

DESCRIPTION: PARCEL 1
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, ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 43.18 FEET; THENCE N.88°17'15"W, A DISTANCE OF 94.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.88°17'15"W, A DISTANCE OF 135.07 FEET; THENCE S.01°42'45"W, A DISTANCE OF 247.07 FEET TO A POINT ON THE NORTH LINE OF PARCEL "G", AS RECORDED IN OFFICIAL RECORDS BOOK 33535, PAGE 117, OF SAID PUBLIC RECORDS; THENCE N.88°17'15"W, ALONG SAID NORTH LINE OF PARCEL "G", A DISTANCE OF 307.10 FEET; THENCE N.01°42'45"E, DEPARTING SAID NORTH LINE OF PARCEL "G", A DISTANCE OF 576.79 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID PLAT OF WESTLAKE - POD H; THENCE S.75°52'48"E, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 37.40 FEET; THENCE S.88°17'15"E, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 338.65 FEET; THENCE S.01°42'45"W, DEPARTING SAID NORTHERLY BOUNDARY LINE, AND ALONG THE CENTERLINE OF THAT 50.00 FOOT ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 32745, PAGE 51, OF SAID PUBLIC RECORDS, 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 AND ALONG SAID CENTERLINE OF THAT 50.00 ACCESS EASEMENT, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 105.24 FEET TO THE POINT OF BEGINNING.

CONTAINING: 197,671 SQUARE FEET OR 4.538 ACRES, MORE OR LESS.

PARCEL 2: EASEMENT

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ACCESS (ROADWAYS) DRAINAGE (SURFACE WATER MANAGEMENT SYSTEM) AS CREATED BY AND DESCRIBED IN ARTICLE IV AND EXHIBIT "B" OF THE AMENDED AND RESTATED DECLARATION OF COVENANTS FOR WESTLAKE LANDINGS RECORDED IN OFFICIAL RECORDS BOOK 32745, PAGE 51 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC. (INTERIOR OCCUPATION NOT LOCATED)
- 2) BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE SOUTH LINE OF LOT 2 AS SHOWN ON THE PLAT OF WESTLAKE - POD "H", WITH A GRID BEARING OF N.89°12'10"W. THE GRID BEARINGS, AS 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).
- 3) THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12099C0345F, DATED OCTOBER 5, 2017, REVISED TO REFLECT LOMR EFFECTIVE JANUARY 8, 2024 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 4) THIS SURVEY IS BASED ON PREVIOUS FIELD SURVEYS, DOCUMENTS OF RECORD, FOUND MONUMENTS, EXHIBITS, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. IMPROVEMENTS LIKE UTILITIES UNDER CONSTRUCTION ARE NOT LOCATED FOR THE PURPOSE OF SHOWING THE BOUNDARY OF A PROPOSED PLAT.
THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR CALLERY JUDGE GROVES:
 - a) THE "M" CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
 - b) BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.
 - c) SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.
- 5) SUBJECT PROPERTY LIES ENTIRELY WITHIN THE PROPERTY CONVEYED BY SPECIAL WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 26871, PAGE 505 AND QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 26871, PAGE 511, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 6) ALL BEARINGS AND DISTANCES (UNITED STATES SURVEY FEET) AS SHOWN HEREON ARE AS DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED. MEASUREMENTS MADE ARE TO THE ACCURACY STANDARD OF SUBURBAN OR 1 FOOT IN 7500 FEET.
- 7) CURRENT SITE PLAN OF SUBJECT PROPERTY SHOWING ZONING CLASSIFICATION, SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS NOT PROVIDED BY THE CLIENT AT TIME OF THIS SURVEY.
- 8) NUMBER AND TYPE OF PARKING SPACES NOT PROVIDED BY THE CLIENT AT TIME OF THIS SURVEY.
- 9) THE SUBJECT PROPERTY IS VACANT, WITH THE EXCEPTION OF THE ENTRY FEATURE SIGN SHOWN.
- 10) THE DESCRIPTION PROVIDED CLOSES MATHEMATICALLY AND PROVIDES A CONTIGUOUS BOUNDARY WITH THE ADJOINING LOTS WITHOUT GAPS GORES AND HIATUSES.

OTHER SURVEYOR'S NOTES:

- 1) THIS PROPERTY IS ZONED: INFORMATION NOT PROVIDED
- 2) THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
- 3) THERE IS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AT THE TIME OF SURVEY.
- 4) THERE WAS NO OBSERVED EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIR AT TIME OF SURVEY.
- 5) THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 6) THE PROPERTY HAS DIRECT ACCESS TO SEMINOLE PRATT WHITNEY ROAD, HOWEVER: ACCESS IS THROUGH THE ACCESS EASEMENT SHOWN. THE ACCESS EASEMENT IS CONTIGUOUS TO SEMINOLE PRATT WHITNEY ROAD, A PUBLIC RIGHT-OF-WAY, AND TO PERSIMMON BOULEVARD WEST, A PUBLIC RIGHT-OF-WAY.
- 7) THIS SURVEY INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 60', OR SMALLER.

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

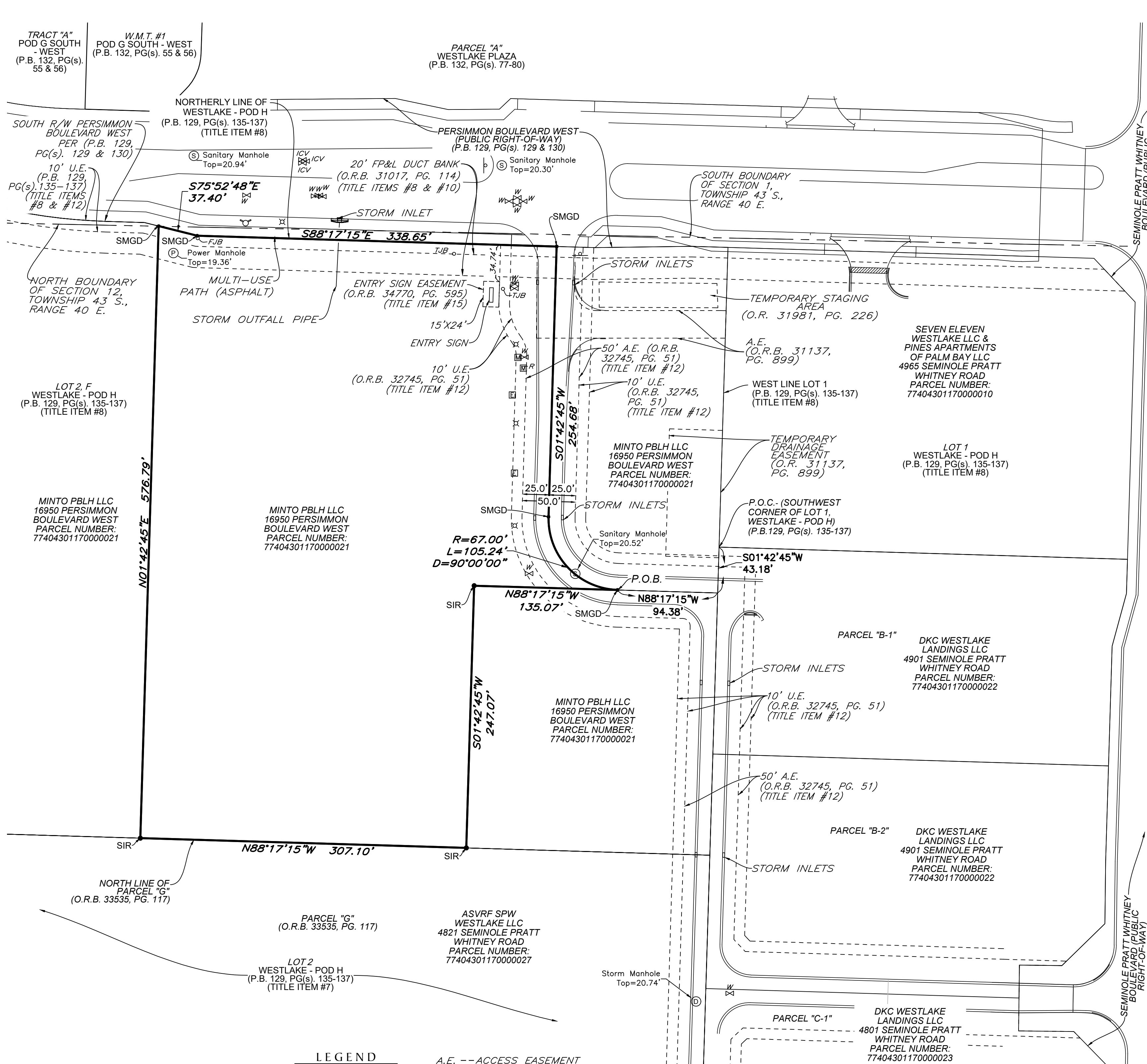
TO REACH THE STATION FROM THE INTERSECTION OF SEMINOLE PRATT WHITNEY ROAD AND ORANGE BOULEVARD (EAST), GO SOUTH ON SEMINOLE PRATT WHITNEY ROAD FOR 1.4 MILES TO THE M-CANAL AND 60TH STREET NORTH.

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.



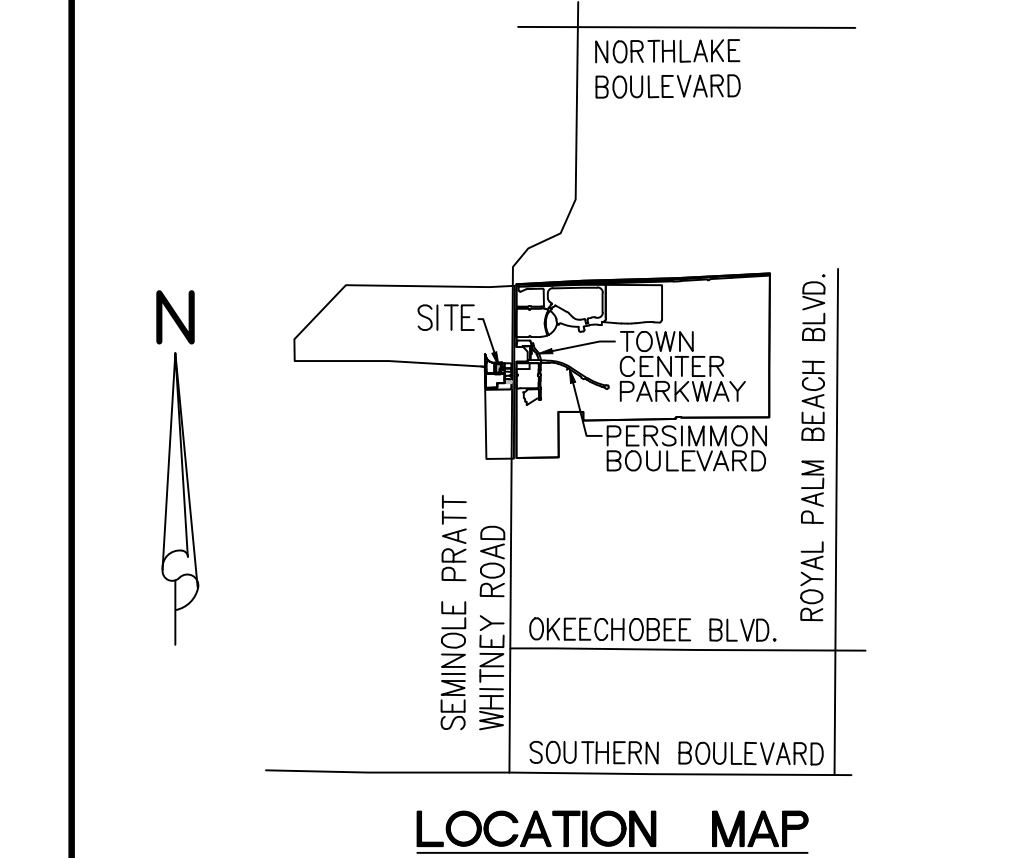
LEGEND

P.O.C. -- POINT OF COMMENCEMENT
P.O.B. -- POINT OF BEGINNING
P.B. -- PLAT BOOK
R.P.B. -- ROAD PLAT BOOK
O.R./O.R.B. -- OFFICIAL RECORDS BOOK
R/W -- RIGHT-OF-WAY
(N.A.V.D.88) -- NORTH AMERICAN VERTICAL DATUM
PG./Pg(s) -- PAGE(S)
(TYP.) -- TYPICAL
S.I.D. -- SEMINOLE IMPROVEMENT DISTRICT
SWCD -- SEMINOLE WATER CONTROL DISTRICT
PRM -- PERMANENT REFERENCE MONUMENT
SIR -- SET 5/8" IRON ROD LB7768
FIR -- FOUND IRON ROD LB7768
SMGDO -- SET NAIL AND DISK LB7768
FCM -- FOUND PRM (PERMANENT REFERENCE MONUMENT) - 4" X 4" CONCRETE MONUMENT LB7768
S -- STREET SIGN
E -- ELECTRIC BOX

A.E. -- ACCESS EASEMENT
D.E. -- DRAINAGE EASEMENT
U.E. -- UTILITY EASEMENT
LB -- LICENSED BUSINESS
FP&L -- FLORIDA POWER AND LIGHT
FHH -- FIBER OPTIC HANDHOLE
EHH -- ELECTRIC HANDHOLE
R -- RADIUS
L -- ARC LENGTH
D -- DELTA - CENTRAL ANGLE
W -- WATER VALE
L -- LIGHT POLE
F -- FIRE HYDRANT
M -- WATER METER
FUB -- PHONE UTILITY BOX
R -- RECLAIMED WATER METER
I -- IRRIGATION VALVE

CERTIFIED TO:
-TRACTOR SUPPLY COMPANY, A DELAWARE CORPORATION
-TRUSTMARK NATIONAL BANK
-FIRST HORIZON BANK
-HIX SNEDEKER COMPANIES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY
-MINTO PBLH, LLC
-WINSTON & STRAWN LLP
-OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
-HSC WESTLAKE, LLC, AN ALABAMA LIMITED LIABILITY COMPANY

SCALE: 1" = 60'



THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 23126087, WITH A EFFECTIVE DATE OF: JANUARY 8, 2024 AT 8:00 AM AND REVISED ON JANUARY 26, 2024 AT 2:57 PM AS REVISION 5.

OWNER: MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY VIRTUE OF SPECIAL WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 26871, PAGE 505 AND QUIT CLAIM DEED, RECORDED IN OFFICIAL RECORDS BOOK 26871, PAGE 511, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EASEMENTS AND OTHER MATTERS AFFECTING TITLE FROM SCHEDULE B-2:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET. (NOT A MATTER OF SURVEY)
2. INTENTIONALLY DELETED - DUPLICATION OF BI ITEM 1
3. 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. (SHOWN, IF ANY)
4. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. (NOT A MATTER OF SURVEY)
5. CONSTRUCTION, MECHANIC'S, CONTRACTOR'S OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. (NOT A MATTER OF SURVEY)
6. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. (NOT A MATTER OF SURVEY)
7. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024, AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE. (NOT A MATTER OF SURVEY)
8. ALL MATTERS CONTAINED ON THE PLAT OF WESTLAKE POD H RECORDED IN PLAT BOOK 129, PAGE 135, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS PROPERTY, SHOWN)
9. 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, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE)

THE RIGHT OF SURFACE ENTRY HAVING BEEN TERMINATED BY OPERATION OF THE FLORIDA MARKETABLE RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES.

10. CORRECTIVE UNDERGROUND EASEMENT (BUSINESS) GRANTED TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 31017, PAGE 114, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS PROPERTY, SHOWN)
11. AMENDED AND RESTATED DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 31054, PAGE 1844, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS PROPERTY AS A PORTION OF THE RESTRICTED AREA, BLANKET IN NATURE)
12. AMENDED AND RESTATED DECLARATION OF COVENANTS FOR WESTLAKE LANDINGS RECORDED IN OFFICIAL RECORDS BOOK 32745, PAGE 51 (AFFECTS PROPERTY, SHOWN), AND BY AMENDMENTS TO AMENDED AND RESTATED DECLARATION OF COVENANTS FOR WESTLAKE LANDINGS RECORDED IN OFFICIAL RECORDS BOOK 32990, PAGE 160 (AFFECTS PROPERTY, NOT PLOTTABLE), AND IN OFFICIAL RECORDS BOOK 33120, PAGE 927 (AFFECTS PROPERTY, NOT PLOTTABLE), ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID DECLARATION ESTABLISHES AND PROVIDES FOR EASEMENTS BURDENING AND BENEFITTING SUBJECT PROPERTY, AND MAINTENANCE OBLIGATIONS.

13. INTENTIONALLY DELETED - SEE FILE NOTES
14. INTENTIONALLY DELETED - TERMINATION RECORDED.
15. SIGN MAINTENANCE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 34770, PAGE 595, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (SHOWN)
16. MEMORANDUM OF POST-CLOSING OBLIGATIONS BETWEEN MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND HSC WESTLAKE, LLC, AN ALABAMA LIMITED LIABILITY COMPANY DATED _____ AND RECORDED _____ IN OFFICIAL RECORDS BOOK _____ PAGE _____, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (WILL AFFECT PROPERTY, BLANKET IN NATURE)
17. RESTRICTIVE COVENANTS CONTAINED ON EXHIBIT C TO SPECIAL WARRANTY DEED BY MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND HSC WESTLAKE, LLC, AN ALABAMA LIMITED LIABILITY, DATED _____ AND RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (WILL AFFECT PROPERTY, BLANKET IN NATURE)
18. SURVEY DATED DECEMBER 20, 2023, PREPARED BY GARY A. RAGER LS 4828, GEOPPOINT SURVEYING, INC. LB 7768 JOB # POD H, F-2, DISCLOSES NO OBJECTIONABLE MATTERS. (SHOWN)

NOTE: THIS EXCEPTION WILL NOT APPEAR ON THE FINAL POLICY.

CREW #	PARTY CHIEF:	C. KUSUK
FIELD BOOK:	2023-13W / 44	
DATE FILE:	WL H 88 16-01-23-24	
CREW #2 PARTY CHIEF:	01/09/24	REVISED TITLE COMMITMENT
FIELD BOOK:	01/10/24	TERMINATED DRAINAGE EASEMENT - TITLE ITEM #13
DATE FILE:	01/11/24	NEW FEMA, TITLE
CREW #3 PARTY CHIEF:	02/01/24	REVISED PER ATTORNEY COMMENTS
FIELD BOOK:	02/21/24	REVISED PER ATTORNEY COMMENTS
DATE FILE:		

CERTIFICATION:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 3, 2024.
DATE OF PLAT OR MAP: JANUARY 11, 2024

DRAFT

GARY A. RAGER, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER # LS4828

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Fax: (813) 248-2266

East Florida
4152 West Blue Heron Blvd
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720

GeoPoint
Surveying, Inc.

ALTA / NSPS LAND TITLE SURVEY
Westlake Parcel "F-2" of Lot 2, POD "H"

PREPARED FOR:
Minto Communities, LLC

LOCATED IN:
Section 12, Township 43 S., Range 40 E., Palm Beach County, Florida

Job #: Pod H_F-2_ALTA
DRAWN BY: SWM DATE: 01/03/24
LIDAR CREW: N/A DATE: N/A
SURFACE BY: N/A
H.DATUM: FL-West NAD(83)-2011
V.DATUM: NAVD (1988)
GFC CHECK: GAR FLD CHECK: GR3

SHEET: 01 of 01