

DESCRIPTION:

ALL OF THE PLAT OF " POD V-2 ", AS RECORDED IN PLAT BOOK 135, PAGES 198 THROUGH 199, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING: 289,262 SQUARE FEET OR 6.640 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- CURRENT TITLE INFORMATION ON THE SUBJECT PROPERTY HAD NOT BEEN FURNISHED TO GEOPPOINT SURVEYING, INC. AT THE TIME OF THIS SURVEY, AND IS SUBJECT TO TITLE REVIEW AND/OR ABSTRACT. GEOPPOINT 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 WEST LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF S.01°57'47"W. 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" = 60" 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. 12099C0345F FOR PALM BEACH COUNTY, COMMUNITY NO. 120192, PLAM 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

(S) ---- Surveyed Dimension	CHH --- Cable Handhole	RRSW --- Railroad Signal Pole	MES ---- Mitered End Section
(D) ---- Deed/Record Dimension	C --- Buried Cable	RRSW --- Railroad Switch	MTP ---- Metal Pipe
(P) ---- Plat Dimension	CO --- Sanitary Sewer Cleanout	RBP --- Reclaim Water Backflow Preventer	ORB ---- Official Records Book
(C) ---- Calculated Dimension	CP --- Concrete Post	R --- Reclaim Water Meter	PB ---- Plat Book
(R) ---- Reported	CSP --- Concrete Signal Post	R --- Buried Reclaim Water	PCP ---- Permanent Control Point
A/C ---- Air Conditioner	CP --- Cable Pedestal	FMA --- Force Main Air Release Valve	Pg(s) ---- Page(s)
CB ---- Condominium Book	CHH --- Electric Handhole	SCO --- Storm Drainage Clean Out	PRM ---- Permanent Reference Monument
CCR ---- Certified Corner Record	CHH --- Electric Junction Box	SP --- Sign	PSM ---- Professional Surveyor and Mapper
CI ---- Curb Inlet	CHH --- Electric Handhole	FM --- Force Main Gate Valve	PVC ---- Polyvinyl Chloride Pipe
CMP ---- Corrugated Metal Pipe	CHH --- Electric Meter	SP --- Sanitary Sewer Manhole	RCP ---- Reinforced Concrete Pipe
CONC. ---- Concrete	CHH --- Electric Switch Box	SP --- Steel Post	RPB ---- Road Plat Book
DB ---- Deed Book	CHH --- Electric Power	SPH --- Sprinkler Head	R/W ---- Right of Way
DIA ---- Diameter	CHH --- Warning Marker	SPH --- Spigot	RLS ---- Registered Land Surveyor
DIP ---- Ductile Iron Pipe	CHH --- Fire Department Connection	SPH --- Sanitary Sewer Service	SCM ---- Set 4"x4" Concrete Monument LB7768
ELEV. ---- Elevation	CHH --- Fire Hydrant	THC --- Traffic Camera	SIR ---- Set 1/2" Iron Rod LB7768
FAD ---- Found Aluminum Disk	CHH --- Fiber Optic Handhole	THH --- Telephone Handhole	SMGD ---- Set Mag Nail & Disk LB7768
FAX ---- Found Axle	CHH --- Flood/Landscape Light	THH --- Telecommunication Manhole	SRD ---- State Road Department
FBAR ---- Found Iron Bar	CHH --- Buried Force Main	THH --- Telephone Pedestal	SWFWMD ---- Southwest Florida Water Management District
FBD ---- Found Brass Disk	CHH --- Warning Marker	THH --- Traffic Signal Junction Box	TCP ---- Terra Cotta Pipe
FBT ---- Found Bolt	CHH --- Flag Pole	THH --- Traffic Signal Pole	VCP ---- Vitrified Clay Pipe
FCM ---- Found Concrete Monument	CHH --- Fiber Optic Pedestal	THH --- Buried Telephone Warning Marker	YD ---- Yard Drain
FDH ---- Found Drill Hole	CHH --- Guy Anchor	THH --- Unknown Manhole	X ---- Wire Fence
FDOT ---- Florida Department of Transportation	CHH --- Gas Air Release Valve	THH --- Utility Pole	O ---- Chain Link Fence
FHT ---- Found Hub & Tack	CHH --- Gas Butterfly Valve	THH --- Abandoned Utility Pole	O ---- Metal Fence
FP ---- Found Iron Pipe	CHH --- Gas Meter	THH --- Water Air Release Valve	O ---- Polyvinyl Fence
FIR ---- Found Iron Rod	CHH --- Buried Gas Warning Marker	THH --- Water Blow Off Valve	O ---- Wood Fence
FLW ---- Found Lighter Wood Post	CHH --- Guy Pole	THH --- Water Butterfly Valve	O ---- Guardrail
FMG ---- Found Mag Nail	CHH --- Grease Trap Manhole	THH --- Well	O ---- Rip-rap
FMGD ---- Found Mag Nail & Disk	CHH --- Gas Gate Valve	THH --- Wetland Flag	O ---- Top of Bank
FNL ---- Found Nail	CHH --- Irrigation Backflow Preventer	THH --- Water Gate Valve	O ---- Wetland Line
FNLD ---- Found Nail & Disk	CHH --- Irrigation Butterfly Valve	THH --- Water Meter	O ---- Overhead Utility Line
FNIT ---- Found Nail & Tin Tab	CHH --- Irrigation Control Valve	THH --- Water Manhole	O ---- Overhead Electric Line
FPK ---- Found P.K. Nail	CHH --- Irrigation Gate Valve	THH --- Wood Post	O ---- Pile / Piling
FPKD ---- Found P.K. Nail & Disk	CHH --- Irrigation Well	THH --- Water Service	O ---- Electric Power Pole
FRD ---- Found Rivet & Disk	CHH --- Irrigation Water Meter	THH --- Buried Water Main	O ---- Piezometer
FRRS ---- Found Railroad Spike	CHH --- Buried Irrigation Warning Marker	THH --- Warning Marker	O ---- Reclaim Water Blow Off Valve
FTB ---- Found T-Bar	CHH --- Key Pad	THH --- Yard Drain	FP&L ---- Florida Power & Light
FTK ---- Found Tack	CHH --- Light Pole	THH --- Radius	PID ---- Parcel Identification Number
FX ---- Found X-Cut	CHH --- Mail Box	THH --- Arc Length	U.E. ---- Utility Easement
GTI ---- Grate Top Inlet	CHH --- Monitoring Well	THH --- Central Angle	C ---- Centerline
IRV ---- Sanitary Sewer Air Release Valve	CHH --- Reclaim Water Butterfly Valve	THH --- High Density Polyethylene	R/W ---- Right-of-Way
B --- Bollard	CHH --- Reclaim Water Fire Hydrant	THH --- Invert	Sec.Twp.Rge ---- Section/Township/Range
BFP --- Water Backflow Preventer	CHH --- Reclaim Water Gate Valve	THH --- Licensed Business	O/S ---- Off-Set
R.C. ---- Revise Curve	CHH --- Non-Tangent	THH --- Identification	No. ---- Number
N.T. ---- Non-Tangent	CHH --- Non-Tangent Curve	THH --- Chain Link Fence	I.D. ---- Identification
N.T.C. ---- Non-Tangent Curve	CHH --- Compound Curve	THH --- Barb Wire Fence	CLF ---- Chain Link Fence
C.C. ---- Compound Curve	CHH --- Palm Beach County	THH --- Hog Wire Fence	BWF ---- Barb Wire Fence
PBC ---- Palm Beach County	CHH --- Transformer Pad	THH --- Hog Wire Fence	HWF ---- Hog Wire Fence
TFP ---- Transformer Pad			

6 5
7 8

WESTLAKE - POD V2
BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS			Prepared For: BLACK DIAMOND GENERAL CONTRACTING, INC.
No.	Date	Description	Dwn.
1	08/14/25	UPDATE TOPO SURVEY	SAB
SURVEYOR'S CERTIFICATE			
This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter SJ-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.			
Luis Ortiz			
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7006			
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER			
Sheet No. 01 of 02 Sheets			

The seal appearing on this document was authorized by LUIS J. ORTIZ, Professional Surveyor and Mapper, State of Florida, License No. LS7006

This item has been electronically signed and sealed by LUIS J. ORTIZ, P.S.M., on 8/14/2025 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.

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: DJS Date: 06/09/2022 Data File:
Check: LJO P.C.: CK Field Book: 2022-11W67 - 69
Section: 05 Twn. 43 S Rng. 41 E Job #:POD V2_BS/TS

SOUTH LINE OF SECTION 31,
TOWNSHIP 42 S.,
RANGE 41 E.

31 32

NORTH LINE OF SECTION 6,
TOWNSHIP 43 S.,
RANGE 41 E.

SOUTH LINE OF SECTION 32,
TOWNSHIP 42 S.,
RANGE 41 E.

NORTH LINE OF SECTION 5,
TOWNSHIP 43 S.,
RANGE 41 E.

NORTHWEST CORNER SECTION 5-43-41
FOUND BRASS DISK IN CONCRETE "P.B.C."

CERTIFIED CORNER RECORD #107591
N:884609.6818 E:891407.3638
NAD83 (2007 ADJUSTMENT)

CERTIFIED CORNER RECORD #053945
N:884609.971 E:891407.502
NAD83 (1990 ADJUSTMENT)

BASIS OF BEARINGS

WEST LINE OF SECTION 5,
TOWNSHIP 43 S., RANGE 41 E.
S:01°57'47"W, 5424.33' (MEASURED)
S:01°57'50"W, 5424.52' (COUNTY)

2712.17'

EAST LINE OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.

WEST LINE OF SECTION 5,
TOWNSHIP 43 S., RANGE 41 E.

S:01°57'47"W,
5424.33' (TOTAL)

SOUTH LINE OF N.W. QUARTER
SECTION 5, TOWNSHIP 43 S.,
RANGE 41 E.

NORTH LINE OF S.W. QUARTER
SECTION 5, TOWNSHIP 43 S.,
RANGE 41 E.

WEST 1/4 CORNER SECTION 5-43-41
FOUND BRASS DISK IN CONCRETE "P.B.C."
N:881899.1079 E:891314.4578
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107596

SOUTHWEST CORNER SECTION 5-43-41
FOUND BRASS DISK IN CONCRETE "P.B.C."
N:879188.5341 E:891221.5519
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107595

SOUTH LINE OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.

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TOWNSHIP 43 S., RANGE 41 E.

ICV(3X)

WOODLANDS OF
WESTLAKE
(P.B. 134, PG(s). 167 - 178)

TOWN CENTER PARKWAY
- PHASE III AND
RIVER BEND
(P.B. 134, PG(s). 58 - 62)

R=40.00'
L=43.74'
D=62°38'56"

EDGE OF ASPHALT

6" CONC. SIDEWALK

FCM 4X4 PRM LB7768

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