

Exhibit 'B'  
WESTLAKE POD G – NORTH – PARCEL C  
PLAT

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# WESTLAKE POD G - NORTH - PARCEL C

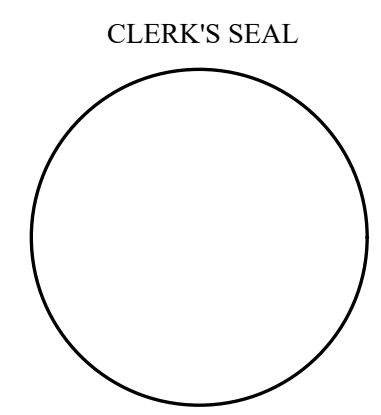
BEING A REPLAT OF A PORTION OF LOT 1, WESTLAKE POD G - NORTH, PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR RECORD AT \_\_\_\_\_ THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2025 AND DULY RECORDED IN PLAT BOOK NO. \_\_\_\_\_ ON PAGE \_\_\_\_\_

JOSEPH ABRUZZO,  
CLERK AND COMPTROLLER

BY: \_\_\_\_\_, D.C.



**DESCRIPTION:**

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 POD G - NORTH - PARCEL C, BEING A REPLAT OF A PORTION OF LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND 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 LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING A POINT ON THE EAST LINE OF THE M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.89°22'48"E., A DISTANCE OF 92.73 FEET; THENCE S.01°42'52"W., A DISTANCE OF 109.39 FEET TO THE **POINT OF BEGINNING**; THENCE S.88°17'08"E., A DISTANCE OF 651.75 FEET; THENCE S.01°42'52"W., A DISTANCE OF 704.52 FEET; THENCE N.88°17'08"W., A DISTANCE OF 649.30 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 150.00 FEET AND A RADIAL BEARING OF S.80°11'37"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°26'23", A DISTANCE OF 40.42 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 66.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°57'38", A DISTANCE OF 31.06 FEET TO A POINT OF TANGENCY; THENCE N.01°42'52"E., A DISTANCE OF 203.35 FEET; THENCE S.88°17'08"E., A DISTANCE OF 18.00 FEET; THENCE N.01°42'52"E., A DISTANCE OF 433.20 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 463,422 SQUARE FEET OR 10.639 ACRES, MORE OR LESS.

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

**PARCEL C**

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

IN WITNESS WHEREOF, MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SR. VICE PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

WITNESS: \_\_\_\_\_ MINTO PBLH, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ JOHN F. CARTER, SR. VICE PRESIDENT

WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**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 \_\_\_\_\_, 20\_\_\_\_, BY JOHN F. CARTER AS SR. VICE PRESIDENT FOR MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
(PRINT NAME) - NOTARY PUBLIC

(SEAL)

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

WE, WINSTON & STRAWN LLP, MEMBERS OF THE FLORIDA BAR, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THAT CERTAIN PLAT PROPERTY INFORMATION REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (THE "TITLE EVIDENCE") WITH AN EFFECTIVE DATE OF JANUARY 14, 2025 AT 5:00 P.M. (THE "EFFECTIVE DATE"), WITH RESPECT TO THE PROPERTY MORE PARTICULARLY DEPICTED AND DESCRIBED HEREIN AS WESTLAKE POD G - NORTH - PARCEL C (THE "PROPERTY").

BASED SOLELY ON OUR REVIEW OF THE TITLE EVIDENCE, AND WITHOUT INDEPENDENT INVESTIGATION, WE HEREBY CERTIFY THAT, AS OF THE EFFECTIVE DATE, (1) FEE SIMPLE TITLE TO THE PROPERTY WAS VESTED IN MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), (2) REAL ESTATE TAXES FOR THE PROPERTY FOR THE YEAR 2024 HAVE BEEN PAID, AND (3) THERE ARE NO RECORDED MORTGAGES ENCUMBERING THE PROPERTY.

THIS TITLE CERTIFICATION IS FURNISHED BY US TO THE CITY OF WESTLAKE (THE "CITY") AND IS RENDERED SOLELY IN CONNECTION WITH THE OWNER'S SUBMISSION OF THIS PLAT TO THE CITY. THIS TITLE CERTIFICATION MAY BE RELIED ONLY BY THE CITY SOLELY IN CONNECTION WITH THE OWNER'S SUBMISSION OF THIS PLAT AND MAY NOT BE RELIED UPON BY ANY OTHER PERSON OR ENTITY IN ANY MANNER WHATSOEVER.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

WINSTON & STRAWN LLP  
BY: \_\_\_\_\_  
RAFAEL A. AGUILAR, PARTNER

**CITY OF WESTLAKE'S 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 \_\_\_\_\_, 2025, IN ACCORDANCE WITH SEC. 177.07(2), F.S. AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.08(1), F.S.

ATTEST: \_\_\_\_\_ BY: \_\_\_\_\_  
CITY MANAGER, KEN CASSEL CITY MAYOR, JOHN PAUL O'CONNOR

**AREA TABULATION (IN ACRES)**

PARCEL C: 10.639  
TOTAL: 10.639 TOTAL ACRES, MORE OR LESS

**SURVEYORS NOTES**

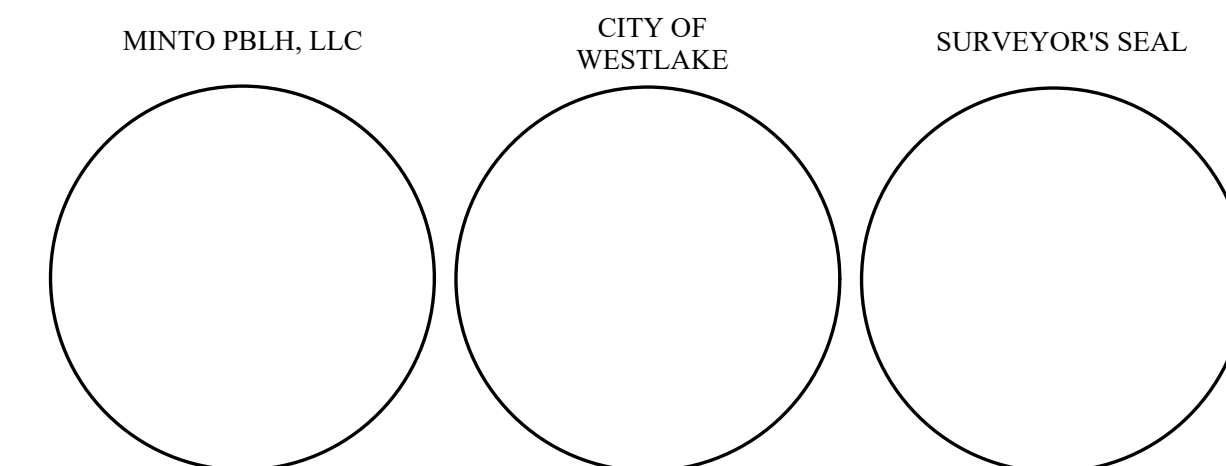
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: SET "●" A 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB7768". PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "●" A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". (UNLESS OTHERWISE NOTED)
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF N.89°51'16"E. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN 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).
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR SEMINOLE IMPROVEMENT DISTRICT APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF WESTLAKE ZONING REGULATIONS.
- 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 PALM BEACH COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 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

**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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SEC. 177.09(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WESTLAKE FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF WESTLAKE, FLORIDA.

DATE: \_\_\_\_\_ GARY A. RAGER, P.S.M.  
LICENSE NO. LS4828  
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY  
GARY A. RAGER, P.S.M.  
LS4828 STATE OF FLORIDA.  
GEOPOINT SURVEYING, INC.  
4152 WEST BLUE HERON BOULEVARD, SUITE 106  
RIVIERA BEACH, FLORIDA 33404.  
CERTIFICATE OF AUTHORIZATION NO. LB7768



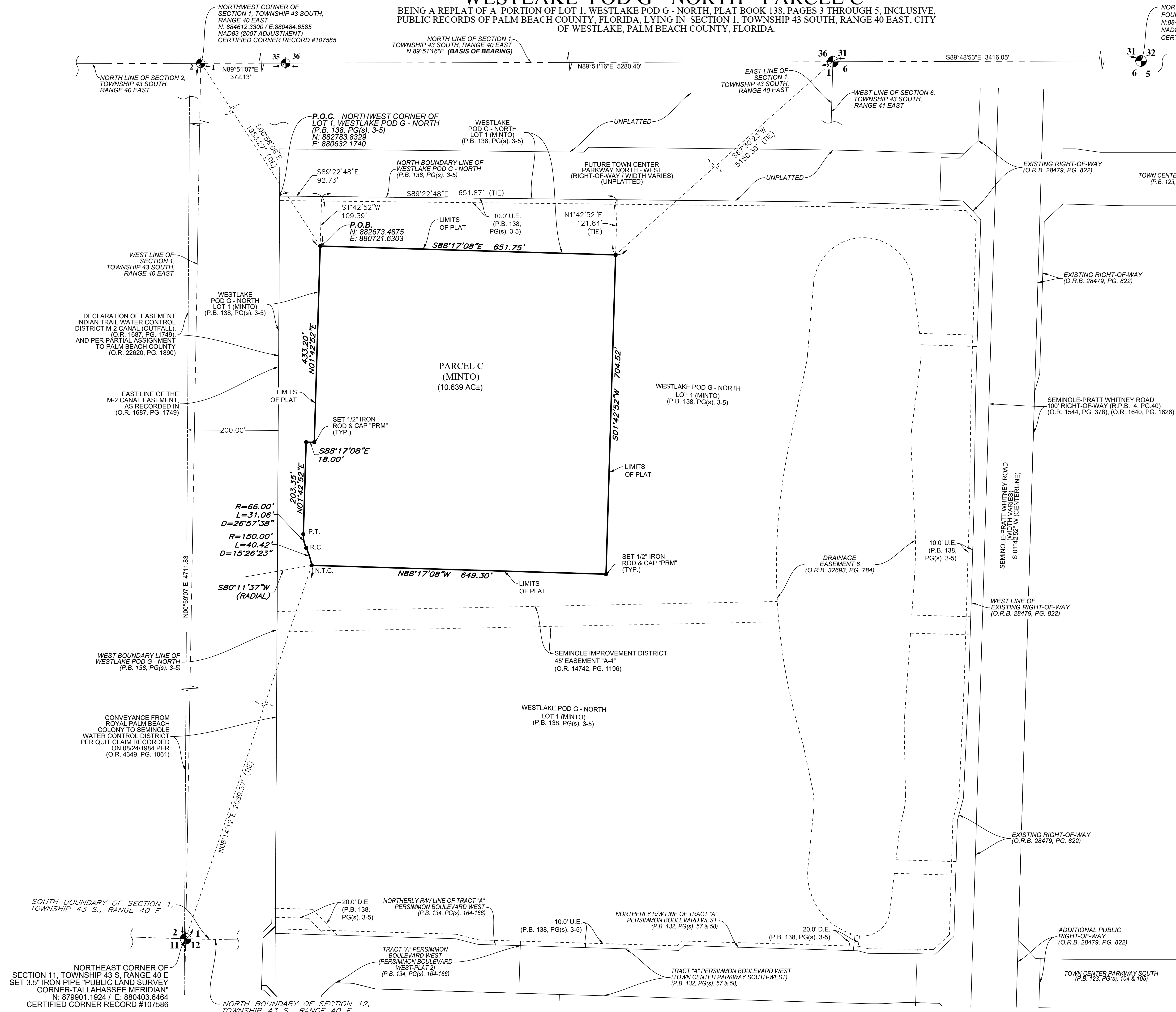
**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720  
Suite 106 www.geopointsurvey.com  
Riviera Beach, FL 33404 Licensed Business Number LB 7768

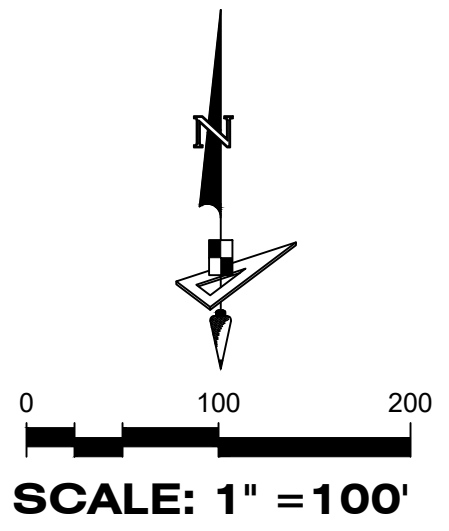
**SHEET 1 OF 2 SHEETS**

# WESTLAKE POD G - NORTH - PARCEL C

BEING A REPLAT OF A PORTION OF LOT 1, WESTLAKE POD G - NORTH, PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



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



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

**BASIS OF BEARINGS**  
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH  
BOUNDARY OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,  
HAVING A GRID BEARING OF S.89°51'16"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).

**LEGEND**

P.O.B. -----	POINT OF BEGINNING
P.O.C. -----	POINT OF COMMENCEMENT
P.B. -----	PLAT BOOK
D.B. -----	DEED BOOK
O.R./O.R.B. -----	OFFICIAL RECORDS BOOK
PG./PG(s) -----	PAGE(S)
NAD -----	NORTH AMERICAN DATUM
P.B.C. -----	PALM BEACH COUNTY
D.E. -----	DRAINAGE EASEMENT
U.E. -----	UTILITY EASEMENT
1-43-41 -----	SECTION-TOWNSHIP-RANGE
R -----	RADIUS
L -----	ARC LENGTH
D -----	DELTA ANGLE
N.T.I. -----	NON-TANGENT INTERSECTION
P.C. -----	POINT OF CURVATURE
TYP. -----	TYPICAL
R/W -----	RIGHT-OF-WAY
S.I.D. -----	SEMINOLE IMPROVEMENT DISTRICT
PRM -----	PERMANENT REFERENCE MONUMENT
□ -----	FOUND PERMANENT REFERENCE MONUMENT
● -----	SET 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB 7768"

**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.

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www.geopointsurvey.com  
Licensed Business Number LB 7768

**SHEET 2 OF 2 SHEETS**

DRAWN BY: WESTLAKE WESTLAKE - NORTH - PARCEL C - PARCEL C PLAT.MXD PLOTTED BY: SERGIO MACHADO ON: 2/22/2023 2:43 PM LAST SAVED BY: SERGIO MACHADO ON: 2/22/2023 2:43 PM