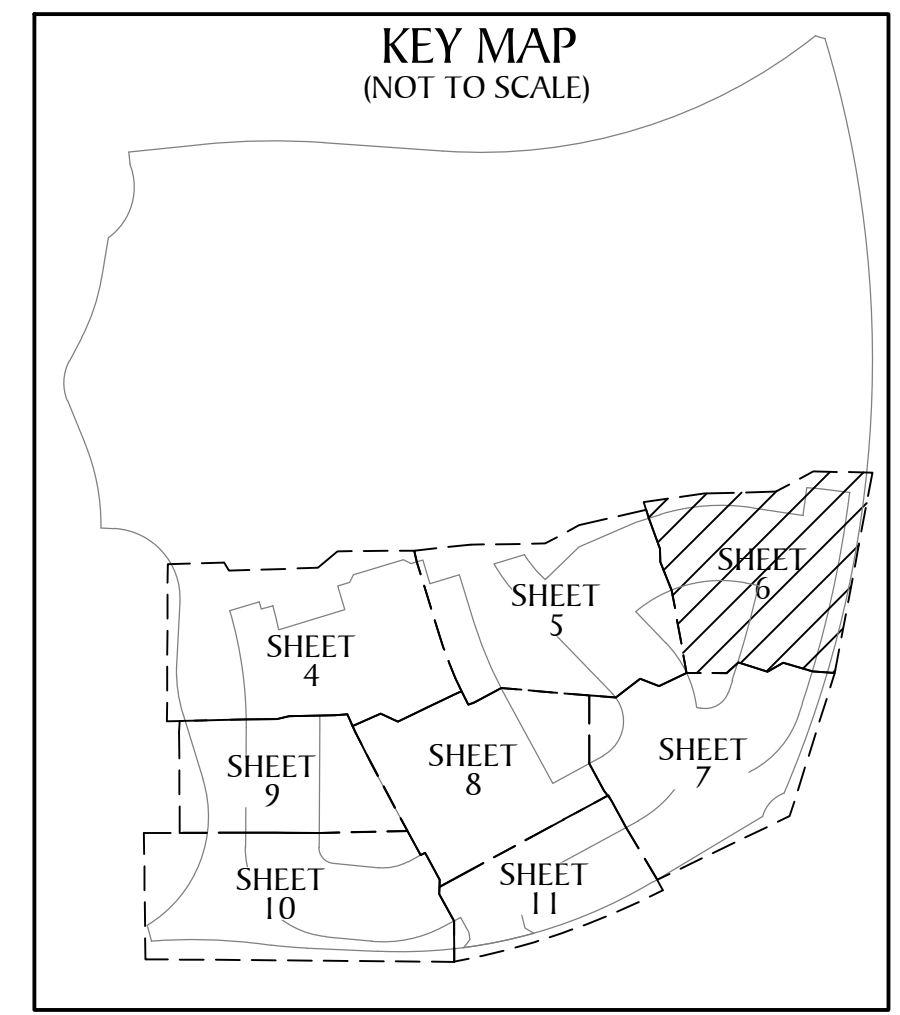
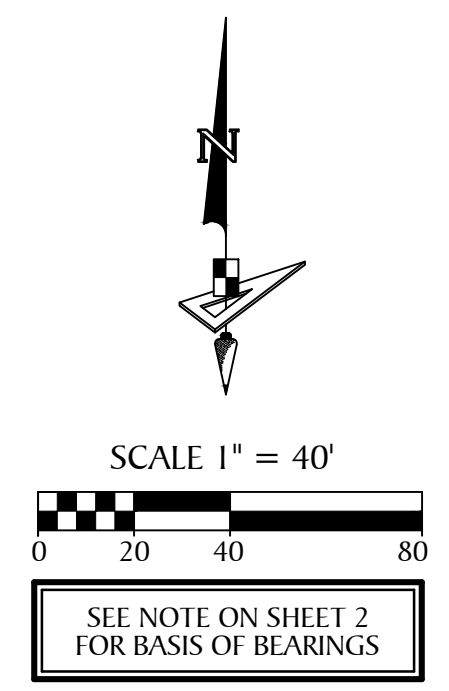
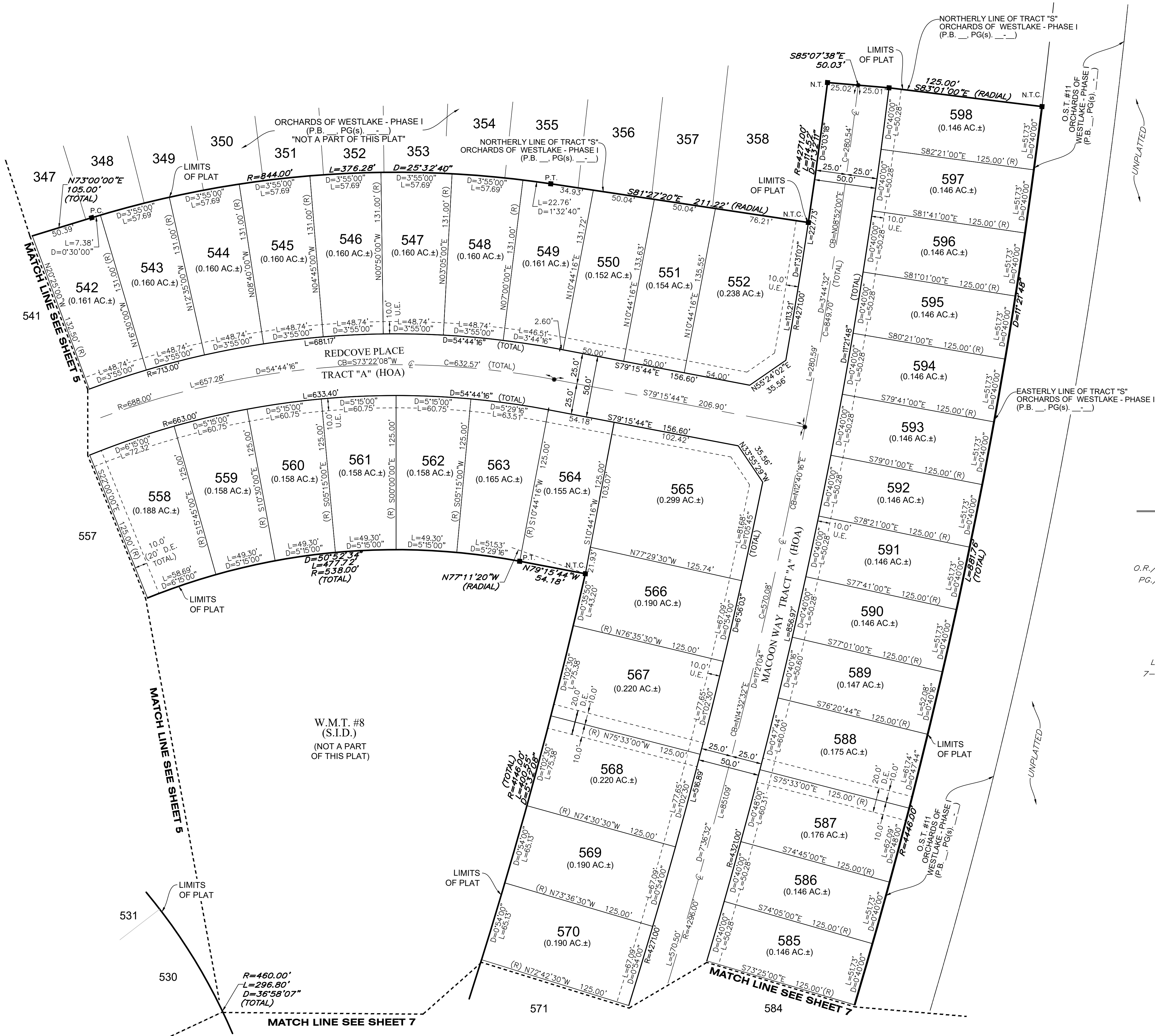


SCALE 1" = 40'
0 20 40 80
SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS



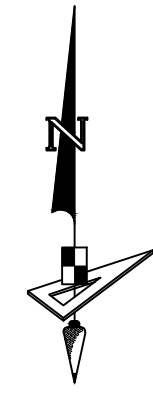
ORCHARDS OF WESTLAKE - PHASE II

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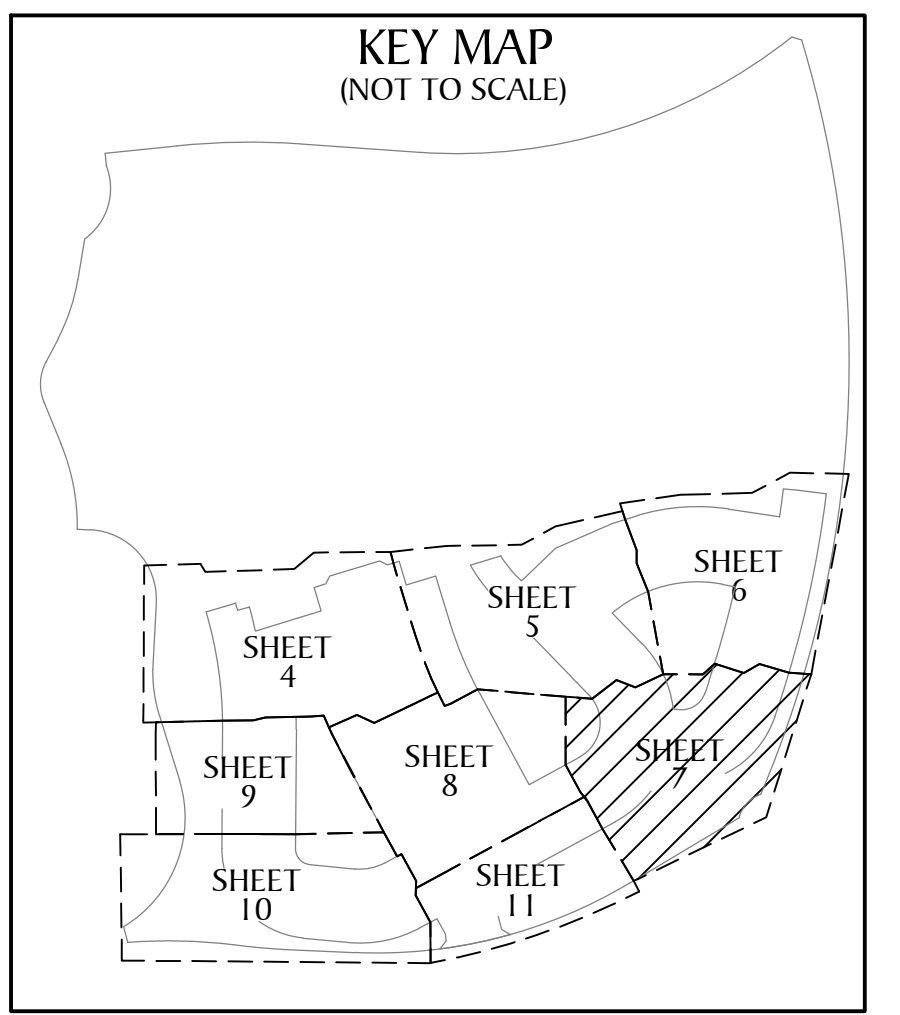
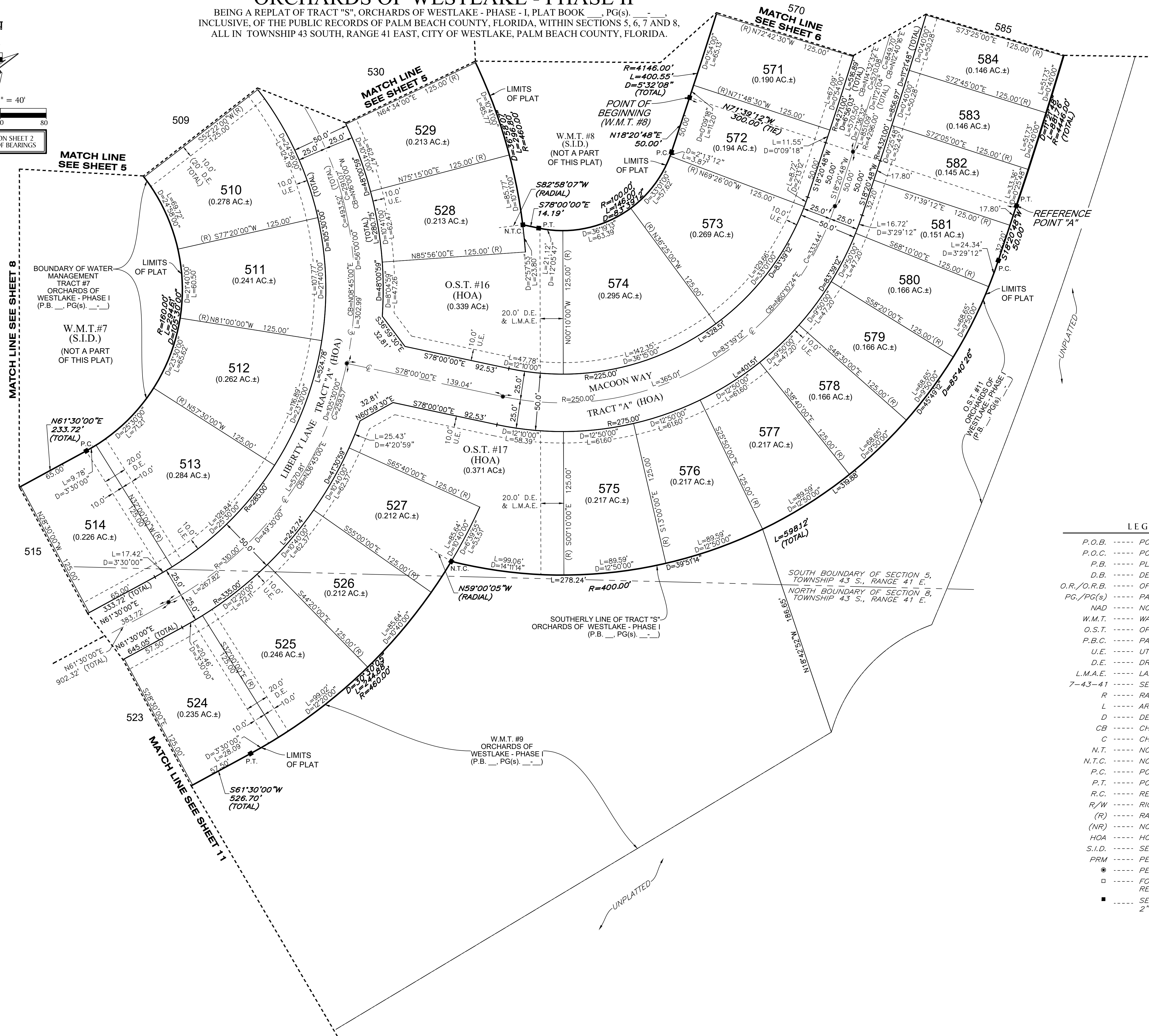


- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
 - PG./PG(S) ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
 - P.B.C. ----- PALM BEACH COUNTY
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - 7-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - N.T. ----- NON-TANGENT
 - 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
 - (R) ----- RADIAL
 - (NR) ----- NON-RADIAL
 - HOA ----- HOMEOWNERS ASSOCIATION
 - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

ORCHARDS OF WESTLAKE - PHASE II
 BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK _____, PG(S) _____,
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SCALE 1" = 40'
 0 20 40 80
 SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS

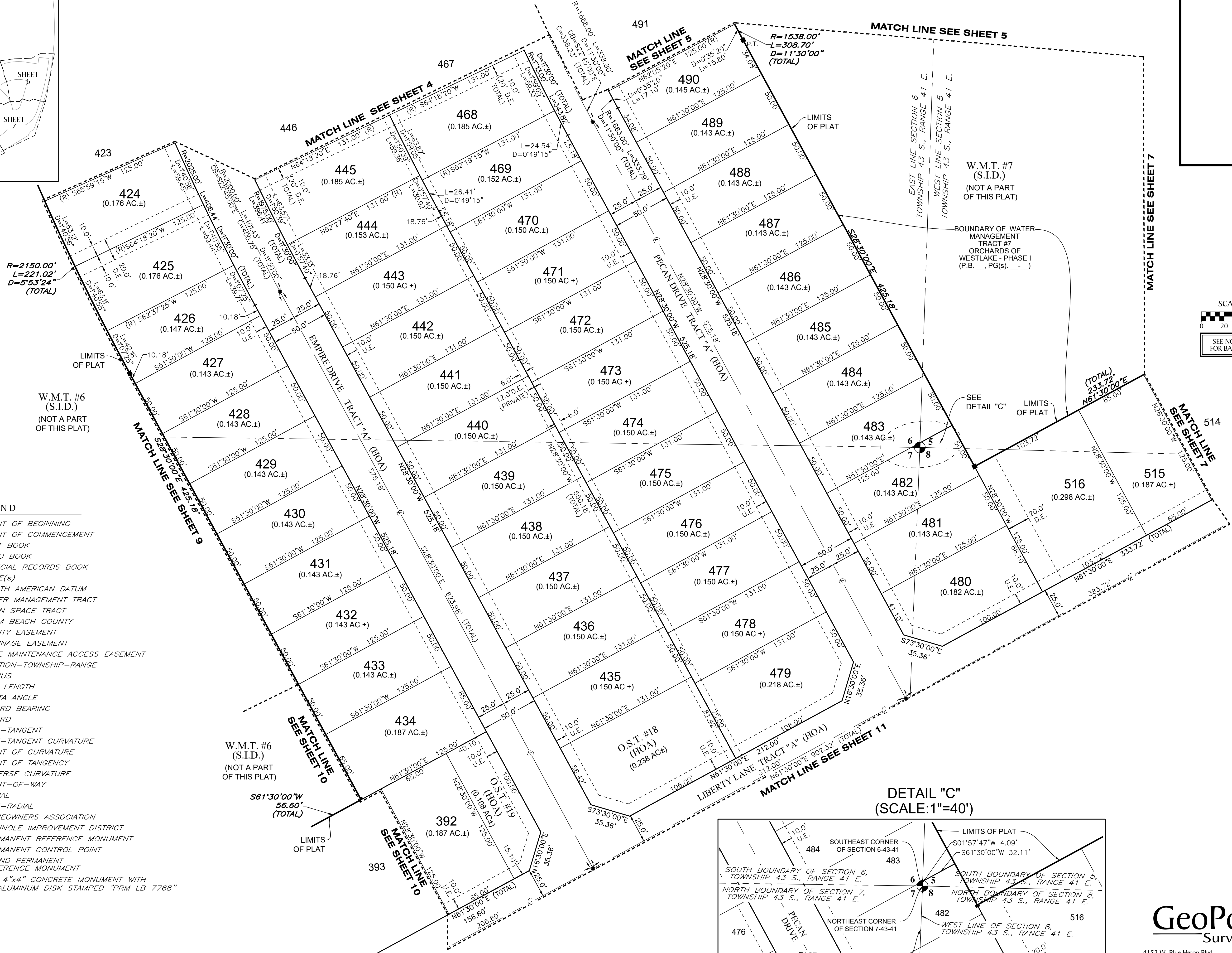
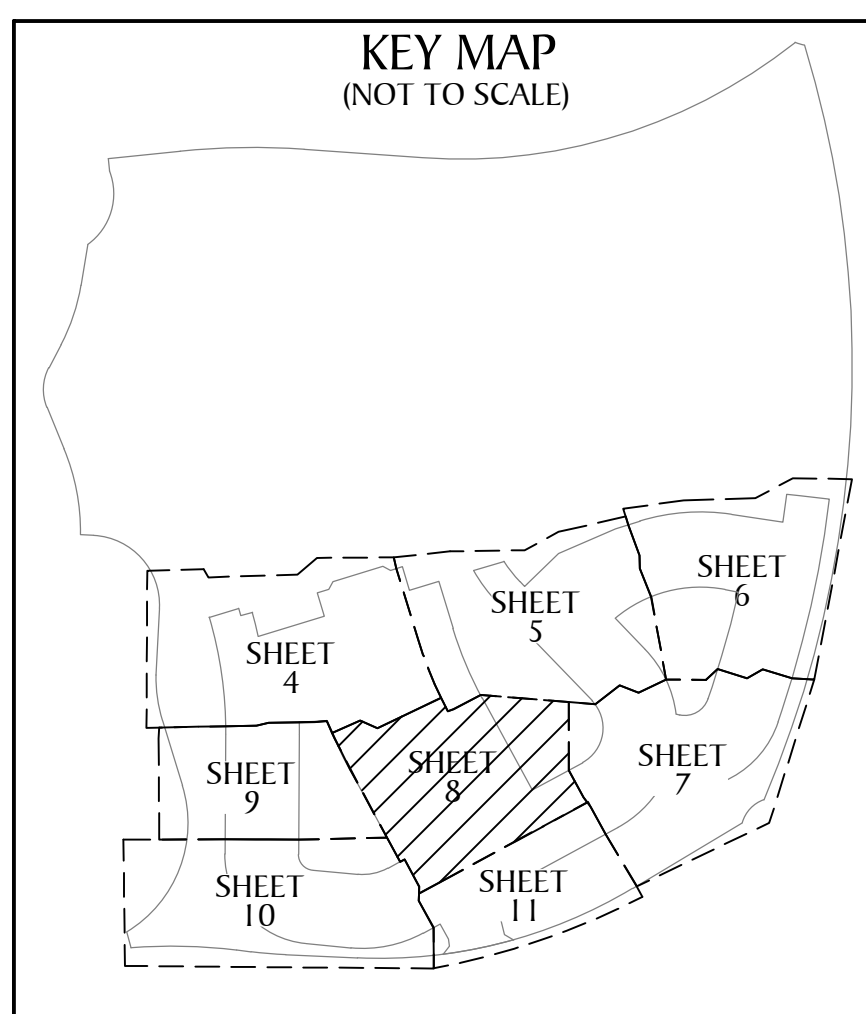


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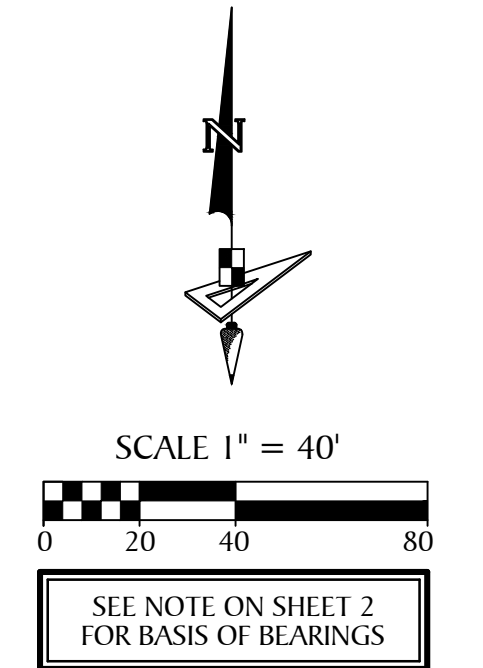
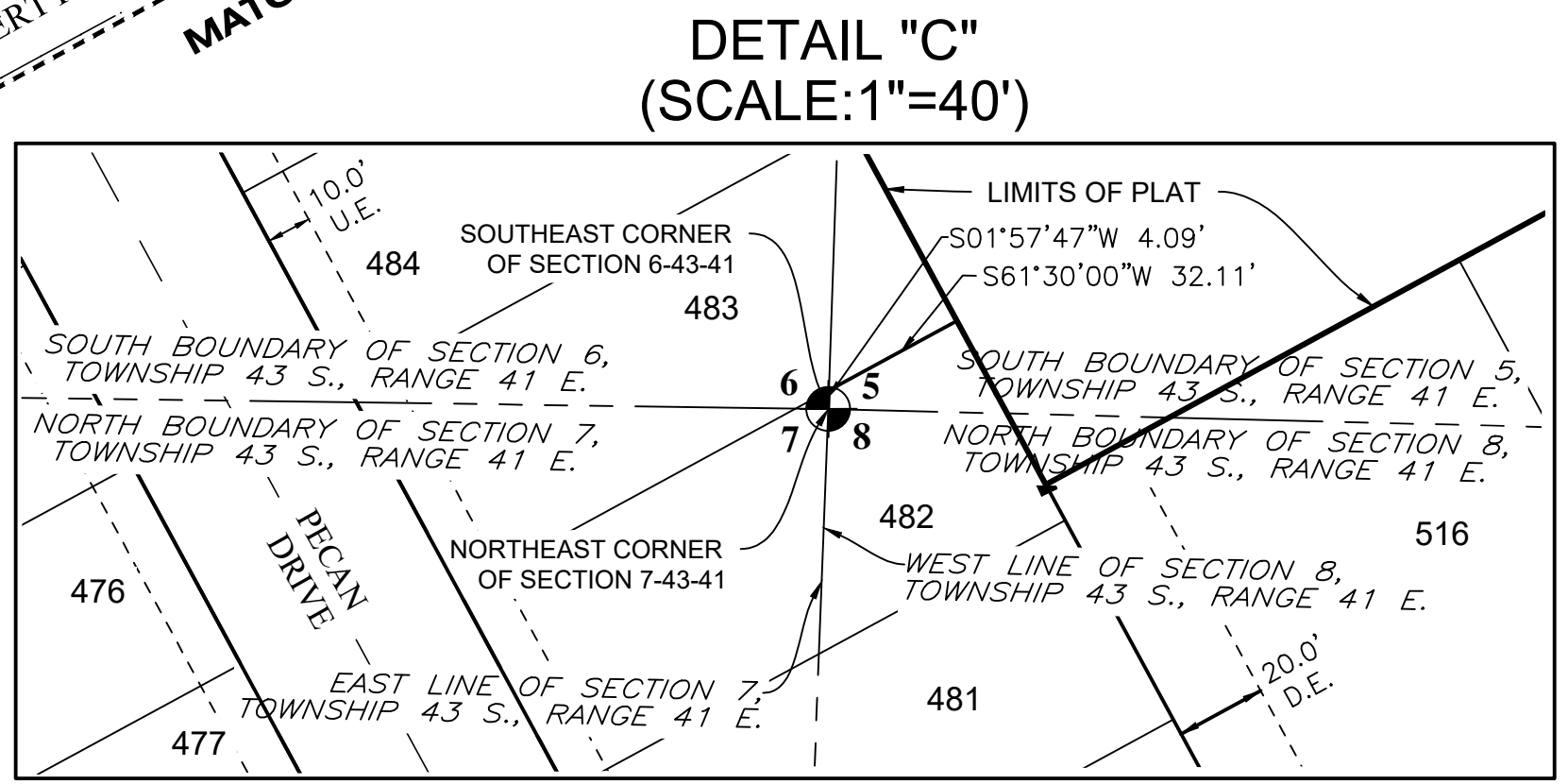
P.O.B. -----	POINT OF BEGINNING
P.O.C. -----	POINT OF COMMENCEMENT
P.B. -----	PLAT BOOK
D.B. -----	DEED BOOK
O.R./O.R.B. -----	OFFICIAL RECORDS BOOK
PG./PG(S) -----	PAGE(S)
NAD -----	NORTH AMERICAN DATUM
W.M.T. -----	WATER MANAGEMENT TRACT
O.S.T. -----	OPEN SPACE TRACT
P.B.C. -----	PALM BEACH COUNTY
U.E. -----	UTILITY EASEMENT
D.E. -----	DRAINAGE EASEMENT
L.M.A.E. -----	LAKE MAINTENANCE ACCESS EASEMENT
7-43-41 -----	SECTION-TOWNSHIP-RANGE
R -----	RADIUS
L -----	ARC LENGTH
D -----	DELTA ANGLE
CB -----	CHORD BEARING
C -----	CHORD
N.T. -----	NON-TANGENT
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
(R) -----	RADIAL
(NR) -----	NON-RADIAL
HOA -----	HOMEOWNERS ASSOCIATION
S.I.D. -----	SEMINOLE IMPROVEMENT DISTRICT
PRM -----	PERMANENT REFERENCE MONUMENT
● -----	PERMANENT CONTROL POINT
□ -----	FOUND PERMANENT REFERENCE MONUMENT
■ -----	SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

ORCHARDS OF WESTLAKE - PHASE II

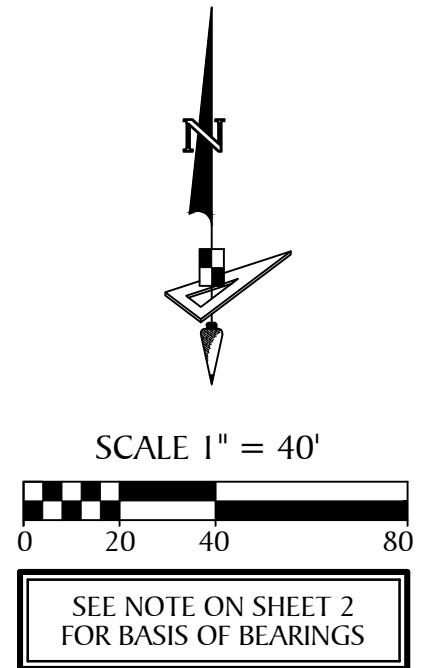
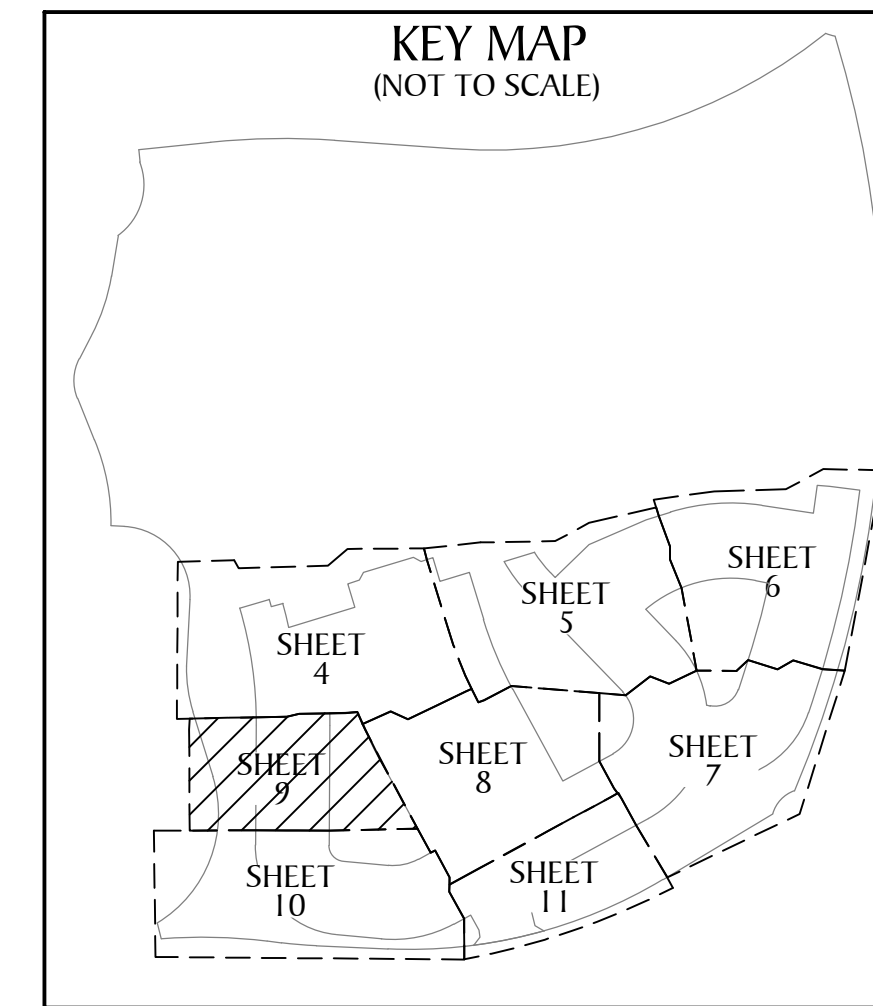
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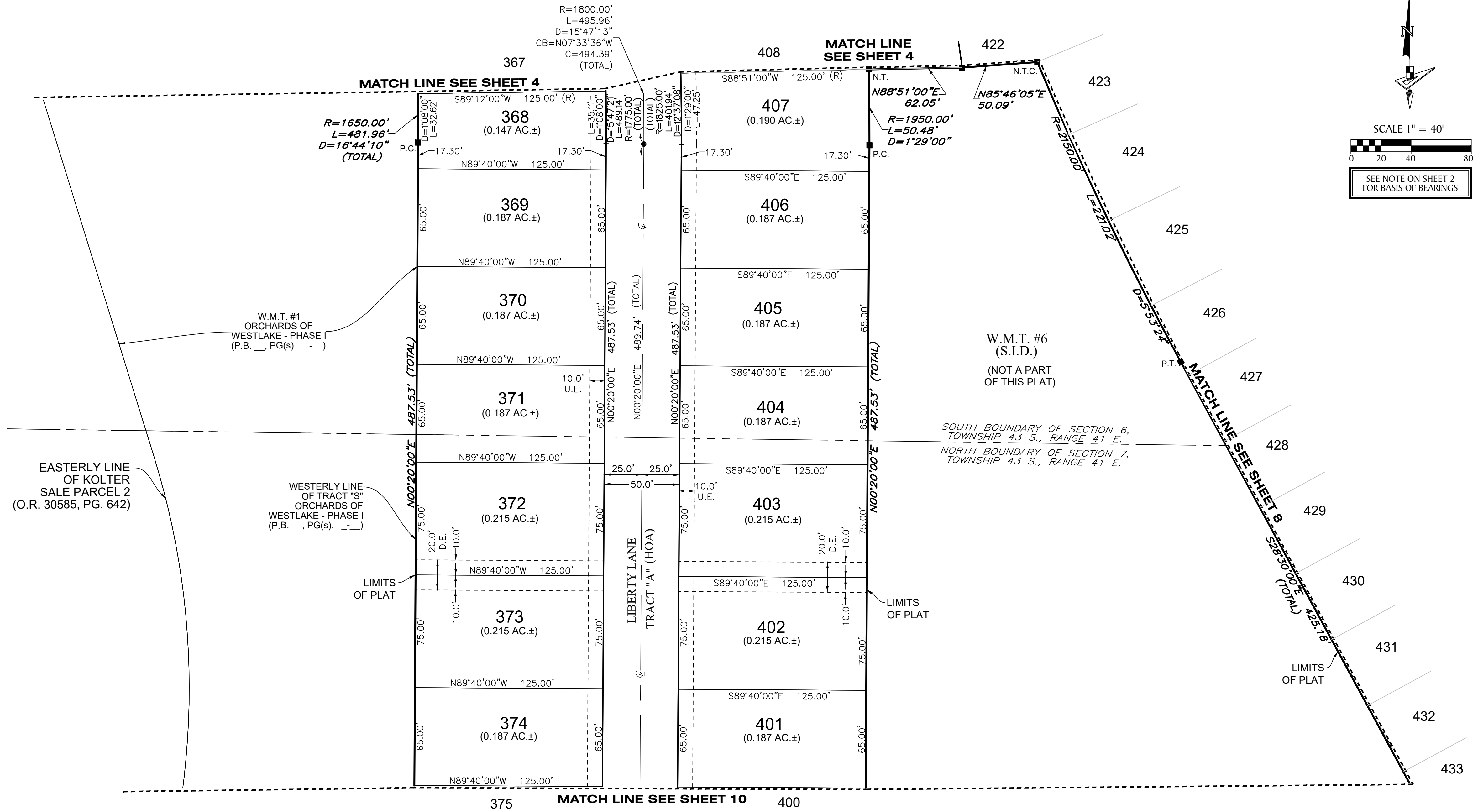
- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
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 - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
 - PG./PG(s) ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
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 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



ORCHARDS OF WESTLAKE - PHASE II
 BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK ____, PG(S) ____,
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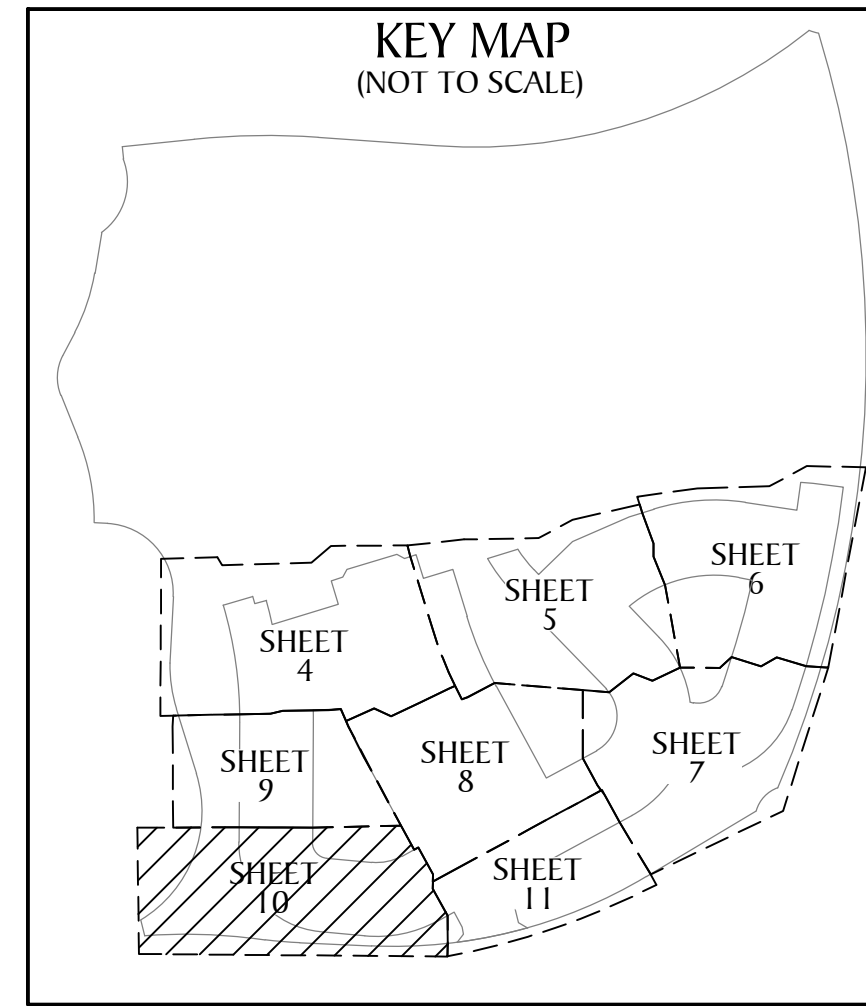


- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
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 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



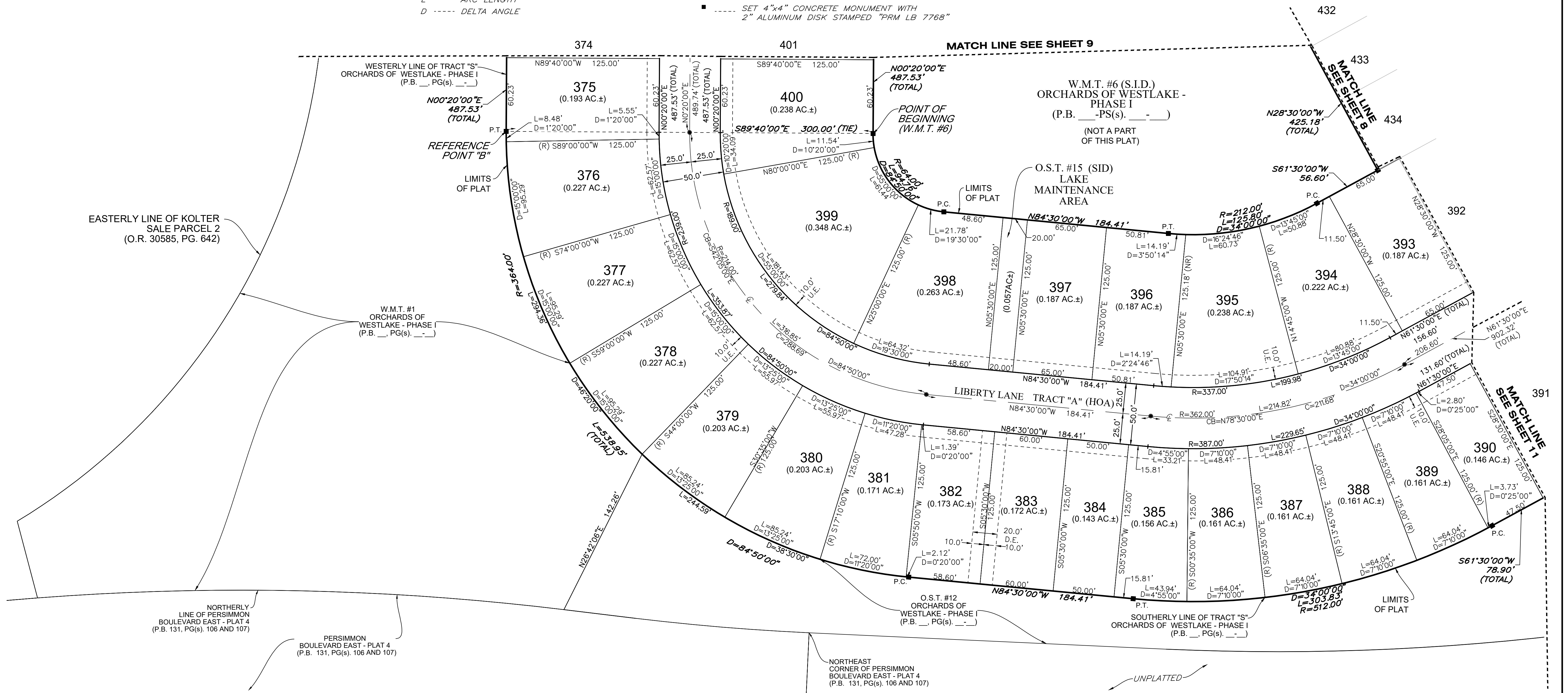
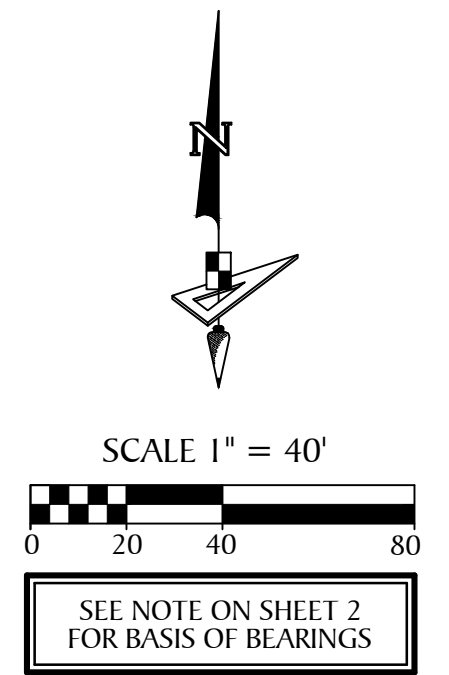
ORCHARDS OF WESTLAKE - PHASE II

BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK ____, PG(s) ____,
 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8,
 ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



LEGEND

- | | |
|---|---|
| P.O.B. ----- POINT OF BEGINNING | CB ----- CHORD BEARING |
| P.O.C. ----- POINT OF COMMENCEMENT | C ----- CHORD |
| P.B. ----- PLAT BOOK | N.T. ----- NON-TANGENT |
| D.B. ----- DEED BOOK | N.T.C. ----- NON-TANGENT CURVATURE |
| O.R./O.R.B. ----- OFFICIAL RECORDS BOOK | P.C. ----- POINT OF CURVATURE |
| PG./PG(s) ----- PAGE(S) | P.T. ----- POINT OF TANGENCY |
| NAD ----- NORTH AMERICAN DATUM | R.C. ----- REVERSE CURVATURE |
| W.M.T. ----- WATER MANAGEMENT TRACT | R/W ----- RIGHT-OF-WAY |
| O.S.T. ----- OPEN SPACE TRACT | (R) ----- RADIAL |
| P.B.C. ----- PALM BEACH COUNTY | (NR) ----- NON-RADIAL |
| U.E. ----- UTILITY EASEMENT | HOA ----- HOMEOWNERS ASSOCIATION |
| D.E. ----- DRAINAGE EASEMENT | S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT |
| L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT | PRM ----- PERMANENT REFERENCE MONUMENT |
| 7-43-41 ----- SECTION-TOWNSHIP-RANGE | ● ----- PERMANENT CONTROL POINT |
| R ----- RADIUS | □ ----- FOUND PERMANENT REFERENCE MONUMENT |
| L ----- ARC LENGTH | ■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768" |
| D ----- DELTA ANGLE | |



ORCHARDS OF WESTLAKE - PHASE II

BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE I, PLAT BOOK ____, PG(S) ____,
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LEGEND	
P.O.B. -----	POINT OF BEGINNING
P.O.C. -----	POINT OF COMMENCEMENT
P.B. -----	PLAT BOOK
D.B. -----	DEED BOOK
O.R./O.R.B. -----	OFFICIAL RECORDS BOOK
PG./PG(S) -----	PAGE(S)
NAD -----	NORTH AMERICAN DATUM
W.M.T. -----	WATER MANAGEMENT TRACT
O.S.T. -----	OPEN SPACE TRACT
P.B.C. -----	PALM BEACH COUNTY
U.E. -----	UTILITY EASEMENT
D.E. -----	DRAINAGE EASEMENT
L.M.A.E. -----	LAKE MAINTENANCE ACCESS EASEMENT
7-43-41 -----	SECTION-TOWNSHIP-RANGE
R -----	RADIUS
L -----	ARC LENGTH
D -----	DELTA ANGLE
CB -----	CHORD BEARING
C -----	CHORD
N.T. -----	NON-TANGENT
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
(R) -----	RADIAL
(NR) -----	NON-RADIAL
HOA -----	HOMEOWNERS ASSOCIATION
S.I.D. -----	SEMINOLE IMPROVEMENT DISTRICT
PRM -----	PERMANENT REFERENCE MONUMENT
● -----	PERMANENT CONTROL POINT
□ -----	FOUND PERMANENT REFERENCE MONUMENT
■ -----	SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

