



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

STAFF MEMORANDUM

DATE: 10/20/2020
PETITION NO.: ENG-2020-25
DESCRIPTION: Review of Plat for Westlake Plaza (POD G – SOUTHEAST)
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Applicant (Minto PBLH, LLC) is requesting approval of Plat for Westlake Plaza (POD G – SOUTHEAST)

Final Recommendation

The Office of the City Engineer has reviewed the documents associated the application and recommends approval by the Council. The Seminole Improvement District’s Engineering Department and Board of Supervisors approved Westlake Plaza on October 5, 2020.

Discussion

Westlake Plaza is located near the City Center at the northwest corner of Persimmon Boulevard West and Seminole Pratt Whitney Road as shown in the graphic below.

Location Map

PUBLIX AT WESTLAKE
Westlake, Florida



Westlake Plaza will consist of a Publix grocery that will include a liquor store and eight (8) 1,200 sq. ft. retail stores. The area for this Plat contains 20.3205 acres. 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

Two (2) 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'
WESTLAKE PLAZA
LEGAL DESCRIPTION

A PORTION TRACT M-3, PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.00°59'07"W. ALONG THE WEST BOUNDARY OF SAID SECTION 1, A DISTANCE OF 349.11 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF M-CANAL, A 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY, DESCRIBED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE S.87°46'28"E. ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 370.84 FEET; THENCE N.88°36'57"E. ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 1406.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A 100 FOOT WIDE RIGHT-OF-WAY, DESCRIBED IN OFFICIAL RECORDS BOOK 1544, PAGE 378, AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 3323.29 FEET; THENCE N.88°17'08"W., A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF RIGHT-OF-WAY PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING. THENCE THE FOLLOWING COURSES BEING ALONG SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101; THENCE S.01°42'52"W., A DISTANCE OF 13.97 FEET; THENCE S.04°59'06"W., A DISTANCE OF 210.34 FEET; THENCE S.01°42'52"W., A DISTANCE OF 50.63 FEET; THENCE S.01°33'22"E., A DISTANCE OF 210.34 FEET; THENCE S.01°42'52"W., A DISTANCE OF 123.26 FEET; THENCE S.14°59'41"W., A DISTANCE OF 52.24 FEET; THENCE S.01°42'52"W., A DISTANCE OF 290.78 FEET; THENCE S.46°42'49"W., A DISTANCE OF 56.57 FEET; THENCE N.88°17'15"W., A DISTANCE OF 3.03 FEET; THENCE N.75°52'48"W., ALONG THE NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD, AS SHOWN ON PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF SAID PUBLIC RECORDS, AND ITS EASTERLY EXTENSION, A DISTANCE OF 69.82 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD, FOR THE FOLLOWING SEVEN (7) COURSES: 1) N.88°17'15"W., A DISTANCE OF 440.37 FEET; 2) THENCE S.46°42'45"W., A DISTANCE OF 14.54 FEET; 3) THENCE S.89°29'36"W., A DISTANCE OF 48.11 FEET; 4) THENCE N.78°05'58"W., A DISTANCE OF 51.20 FEET; 5) THENCE S.89°29'36"W., A DISTANCE OF 179.16 FEET; 6) THENCE S.44°29'36"W., A DISTANCE OF 16.30 FEET; 7) THENCE N.88°17'15"W., A DISTANCE OF 27.23 FEET. THENCE N.44°29'36"E., A DISTANCE OF 29.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°29'36", A DISTANCE OF 37.08 FEET TO A POINT OF TANGENCY; THENCE N.02°00'00"E., A DISTANCE OF 50.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1000.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF A SAID CURVE THROUGH A CENTRAL ANGLE OF 02°00'00", A DISTANCE OF 34.91 FEET; THENCE N.04°00'00"E., A DISTANCE OF 90.00 FEET; THENCE N.02°00'00"E., A DISTANCE OF 800.00 FEET; THENCE S.88°17'08"E., A DISTANCE OF 681.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 500.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'43", A DISTANCE OF 52.46 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 500.00 FEET; THENCE EASTERLY, ALONG THE ARC SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'43", A DISTANCE OF 52.46 FEET TO A POINT ON THE WEST LINE OF RIGHT-OF-WAY PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., ALONG SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 52.00 FEET; THENCE S.43°17'08"E., ALONG SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 56.57 FEET TO THE POINT OF BEGINNING. CONTAINING 20.3205 ACRES, 885,162 SQ FT. MORE OR LESS.

Exhibit 'B'
WESTLAKE PLAZA
TOPOGRAPHICAL SURVEY

THIS PAGE WAS LEFT BLANK ON PURPOSE

LEGEND

- A/C - AIR CONDITIONER
L - ARC LENGTH
ALUM. - ALUMINUM
B.E. - BUFFER EASEMENT
C.O. - CLEANOUT
CLF - CHAIN LINK FENCE
CONC. - CONCRETE
COV. COVERED
D.E. - DRAINAGE EASEMENT
ELEC. - ELECTRIC
ELEV. - ELEVATION
EQUIP. - EQUIPMENT
ESMT. - EASEMENT
EXIST. - EXISTING
F.P.L. - FLORIDA POWER & LIGHT
FIN. - FINISHED
FLR. - FLOOR
FND. - FOUND
I.R./CAP - IRON ROD & CAP
INV. - INVERT
IRR. - IRRIGATION
L.A.E. - LIMITED ACCESS EASEMENT
O/S - BUILDING OFFSET
O.R.B. - OFFICIAL RECORD BOOK
P.B. - PLAT BOOK
P.B.C.R. - PALM BEACH COUNTY RECORD
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
POS. - PAGE(S)
P.R.M. - PERMANENT REFERENCE MONUMENT
PROP. - PROPOSED
R. - RADII
R/W - RIGHT-OF-WAY
RGE. - RANGE
SEC. - SECTION
Δ - DELTA (CENTRAL ANGLE)
SQ. FT. - SQUARE FEET
TWP. - TOWNSHIP
TYP. - TYPICAL
U.E. - UTILITY EASEMENT
W.M. - WATER METER
W.E. - WATER EASEMENT
S.E. - SANITARY EASEMENT
- - LIGHT POLE
- - FIRE HYDRANT
- - CATCH BASIN
- - WATER VALVE
- - SET 5/8" IR/CAP LB 3591
- - SANITARY MANHOLE
- - DRAINAGE MANHOLE
- - WOOD POWER POLE (UNLESS NOTED)
- - CENTER LINE
- - EXISTING ELEVATION
- - TRAFFIC SIGN
-OHE- - ELECTRICAL WIRES OVERHEAD
-FM- - FORCE MAIN
-W- - WATER MAIN
-IRR- - IRRIGATION LINE
-TEL- - PHONE OR FIBER OPTIC LINE
-STM- - STORM LINE
-SS- - SEWER LINE
- - ANCHOR
- - WATER METER
- - RPZ
- - GROUND LIGHT
- - ELECTRIC HAND HOLE
- - IRRIGATION CONTROL VALVE
- - CONCRETE POWER POLE
- - FIRE DEPARTMENT CONNECTION

SCHEDULE B-II EXCEPTIONS

FILE NUMBER: 20089011
ISSUING OFFICE: 600 W. HILLSBORO BLVD. STE 4500 DEERFIELD BEACH, FLORIDA 33441
COMMITMENT DATE: JUNE 12, 2020 @ 8:00PM
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

- 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OF ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRED FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES: ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ON THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION.
4. CONSTRUCTION, MECHANIC'S, CONTRACTOR'S OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD.
5. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
6. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2020, AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE.
7. ALL MATTERS CONTAINED ON THE PLAT OF WESTLAKE POD G-SOUTH RECORDED IN PLAT BOOK _____ PAGE _____.
8. OIL, GAS AND MINERAL RESERVATIONS IN FAVOR OF SOUTHERN STATES LAND AND TIMBER CORPORATION, AS CONTAINED IN DEED RECORDED IN DEED BOOK 941, PAGE 526, AS MODIFIED BY THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 312, PAGE 342. THE RIGHT OF SURFACE ENTRY HAVING BEEN TERMINATED BY OPERATION OF THE FLORIDA MARKETABLE RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES.

(AFFECTS PROPERTY NOT ABLE TO PLOT)

9. NOTICE OF RIGHT OF FIRST REFUSAL BETWEEN CALLERY-JUDGE GROVE, L.P. AND MOBIL OIL CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 10923, PAGE 669.

(AFFECTS PROPERTY NOT ABLE TO PLOT)

10. SEMINOLE PRATT WHITNEY ROAD RURAL PARKWAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 27898, PAGE 1321.

(AFFECTS PROPERTY SHOWN HEREON)

11. TERMS AND CONDITIONS OF THE AMENDED AND RESTATED DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 31054, PAGE 1844.

(DOES NOT AFFECTS PROPERTY NOT PLOTTED)

12. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BETWEEN MINTO PBLH, LLC AND PUBLIX SUPER MARKETS, INC. RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____

13. TERMS AND CONDITIONS OF DRAINAGE EASEMENT GRANTED BY MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO PUBLIX SUPERMARKETS, INC. RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____

14. ALL MATTERS CONTAINED ON THE PLAT OF PLAT OF PERSIMMON BOULEVARD WEST-REPLAT RECORDED IN PLAT BOOK 129, PAGE 129.

(AFFECTS PROPERTY SHOWN HEREON)

AS A MATTER OF INFORMATION, THE FOLLOWING MATTER APPEARS OF RECORD: RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 27737, PAGE 15

REVISED 03/07/2016

EXHIBIT "H"

SURVEYOR'S ADDITIONAL CERTIFICATE

DAVID P. LINDLEY, A REGISTERED LAND SURVEYOR, LICENSE NO. 5005, IN AND FOR THE STATE OF FLORIDA AND LEGALLY DOING BUSINESS IN PALM BEACH COUNTY, DOES HEREBY CERTIFY TO PUBLIX SUPER MARKETS, INC., A FLORIDA CORPORATION AND TITLE INSURANCE COMPANY: OLD REPUBLIC NATIONAL TITLE INSURANCE, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

- (1) THE ACCOMPANYING SURVEY ("SURVEY") REPRESENTS A TRUE AND CORRECT SURVEY MADE BY ME BASED ON FIELD OBSERVATIONS ON 7/21/2020, OF THE LAND THEREIN PARTICULARLY DESCRIBED;
(2) THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;
(3) TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;
(4) THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT DESCRIBED BELOW;
(5) THE AREA OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY ARE AS SHOWN AND ALL BUILDINGS AND IMPROVEMENTS ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES OF THE PROPERTY;
(6) THERE ARE NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS;
(7) THERE ARE NO EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF SAME, OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY;
(8) THERE ARE NO ENCROACHMENTS ON THE ADJOINING PROPERTIES, STREETS, OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES AND IMPROVEMENTS, OTHER THAN AS SHOWN ON THE SURVEY;
(9) THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY STREETS, ALLEYS OR BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON THE ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY;
(10) ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES THAT PASS THROUGH OR ARE LOCATED ON ADJOINING LAND;
(11) THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL VISIBLE STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE, ALONG WITH THE DIRECTION OF THE DRAINAGE FLOW;
(12) ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY;
(13) THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X" & "AE" OR "1% AEC FLOOD" OF THE FLOOD INSURANCE RATE COMMUNITY PANEL NO. 120990345F BEARING AN EFFECTIVE DATE OF OCTOBER 5, 2017. IF THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA THE FLOOR ELEVATIONS OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY;
(14) THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY, PERSIMMON BOULEVARD WEST AND SEMINOLE-PRATT WHITNEY ROAD.
(15) [EXCEPT AS SHOWN ON THE SURVEY.] THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS OR ANY OTHER PURPOSE; AND
(16) THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
(17) THERE ARE NO PARKING SPACES ON SITE, TOTAL NUMBER OF STRIPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS [NUMBER]. THIS NUMBER MEETS THE MINIMUM REQUIREMENTS FOR THE SUBJECT PROPERTY AS REQUIRED BY [ZONING CODE SECTION], WHICH SETS FORTH THE FOLLOWING PARKING REQUIREMENTS: _____.
(18) ZONING NOT PROVIDED BY CLIENT. THE LAND DESCRIBED IN THIS SURVEY IS IN THE _____ ZONING DISTRICT AND THE CURRENT USE ON THE LAND HEREIN DESCRIBED IS A PERMITTED USE IN THAT ZONING DISTRICT.
(19) AREAS DEVOTED OR RESTRICTED IN RECIPROCAL EASEMENT AGREEMENTS, AND ALL OTHER MATTERS VISIBLE ON THE GROUND OR OF RECORD (AS REFLECTED IN THE BELOW REFERENCED TITLE COMMITMENT AND SHOWN WITH THE APPROPRIATE RECORDING REFERENCE), OR OF WHICH THE UNDERSIGNED HAS OTHERWISE BEEN ADVISED AS LOCATED ON, ENGINEERING OR APPURTENANT TO THE PROPERTY, RURAL PARKWAY EASEMENT OFFICIAL RECORD BOOK 27865, PAGE 1321 PLOTTED.

THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT NO. 20089011 AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY WITH THE APPROPRIATE RECORDING REFERENCE.

[IF THE CERTIFICATE IS ATTACHED TO RATHER THAN TYPED OR OTHERWISE REPRODUCED ON THE FACE OF THE SURVEY, ADD A PARAGRAPH SPECIFICALLY IDENTIFYING THE SURVEY (SUCH AS BY DATE, PROPERTY DESCRIPTION, AND SURVEY NUMBER) TO WHICH THE CERTIFICATE RELATES. REPRODUCE THIS CERTIFICATE ON THE FACE OF THE SURVEY IF POSSIBLE.]

THE PARTIES LISTED ABOVE, THEIR SUCCESSORS AND ASSIGNS, AND ANY FUTURE LENDER OF PUBLIX, ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND CORRECT.

THIS SURVEY IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION ("ALTA") AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2016 AND INCLUDES ITEMS 1, 2, 3, 4, 11, 13, 14, AND 19 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MINIMUM ANGLE DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS.

DAVID P. LINDLEY

REGISTRATION NO. 5005

DATE: 07/28/2020 [SEAL]

NOTES

- 1. REPRODUCTIONS OF THIS ALTA/NSPS SURVEY ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON WERE ABSTRACTED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER : 20089011, EFFECTIVE DATE: JUNE 12, 2020 AT 8:00 AM. SCHEDULE B-SECTION II EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH 88°17'15" EAST ALONG THE CENTER LINE OF PERSIMMON BOULEVARD WEST OF SECTION 01-40-43 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).
6. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT.
7. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
8. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. FLOOD ZONE: "X"; COMMUNITY PANEL NO. 12099 0345F; DATE: OCTOBER 05, 2017; FLOOD ZONE: "AE (EL 16.5 FEET)"; COMMUNITY PANEL NO. 12099 0345F; DATE: OCTOBER 05, 2017.
11. BENCHMARK ORIGIN DESCRIPTION: PALM BEACH COUNTY BENCHMARK GRIFFIN ELEVATION = 20.032 (NAVD 88).

DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

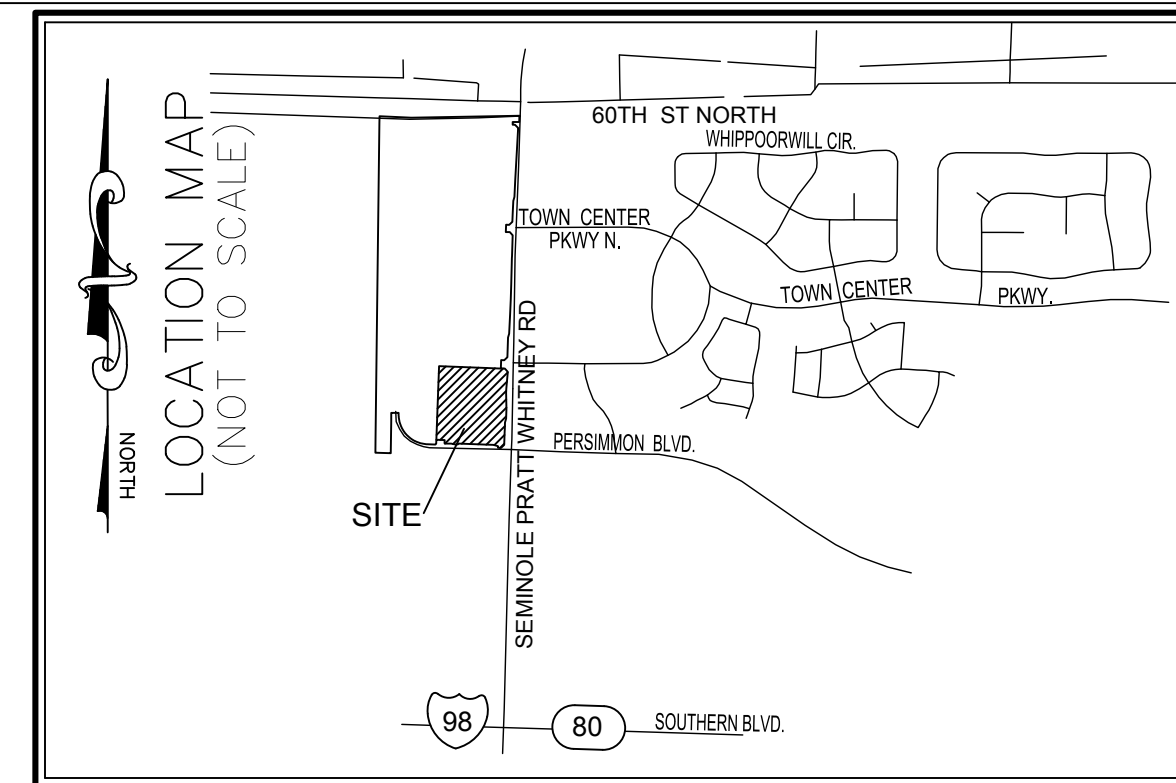
COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.00°59'07"W ALONG THE WEST BOUNDARY OF SAID SECTION 1, A DISTANCE OF 349.11 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF M-CANAL, A 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY, DESCRIBED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE S.87°46'28"E ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 370.84 FEET; THENCE N.88°36'57"E ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 1406.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A 100 FOOT WIDE RIGHT-OF-WAY, DESCRIBED IN OFFICIAL RECORDS BOOK 1544, PAGE 378, AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 3323.29 FEET; THENCE N.88°17'08"W, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF RIGHT-OF-WAY PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING.

THENCE THE FOLLOWING COURSES BEING ALONG SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101; THENCE S.01°42'52"W, A DISTANCE OF 13.97 FEET; THENCE S.04°59'06"W, A DISTANCE OF 210.34 FEET; THENCE S.01°42'52"W, A DISTANCE OF 506.63 FEET; THENCE S.01°33'22"E, A DISTANCE OF 210.34 FEET; THENCE S.01°42'52"W, A DISTANCE OF 123.26 FEET; THENCE S.14°59'41"W, A DISTANCE OF 52.24 FEET; THENCE S.01°42'52"W, A DISTANCE OF 290.78 FEET; THENCE S.46°42'49"W, A DISTANCE OF 56.57 FEET; THENCE N.88°17'15"W, A DISTANCE OF 33.03 FEET; THENCE N.75°52'48"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD, AS SHOWN ON PERSIMMON BOULEVARD WEST - REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF SAID PUBLIC RECORDS, AND ITS EASTERLY EXTENSION, A DISTANCE OF 69.82 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD, FOR THE FOLLOWING SEVEN (7) COURSES:

N.88°17'15"W, A DISTANCE OF 440.37 FEET;
THENCE S.46°42'45"W, A DISTANCE OF 14.54 FEET;
THENCE S.89°29'36"W, A DISTANCE OF 48.11 FEET;
THENCE N.78°05'58"W, A DISTANCE OF 51.20 FEET;
THENCE S.89°29'36"W, A DISTANCE OF 179.16 FEET;
THENCE S.44°29'36"W, A DISTANCE OF 16.30 FEET;
THENCE N.88°17'15"W, A DISTANCE OF 27.23 FEET.

THENCE N.44°29'36"E, A DISTANCE OF 29.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE CONCAVE THROUGH A CENTRAL ANGLE OF 42°29'36", A DISTANCE OF 37.08 FEET TO A POINT OF TANGENCY; THENCE N.02°00'00"E, A DISTANCE OF 50.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1000.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF A SAID CURVE THROUGH A CENTRAL ANGLE OF 02°00'00", A DISTANCE OF 34.91 FEET; THENCE N.04°00'00"E, A DISTANCE OF 90.00 FEET; THENCE N.02°00'00"E, A DISTANCE OF 800.00 FEET; THENCE S.88°17'08"E, A DISTANCE OF 681.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 500.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'43", A DISTANCE OF 52.46 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 500.00 FEET; THENCE EASTERLY, ALONG THE ARC SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'43", A DISTANCE OF 52.46 FEET TO A POINT ON THE WEST LINE OF RIGHT-OF-WAY PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE S.43°17'08"E, ALONG SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 56.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.321 ACRES, 885,162 SQ FT. MORE OR LESS.



SECTION 1, TOWNSHIP 40 SOUTH, RANGE 43 EAST

COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
SCALE FACTOR = 1.000001817
DATUM = NAD 83 2007 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.000001817
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

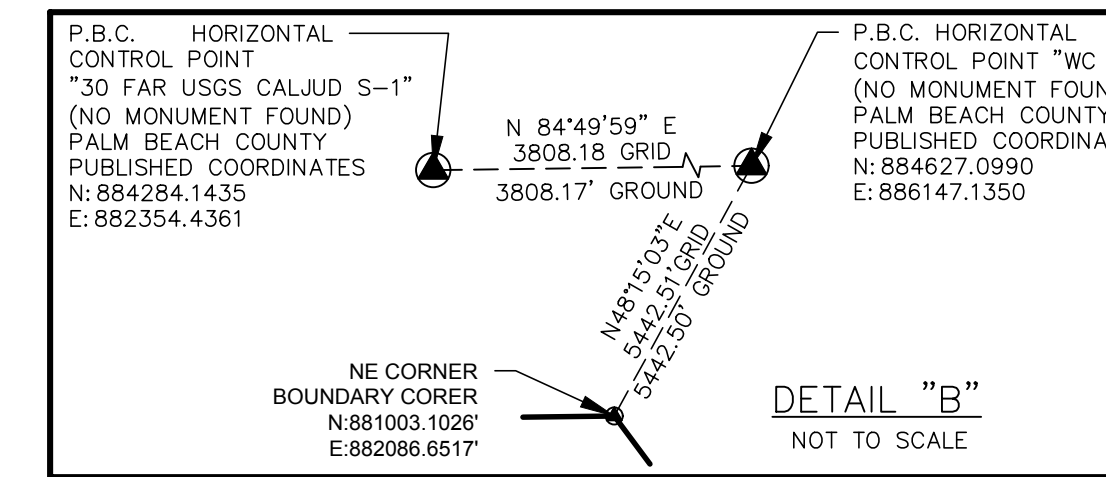
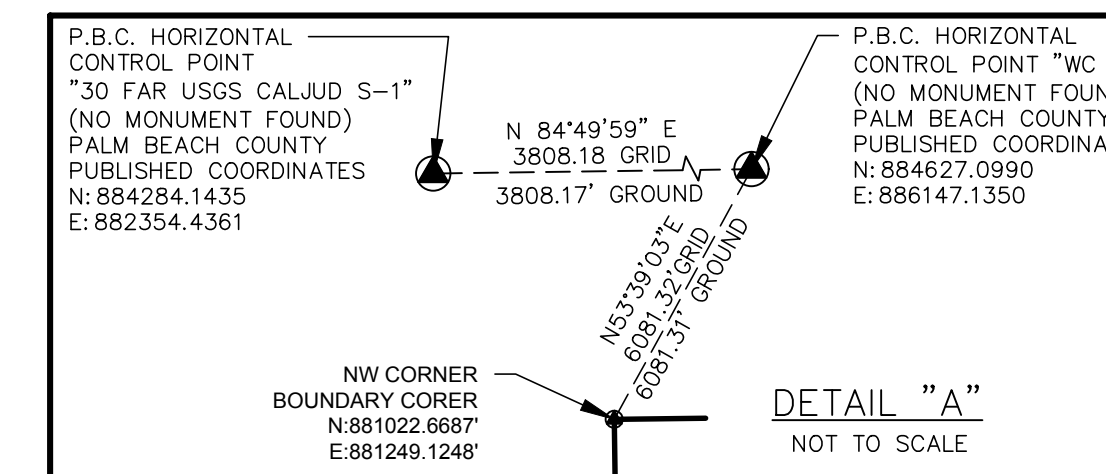


Table with columns for REVISIONS, DATE, and BY.

CAULFIELD & WHEELER, INC. CIVIL ENGINEERING - LAND PLANNING LANDSCAPE ARCHITECTURE - SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33424 PHONE (561) 392-1991 / FAX (561) 750-1452

WESTLAKE PUBLIX ALTA/NSPS LAND TITLE SURVEY

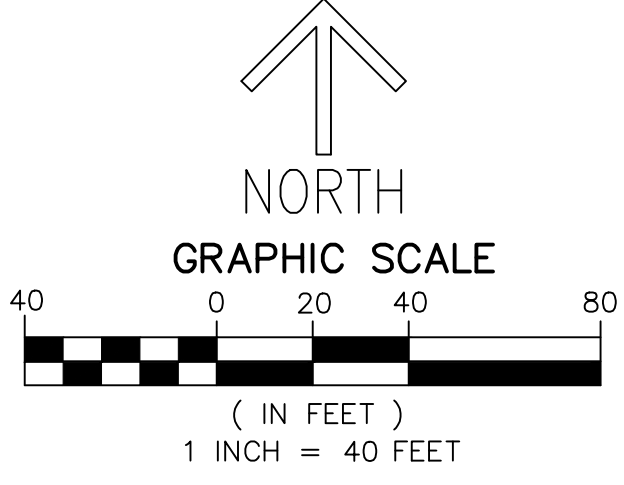
Table with columns for DATE, DRAWN BY, F.B./PG., SCALE.

DAVID P. LINDLEY REGISTERED LAND SURVEYOR NO. 5005 STATE OF FLORIDA L.B. 3591

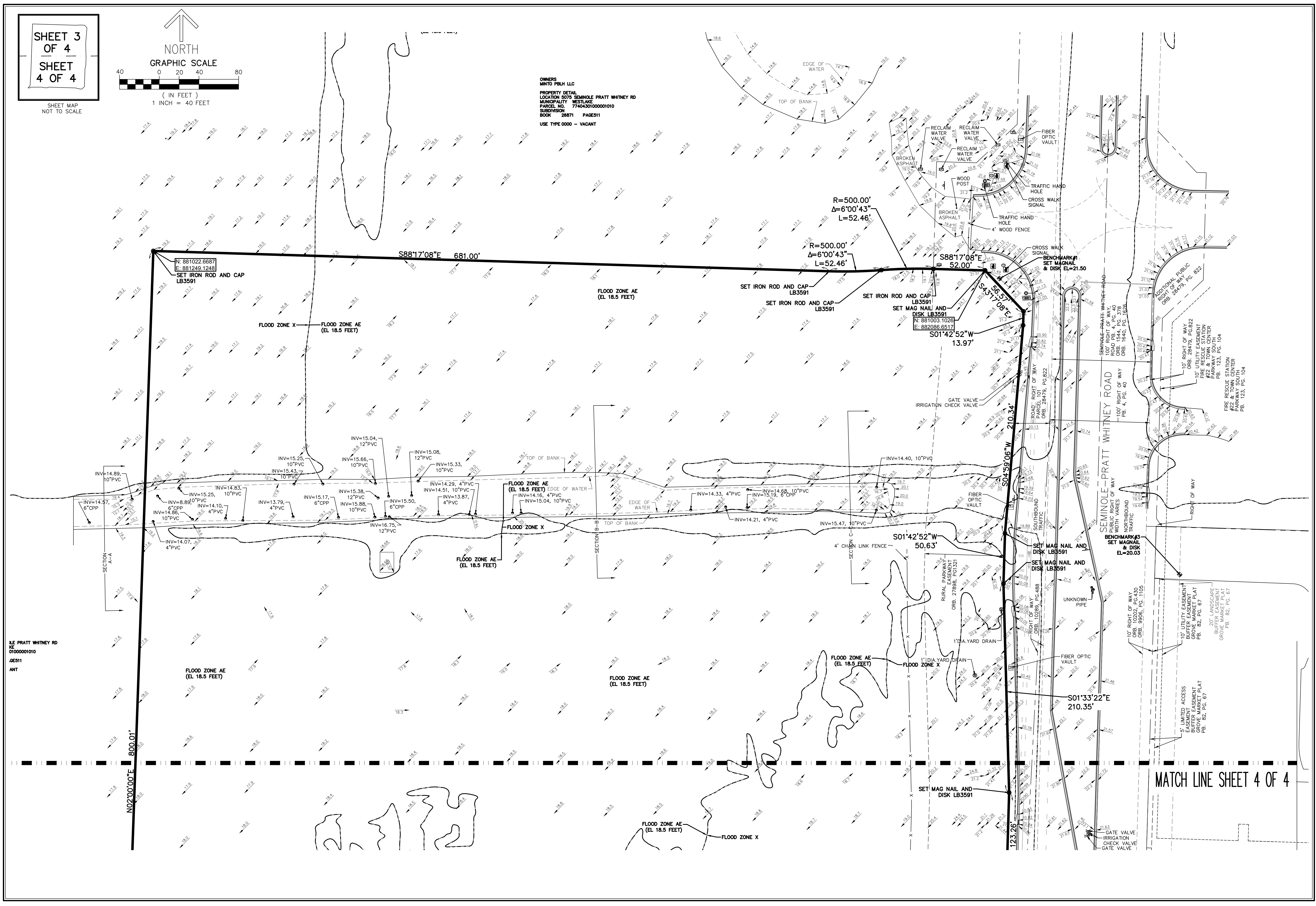
Table with columns for JOB #, SHT.NO., SHEETS.

SHEET 3
OF 4
SHEET
4 OF 4

SHEET MAP
NOT TO SCALE



OWNERS
MINTO PBLX LLC
PROPERTY DETAIL
LOCATION 5075 SEMINOLE PRATT WHITNEY RD
MUNICIPALITY WESTLAKE
PARCEL NO. 77404301000001010
SUBDIVISION
BOOK 28871 PAGE 511
USE TYPE 0000 - VACANT



SEMINOLE PRATT WHITNEY RD
NE 01000001010
PAGE 511
VACANT

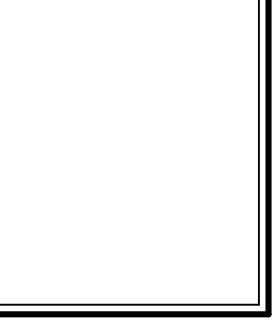
MATCH LINE SHEET 4 OF 4

REVISIONS	DATE	BY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

WESTLAKE PBLX
ALTA/NSPS
LAND TILLE SURVEY

DATE 7/9/20
DRAWN BY AMS
F.B./ PG. ELEC
SCALE SHOWN

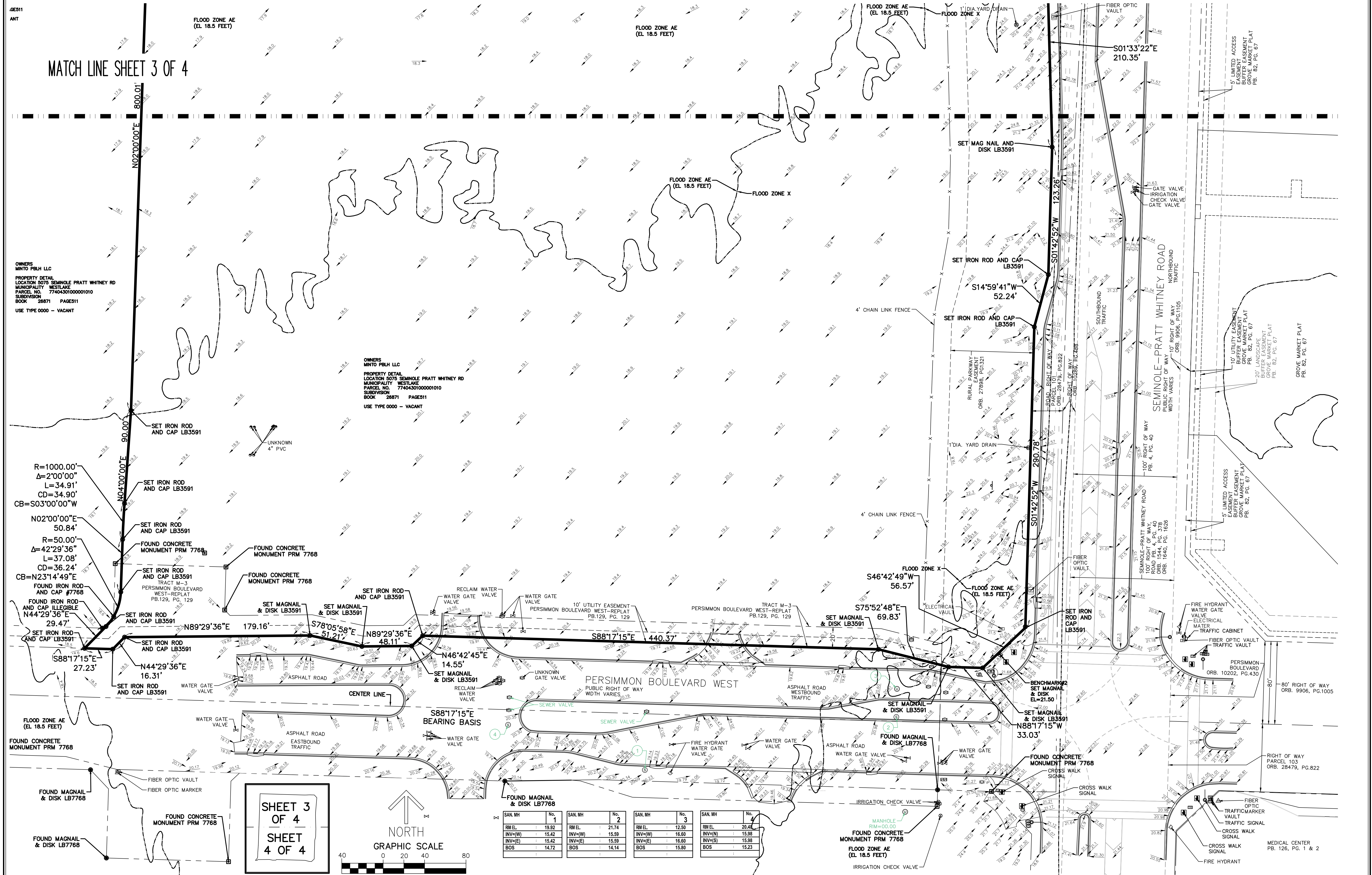


JOB # 8985
SHT. NO. 3
OF 4 SHEETS

MATCH LINE SHEET 3 OF 4

OWNERS
MINTO PBLH LLC
PROPERTY DETAIL
LOCATION 5075 SEMINOLE PRATT WHITNEY RD
MUNICIPALITY WESTLAKE
PARCEL NO. 77404301000001010
SUBDIVISION
BOOK 28871 PAGE 511
USE TYPE 0000 - VACANT

OWNERS
MINTO PBLH LLC
PROPERTY DETAIL
LOCATION 5075 SEMINOLE PRATT WHITNEY RD
MUNICIPALITY WESTLAKE
PARCEL NO. 77404301000001010
SUBDIVISION
BOOK 28871 PAGE 511
USE TYPE 0000 - VACANT



$R=1000.00'$
 $\Delta=2'00''00"$
 $L=34.91'$
 $CD=34.90'$
 $CB=S03'00''00"W$

$N02'00''00"E$
50.84'

$R=50.00'$
 $\Delta=42'29''36"$
 $L=37.08'$
 $CD=36.24'$
 $CB=N23'14''49"E$

FOUND IRON ROD AND CAP #7768
 $N44'29''36"E$
29.47'

FOUND IRON ROD AND CAP LB3591
 $S88'17'15"E$
27.23'

SET IRON ROD AND CAP LB3591
 $N89'29''36"E$
179.16'

FOUND CONCRETE MONUMENT PRM 7768
 $S78'05''58"E$
51.21'

FOUND CONCRETE MONUMENT PRM 7768
 $N89'29''36"E$
48.11'

FOUND CONCRETE MONUMENT PRM 7768
 $S88'17'15"E$
440.37'

FOUND CONCRETE MONUMENT PRM 7768
 $S46'42''49"W$
56.57'

FOUND CONCRETE MONUMENT PRM 7768
 $S75'52''48"E$
69.83'

FOUND CONCRETE MONUMENT PRM 7768
 $S01'42''52"W$
290.78'

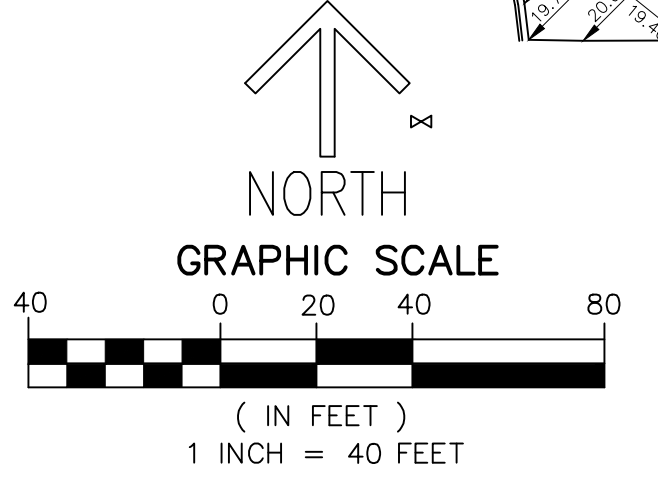
FOUND CONCRETE MONUMENT PRM 7768
 $S01'42''52"W$
123.26'

FOUND CONCRETE MONUMENT PRM 7768
 $S01'33''22"E$
210.35'

FOUND CONCRETE MONUMENT PRM 7768
 $S14'59''41"W$
52.24'

FOUND CONCRETE MONUMENT PRM 7768
 $S88'17'15"E$
33.03'

SHEET 3 OF 4
SHEET 4 OF 4



SAN. MH	No. 1	SAN. MH	No. 2	SAN. MH	No. 3	SAN. MH	No. 4
RM EL.	19.92	RM EL.	21.74	RM EL.	12.50	RM EL.	20.48
INV=(W)	15.42	INV=(W)	15.59	INV=(W)	16.60	INV=(N)	15.98
INV=(E)	15.42	INV=(E)	15.59	INV=(E)	16.60	INV=(S)	15.98
BOS	14.72	BOS	14.14	BOS	15.80	BOS	15.23

REVISIONS	DATE	BY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

WESTLAKE PUBLIC
ALTA/NSPS
LAND TILLE SURVEY

DATE 7/9/20
DRAWN BY AMS
F.B./ PG. ELEC
SCALE SHOWN

JOB # 8985
SHT. NO. 4
OF 4 SHEETS

DATE 7/9/20
DRAWN BY AMS
F.B./ PG. ELEC
SCALE SHOWN

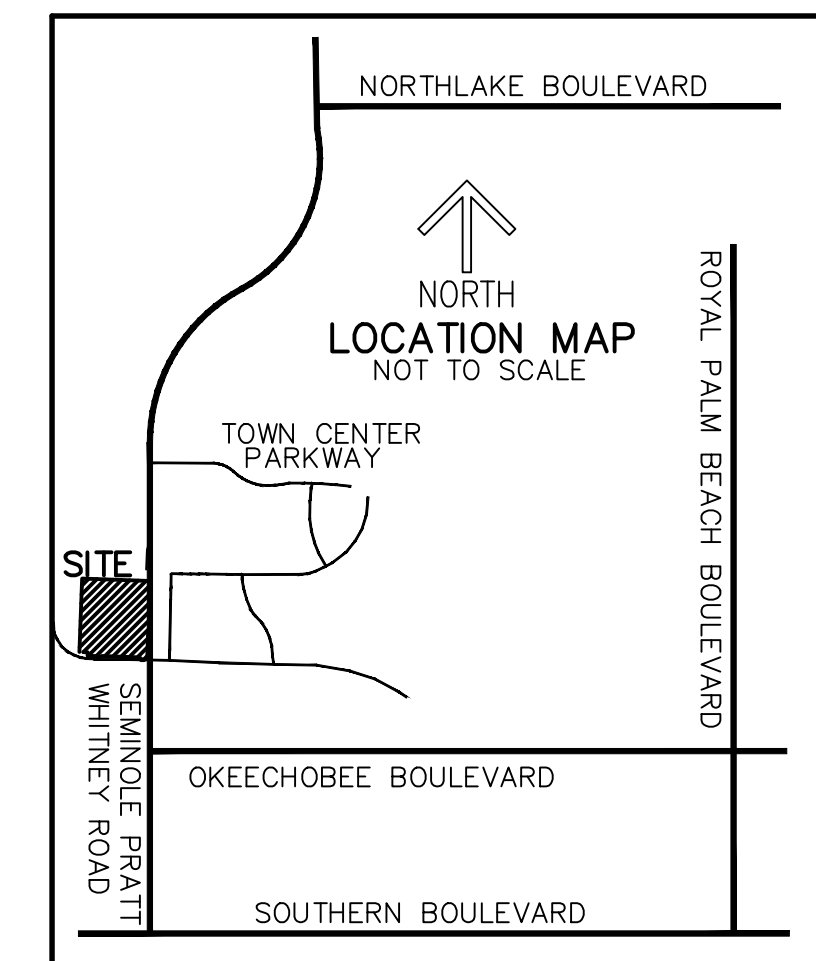
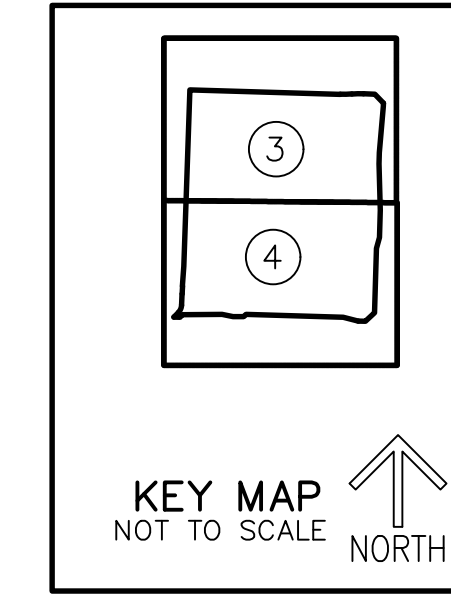
Exhibit 'C'
WESTLAKE PLAZA
PLAT

THIS PAGE WAS LEFT BLANK ON PURPOSE

WESTLAKE PLAZA

A REPLAT OF A PORTION TRACT M-3, PERSIMMON BOULEVARD WEST – REPLAT,
RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
AND A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

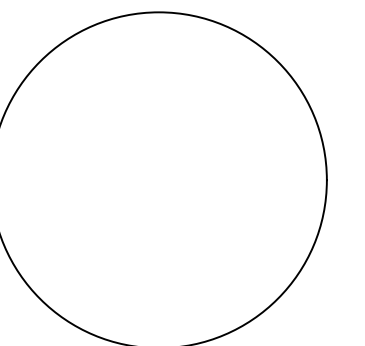


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 202_ AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGE S _____ AND _____

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

CLERK



SHEET 1 OF 4

AREA TABULATION

PARCEL A	20.3205 ACRES
TOTAL THIS PLAT	20.3205 ACRES

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 WESTLAKE PLAZA, A REPLAT OF A PORTION TRACT M-3, PERSIMMON BOULEVARD WEST – REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.00°59'07"W. ALONG THE WEST BOUNDARY OF SAID SECTION 1, A DISTANCE OF 349.11 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF M-CANAL, A 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY, DESCRIBED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE S.87°46'28"E. ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 370.84 FEET; THENCE N.88°36'57"E. ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 1406.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A 100 FOOT WIDE RIGHT-OF-WAY, DESCRIBED IN OFFICIAL RECORDS BOOK 1544, PAGE 378, AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 3323.29 FEET; THENCE N.88°17'08"W., A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF RIGHT-OF-WAY PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING.

THENCE THE FOLLOWING COURSES BEING ALONG SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101; THENCE S.01°42'52"W., A DISTANCE OF 13.97 FEET; THENCE S.04°59'06"W., A DISTANCE OF 210.34 FEET; THENCE S.01°42'52"W., A DISTANCE OF 50.63 FEET; THENCE S.01°33'22"E., A DISTANCE OF 210.34 FEET; THENCE S.01°42'52"W., A DISTANCE OF 123.26 FEET; THENCE S.14°59'41"W., A DISTANCE OF 52.24 FEET; THENCE S.01°42'52"W., A DISTANCE OF 290.78 FEET; THENCE S.48°42'49"W., A DISTANCE OF 56.57 FEET; THENCE N.88°17'15"W., A DISTANCE OF 33.03 FEET; THENCE N.75°52'48"W., ALONG THE NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD, AS SHOWN ON PERSIMMON BOULEVARD WEST – REPLAT, RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF SAID PUBLIC RECORDS, AND ITS EASTERLY EXTENSION, A DISTANCE OF 69.82 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD, FOR THE FOLLOWING SEVEN (7) COURSES:

- 1) N.88°17'15"W., A DISTANCE OF 440.37 FEET;
- 2) THENCE S.46°42'45"W., A DISTANCE OF 14.54 FEET;
- 3) THENCE S.89°29'36"W., A DISTANCE OF 48.11 FEET;
- 4) THENCE N.78°05'58"W., A DISTANCE OF 51.20 FEET;
- 5) THENCE S.89°29'36"W., A DISTANCE OF 179.16 FEET;
- 6) THENCE S.44°29'36"W., A DISTANCE OF 16.30 FEET;
- 7) THENCE N.88°17'15"W., A DISTANCE OF 27.23 FEET.

THENCE N.44°29'36"E., A DISTANCE OF 29.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°29'36", A DISTANCE OF 37.08 FEET TO A POINT OF TANGENCY; THENCE N.02°00'00"E., A DISTANCE OF 50.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1000.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF A SAID CURVE THROUGH A CENTRAL ANGLE OF 02°00'00", A DISTANCE OF 34.91 FEET; THENCE N.04°00'00"E., A DISTANCE OF 90.00 FEET; THENCE N.02°00'00"E., A DISTANCE OF 800.00 FEET; THENCE S.88°17'08"E., A DISTANCE OF 681.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 500.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'43", A DISTANCE OF 52.46 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 500.00 FEET; THENCE EASTERLY, ALONG THE ARC SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'43", A DISTANCE OF 52.46 FEET TO A POINT ON THE WEST LINE OF RIGHT-OF-WAY PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., ALONG SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 52.00 FEET; THENCE S.43°17'08"E., ALONG SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 56.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.3205 ACRES, 885,162 SQ FT. MORE OR LESS.

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

DEVELOPMENT TRACT

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED FOR MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WESTLAKE, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MINTO PBLH, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

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, ITS SUCCESSORS AND ASSIGNS IN PERPETUITY, AS A PUBLIC UTILITY PROVIDER OF WATER, SEWER AND RECLAIMED WATER), ITS SUCCESSORS AND ASSIGNS, SUBJECT TO THOSE CERTAIN RESTRICTIONS 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 EASEMENT 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 PERMIT FPL TO ATTACH OR PLACE WIRE TO OR WITHIN ANY FACILITIES HERUNDER AND LAY CABLE AND CONDUIT WITHIN THE EASEMENT AREA AND TO OPERATE THE SAME FOR FPL'S COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIME.

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 _____ 2020.

MINTO PBLH, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
JOHN F. CARTER, MANAGER

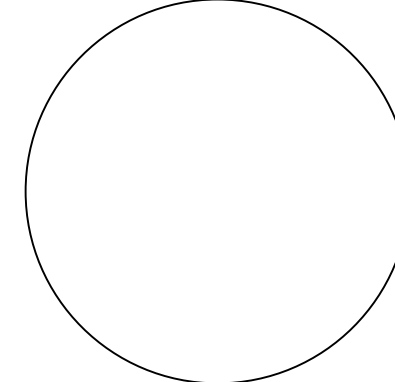
WITNESS: _____

PRINT NAME: _____

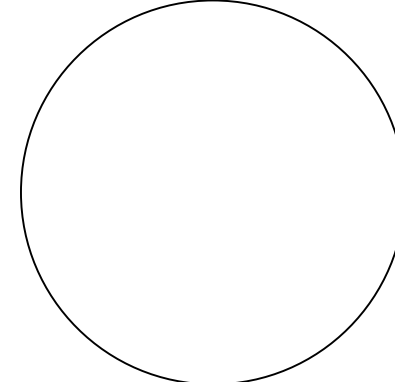
WITNESS: _____

PRINT NAME: _____

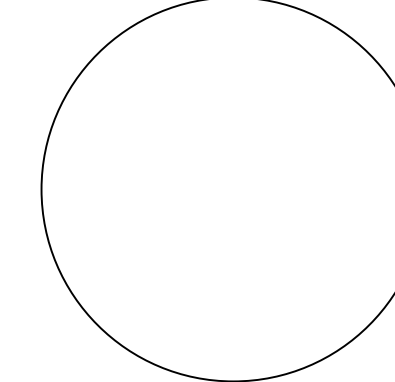
MINTO PBLH, LLC



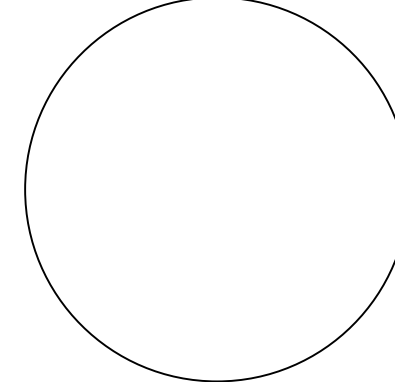
SEMINOLE IMPROVEMENT
DISTRICT



CITY OF
WESTLAKE



SURVEYOR

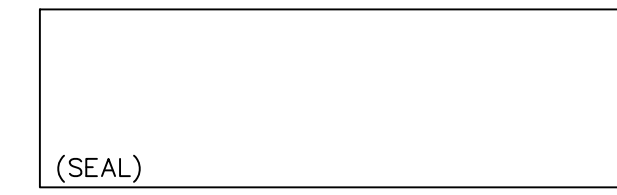


ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020, BY JOHN CARTER, AS MANAGER OF MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2020.



NOTARY PUBLIC

PRINT NAME

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

ACCEPTANCE OF DEDICATIONS:

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS 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 _____ DAY OF _____, 2020.

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

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

BY: _____
SCOTT MASSEY
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2020, BY SCOTT MASSEY, AS PRESIDENT OF 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 PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2020.



NOTARY PUBLIC

PRINT NAME

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

CITY OF WESTLAKE 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 _____, 2020, IN ACCORDANCE WITH SEC. 177.071(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: _____
KEN CASSEL
CITY MANAGER

BY: _____
ROGER MANNING
CITY MAYOR

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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

SURVEYOR & MAPPER'S CERTIFICATE:

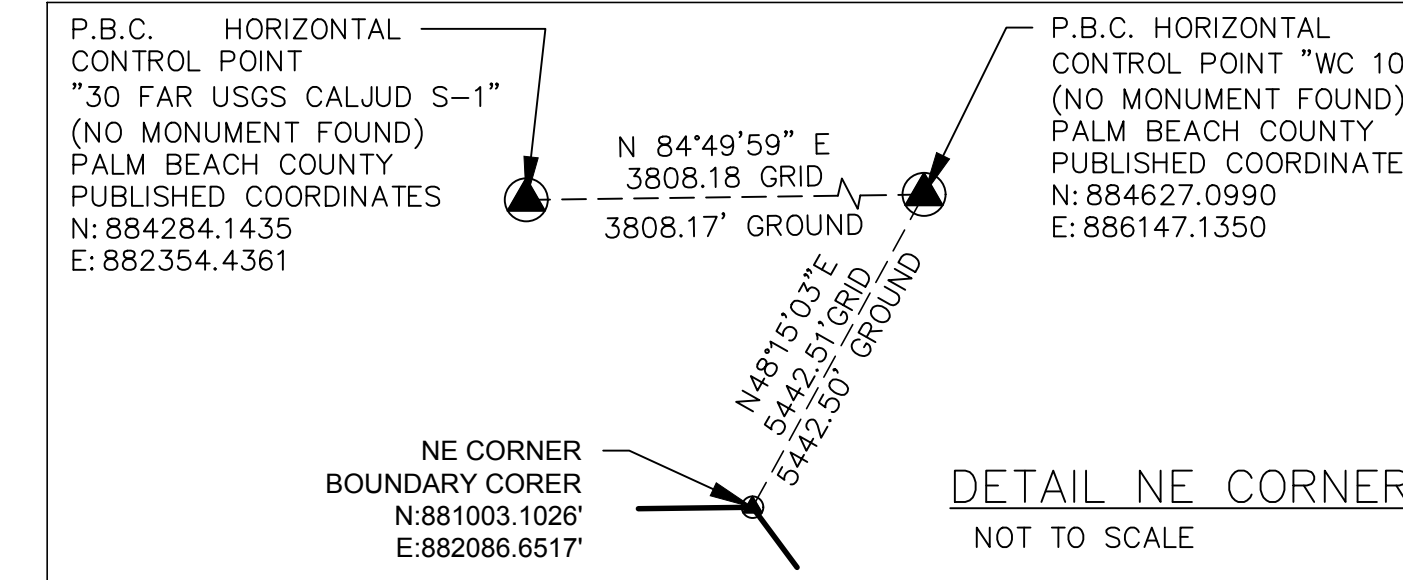
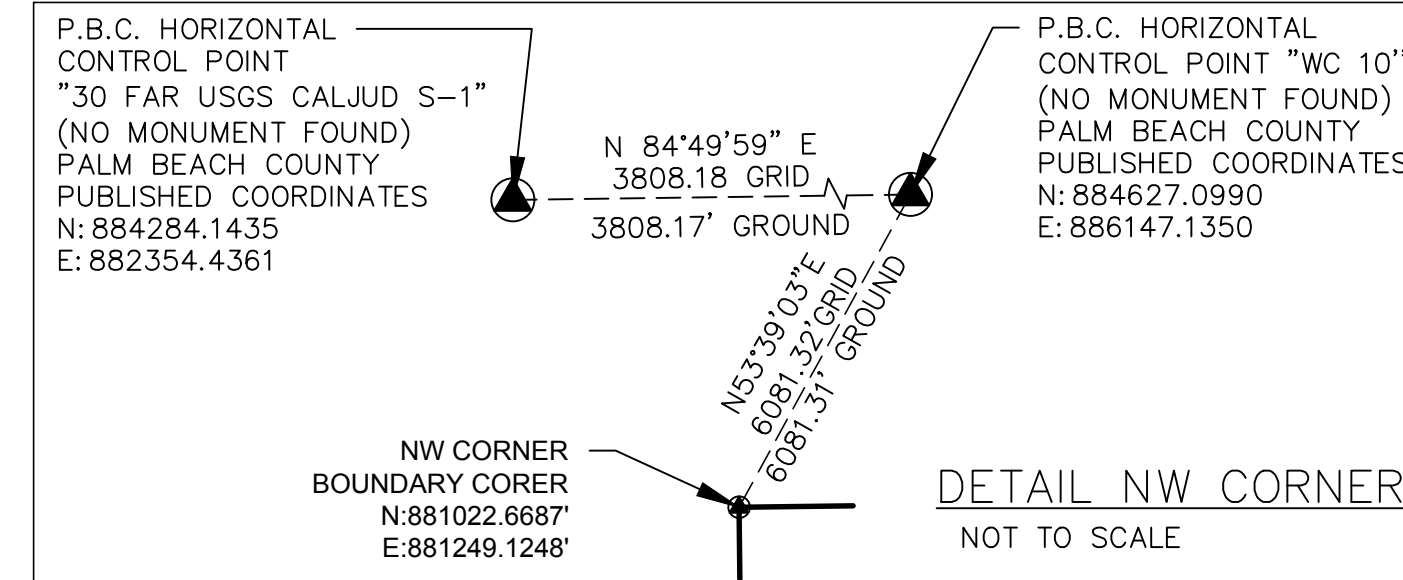
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WESTLAKE, FLORIDA.

DATED: _____
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

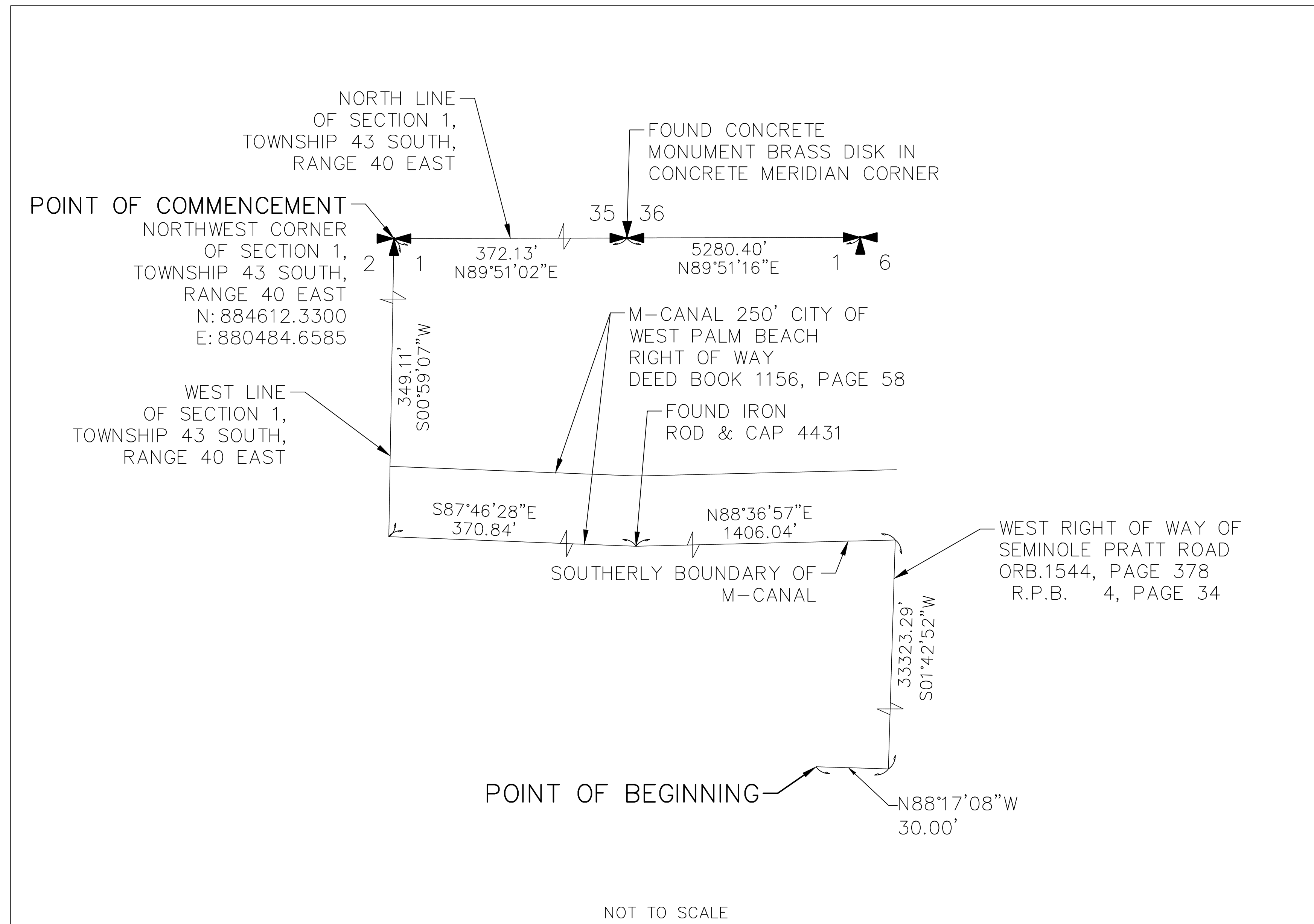
WESTLAKE PLAZA

A REPLAT OF A PORTION TRACT M-3, PERSIMMON BOULEVARD WEST - REPLAT,
RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
AND A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



SHEET 2 OF 4



NOTES
COORDINATES, BEARINGS AND DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 (2007 ADJUSTMENT)
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000017
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

LEGEND/ABBREVIATIONS

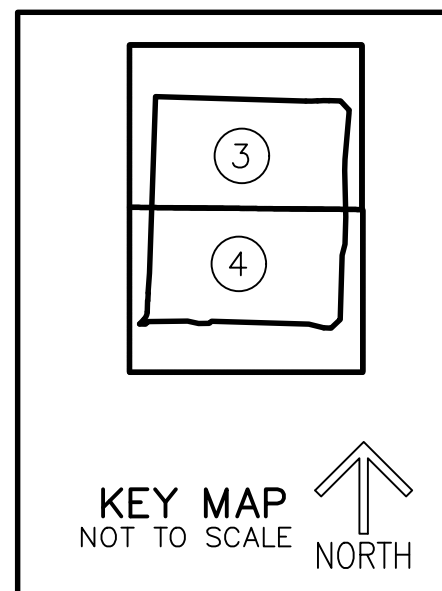
- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- E - EASTING (WHEN USED WITH COORDINATES)
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- N - NORTHING (WHEN USED WITH COORDINATES)
- (NR) - NON-RADIAL LINE
- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PNT - POINT OF NON-TANGENCY
- PRC - POINT OF REVERSE CURVATURE
- R - RADIUS
- R.P.B. - ROAD PLAT BOOK
- RPE - RURAL PARKWAY EASEMENT
- U.E. - UTILITY EASEMENT
- PRM - SET PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB3591"
- PRM - FOUND PERMANENT REFERENCE MONUMENT 4" X 4" X 24" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768"
- △ - DENOTES HORIZONTAL CONTROL POINT
- ▲ - DENOTES SET PERMANENT REFERENCE MONUMENT NAIL AND DISC STAMPED "PRM" LB 3591

WESTLAKE PLAZA

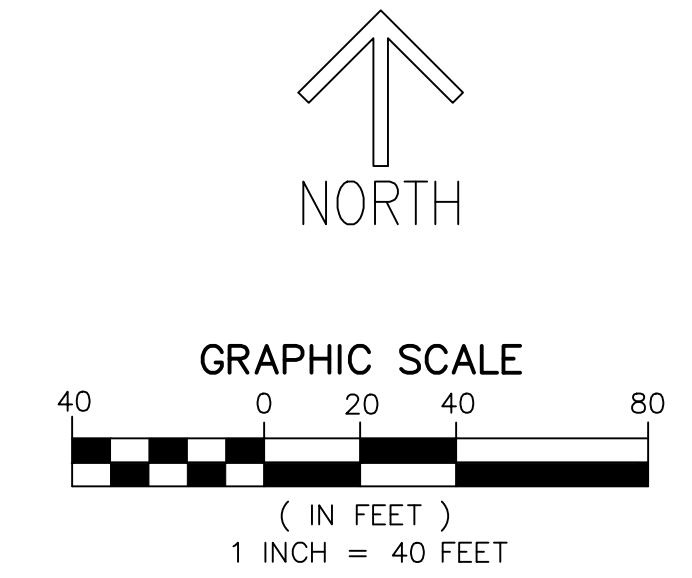
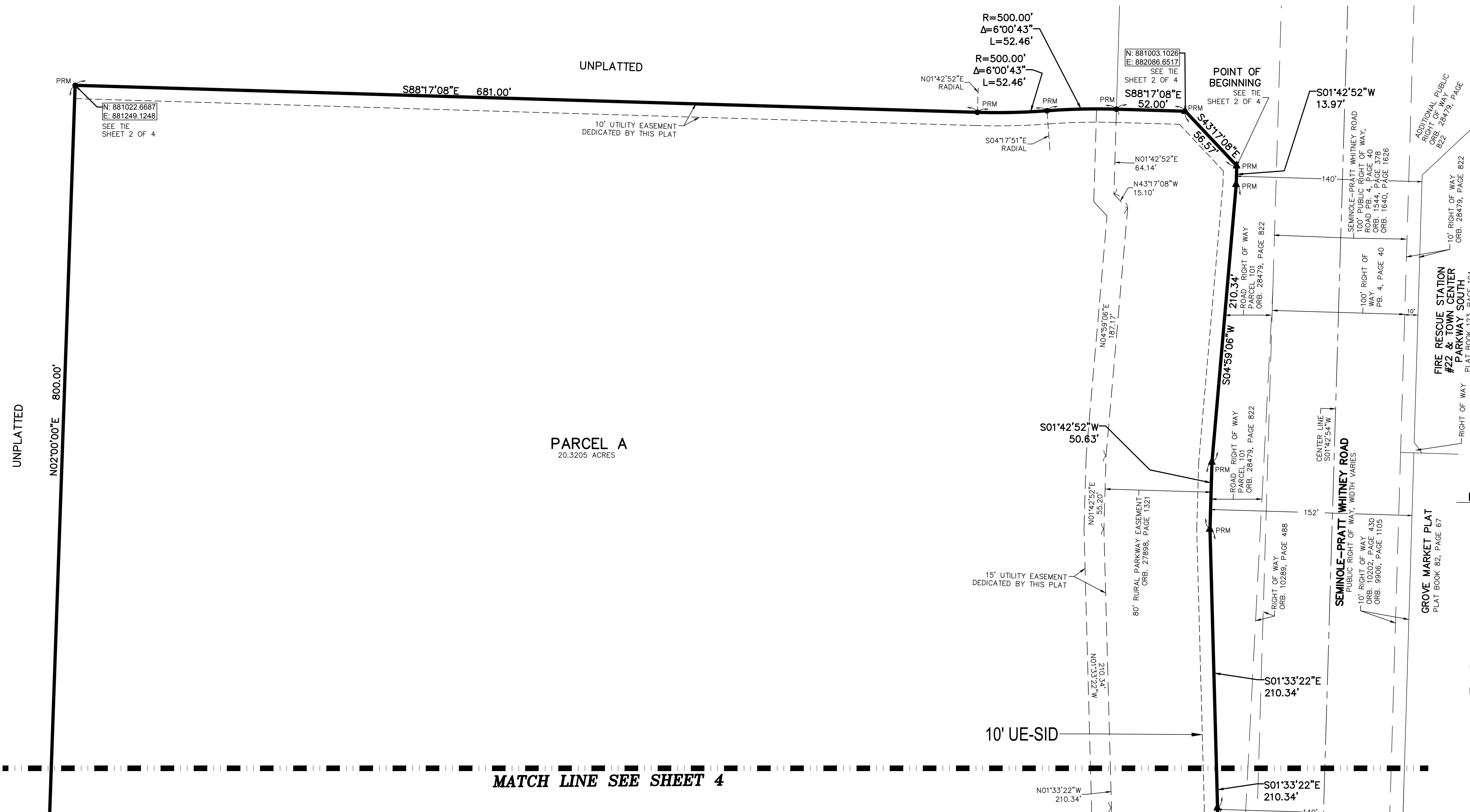
A REPLAT OF A PORTION TRACT M-3, PERSIMMON BOULEVARD WEST - REPLAT,
 RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 AND A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA

THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591

NOTES
COORDINATES, BEARINGS AND DISTANCES
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (2007 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000017
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.



SHEET 3 OF 4



- LEGEND / ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - E - EASTING (WHEN USED WITH COORDINATES)
 - L - ARC LENGTH
 - LB - LICENSED BUSINESS
 - N - NORTHING (WHEN USED WITH COORDINATES)
 - (NR) - NON-RADIAL LINE
 - ORB - OFFICIAL RECORD BOOK
 - PB - PLAT BOOK
 - PC - POINT OF CURVATURE
 - PT - POINT OF TANGENCY
 - PNT - POINT OF NON-TANGENCY
 - PRC - POINT OF REVERSE CURVATURE
 - R - RADIUS
 - R.P.B. - ROAD PLAT BOOK
 - RPE - RURAL PARKWAY EASEMENT
 - U.E. - UTILITY EASEMENT
 - PRM - SET PERMANENT REFERENCE MONUMENT
 SET 5/8" IRON ROD WITH CAP
 STAMPED "C&W PRM LB3591"
 - PRM - FOUND PERMANENT REFERENCE MONUMENT
 4" x 4" x 24" CONCRETE MONUMENT WITH
 DISK STAMPED "PRM LB7768"
 - △ - DENOTES HORIZONTAL CONTROL POINT
 - ▲ - DENOTES SET PERMANENT REFERENCE MONUMENT
 NAIL AND DISK STAMPED "PRM" LB 3591

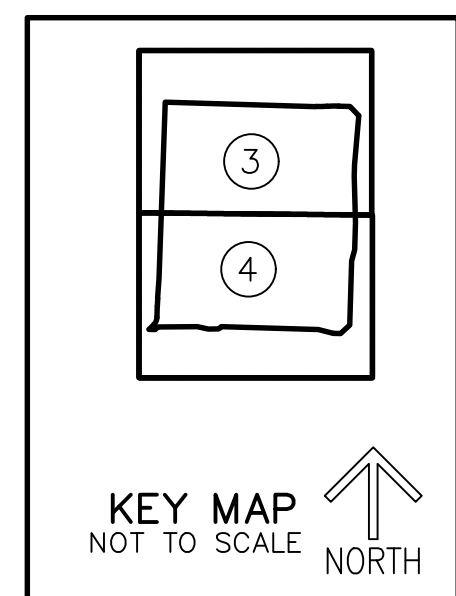
WESTLAKE PLAZA

A REPLAT OF A PORTION TRACT M-3, PERSIMMON BOULEVARD WEST – REPLAT,
RECORDED IN PLAT BOOK 129, PAGES 129 AND 130, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
AND A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

LEGEND/ABBREVIATIONS

- CL – CENTERLINE
- Δ – DELTA (CENTRAL ANGLE)
- CB – CHORD BEARING
- CD – CHORD DISTANCE
- DE – DRAINAGE EASEMENT
- E – EASTING (WHEN USED WITH COORDINATES)
- L – ARC LENGTH
- LB – LICENSED BUSINESS
- N – NORTHING (WHEN USED WITH COORDINATES)
- (NR) – NON-RADIAL LINE
- ORB – OFFICIAL RECORD BOOK
- PB – PLAT BOOK
- PC – POINT OF CURVATURE
- PT – POINT OF TANGENCY
- PNT – POINT OF NON-TANGENCY
- PRC – POINT OF REVERSE CURVATURE
- R – RADIUS
- R.P.B. – ROAD PLAT BOOK
- RPE – RURAL PARKWAY EASEMENT
- U.E. – UTILITY EASEMENT
- PRM – SET PERMANENT REFERENCE MONUMENT
SET 5/8" IRON ROD WITH CAP
STAMPED "C&W PRM LB3591"
- PRM – FOUND PERMANENT REFERENCE MONUMENT
4" x 4" x 24" CONCRETE MONUMENT WITH
DISK STAMPED "PRM LB7768"
- △ – DENOTES HORIZONTAL CONTROL POINT
- ▲ – DENOTES SET PERMANENT REFERENCE MONUMENT
NAIL AND DISC STAMPED "PRM" LB 3591



NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 (2007 ADJUSTMENT)
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000017
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

MATCH LINE SEE SHEET 3

SHEET 4 OF 4

