# 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.

#### **DEDICATION AND RESERVATIONS:**

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS 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

#### 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 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 ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE 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

#### 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.

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" SHOWN HEREON AS EMPIRE DRIVE, LIBERTY LANE, MACOON WAY, PECAN DRIVE AND REDCOVE PLACE ARE HEREBY DEDICATED TO THE ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AS A PRIVATE ROADWAY FOR INGRESS AND EGRESS, ACCESS, UTILITIES AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES. INCLUDING BUT NOT LIMITED TO, WATER, REUSE WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, REUSI OF THE CITY OF WESTLAKE FOR SERVICE VEHICLES AND EMERGENCY VEHICLES. THE CITY OF WESTLAKE AND THE SEMINOLE IMPROVEMENT DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SAID TRACT "A" EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE SEMINOLE IMPROVEMENT DISTRICT, AND FOR MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE'S SERVICE VEHICLES AND EMERGENCY VEHICLES.

#### **OPEN SPACE TRACTS**

TRACTS O.S.T. #14 AND O.S.T. #15, AS SHOWN HEREON, ARE HEREBY DEDICATED TO ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AND AN EASEMENT IS ALSO DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR LAKE MAINTENANCE ACCESS AND ALL OTHER PROPER PURPOSES OF THE DISTRICT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION. INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF

TRACTS O.S.T. #16 THROUGH O.S.T. #21, AS SHOWN HEREON, ARE HEREBY DEDICATED TO ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND

### UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THE 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 PERMI' 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.

### LAKE MAINTENANCE ACCESS EASEMENTS

THE LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

### DRAINAGE EASEMENTS

THE 20-FOOT-WIDE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR DRAINAGE PURPOSES, ANY AND ALL DRAINAGE AREAS, LAKE MAINTENANCE AREAS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

### DRAINAGE EASEMENT (PRIVATE)

THE 12-FOOT-WIDE DRAINAGE EASEMENTS (PRIVATE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR DRAINAGE PURPOSES, ANY AND ALL DRAINAGE AREAS, LAKE MAINTENANCE AREAS. AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM

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

VITNESS:	A FLORIDA LIMITED LIABILITY COMPANY
RINT NAME:	BY:
/ITNESS:	JOHN F. CARTER, MANAGER
TINESS.	

### ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

PRINT NAME:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF □ PHYSICAL PRESENCE OR □ ONLINE NOTARIZATION, THIS DAY OF , 20 , BY JOHN 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 IDENTIFICATION.

MY COMMISSION EXPIRES:	
	SIGNATURE
	(PRINT NAME) - NOTARY PUBLIC

### ACCEPTANCE OF DEDICATION

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

WITNESS:	SEMINOLE IMPROVEMENT DISTRICT
	AN INDEPENDENT SPECIAL DISTRICT
	OF THE STATE OF FLORIDA

PRINT NAME:	BY:
	SCOTT MASSEY, PRESIDENT

WITNESS:

PRINT NAME:

### **ACKNOWLEDGEMENT**

PRINT NAME:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF DIPHYSICAL 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 AS IDENTIFICATION.

MY COMMISSION EXPIRES:		
	SIGNATURE	

(PRINT NAME) - NOTARY PUBLIC

# ACCEPTANCE OF DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS DAY OF , 2021.

TOWN CENTER

STATE OF FLORIDA

DSEPH ABRUZZO,

LERK AND COMPTROLLER

COUNTY OF PALM BEACH } S.S.

021 AND DULY RECORDED IN PLAT

CLERK'S SEAL

PARKWAY

BOULEVARD

WITNESS:	ORCHARDS OF WESTLAKE
	HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PRO
PRINT NAME:	BY:
	JOHN CARTER, PRESIDENT

PRINT NAME:

#### **ACKNOWLEDGEMENT** STATE OF FLORIDA

COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  $\square$  PHYSICAL PRESENCE , 20 , BY JOHN CARTER, AS OR □ ONLINE NOTARIZATION, THIS PRESIDENT FOR ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION, WHO IS 

PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION.

Y COMMISSION EXPIRES:	
	SIGNATURE

(PRINT NAME) - NOTARY PUBLIC

## **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.

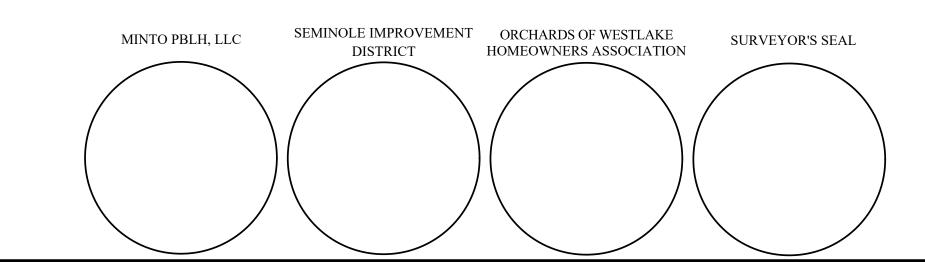
DATE:

(SEAL)

GARY A. RAGER, P.S.M. LICENSE NO. LS4828 STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY GARY A. RAGER, P.S.M. LS4828 STATE OF FLORIDA. GEOPOINT SURVEYING, INC. 4152 WEST BLUE HERON BOULEVARD, SUITE 105,

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





4152 W. Blue Heron Blvd. Phone: (561) 444-2720 www.geopointsurvey.com Riviera Beach, FL 33404 Licensed Business Number LB 7768 Sheet No. 1 of 11 Sheets

# 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	WESTL	AKE'S	APPROVAI

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: BY: CITY MANAGER, KEN CASSEL 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:

#### SURVEYORS NOTES

- 1. 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)
- 2. 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).
- 3. 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
- ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.

  4. THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF WESTLAKE ZONING PEGLIL ATIONS.
- 5. 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.
- 6. 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.
- 7. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 8. COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID

DATUM = NAD83 2007 ADJUSTMENT
ZONE = FLORIDA EAST

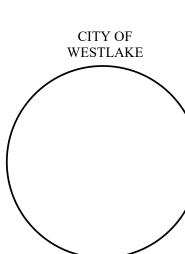
LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR

ALL DISTANCES ARE GROUND SCALE FACTOR: 1.0000

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

PLAT BEARING = GRID BEARING

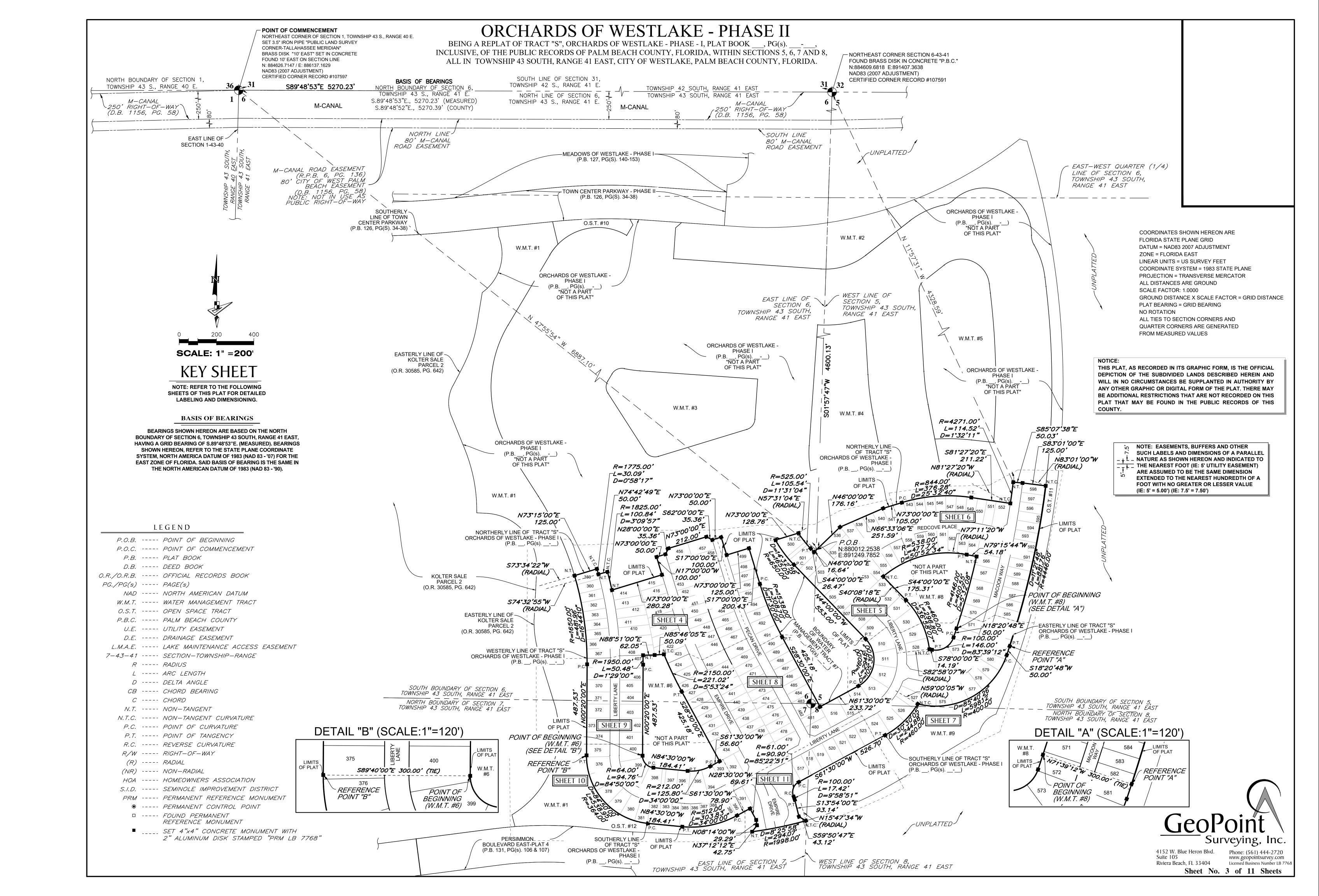
NO ROTATION
ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

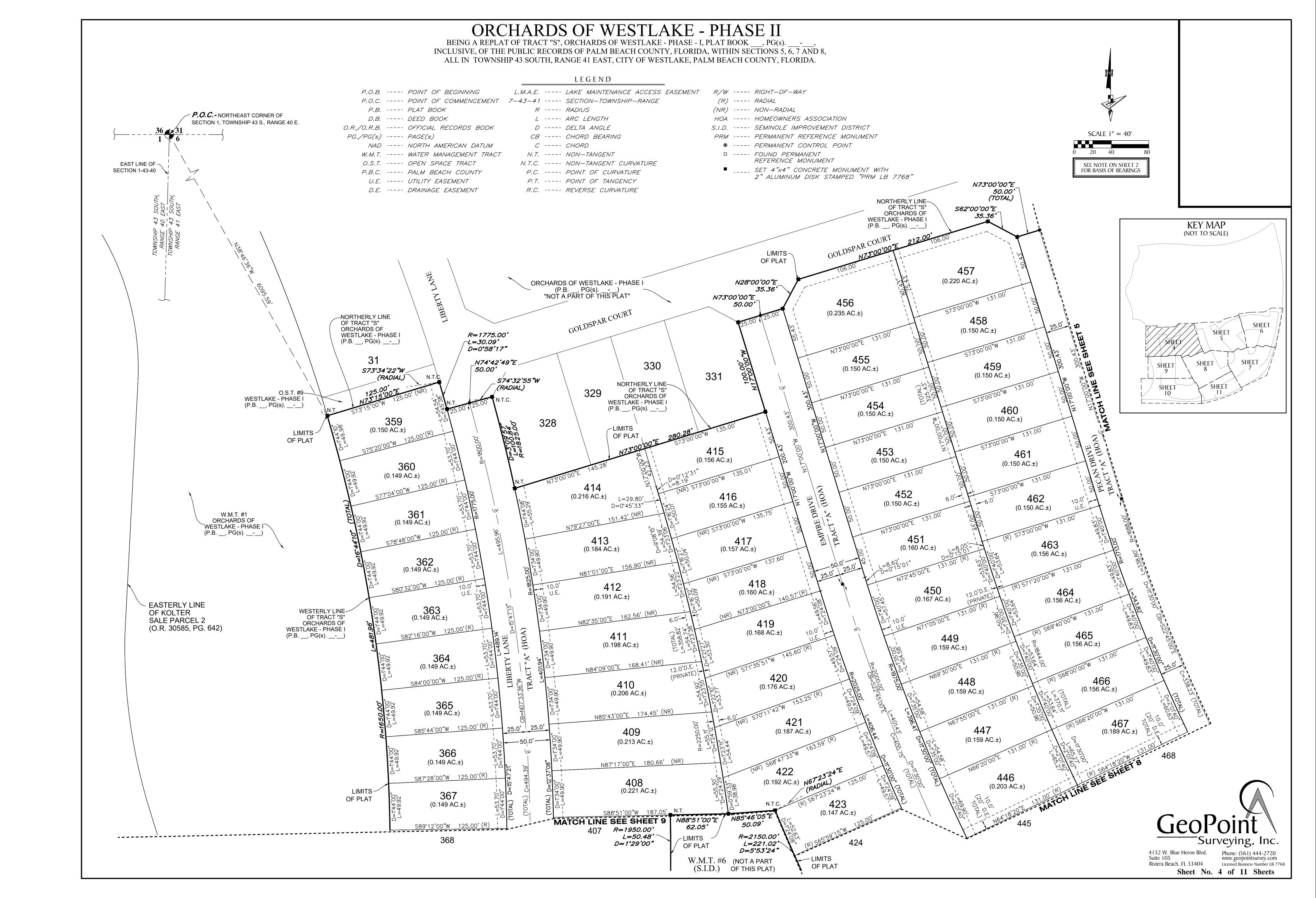


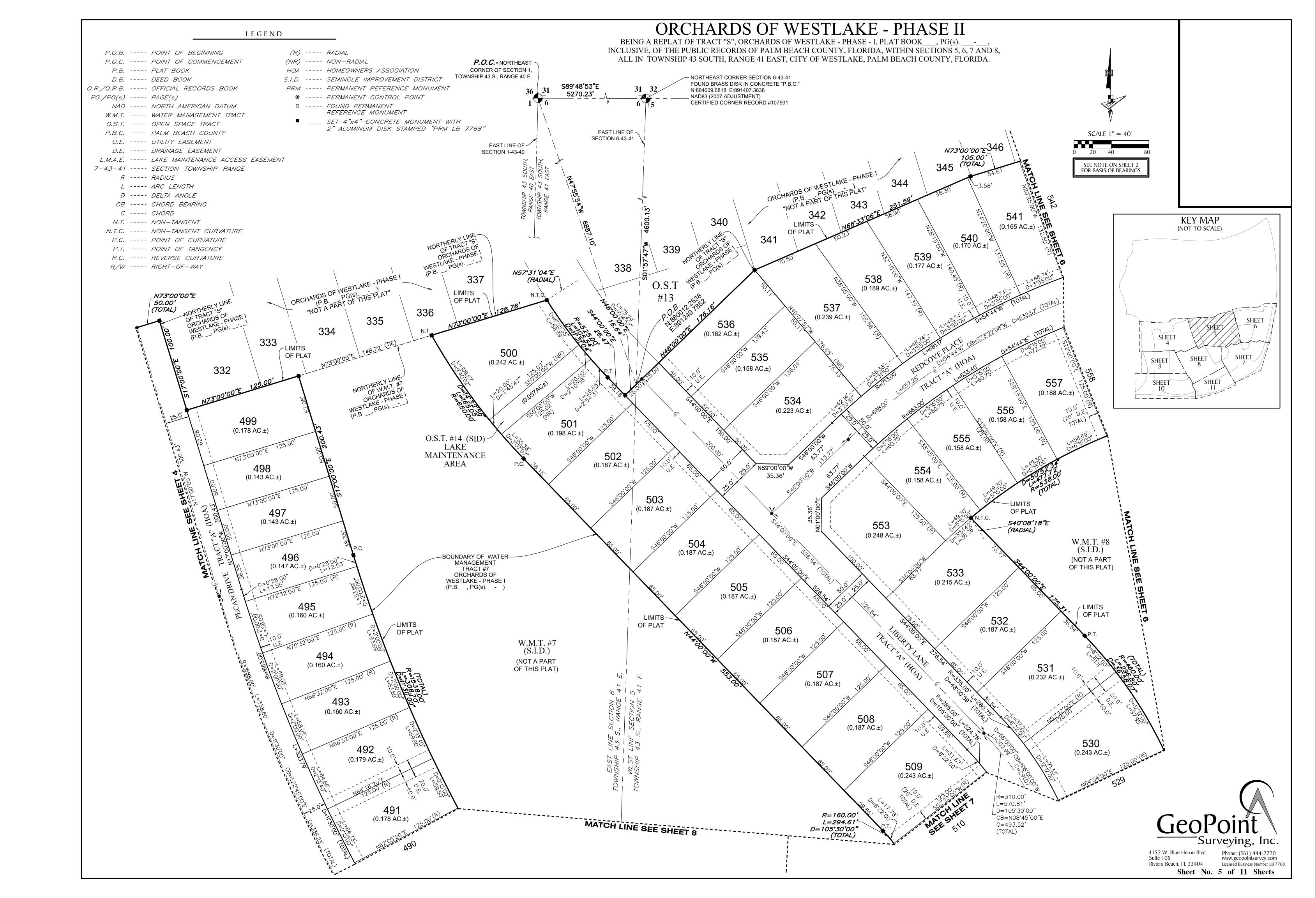


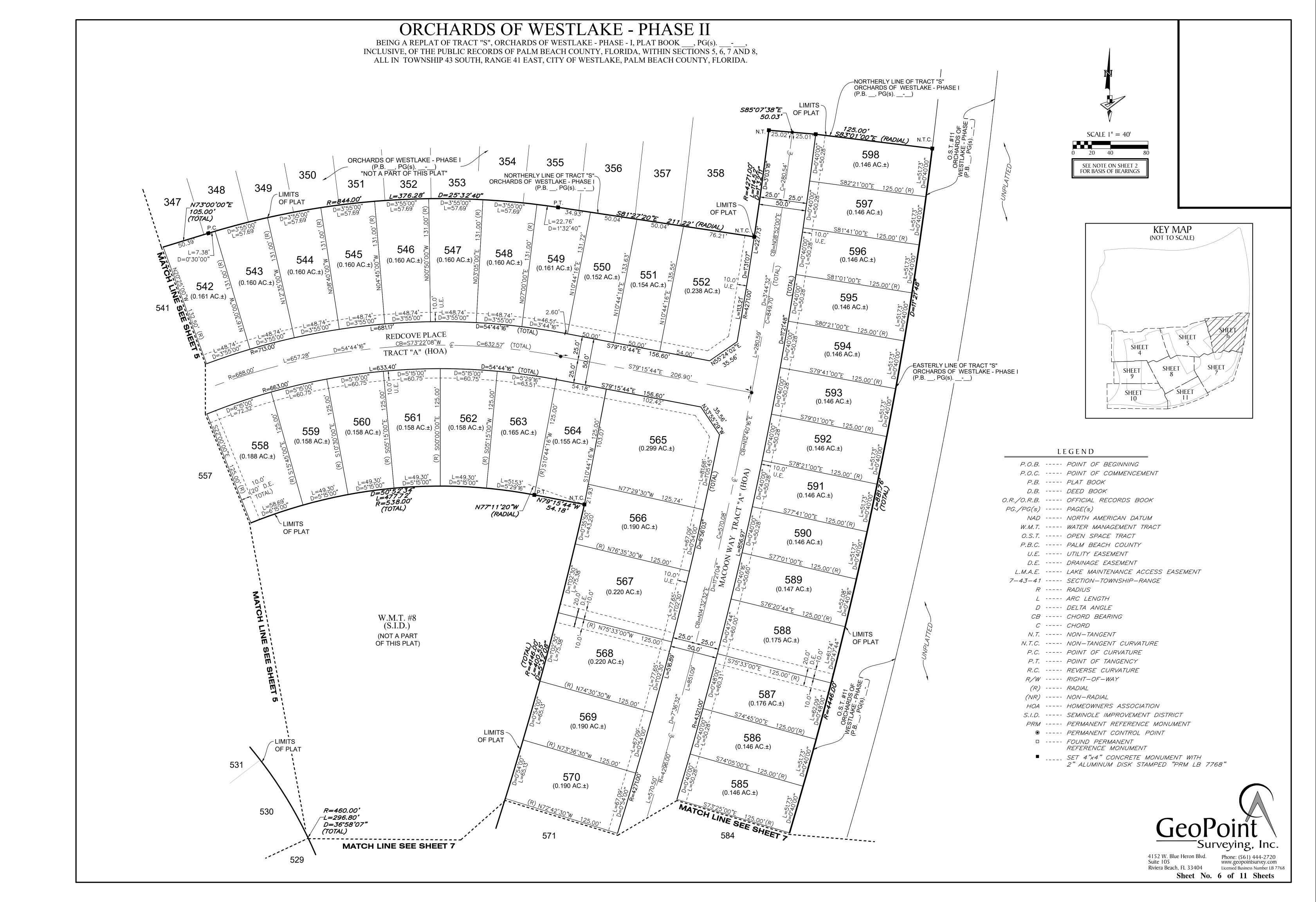
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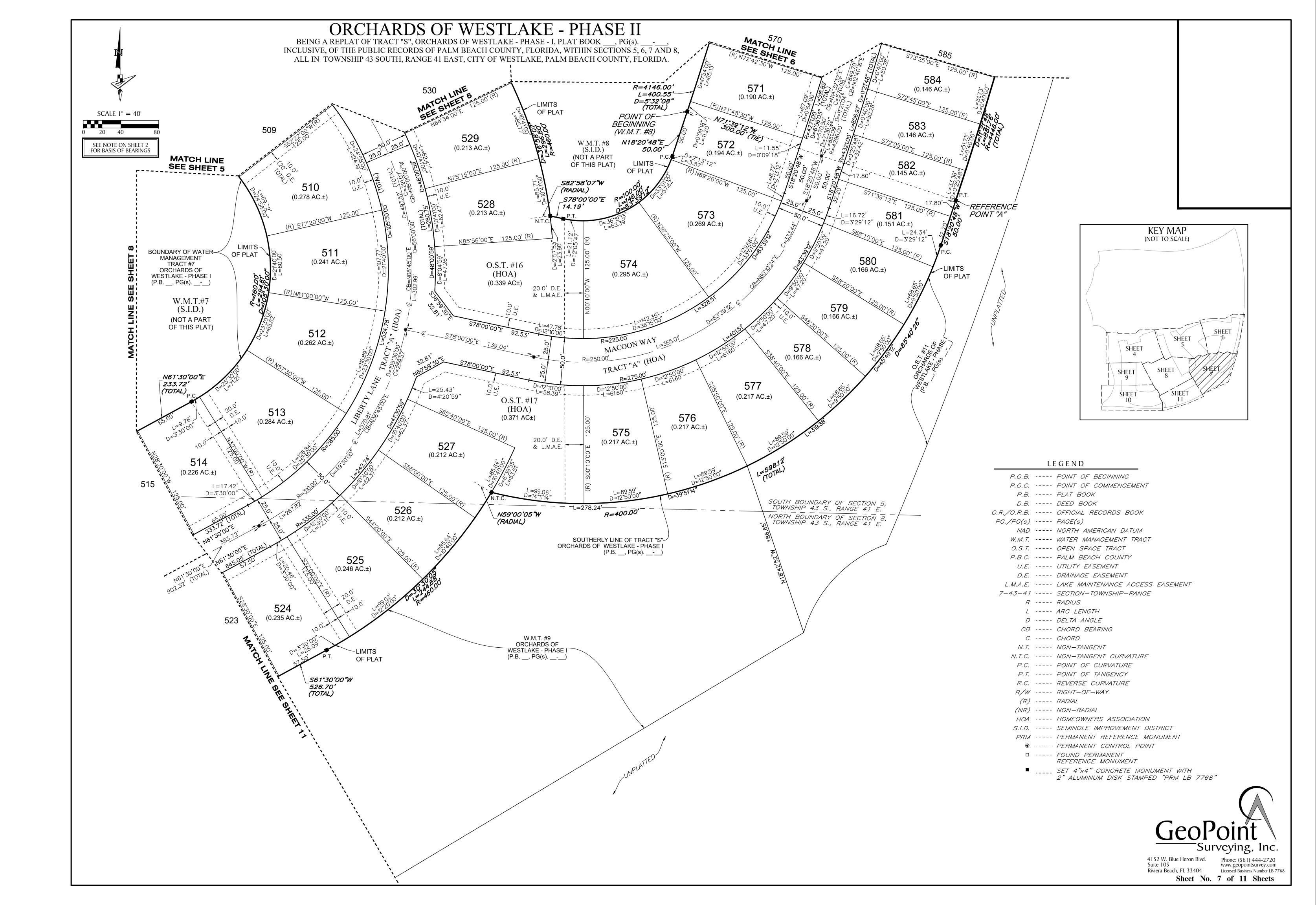
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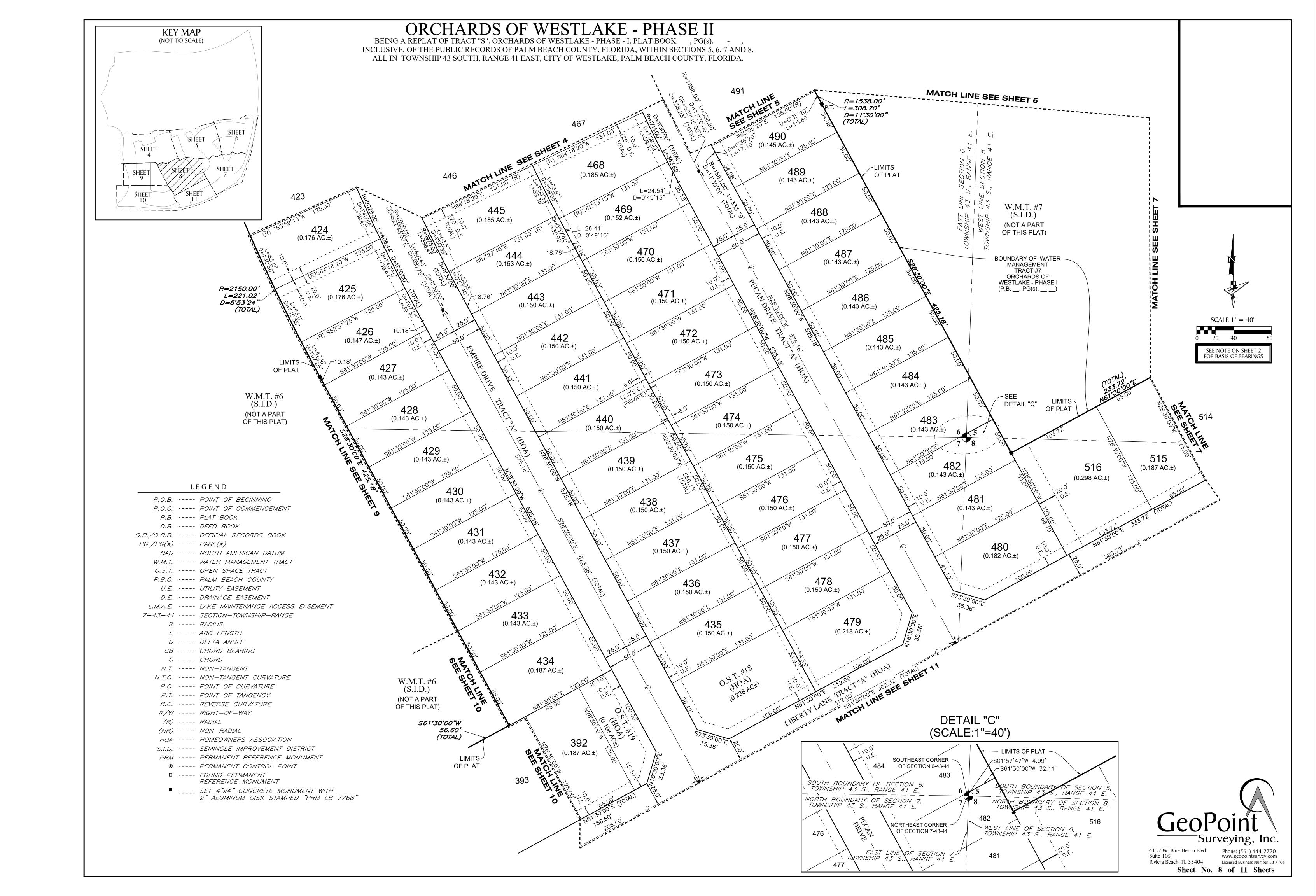


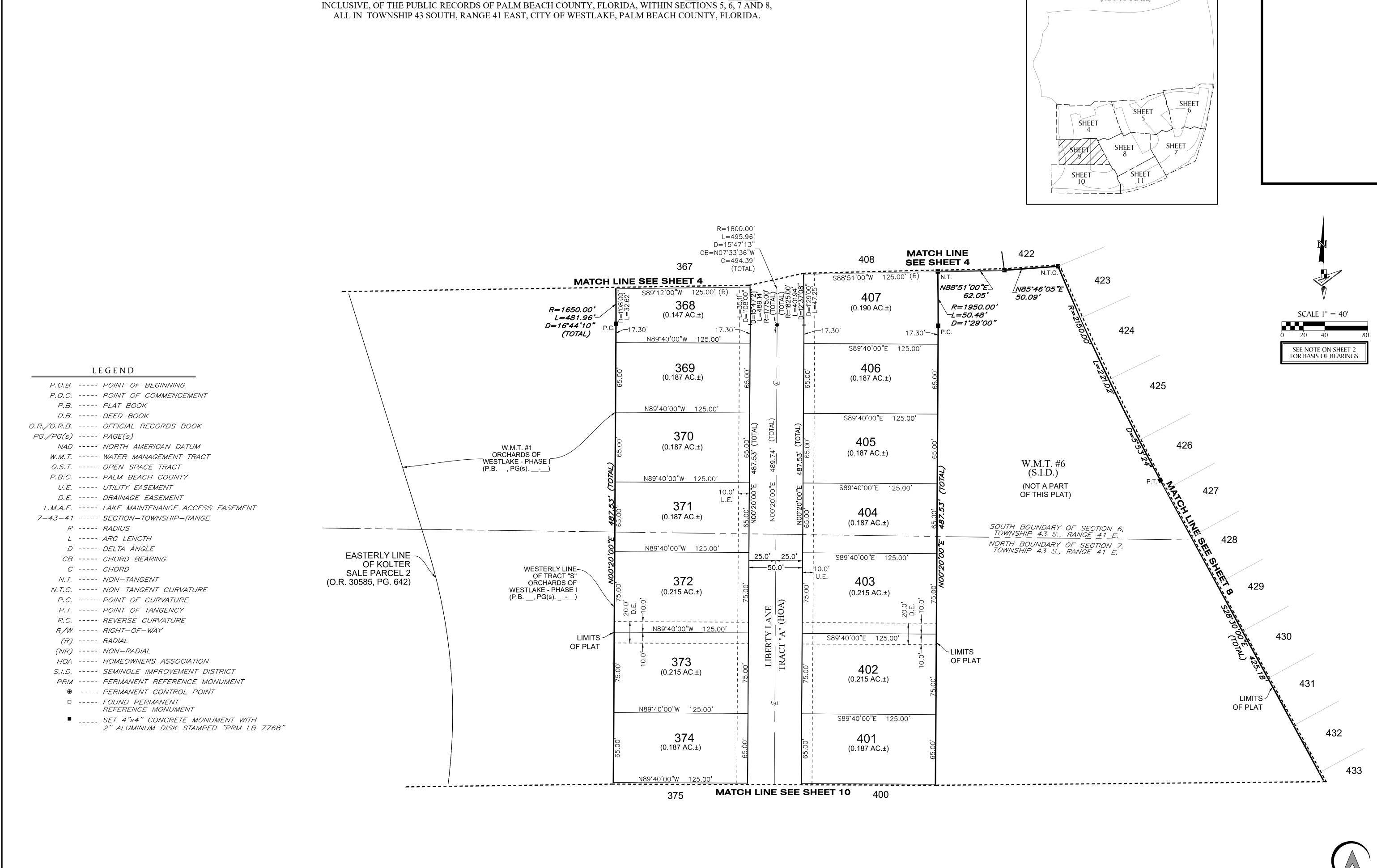












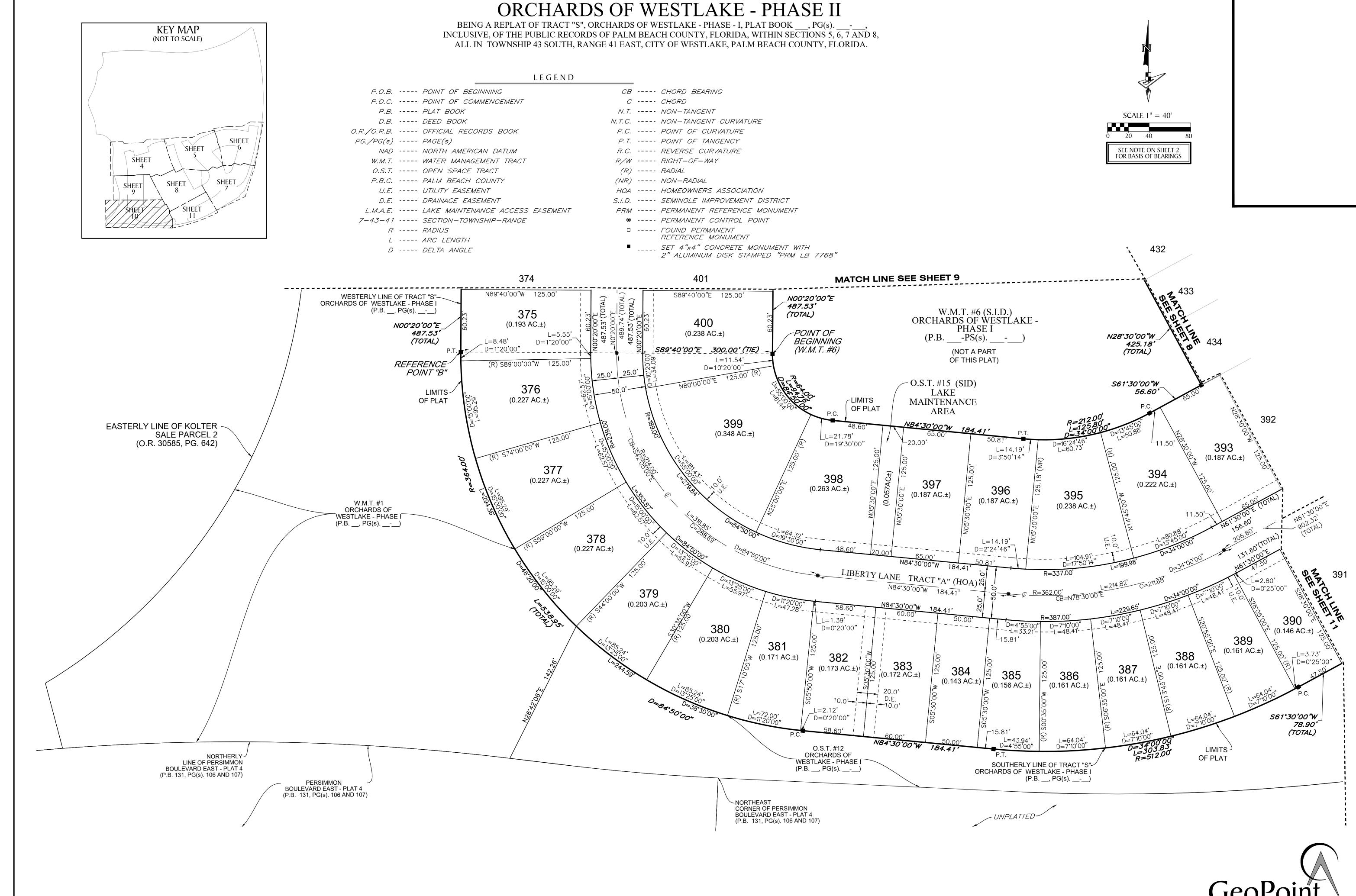
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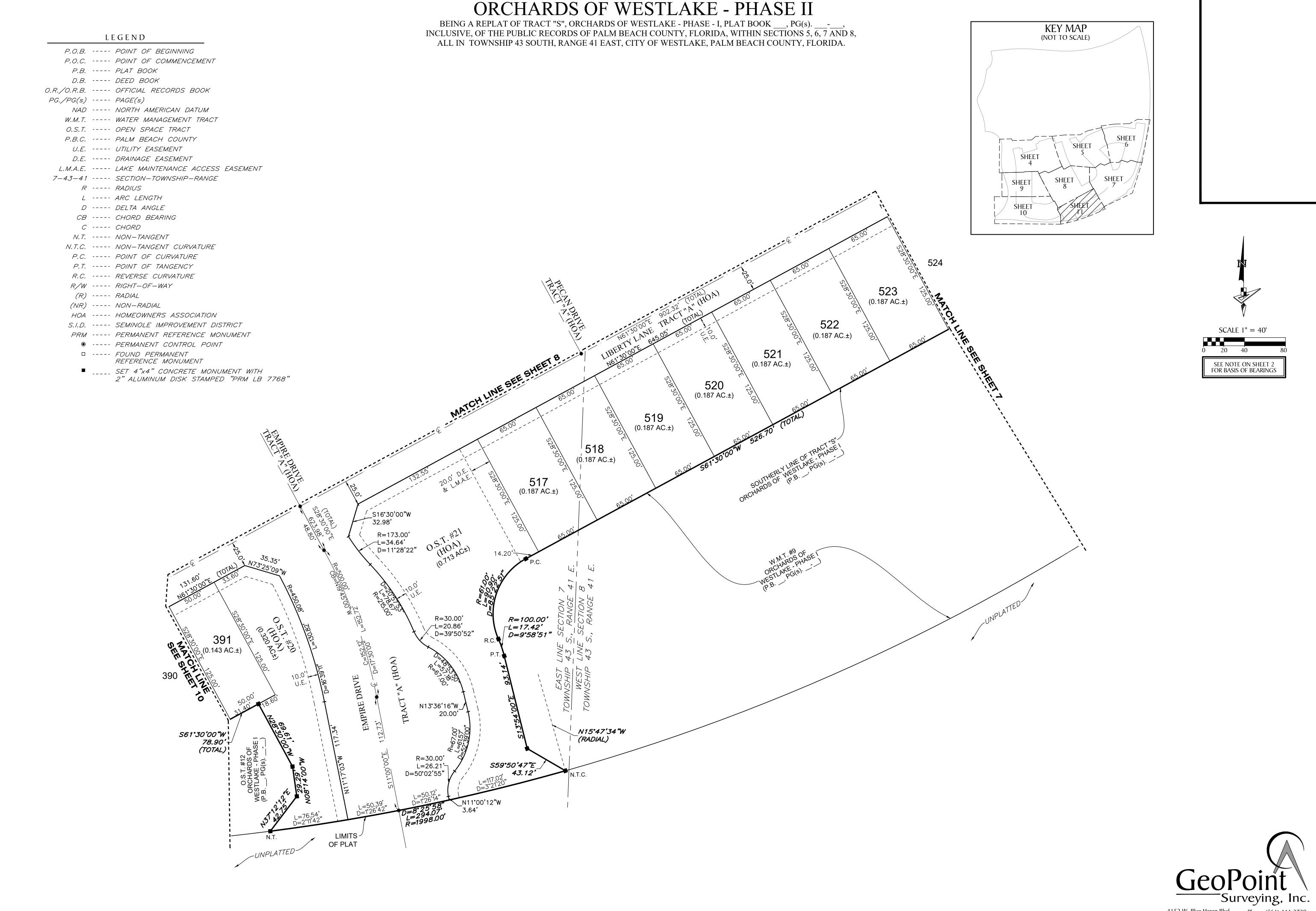
KEY MAP

(NOT TO SCALE)





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Surveying, Inc.

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