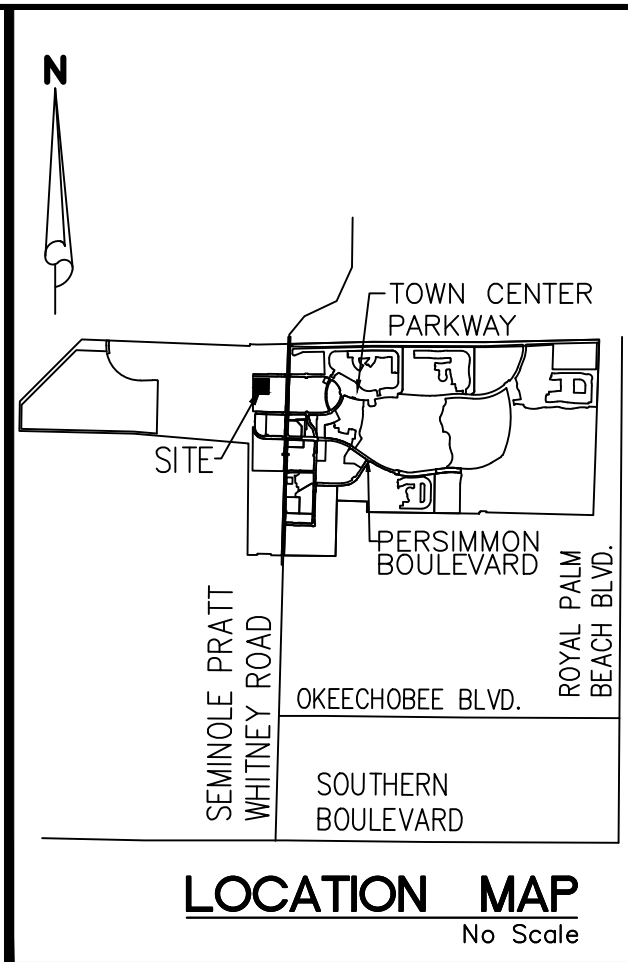


Exhibit 'C'  
WESTLAKE POD G – NORTH – PARCEL C  
TOPOGRAPHICAL SURVEY

THIS PAGE WAS LEFT BLANK ON PURPOSE



**DESCRIPTION:**

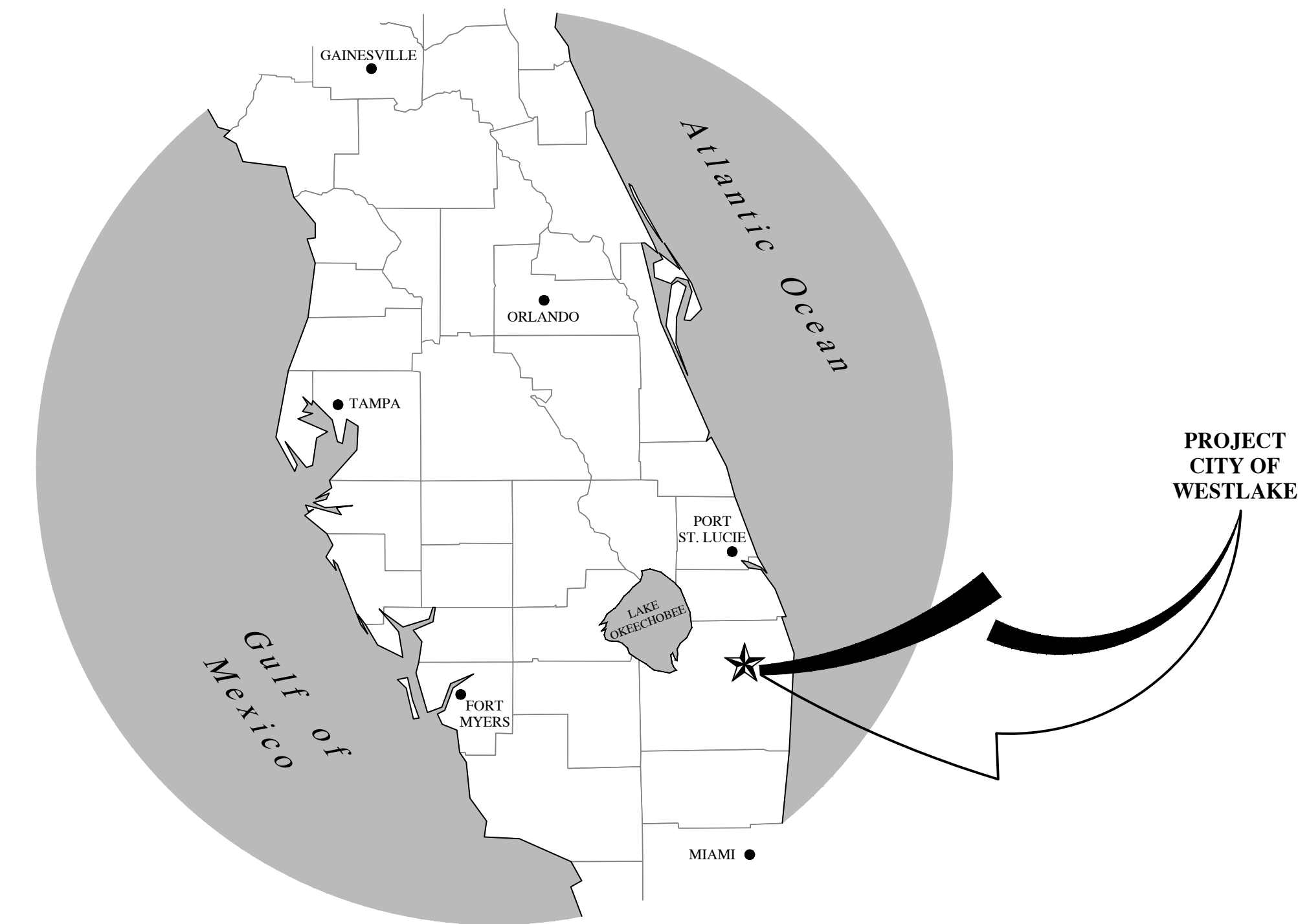
BEING A PORTION OF LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED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

**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 LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF N.89°51'16"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
- THIS SURVEY IS INTENDED TO BE DISPLAYED AT 1" = 100' 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 "AE" AND "X", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 120890454F 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 NATIONAL GEODETIC SURVEY BENCHMARK "CUTBACK 6", HAVING A PUBLISHED ELEVATION OF 22.57' 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.
- 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. THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR CALLERY JUDGE GROVES:
  - THE 'M' CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
  - STATE OF FLORIDA PALM BEACH COUNTY RIGHT OF WAY MAP FOR SEMINOLE-PRATT WHITNEY ROAD, RECORDED IN ROAD PLAT BOOK 4, PAGE 34.
  - BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.
  - SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.



**LEGEND**

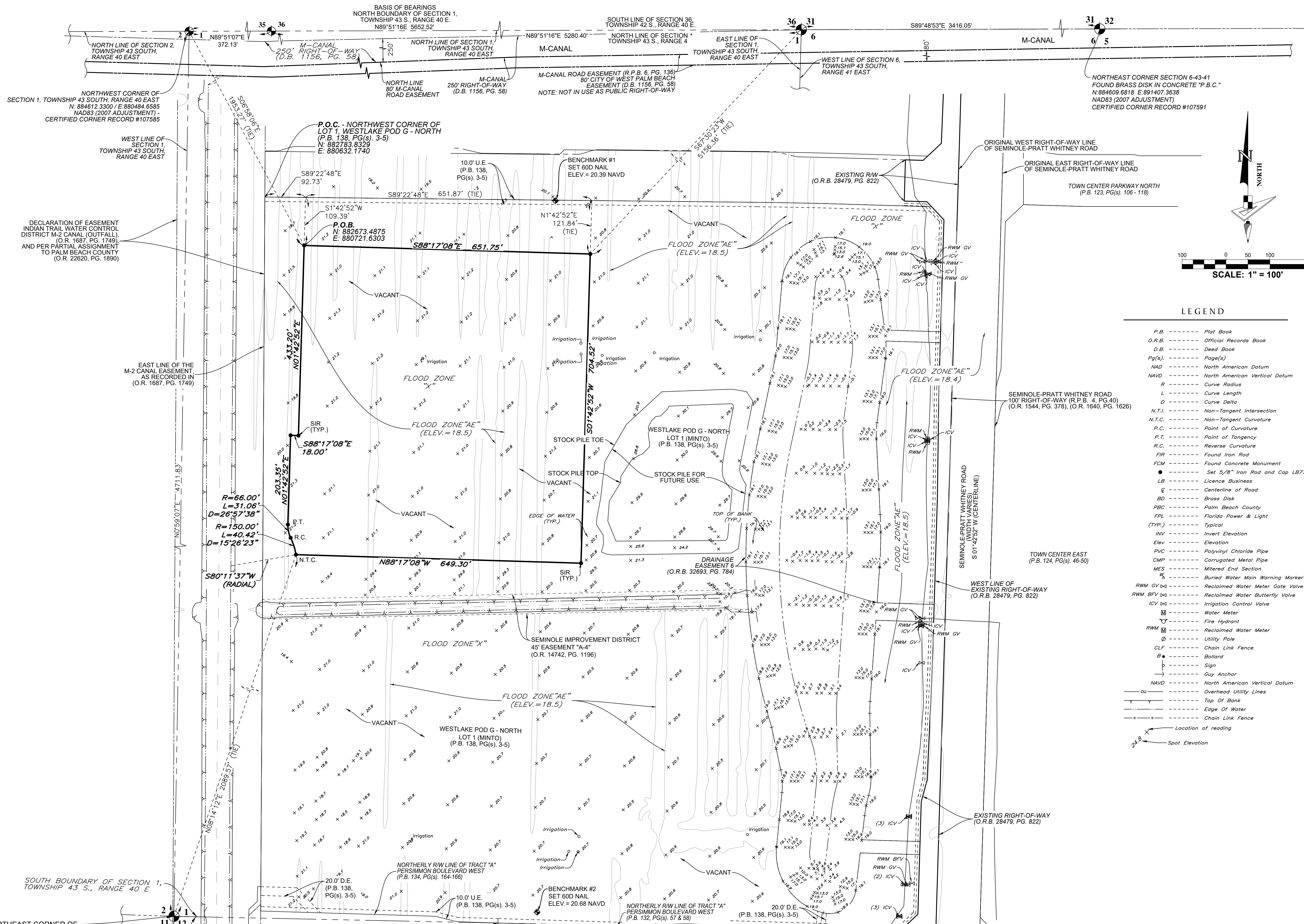
P.B. ----- Plat Book	CMP ----- Corrugated Metal Pipe
O.R.B. ----- Official Records Book	MES ----- Mitered End Section
D.B. ----- Deed Book	W ----- Buried Water Main Warning Marker
Pg(s) ----- Page(s)	RWM GV d ----- Reclaimed Water Meter Gate Valve
NAD ----- North American Datum	RWM BFV d ----- Reclaimed Water Butterfly Valve
NAVD ----- North American Vertical Datum	ICV d ----- Irrigation Control Valve
R ----- Curve Radius	W ----- Water Meter
L ----- Curve Length	F ----- Fire Hydrant
D ----- Curve Delta	RWM M ----- Reclaimed Water Meter
N.T.I. ----- Non-Tangent Intersection	U ----- Utility Pole
N.T.C. ----- Non-Tangent Curvature	CLF ----- Chain Link Fence
P.C. ----- Point of Curvature	B ----- Ballard
P.T. ----- Point of Tangency	S ----- Sign
FIR ----- Found Iron Rod	G ----- Guy Anchor
FCM ----- Found Concrete Monument	NAVD ----- North American Vertical Datum
● ----- Set 5/8" Iron Rod and Cap LB7768	OU ----- Overhead Utility Lines
LB ----- Licence Business	Y ----- Top Of Bank
⊕ ----- Centerline of Road	E ----- Edge Of Water
BD ----- Brass Disk	o ----- Chain Link Fence
PBC ----- Palm Beach County	
FPL ----- Florida Power & Light	
(TYP.) ----- Typical	
INV ----- Invert Elevation	
Elev ----- Elevation	
PVC ----- Polyvinyl Chloride Pipe	

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 10/18/2024 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.





NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST  
 N: 884612.3300 / E: 880484.6585  
 NAD83 (2007 ADJUSTMENT) - CERTIFIED CORNER RECORD #107585

DECLARATION OF EASEMENT INDIAN TRAIL WATER CONTROL DISTRICT M-2 CANAL (OUTFALL), (O.R. 1687, PG. 1749), AND PER PARTIAL ASSIGNMENT TO PALM BEACH COUNTY (O.R. 22620, PG. 1890)

EAST LINE OF THE M-2 CANAL EASEMENT, AS RECORDED IN (O.R. 1887, PG. 1749)

SOUTH BOUNDARY OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E

NORTHEAST CORNER OF SECTION 11, TOWNSHIP 43 S., RANGE 40 E  
 SET 3.5" IRON PIPE "PUBLIC LAND SURVEY CORNER-TALLAHASSEE MERIDIAN"  
 N: 879901.1924 / E: 880403.6464  
 CERTIFIED CORNER RECORD #107586

NORTH BOUNDARY OF SECTION 12, TOWNSHIP 43 S., RANGE 40 E

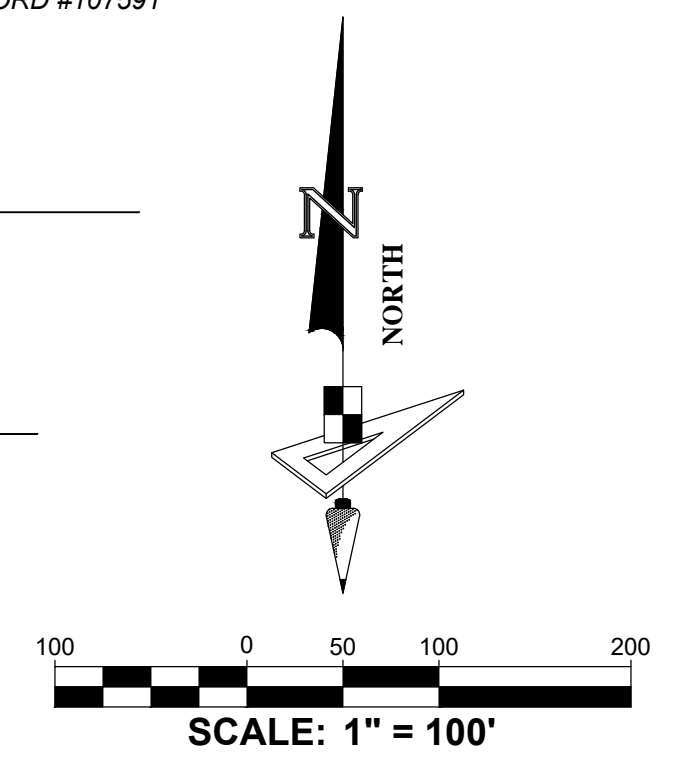
P.O.C. - NORTHWEST CORNER OF LOT 1, WESTLAKE POD G - NORTH (P.B. 138, PG(s). 3-5)  
 N: 882783.8329  
 E: 880632.1740

P.O.B. N: 882673.4875  
 E: 880721.6303

BENCHMARK #1 SET 60D NAIL  
 ELEV. = 20.39 NAVD

BENCHMARK #2 SET 60D NAIL  
 ELEV. = 20.68 NAVD

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



LEGEND

- P.B. --- Plat Book
- O.R.B. --- Official Records Book
- D.B. --- Deed Book
- Pg(s) --- Page(s)
- NAD --- North American Datum
- NAVD --- North American Vertical Datum
- R --- Curve Radius
- L --- Curve Length
- D --- Curve Delta
- N.T.I. --- Non-Tangent Intersection
- N.T.C. --- Non-Tangent Curvature
- P.C. --- Point of Curvature
- P.T. --- Point of Tangency
- R.C. --- Reverse Curvature
- FIR --- Found Iron Rod
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- INV --- Invert Elevation
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- CMP --- Corrugated Metal Pipe
- MES --- Mitered End Section
- W --- Buried Water Main Warning Marker
- RWM GV --- Reclaimed Water Meter Gate Valve
- RWM BFV --- Reclaimed Water Butterfly Valve
- ICV --- Irrigation Control Valve
- W --- Water Meter
- ⊕ --- Fire Hydrant
- RWM --- Reclaimed Water Meter
- ⊕ --- Utility Pole
- CLF --- Chain Link Fence
- B --- Ballard
- ⊕ --- Sign
- ⊕ --- Guy Anchor
- NAVD --- North American Vertical Datum
- OU --- Overhead Utility Lines
- Top Of Bank
- Edge Of Water
- Chain Link Fence
- Location of reading
- Spot Elevation

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**GeoPoint**  
 Surveying, Inc.

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 Santa Rosa Beach, Florida 32459  
 Phone: (850) 740-0650

West Florida  
 213 Hobbs Street  
 Tampa, Florida 33619  
 Phone: (813) 248-8888  
 Fax: (813) 248-2266

Central Florida  
 528 Northlake Blvd, Suite 1040  
 Altamonte Springs, Florida 32701  
 Phone: (321) 270-0440

East Florida  
 4132 West Blue Heron Blvd  
 Suite 105  
 Riviera Beach, Florida 33404  
 Phone: (561) 444-2720

Boundary and Topographic Survey Westlake - POD G North Parcel C

PREPARED FOR:  
 Minto Communities, LLC

LOCATED IN:  
 Section 1, Township 43 S., Range 40 E., Palm Beach County, Florida

See Sheet 1 for  
 Certifications,  
 Signature, & Revisions.  
 Not valid without all Sheets

SHEET: **02** of **02**