

Exhibit 'B'
TERRACES OF WESTLAKE – PHASE II
PLAT

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TERRACES OF WESTLAKE - PHASE II

BEING A REPLAT OF TRACT "I", TERRACES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 143 THROUGH 149, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

NORTH EAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E. SET 3.5" 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

SOUTH LINE OF SECTION 31, TOWNSHIP 42 S., RANGE 41 E.

BASIS OF BEARING
NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 S., RANGE 41 E. S.89°48'53"E, 5270.23' (MEASURED) S.89°48'52"E, 5270.39' (COUNTY)

NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E. FOUND BRASS DISK IN CONCRETE "P.B.C." N: 884612.3300 E: 880484.6585 NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #107585

WEST LINE OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E

ORIGINAL EAST R/W LINE OF SEMINOLE-PRATT WHITNEY ROAD (O.R.B. 1544, PG. 378) (O.R.B. 1640, PG. 1626) (R.P.B. 4, PG. 34)

W.M.T. #2 WESTLAKE POD I AND POD J (P.B. 130, PG(S). 153 & 154)

EAST R/W OF ILEX WAY ILEX WAY-PHASE III (P.B. 129, PG(S).131-134)

NORTHWEST CORNER OF TRACT "I", TERRACES OF WESTLAKE - PHASE I (P.B. 136, PG(S). 143 - 149)

WEST R/W OF ILEX WAY ILEX WAY-PHASE III (P.B. 129, PG(S).131-134)

WEST LINE OF TRACT "I", TERRACES OF WESTLAKE - PHASE I (P.B. 136, PG(S). 143 - 149)

WESTERLY LINE OF TRACT "A", POD I AND POD J (P.B. 130, PG(S). 153 & 154)

ADDITIONAL EASTERLY R/W OF ILEX WAY (O.R.B. 32120, PG. 776)

EAST R/W OF ILEX WAY ILEX WAY-PHASE III (P.B. 129, PG(S).131-134)

CHRIST FELLOWSHIP CHURCH, INC. (P.B. 129, PG(S). 138 & 139)

WATERS EDGE DRIVE (P.B. 128, PG(S). 29-30)

SOUTHWEST CORNER OF TRACT "I", TERRACES OF WESTLAKE - PHASE I (P.B. 136, PG(S). 143 - 149)

TRACT "A" WESTLAKE POD I AND POD J (P.B. 130, PG(S). 153 & 154)

SKY COVE SOUTH PHASE 1A (P.B. 131, PG(S). 170 - 178)

NORTH LINE OF TRACT "A", POD I AND POD J (P.B. 130, PG(S). 153 & 154) AND SOUTH R/W OF GREEN LANE (P.B. 133, PG(S). 83-87)

EASTERLY BOUNDARY LINE OF ILEX WAY ILEX WAY - PHASE II (P.B. 128, PG(S).22-25)

O.S.T. #4

GREEN LANE (P.B. 133, PG(S). 83-87)

NORTHEAST CORNER OF TRACT "A" WESTLAKE POD I AND POD J (P.B. 130, PG(S). 153 & 154) N: 877702.1853 E: 884129.4613

W.M.T. #1 WESTLAKE POD I AND POD J (P.B. 130, PG(S). 153 & 154)

EAST LINE OF TRACT "A", POD I AND POD J (P.B. 130, PG(S). 153 & 154)

NORTHERLY EXTENSION OF WEST BOUNDARY OF THE EAST QUARTER OF SECTION 12-43-40 AS DESCRIBED IN FINAL JUDGEMENT (CASE NO.: 73 1016 CA (L) 01 MACMILLAN)

KEY SHEET

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

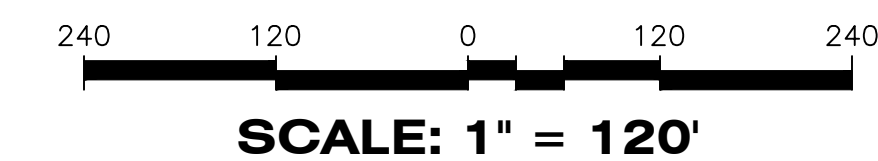
BASIS OF BEARINGS

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).

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 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' = 5.00') (IE: 7.5' = 7.50')

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



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
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
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- D.E. ----- DRAINAGE EASEMENT
- F.M.E. ----- FORCE MAIN EASEMENT
- W.M.E. ----- WATER MAIN EASEMENT
- 12-43-40 ----- SECTION-TOWNSHIP-RANGE
- AC.±/AC± ----- ACRES
- LB ----- LICENSED BUSINESS
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- Ⓞ ----- CENTER LINE OF ROAD
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- R/W ----- RIGHT-OF-WAY
- 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"



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

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POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 1,
TOWNSHIP 43 S., RANGE 40 E.
SET 3.5" 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

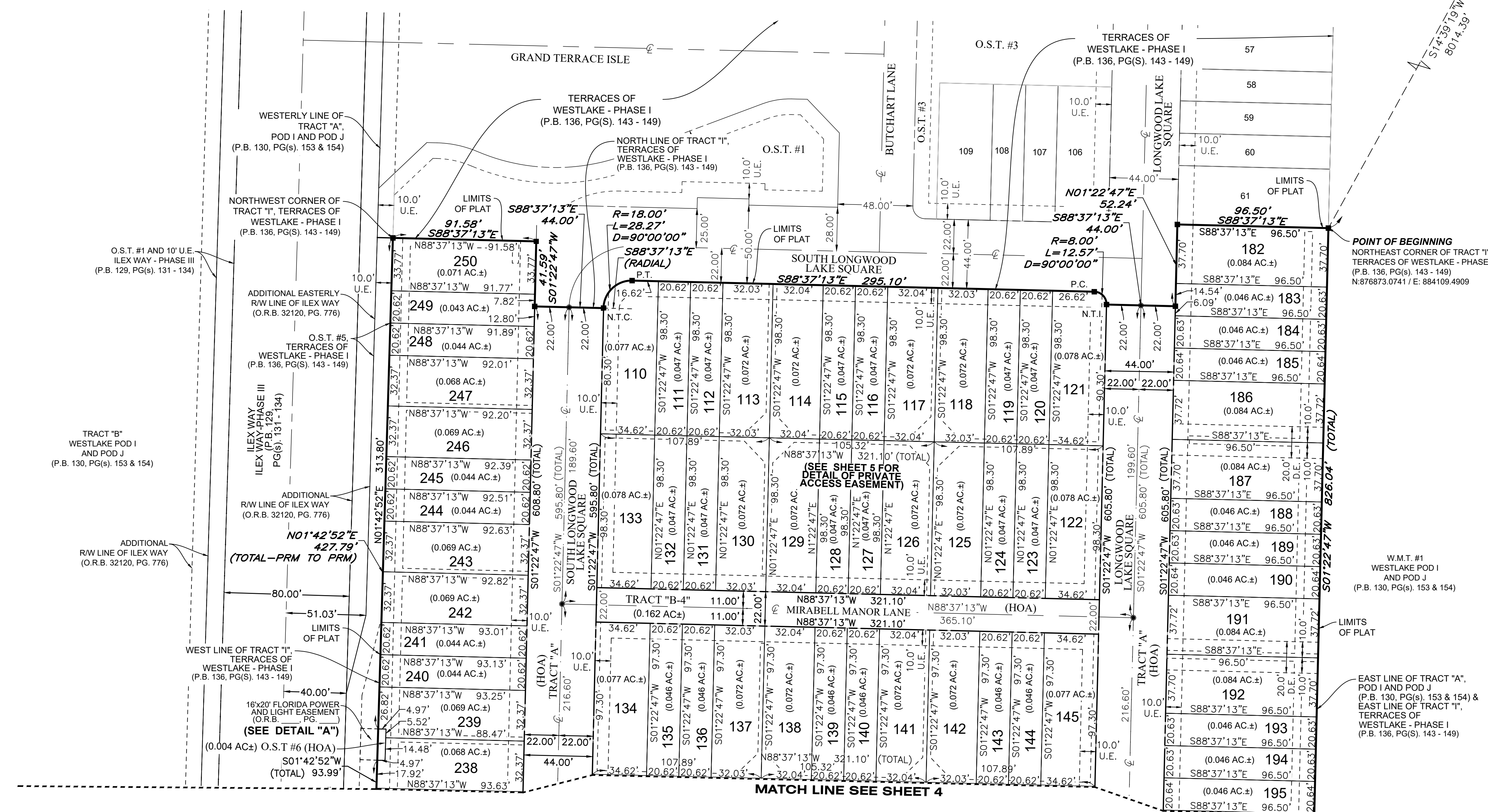
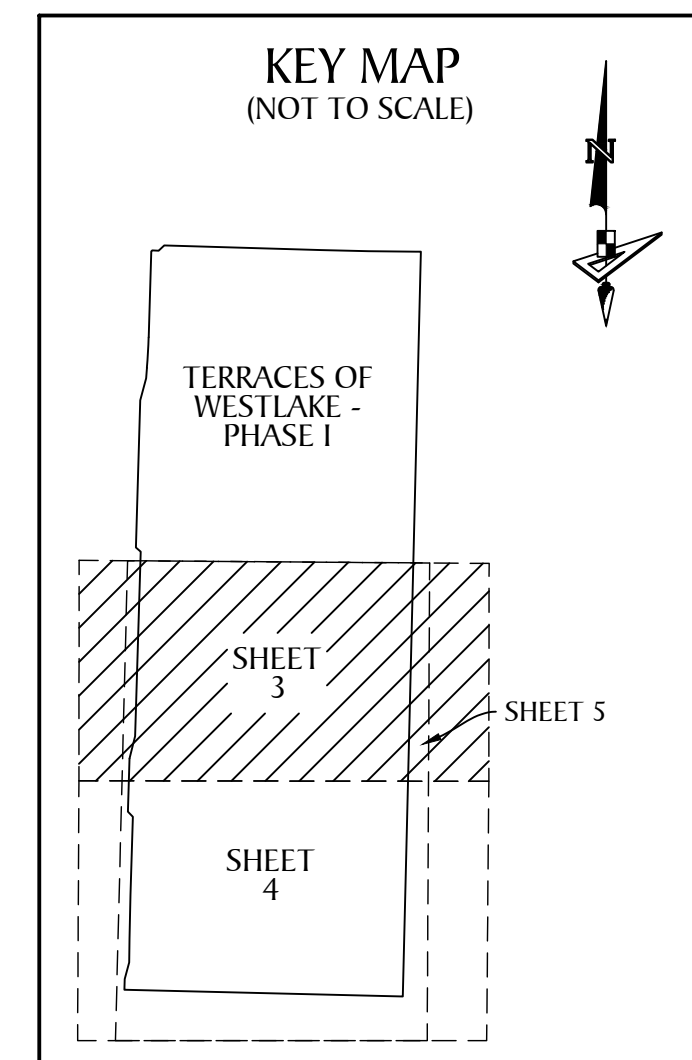
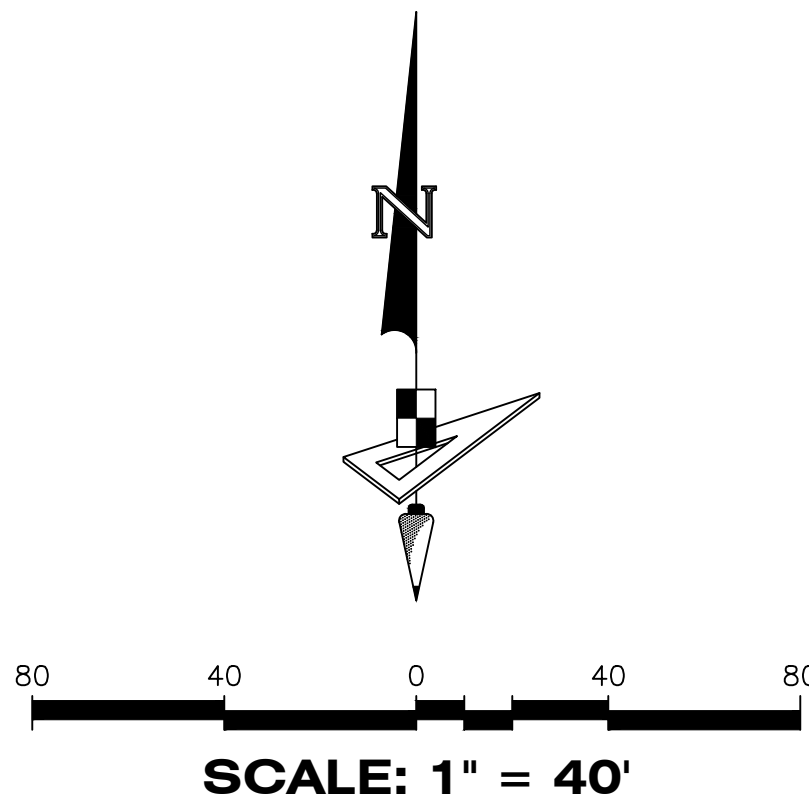
SOUTH LINE OF SECTION 31,
TOWNSHIP 42 S., RANGE 41 E.

BASIS OF BEARINGS
NORTH BOUNDARY OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.
S.89°48'53"E, 5270.23' (MEASURED)
S.89°48'52"E, 5270.39' (COUNTY)

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

NORTH BOUNDARY OF SECTION 1,
TOWNSHIP 43 S., RANGE 40 E.

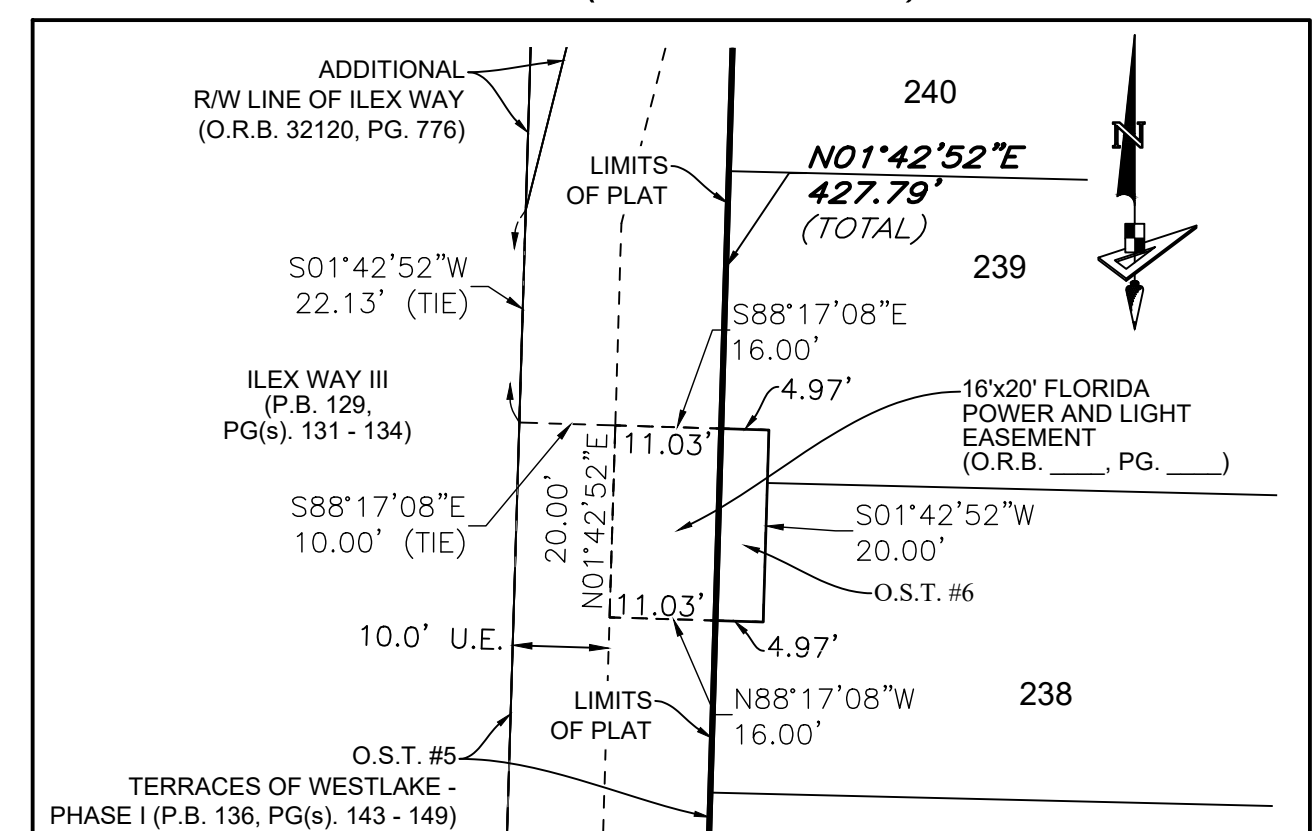
EAST LINE OF
SECTION 1-43-40



LEGEND

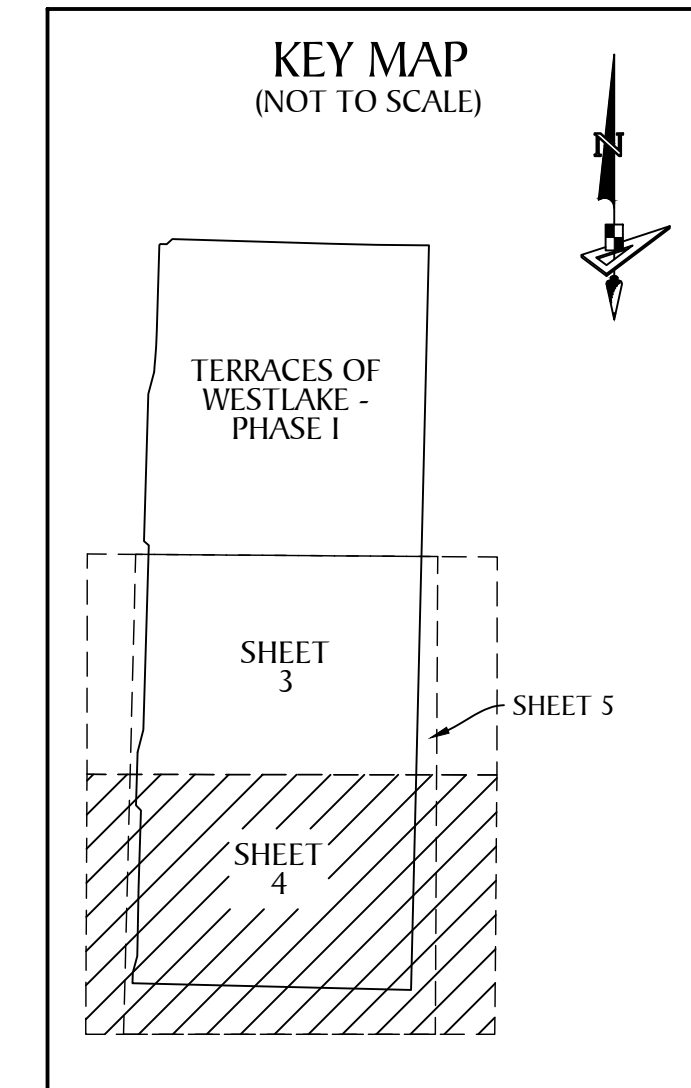
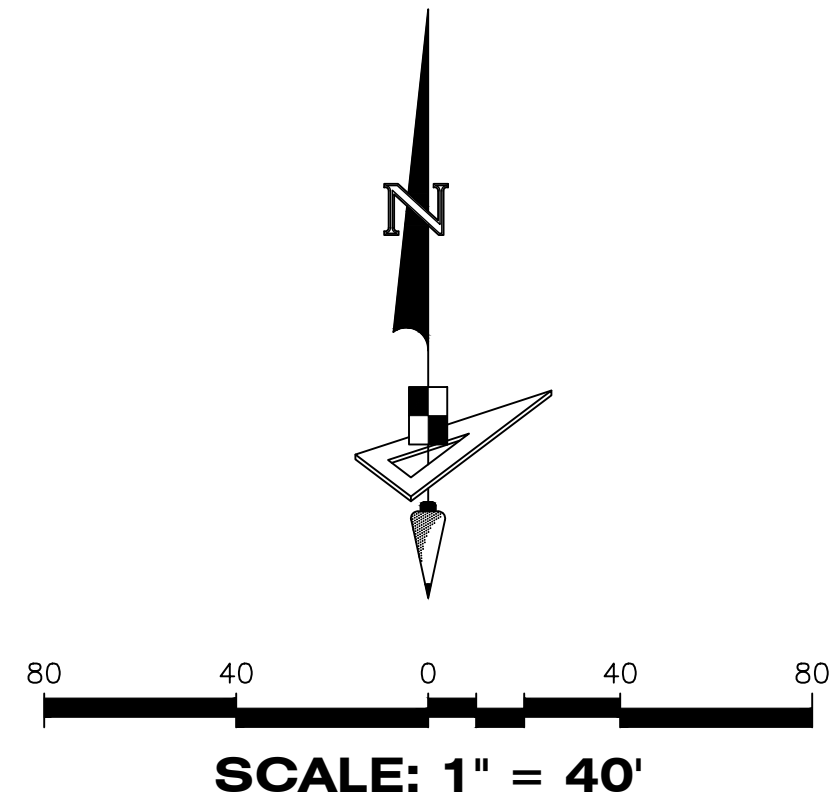
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- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

DETAIL "A" (SCALE: 1"=20')



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CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



KEY MAP
(NOT TO SCALE)

LEGEND

- P.O.B. ----- POINT OF BEGINNING
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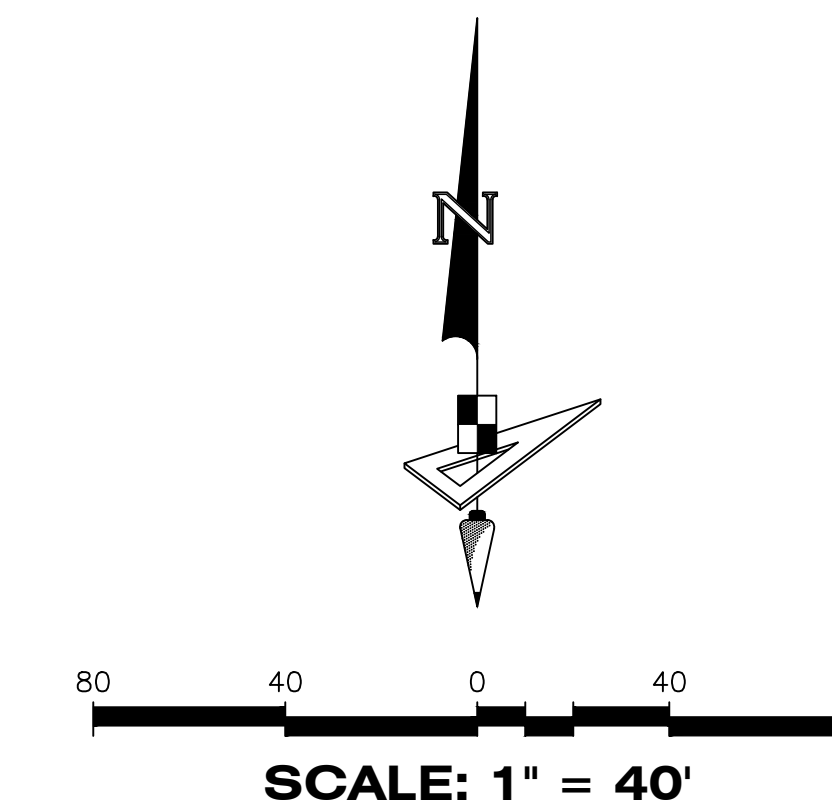
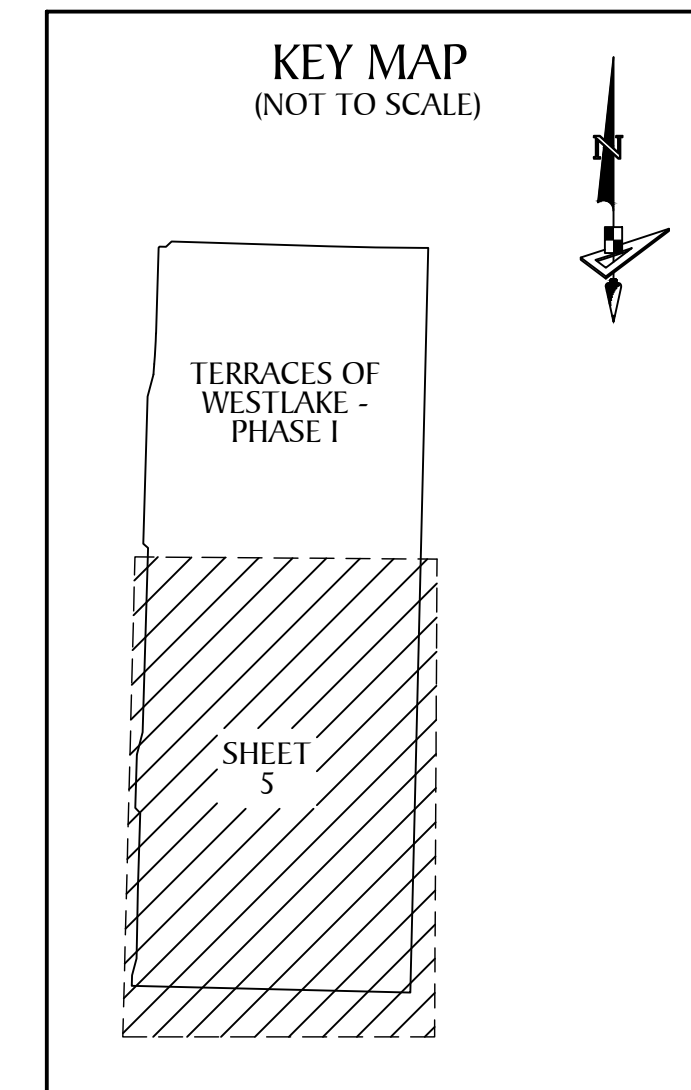


CURVE DATA TABLE				CURVE DATA TABLE			
NO.	RADIUS	DELTA	ARC	NO.	RADIUS	DELTA	ARC
C3	5055.00'	0°22'27"	33.02'	C10	4945.00'	0°14'20"	20.62'
C4	5055.00'	0°14'01"	20.62'	C11	4945.00'	0°04'55"	7.08'
C5	5055.00'	0°14'01"	20.62'	C12	5055.00'	1°01'24"	90.29'
C6	5055.00'	0°10'54"	16.03'	C13	4945.00'	1°07'28"	97.04'
C7	4945.00'	0°11'22"	16.34'	C14	18.00'	90°00'00"	28.27'
C8	4945.00'	0°22'30"	32.37'	C15	18.00'	90°00'00"	28.27'
C9	4945.00'	0°14'20"	20.62'	C16	62.00'	71°21'05"	77.21'

CURVE DATA TABLE				
NO.	RADIUS	DELTA	ARC	BEARING
C1	40.00'	90°00'00"	62.83'	S 43°37'13" E
C2	40.00'	90°00'00"	62.83'	N 46°22'47" E

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PRIVATE ACCESS EASEMENT DETAIL SHEET

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