

Exhibit 'C'
TERRACES OF WESTLAKE – PHASE II
TOPOGRAPHICAL SURVEY

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DESCRIPTION:

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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.89°51'16"W., ALONG THE NORTH LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 2025.30 FEET; THENCE S.00°08'44"E., DEPARTING SAID NORTH LINE OF SECTION 1, A DISTANCE OF 6919.41 FEET TO THE NORTHEAST CORNER OF TRACT "A", WESTLAKE POD I AND POD J, AS RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°22'47"W., ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 829.35 FEET TO NORTHEAST CORNER OF TRACT "I", TERRACES OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 136, PAGES 143 THROUGH 149, INCLUSIVE; OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE CONTINUE S.01°22'47"W., ALONG SAID EAST LINE OF TRACT "A" AND THE EAST LINE OF SAID TRACT "I", A DISTANCE OF 826.04 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "I"; THENCE N.88°37'13"W., DEPARTING SAID EAST LINE OF TRACT "A" SAID EAST LINE OF TRACT "I", AND ALONG THE SOUTH LINE OF SAID TRACT "I", A DISTANCE OF 618.87 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "I"; THENCE N.01°42'29"E., ALONG THE WEST LINE OF SAID TRACT "I", A DISTANCE OF 23.64 FEET TO A POINT ON THE ADDITIONAL EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 32120, PAGE 776, OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST LINE OF TRACT "I" AND ADDITIONAL EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY, FOR THE FOLLOWING FOUR (4) COURSES: 1) N.14°55'59"E., A DISTANCE OF 38.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 5045.00 AND A RADIAL BEARING OF N.88°48'57"W., AT SAID INTERSECTION; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°35'56", A DISTANCE OF 52.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 4955.00 FEET; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°07'28", A DISTANCE OF 97.24 FEET TO A NON-TANGENT INTERSECTION; 4) THENCE N.01°42'52"E., A DISTANCE OF 173.57 FEET; THENCE ALONG SAID WEST LINE OF TRACT "I", FOR THE FOLLOWING THREE (3) COURSES: 1) S.43°31'06"W., A DISTANCE OF 9.75 FEET; 2) THENCE S.88°37'13"E., A DISTANCE OF 3.02 FEET; 3) THENCE N.01°42'52"E., A DISTANCE OF 427.79 FEET TO THE NORTHWEST CORNER OF SAID TRACT "I"; THENCE ALONG THE NORTH LINE OF SAID TRACT "I", FOR THE FOLLOWING NINE (9) COURSES: 1) S.88°37'13"E., A DISTANCE OF 91.58 FEET; 2) THENCE S.01°22'47"W., A DISTANCE OF 41.59 FEET; 3) THENCE S.88°37'13"E., A DISTANCE OF 44.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 18.00 FEET AND A RADIAL BEARING OF S.88°37'13"E., AT SAID INTERSECTION; 4) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 28.27 FEET TO A POINT OF TANGENCY; 5) THENCE S.88°37'13"E., A DISTANCE OF 295.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 8.00 FEET; 6) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 12.57 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE S.88°37'13"E., A DISTANCE OF 44.00 FEET; 8) THENCE N.01°22'47"E., A DISTANCE OF 52.24 FEET; 9) THENCE S.88°37'13"E., A DISTANCE OF 96.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 477,906 SQUARE FEET OR 10.971 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AND RESERVE AS FOLLOWS:

SURVEYOR'S NOTES:

- CURRENT TITLE INFORMATION ON THE SUBJECT PROPERTY HAD NOT BEEN FURNISHED TO GEOPOINT SURVEYING, INC. AT THE TIME OF THIS SURVEY, AND IS SUBJECT TO TITLE REVIEW AND/OR ABSTRACT. GEOPOINT SURVEYING, INC. MAKES NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, RESERVATIONS, AGREEMENTS, AND OTHER SIMILAR MATTERS.
- THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, EXCEPT AS SHOWN HEREON, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF S.89°48'53"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-07 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA, SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90).
- THIS SURVEY IS INTENDED TO BE DISPLAYED AT 1" = 60' OR SMALLER.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE SUBJECT PARCEL LIES IN FLOOD ZONE "X" AND "AE", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12099C0531F FOR PALM BEACH COUNTY, COMMUNITY NO. 120192, PALM BEACH COUNTY, FLORIDA, DATED OCTOBER 05, 2017 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN HAVE BEEN DIGITALLY TRANSLATED FROM DFIRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER ([HTTPS://MSC.FEMA.GOV/](https://msc.fema.gov/)).
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED ON PALM BEACH COUNTY BENCHMARK "AMANDA", HAVING A PUBLISHED ELEVATION OF 25.536 FEET (NAVD 88).
- USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- ON THIS DRAWING, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FINDINGS OR FACTS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER IMPLIED OR EXPRESSED. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. THIS CERTIFICATION IS NOT A CERTIFICATE OF TITLE, EASEMENTS, ZONING, OR FREEDOM OF ENCUMBRANCES.
- THE LANDS DESCRIBED HEREON MAY CONTAIN LANDS THAT ARE CONSIDERED ENVIRONMENTALLY SENSITIVE WETLANDS THAT ARE SUBJECT TO CLAIM OR RESTRICTION BY ONE OR MORE OF THE FOLLOWING AGENCIES: ARMY CORP. OF ENGINEERS, SOUTH FLORIDA WATER MANAGEMENT DISTRICT (S.F.W.M.D.), OR DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.). WETLAND LINES AND AREAS, IF ANY, ARE NOT SHOWN HEREON.

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

BENCHMARK NOTE:

BENCHMARK: PALM BEACH COUNTY "AMANDA"
 PALM BEACH COUNTY BRASS DISK; ELEVATION = 25.536(NAVD88)

TO REACH THE STATION FROM THE INTERSECTION OF SEMINOLE PRATT WHITNEY ROAD AND ORANGE BOULEVARD (EAST), GO SOUTH ON SEMINOLE PRATT WHITNEY ROAD FOR 1.4 MILE TO THE M-CANAL AND 60TH STREET NORTH.

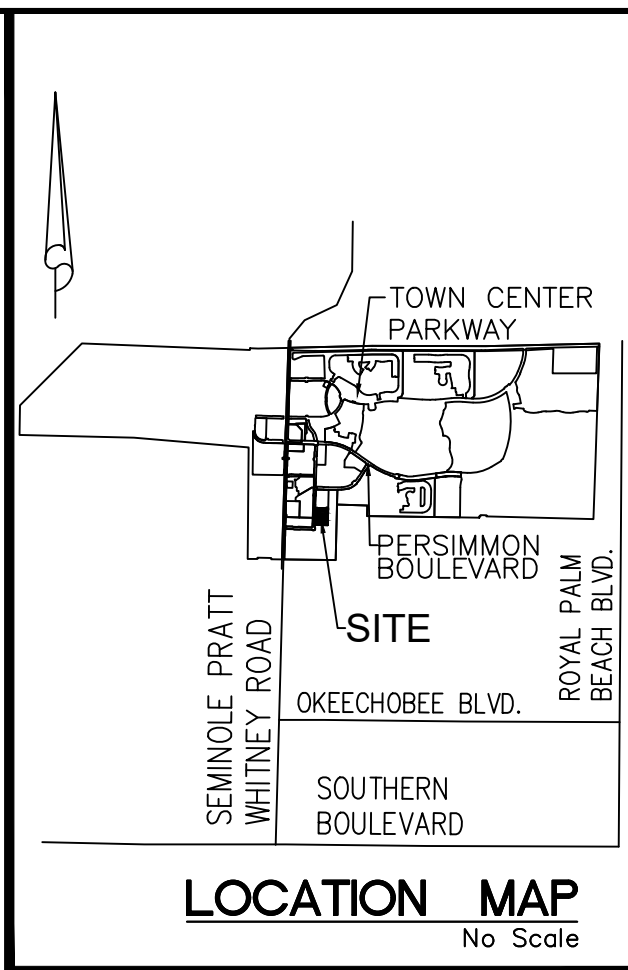
THE STATION IS LOCATED IN THE SOUTHWEST WINGWALL OF THE CONCRETE BRIDGE OVER THE M-CANAL, 6.6 FEET SOUTH OF THE SOUTHWEST END OF THE WEST HANDRAIL, 66 FEET NORTH OF THE CENTERLINE OF 60TH STREET, 46.2 FEET WEST OF THE CENTERLINE OF THE 2 LANE SEMINOLE PRATT WHITNEY ROAD.

THE STATION IS A P.B.C. BRASS DISK STAMPED "AMANDA".

NOTE: ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

MEAN SEA LEVEL = 0.00' (NAVD88)

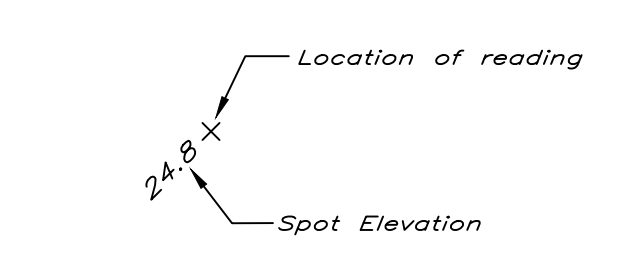
NOTE: CONVERSION FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) = +1.47 Feet.



LEGEND

D.B. -----	DEED BOOK
R.P.B. -----	ROAD PLAT BOOK
P.B. -----	PLAT BOOK
PG./PG(s) -----	PAGE(S)
O.R./O.R.B. -----	OFFICIAL RECORDS BOOK
R/W -----	RIGHT-OF-WAY
WMT -----	WATER MANAGEMENT TRACT
NAD -----	NORTH AMERICAN DATUM
NAVD -----	NORTH AMERICAN VERTICAL DATUM
FEMA -----	FEDERAL EMERGENCY MANAGEMENT AGENCY
P.B.C. -----	PALM BEACH COUNTY
12-43-40 -----	SECTION-TOWNSHIP-RANGE
R -----	CURVE RADIUS
L -----	CURVE ARC LENGTH
D -----	CURVE DELTA ANGLE
N.T. -----	NON-TANGENT
N.T.I. -----	NON-TANGENT INTERSECTION
P.C. -----	POINT OF CURVATURE
P.T. -----	POINT OF TANGENCY
R.C. -----	REVERSE CURVATURE
S.I.D. -----	SEMINOLE IMPROVEMENT DISTRICT
PRM -----	PERMANENT REFERENCE MONUMENT
U.E. -----	UTILITY EASEMENT
(TYP.) -----	TYPICAL

- ----- FOUND 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
- ----- SET 5/8" IRON ROD AND CAP "LB 7768"



The seal appearing on this document was authorized by Gary A. Rager, Professional Surveyor and Mapper, State of Florida, License No. LS4828
 This item has been electronically signed and sealed by Gary A. Rager, P.S.M., on 11/7/2023 using a SHA authentication code.
 Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

TERRACES OF WESTLAKE - PHASE II BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS No. Date Description Dwn.		Prepared For: MINTO COMMUNITIES Last Date of Field Survey: 12/02/2022
SURVEYOR'S CERTIFICATE This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter SJ-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.		4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurveying.com Licensed Business Number LB 7768
Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828		
Drawn: SWM Date: 11/28/2022 Data File: -		Check: GAR P.C.: B.C. Field Book: 2022-44W16 Section: 12 Twn. 43 S. Rng. 40 E. Job #: POD_LBS-TS_PH 2
NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER		
Sheet No. 01 of 03 Sheets		

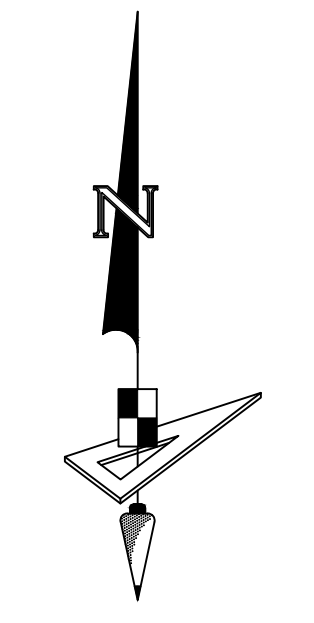
D:\DRAWING\WESTLAKE\ESTIMATE - NAVD83\SURVEY\POD1\TOWNHUBS\TERRACES\PHASE 2\12_02_2023\POD1_LBS-TS_P12.DWG PLOTTED BY: SERGIO MACHADO ON: 11/7/2023 10:32 AM
 LAST SAVED BY: SERGIO ON: 11/7/2023 10:32 AM

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

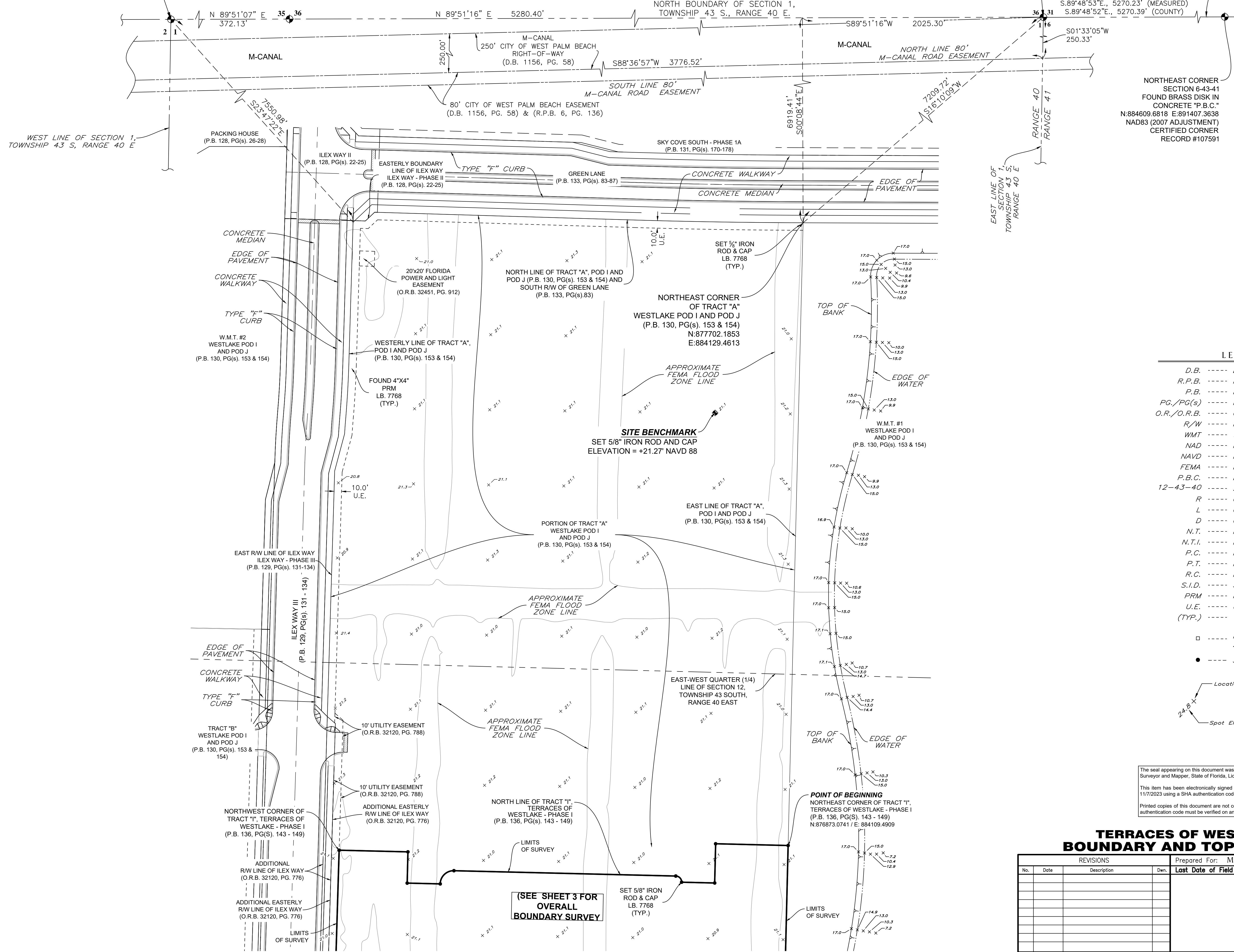
POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E. SET 3.5" IRON PIPE "PUBLIC LAND SURVEY CORNER-TALLAHASSEE MERIDIAN" BRASS DISK "10' EAST" SET IN CONCRETE / FOUND 10' EAST ON SECTION LINE N: 884626.7147 - E: 886137.1629 NAD83 (2007 ADJUSTMENT) / CERTIFIED CORNER RECORD #107597

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

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" = 60'



LEGEND

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- R.P.B. ----- ROAD PLAT BOOK
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- P.C. ----- POINT OF CURVATURE
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- R.C. ----- REVERSE CURVATURE
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- U.E. ----- UTILITY EASEMENT
- (TYP.) ----- TYPICAL

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

● ----- SET 5/8" IRON ROD AND CAP "LB 7768"

○ ----- Location of reading

• ----- Spot Elevation

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TERRACES OF WESTLAKE - PHASE II BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS			Prepared For: MINTO COMMUNITIES	
No.	Date	Description	Dwn.	Last Date of Field Survey: 12/02/2022

GeoPoint
Surveying, Inc.

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Phone: (561) 444-2720
www.geopointsurvey.com
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Drawn: SWM Date: 11/28/2022 Data File: -
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Sheet No. 02 of 03 Sheets NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER
Section: 12 Twn. 43 S. Rng. 40 E. Job #: POD_LBS-TS_PH2

(SEE SHEET 3 FOR OVERALL BOUNDARY SURVEY)

DWG NAME: WESTLAKEWESTLAKE - TERRACES PHASE 2B; TS: PH2.DWG PLOTTED BY: SERGIO MACHADO ON: 11/20/23 10:32 AM LAST SAVED BY: SERGIO ON: 11/20/23 10:32 AM

