

Cotleur & Hearing

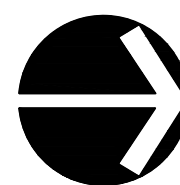
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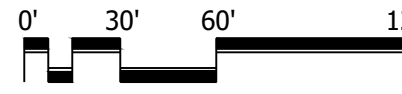
Lic# LC-C000239

PARCEL 173333
The Avery at Westlake
SITE PLAN
City of Westlake, Florida

DESIGNED DEH
DRAWN JAE
APPROVED DEH
JOB NUMBER 13-0518.113
DATE 03-20-26
REVISIONS 04-20-26
05-11-26



Scale: 1" = 60'



May 11, 2026 3:44:46 p.m.
Drawing: 13-0518.113_SP.DWG

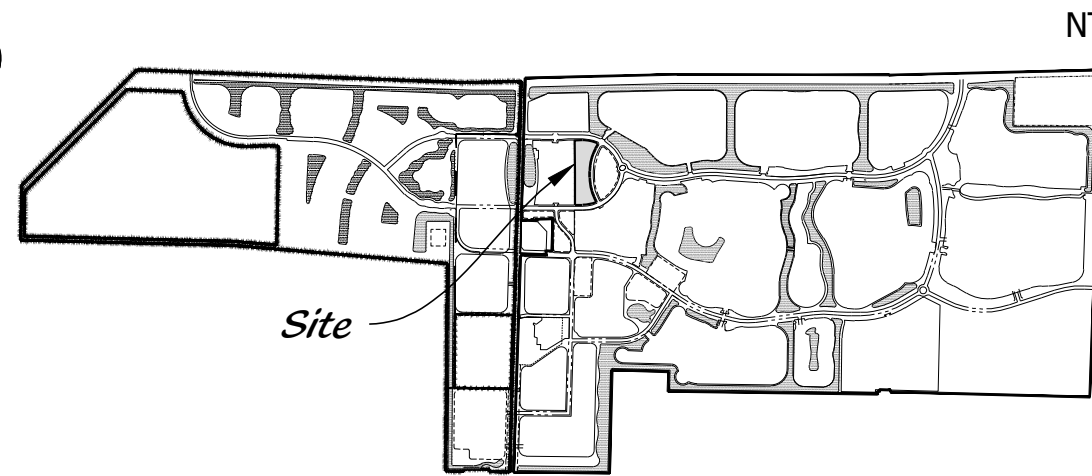
SHEET MB OF 9

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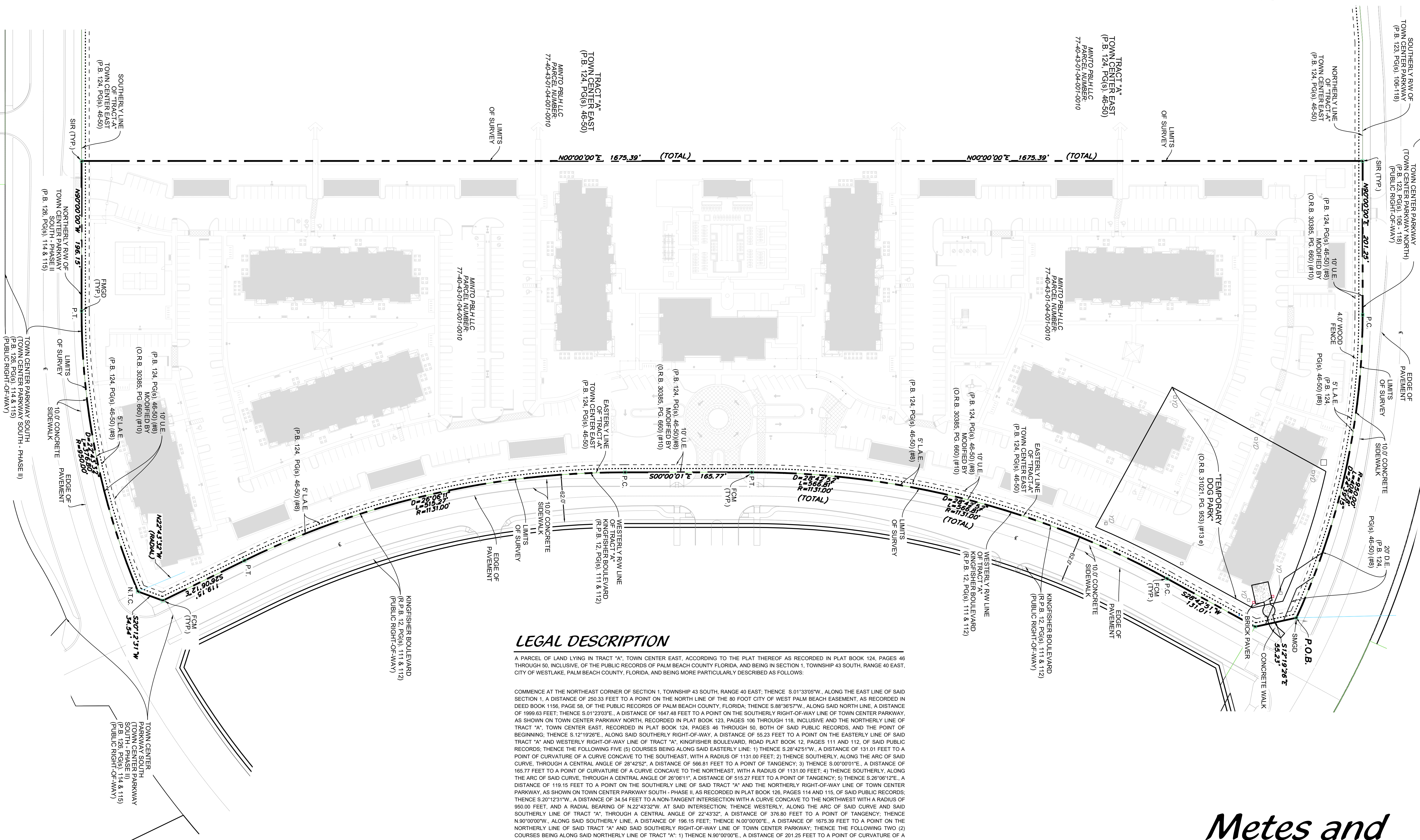
LEGEND

SID: SEMINOLE IMPROVEMENT DISTRICT
ROW: RIGHT OF WAY
PUD: PLANNED UNIT DEVELOPMENT
UE: UTILITY EASEMENT
DE: DRAINAGE EASEMENT
LAME: LAKE ACCESS MANAGEMENT EASEMENT
LAE: LAKE ACCESS EASEMENT
TMD: TRADITIONAL MARKET PLACE DEVELOPMENT
WM: WATER METER
LS: LANDSCAPE AREA
ESMT: EASEMENT
LME: LAKE MAINTENANCE EASEMENT
TND: TRADITIONAL NEIGHBORHOOD DEVELOPMENT
CL: CENTER LINE

LOCATION MAP



NTS



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN TRACT "A", TOWN CENTER EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGES 46 THROUGH 50, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING 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 NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S. 01°33'05"W., ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT CITY OF WEST PALM BEACH EASEMENT, AS RECORDED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S. 88°36'57"W., ALONG SAID NORTH LINE, A DISTANCE OF 1999.63 FEET; THENCE S. 01°23'03"E., A DISTANCE OF 1647.48 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, AS SHOWN ON TOWN CENTER PARKWAY NORTH, RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE AND THE NORTHERLY LINE OF TRACT "A", TOWN CENTER EAST, RECORDED IN PLAT BOOK 124, PAGES 46 THROUGH 50, BOTH OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE S. 12°19'26"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 55.23 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "A" AND WESTERLY RIGHT-OF-WAY LINE OF TRACT "A", KINGFISHER BOULEVARD, ROAD PLAT BOOK 12, PAGES 111 AND 112, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID EASTERLY LINE: 1) THENCE S. 28°42'51"W., A DISTANCE OF 131.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1131.00 FEET; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°42'52", A DISTANCE OF 566.81 FEET TO A POINT OF TANGENCY; 3) THENCE S. 00°00'01"E., A DISTANCE OF 165.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1131.00 FEET; 4) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°00'11", A DISTANCE OF 515.27 FEET TO A POINT OF TANGENCY; 5) THENCE S. 28°06'12"E., A DISTANCE OF 119.15 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "A" AND THE NORTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, AS SHOWN ON TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS; THENCE S. 20°12'31"W., A DISTANCE OF 34.54 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 950.00 FEET, AND A RADIAL BEARING OF N. 22°43'32"W., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF TRACT "A", THROUGH A CENTRAL ANGLE OF 22°43'32", A DISTANCE OF 376.80 FEET TO A POINT OF TANGENCY; THENCE N. 90°00'00"W., ALONG SAID SOUTHERLY LINE, A DISTANCE OF 186.15 FEET; THENCE N. 00°00'00"E., A DISTANCE OF 1675.39 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT "A" AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY; THENCE THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTHERLY LINE OF TRACT "A": 1) THENCE N. 90°00'00"E., A DISTANCE OF 201.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 950.00 FEET; 2) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'15", A DISTANCE OF 408.78 FEET TO POINT OF BEGINNING.

TOTAL CONTAINING: 784.085 SQUARE FEET OR 18.000 ACRES, MORE OR LESS.