

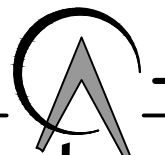
DESCRIPTION:

BEING A PORTION OF LOT 2, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°42'45"W., A DISTANCE OF 43.18 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE N.01°42'45"W., A DISTANCE OF 247.07 FEET; THENCE N.88°17'15"W., A DISTANCE OF 1080.37 FEET TO A POINT ON THE EAST LINE OF THE M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, AND THE WEST BOUNDARY LINE OF WESTLAKE - POD H PLAT, BOTH OF SAID PUBLIC RECORDS; THENCE N.00°29'31"E., ALONG SAID EAST LINE OF THE M-2 CANAL EASEMENT AND WEST BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 338.60 FEET; THENCE N.00°20'11"E., ALONG SAID EAST LINE OF THE M-2 CANAL EASEMENT AND WEST BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 755.66 FEET TO THE NORTHWEST CORNER OF SAID WESTLAKE - POD H PLAT; THENCE THE FOLLOWING SIX (6) COURSES BEING ALONG THE NORTHERLY LINE OF SAID PLAT: 1) N.89°42'52"E., A DISTANCE OF 2.34 FEET; 2) THENCE S.02°39'52"E., A DISTANCE OF 38.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 515.00 FEET; 3) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°37'22", A DISTANCE OF 769.62 FEET TO A POINT OF TANGENCY; 4) THENCE S.88°17'15"E., A DISTANCE OF 36.60 FEET; 5) THENCE S.75°52'48"E., A DISTANCE OF 51.21 FEET; 6) THENCE S.88°17'15"E., A DISTANCE OF 338.65 FEET; THENCE S.01°42'45"W., A DISTANCE OF 254.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 67.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 105.24 FEET TO A POINT OF TANGENCY; THENCE S.88°17'15"E., A DISTANCE OF 94.38 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 628,779 SQUARE FEET OR 14.435 ACRES, MORE OR LESS.

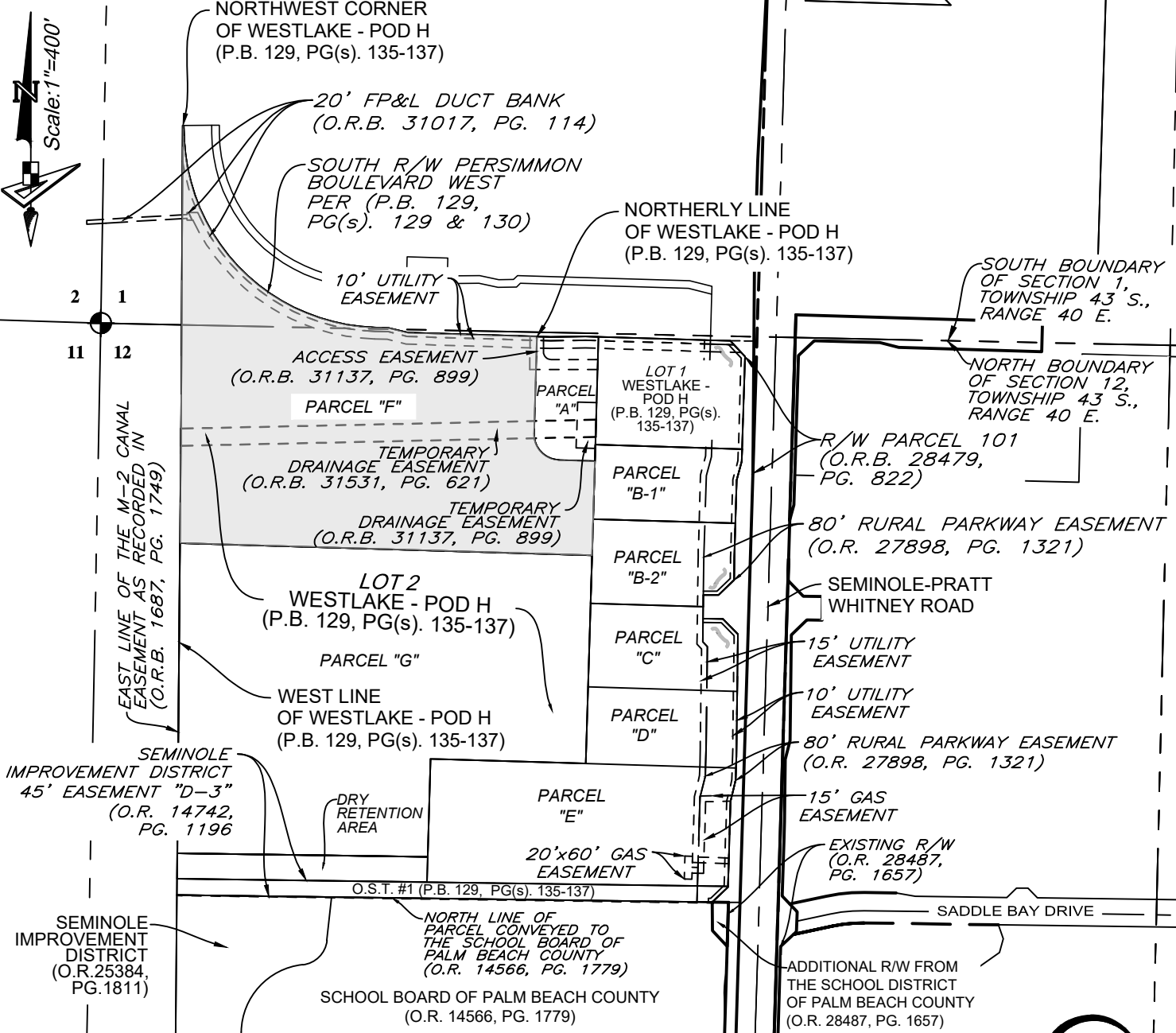
**WESTLAKE - POD H _ PARCEL "F"
SKETCH AND DESCRIPTION**



REVISIONS				Prepared For: MINTO COMMUNITIES	
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A	
				SURVEYOR'S CERTIFICATE This certifies this Sketch and Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Gary Rager <small>DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc, ou=Professional Surveyor and Mapper, cn=Gary Rager, email=GaryR@geopointsurvey.com, Date: 2021.05.07.13:04:24 -0400</small> Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828	
Sheet No. 1 of 3 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
				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: 03/02/21
				Section: 12 Twn. 43S Rng. 40E Job #: Pod H_PARCEL F	

LEGEND

- O.R.B. -- OFFICIAL RECORDS BOOK
- P.O.C. -- POINT OF COMMENCEMENT
- P.O.B. -- POINT OF BEGINNING
- P.B. -- PLAT BOOK
- PG./PG(s) -- PAGE(s)
- R/W -- RIGHT-OF-WAY
- O.S.T. -- OPEN SPACE TRACT
- F.P.&L -- FLORIDA POWER & LIGHT



WESTLAKE - POD H PARCEL "F" SKETCH AND DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO COMMUNITIES
 Last Date of Field Survey: N/A



GeoPoint
Surveying, Inc.

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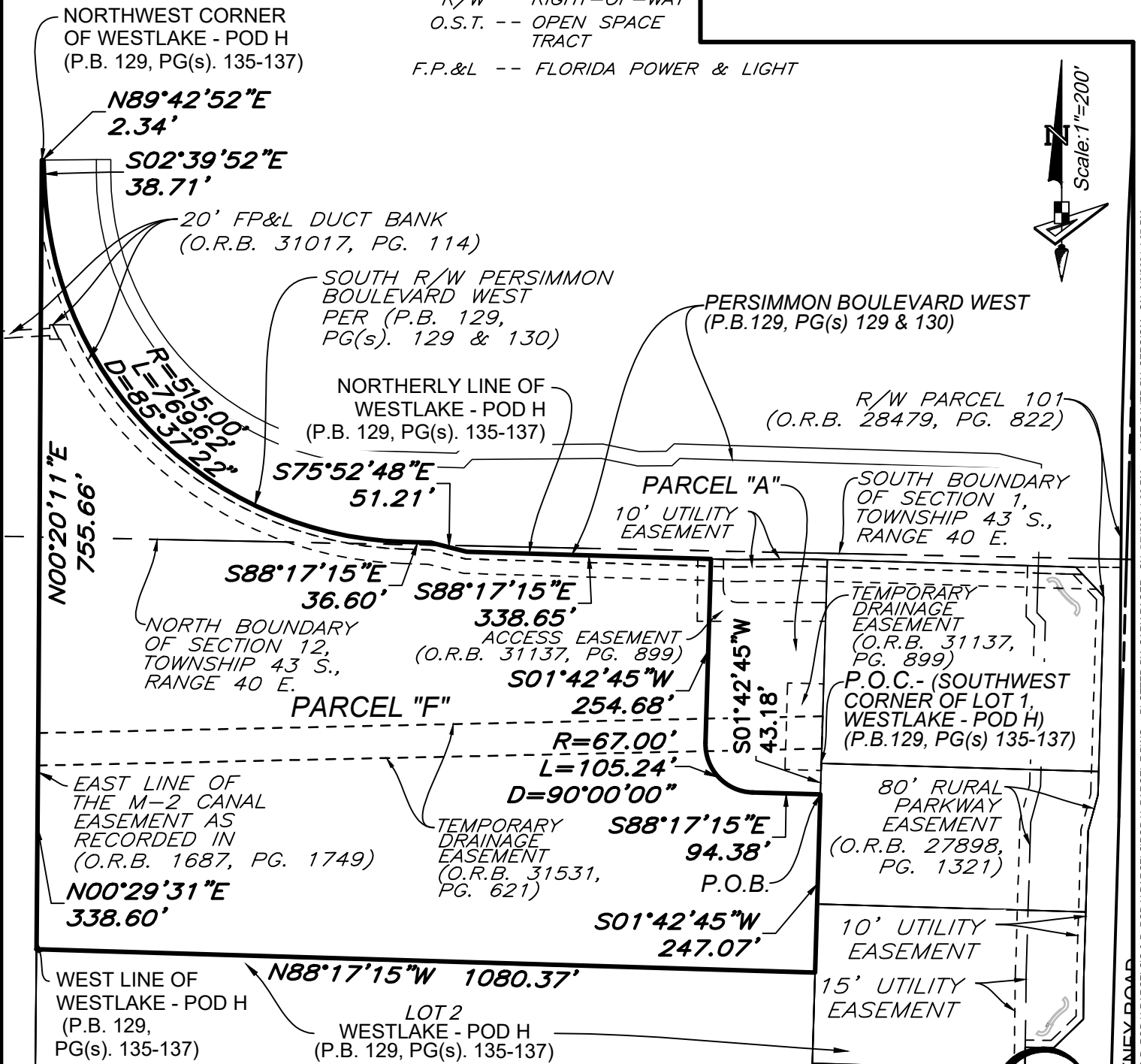
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Drawn: SWM	Date: 03/02/21	Data File: ~~~~~
Check: GAR	P.C.: ~~~	Field Book: ~~~~~

DWG NAME: W:\WESTLAKE\WESTLAKE - NAV D88\SURVEYS & D_POD H\PARCELS\POD H_PARCEL F.DWG PLOTTED BY: GARY RAGER ON: 5/7/2021 1:03 PM LAST SAVED BY: SERGIOM ON: 3/8/2021 4:07 PM

LEGEND


- | | |
|---------------------------------|---------------------------------|
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WESTLAKE - POD H PARCEL "F" SKETCH AND DESCRIPTION

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