

20190114143

16

# PERSIMMON BOULEVARD EAST - PLAT 2

BEING A PLAT OF A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,  
AND SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE,  
PALM BEACH COUNTY, FLORIDA

**DEDICATION AND RESERVATIONS:**

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS PERSIMMON BOULEVARD EAST PLAT 2, BEING A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, 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 M-CANAL ROAD EASEMENT AS RECORDED IN DEED BOOK 1156, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN IN ROAD PLAT BOOK 6, PAGE 136 OF SAID PUBLIC RECORDS, AND AS MONUMENTED; THENCE S.88°36'57"W. ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL ROAD EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND OFFICIAL RECORD BOOK 1640, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 4364.14 FEET TO THE NORTHWEST CORNER OF THE EXISTING RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS, ALSO A POINT ON THE SOUTH LINE OF PERSIMMON BOULEVARD AS RECORDED IN OFFICIAL RECORD BOOK 10202, PAGE 430, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E. ALONG SAID SOUTH LINE OF PERSIMMON BOULEVARD, A DISTANCE OF 646.56 FEET TO A POINT ON THE EAST LINE OF SAID EXISTING RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD; THENCE S.01°42'52"W. ALONG SAID EAST LINE, A DISTANCE OF 77.00 FEET; THENCE CONTINUE S.01°42'52"W. A DISTANCE OF 3.00 FEET TO A POINT ON THE ADDITIONAL RIGHT-OF-WAY OF PERSIMMON BOULEVARD, AS SHOWN ON PERSIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID ADDITIONAL RIGHT-OF-WAY FOR THE FOLLOWING THREE (3) COURSES: 1) S.88°17'08"E. A DISTANCE OF 572.95 FEET; 2) THENCE S.43°17'00"E. A DISTANCE OF 53.74 FEET; 3) THENCE S.88°17'08"E. A DISTANCE OF 114.00 FEET TO THE SOUTHEAST CORNER OF PERSIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS, ALSO TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST BOUNDARY OF SAID PERSIMMON BOULEVARD EAST - PLAT 1 FOR THE FOLLOWING FIVE (5) COURSES: 1) N.01°42'52"E. A DISTANCE OF 12.00 FEET; 2) THENCE N.46°42'52"E. A DISTANCE OF 43.17 FEET; 3) THENCE N.01°42'52"E. A DISTANCE OF 125.47 FEET; 4) THENCE N.88°16'09"W. A DISTANCE OF 5.31 FEET; 5) THENCE N.45°29'10"W. A DISTANCE OF 54.25 FEET TO A POINT ON THE SOUTH BOUNDARY OF ILEX WAY PHASE I, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117, OF SAID PUBLIC RECORDS; THENCE N.89°16'35"E. ALONG SAID SOUTH BOUNDARY OF ILEX WAY PHASE I, A DISTANCE OF 14.08 FEET; THENCE S.45°29'11"E. A DISTANCE OF 40.42 FEET; THENCE S.88°17'08"E. A DISTANCE OF 240.35 FEET; THENCE S.76°58'32"E. A DISTANCE OF 76.49 FEET; THENCE S.88°17'08"E. A DISTANCE OF 85.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 2303.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°55'30", A DISTANCE OF 1323.42 FEET TO A POINT OF TANGENCY; THENCE S.55°21'38"E. A DISTANCE OF 312.31 FEET; THENCE S.54°05'27"E. A DISTANCE OF 135.39 FEET; THENCE S.55°21'38"E. A DISTANCE OF 714.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 2837.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°52'51", A DISTANCE OF 984.40 FEET TO A POINT OF TANGENCY; THENCE S.75°14'29"E. A DISTANCE OF 103.46 FEET; THENCE N.59°45'31"E. A DISTANCE OF 48.28 FEET; THENCE N.14°45'31"W. A DISTANCE OF 5.86 FEET; THENCE S.75°14'29"E. A DISTANCE OF 66.77 FEET; THENCE N.14°45'31"W. A DISTANCE OF 11.00 FEET; THENCE S.75°14'29"E. A DISTANCE OF 53.23 FEET; THENCE S.14°45'31"W. A DISTANCE OF 5.86 FEET; THENCE S.30°14'29"E. A DISTANCE OF 48.28 FEET; THENCE S.75°14'29"E. A DISTANCE OF 19.41 FEET; THENCE S.14°45'31"W. A DISTANCE OF 111.00 FEET; THENCE N.75°14'29"W. A DISTANCE OF 19.41 FEET; THENCE S.59°45'31"W. A DISTANCE OF 48.28 FEET; THENCE S.14°45'31"W. A DISTANCE OF 25.00 FEET; THENCE N.75°14'29"W. A DISTANCE OF 120.00 FEET; THENCE N.14°45'31"E. A DISTANCE OF 14.00 FEET; THENCE N.30°14'29"W. A DISTANCE OF 48.28 FEET; THENCE N.75°14'29"W. A DISTANCE OF 103.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 2948.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°57'33", A DISTANCE OF 100.81 FEET; THENCE N.60°24'47"W. A DISTANCE OF 51.29 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 2937.00 FEET AND A RADIAL BEARING OF N.17°41'36"E. AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°56'47", A DISTANCE OF 868.67 FEET TO A POINT OF TANGENCY; THENCE N.55°21'38"W. A DISTANCE OF 128.30 FEET; THENCE S.79°38'22"W. A DISTANCE OF 48.28 FEET; THENCE S.34°38'22"W. A DISTANCE OF 29.00 FEET; THENCE N.55°21'38"W. A DISTANCE OF 159.77 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 106.50 FEET AND A RADIAL BEARING OF S.88°14'24"W. AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°44'01", A DISTANCE OF 105.45 FEET TO A NON-TANGENT INTERSECTION; THENCE N.55°21'38"W. A DISTANCE OF 747.80 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 95.09 FEET AND A RADIAL BEARING OF S.35°04'32"W. AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°01'15", A DISTANCE OF 156.04 FEET TO A NON-TANGENT INTERSECTION; THENCE N.32°01'05"E. A DISTANCE OF 114.85 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 2196.00 FEET AND A RADIAL BEARING OF S.32°01'05"W. AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°19'54", A DISTANCE OF 625.95 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 1858.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°02'57", A DISTANCE OF 32.60 FEET TO A NON-TANGENT INTERSECTION; THENCE S.88°31'48"W. A DISTANCE OF 101.97 FEET; THENCE N.88°17'08"W. A DISTANCE OF 385.87 FEET; THENCE S.46°42'52"W. A DISTANCE OF 48.28 FEET; THENCE S.01°42'52"W. A DISTANCE OF 7.86 FEET; THENCE N.88°17'08"W. A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

**CONTAINING:** 11.324 ACRES, MORE OR LESS.

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

**ROAD RIGHT-OF-WAY**

**TRACT "A"**, SHOWN HEREON AS PERSIMMON BOULEVARD EAST, IS HEREBY DEDICATED TO THE CITY OF WESTLAKE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR ROAD RIGHT-OF-WAY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF WESTLAKE.

THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GRANTED AND RESERVED AN EXCLUSIVE EASEMENT OVER THE ROAD RIGHT-OF-WAY FOR ANY AND ALL PURPOSES AUTHORIZED BY CHAPTER 2000-431, LAWS OF FLORIDA AND CHAPTERS 189 AND 298, FLORIDA STATUTES, IN SO FAR AS SUCH USES ARE NOW INCONSISTENT WITH ITS UTILIZATION FOR ROAD-AND/OR RIGHT-OF-WAY PURPOSES. RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE, OPERATIONS, REPAIR AND/OR REPLACEMENT OF ANY FACILITIES SO INSTALLED SHALL REMAIN THE PERPETUAL OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT, WITHOUT RECOURSE TO THE CITY OF WESTLAKE. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION.

**OPEN SPACE TRACT**

TRACTS O.S.T. #1 THROUGH O.S.T. #5, AS SHOWN HEREON, ARE HEREBY RESERVED FOR MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE PURPOSES AND ARE 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.

TRACT O.S.T. #6, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND ANY AND ALL PURPOSES AUTHORIZED BY CHAPTER 2000-431, LAWS OF FLORIDA AND CHAPTERS 189 AND 298, FLORIDA STATUTES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE TRACT, IN ITS SOLE DISCRETION.

**UTILITY EASEMENTS**

ALL UTILITY EASEMENTS DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY RIGHTS AND EASEMENTS ESTABLISHED BY OR RESERVED BY THIS PLAT ARE HEREBY RESERVED TO THE SEMINOLE IMPROVEMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTERS 189 AND 298, FLORIDA STATUTES, AS A PUBLIC UTILITY PROVIDER OF WATER, SEWER AND RECLAIMED WATER, ITS SUCCESSORS AND ASSIGNS, SUBJECT TO THOSE CERTAIN RESTRICTIONS OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR; PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION.

IN WITNESS WHEREOF, MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS 28 DAY OF October, 2018.

WITNESS: *[Signature]*  
PRINT NAME: Nelson Deane  
WITNESS: *[Signature]*  
PRINT NAME: Leolani Gevers

**ACKNOWLEDGEMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN F. CARTER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF October, 2018.

MY COMMISSION EXPIRES: Sept. 27, 2022  
Notary Public State of Florida  
PRINT NAME: Tonia Abrahamsson  
COMMISSION NO. #GG222699

**ACCEPTANCE OF DEDICATION**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE CITY OF WESTLAKE, FLORIDA, A MUNICIPAL CORPORATION, HEREBY ACCEPTS THE DEDICATION OF ROAD RIGHT-OF-WAY AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 11 DAY OF February, 2018.

WITNESS: *[Signature]*  
PRINT NAME: Kenneth G. Cassel  
WITNESS: *[Signature]*  
PRINT NAME: Stephen E. Yale

**ACKNOWLEDGEMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROGER MANNING WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CITY MAYOR OF THE CITY OF WESTLAKE, A MUNICIPAL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [HE] [SHE] EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF February, 2018.  
MY COMMISSION EXPIRES: 4/30/2020  
Notary Public State of Florida  
PRINT NAME: Lynn LaBrutto  
COMMISSION NO. FF 969599

**ACCEPTANCE OF DEDICATION**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 28 DAY OF October, 2018.

WITNESS: *[Signature]*  
PRINT NAME: John F. Carter  
WITNESS: *[Signature]*  
PRINT NAME: Nelson Deane

**ACKNOWLEDGEMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SCOTT MASSEY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SEMINOLE IMPROVEMENT DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE DISTRICT SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR STATUTORY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF October, 2018.  
MY COMMISSION EXPIRES: Sept. 27, 2022  
Notary Public State of Florida  
PRINT NAME: Tonia Abrahamsson  
COMMISSION NO. #GG222699

**MORTGAGEE'S CONSENT**  
STATE OF FLORIDA  
COUNTY OF DUVAL

KNOW ALL MEN BY THESE PRESENTS THAT WELLS FARGO BANK, N.A., SUCCESSOR-BY-MERGER TO WACHOVIA BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE AS AMENDED AND AS DESCRIBED IN THE TITLE CERTIFICATION, ON THE LAND DESCRIBED HEREON, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE, AS AMENDED, TO SUCH DEDICATION.

WELLS FARGO BANK, N.A., SUCCESSOR-BY-MERGER TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT

WITNESS: *[Signature]*  
PRINT NAME: Gordon Elderbridge  
WITNESS: *[Signature]*  
PRINT NAME: Sarah Wickert

**ACKNOWLEDGMENT**  
STATE OF FLORIDA  
COUNTY OF DUVAL

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED SARAH WICKERT WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF WELLS FARGO BANK, N.A., A NATIONAL BANKING ASSOCIATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANKING ASSOCIATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL AT Jacksonville, Duval County, Florida, this 22nd DAY OF Feb., 2019.  
MY COMMISSION EXPIRES: 02/20/23  
Notary Public, State of Florida

**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 16 DAY OF February, 2018 IN ACCORDANCE WITH CHAPTER 177, F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH CHAPTER 177, F.S.

ATTEST: *[Signature]*  
CITY MANAGER, KEN CASSEL  
WITNESS: *[Signature]*  
CITY MAYOR, ROGER MANNING

**TITLE CERTIFICATION**  
STATE OF FLORIDA  
COUNTY OF Broward

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PBLH, LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 2-25-19  
HARRY B. TITTE, PRESIDENT  
FOUNDERS TITLE

MINTO PBLH, LLC ACCEPTANCE  
CITY OF WESTLAKE ACCEPTANCE  
SEMINOLE IMPROVEMENT DISTRICT  
MORTGAGEE'S JOINDER AND CONSENT  
CITY OF WESTLAKE APPROVAL  
SURVEYOR'S SEAL

LOCATION MAP  
No Scale  
STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.  
THIS INSTRUMENT WAS FILED FOR RECORD AT 12:43 P.M. THIS 2nd DAY OF April, 2018 AND DULY RECORDED IN PLAT BOOK NO. 128 ON PAGE 16-19  
SHARON R. BOCK, CLERK AND COMPTROLLER  
By: *[Signature]*, D.C.

**AREA TABULATION (IN ACRES)**

ROADWAY TRACT (TRACT "A"):	8.942	OPEN SPACE TRACT #4:	0.023
OPEN SPACE TRACT #1:	0.370	OPEN SPACE TRACT #5:	0.323
OPEN SPACE TRACT #2:	0.938	OPEN SPACE TRACT #6:	0.709
OPEN SPACE TRACT #3:	0.019	TOTAL ACRES, MORE OR LESS:	11.324

- SURVEYOR'S NOTES**
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■" A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "●" A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". MONUMENTS ARE SHOWN AS THUS: "●" A 1/2" IRON ROD WITH CAP STAMPED "LB7768". (UNLESS OTHERWISE NOTED)
  - BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"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 APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
  - 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: 9/28/2018  
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 105, RIVIERA BEACH, FLORIDA 33404. CERTIFICATE OF AUTHORIZATION NO. LB7768

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  
Sheet No. 1 of 4 Sheets