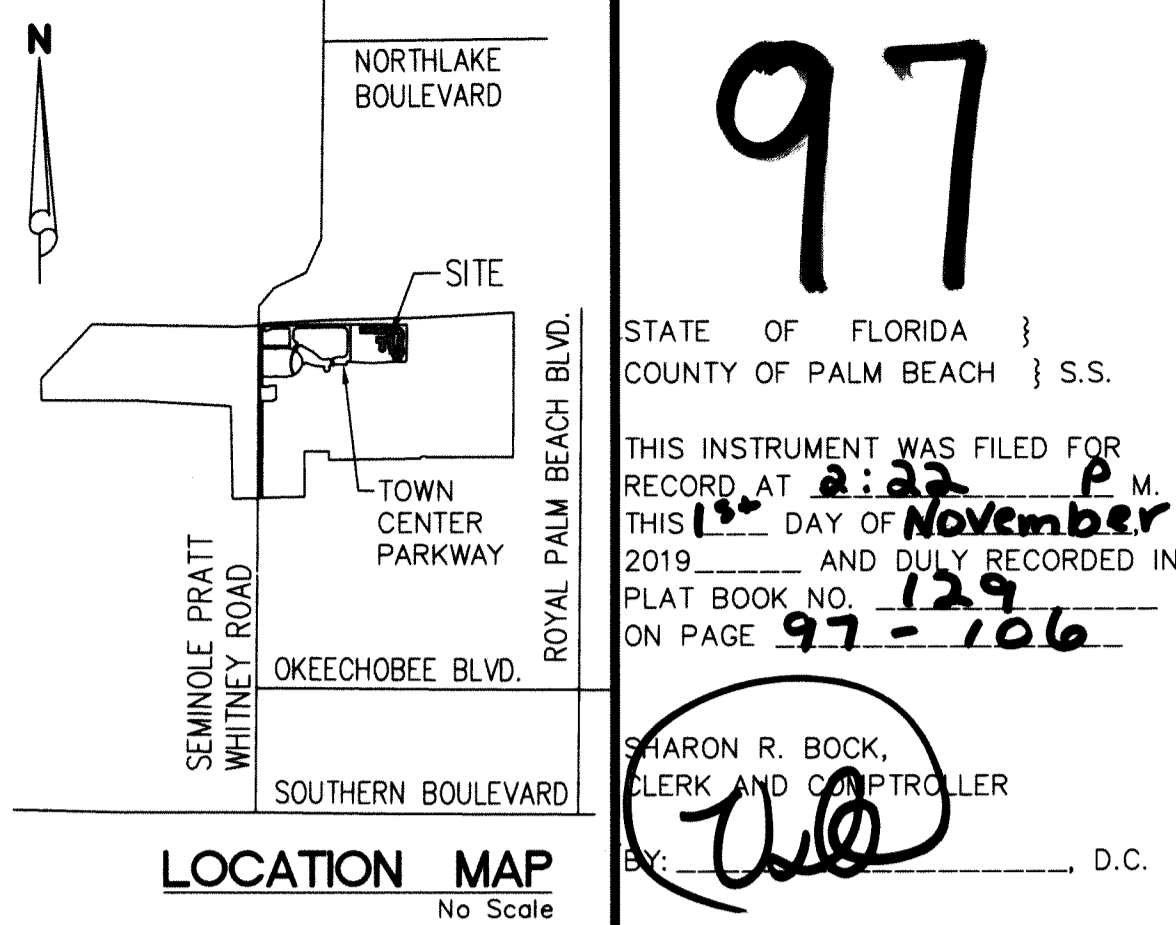


MEADOWS OF WESTLAKE - PHASE II
A SUBDIVISION IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT
OF TRACT R AND OPEN SPACE TRACT #10 THROUGH OPEN SPACE TRACT #14 INCLUSIVE,
MEADOWS OF WESTLAKE - PHASE I, PLAT BOOK 127, PAGES 140 THROUGH 153,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



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

THIS INSTRUMENT WAS FILED FOR
RECORD AT 2:22 P.M.
THIS 15th DAY OF August
2019 AND DULY RECORDED IN
PLAT BOOK NO. 129
ON PAGE 97-106

SHARON R. BOCK,
CLERK AND CONTROLLER
D.C.

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 MEADOWS OF WESTLAKE - PHASE II, A
SUBDIVISION IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH
COUNTY, FLORIDA, BEING A REPLAT OF TRACT R AND OPEN SPACE TRACT #10 THROUGH OPEN SPACE
TRACT #14 INCLUSIVE, MEADOWS OF WESTLAKE - PHASE I, PLAT BOOK 127, PAGES 140 THROUGH 153,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE
S.89°48'53"E. ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF THE M-CANAL PER DEED BOOK 1156, PAGE 58, OF THE
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 4544.61 FEET; THENCE S.00°11'07"W,
A DISTANCE OF 1049.99 FEET TO A POINT ON THE BOUNDARY OF TRACT "R", AS SHOWN ON THE PLAT OF
MEADOWS OF WESTLAKE - PHASE I, PLAT BOOK 127, PAGES 140 THROUGH 153 INCLUSIVE, PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THE FOLLOWING COURSES
BEING ALONG THE BOUNDARY OF TRACT "R", AS SHOWN ON SAID PLAT: THENCE S.00°11'12"W, A
DISTANCE OF 66.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS
OF 660.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
09°01'45", A DISTANCE OF 104.01 FEET TO A POINT OF TANGENCY; THENCE S.09°12'57"W, A DISTANCE OF
141.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1302.00
FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°23'50",
A DISTANCE OF 395.34 FEET TO A POINT OF TANGENCY; THENCE S.08°10'52"E, A DISTANCE OF 168.55 FEET TO
A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 760.00 FEET; THENCE
SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°22'04", A DISTANCE OF
111.00 FEET TO A POINT OF TANGENCY; THENCE S.00°11'12"W, A DISTANCE OF 79.60 FEET TO A POINT OF
CURVATURE OF A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 400.00 FEET; THENCE
SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°14'06", A DISTANCE OF
392.60 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE
WESTERLY WITH A RADIUS OF 452.11 FEET AND A RADIAL BEARING OF S.82°42'21"W, AT SAID
INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
11°21'20", A DISTANCE OF 89.60 FEET TO A POINT OF TANGENCY; THENCE S.04°03'41"W, A DISTANCE OF 76.44
FEET; THENCE S.40°56'19"E, A DISTANCE OF 36.67 FEET; THENCE S.04°03'41"W, A DISTANCE OF 29.00 FEET TO
A POINT ON THE NORTH BOUNDARY OF TOWN CENTER PARKWAY PHASE II, AS RECORDED IN PLAT BOOK
126, PAGES 34 THROUGH 38, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH
BOUNDARY OF SAID PLAT FOR THE FOLLOWING TWO (2) COURSES: 1) N.85°56'19"W, A DISTANCE OF 161.49
FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 3090.00 FEET; 2)
THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°33'33",
A DISTANCE OF 30.15 FEET TO A NON-TANGENT INTERSECTION; THENCE CONTINUE ALONG THE BOUNDARY
OF TRACT "R", AS SHOWN ON THE PLAT OF MEADOWS OF WESTLAKE - PHASE I PER PLAT BOOK 127 PAGES
140 THROUGH 153, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE
N.03°30'08"E, A DISTANCE OF 29.15 FEET; THENCE N.49°03'41"E, A DISTANCE OF 36.76 FEET; THENCE
N.04°03'41"E, A DISTANCE OF 76.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY
WITH A RADIUS OF 312.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A
CENTRAL ANGLE OF 04°01'06", A DISTANCE OF 21.89 TO A POINT OF NON-TANGENT INTERSECTION WITH
A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 400.00 FEET AND A RADIAL BEARING OF N.12°15'09"W,
AT SAID INTERSECTION; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF 08°42'34", A DISTANCE OF 60.80 FEET TO A POINT OF TANGENCY; THENCE S.86°27'25"W,
A DISTANCE OF 247.77 FEET; THENCE N.03°32'35"W, A DISTANCE OF 150.00 FEET; THENCE N.03°32'35"W,
A DISTANCE OF 31.25 FEET; THENCE N.03°32'35"W, A DISTANCE OF 185.00 FEET; THENCE S.86°27'25"W,
A DISTANCE OF 175.00 FEET TO NON-TANGENT INTERSECTION WITH A CURVE CONCAVE NORTHWESTERLY
WITH A RADIUS OF 40.00 FEET AND A RADIAL BEARING OF N.3°32'35"W, AT SAID INTERSECTION; THENCE
NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A
DISTANCE OF 62.83 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY WITH
A RADIUS OF 1340.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF 08°27'25", A DISTANCE OF 192.00 FEET TO A POINT OF TANGENCY; THENCE N.12°00'00"W,
A DISTANCE OF 239.74 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS
OF 1160.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
08°40'47", A DISTANCE OF 175.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE
SOUTHWESTERLY WITH A RADIUS OF 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID
CURVE THROUGH A CENTRAL ANGLE OF 85°15'03", A DISTANCE OF 59.52 FEET TO A POINT OF COMPOUND
CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 640.00 FEET; THENCE WESTERLY
ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°03'54", A DISTANCE OF 112.43 FEET
TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 40.00
FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
81°21'51", A DISTANCE OF 56.80 FEET TO A POINT OF TANGENCY; THENCE S.00°00'00"E, A DISTANCE OF
193.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 40.00 FEET;
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°35'31",
A DISTANCE OF 20.66 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY WITH
A RADIUS OF 190.00 FEET; THENCE SOUTHERLY, WESTERLY AND NORTHERLY ALONG THE ARC OF SAID
CURVE THROUGH A CENTRAL ANGLE OF 239°11'01", A DISTANCE OF 793.16 FEET TO A POINT OF REVERSE
CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 40.00 FEET; THENCE NORTHERLY
ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°35'31", A DISTANCE OF 20.66 FEET TO
A POINT OF TANGENCY; THENCE N.00°00'00"E, A DISTANCE OF 166.43 FEET TO A POINT OF CURVATURE OF
A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 40.00 FEET; THENCE NORTHWESTERLY ALONG
THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°41'59", A DISTANCE OF 59.13 FEET TO A POINT
OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 1160.00 FEET; THENCE
WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°41'59", A DISTANCE OF
95.15 FEET TO A POINT OF TANGENCY; THENCE N.80°00'00"W, A DISTANCE OF 81.31 FEET; THENCE
N.10°00'00"E, A DISTANCE OF 135.00 FEET; THENCE S.80°00'00"E, A DISTANCE OF 10.00 FEET; THENCE
N.10°00'00"E, A DISTANCE OF 50.00 FEET; THENCE N.80°00'00"W, A DISTANCE OF 37.70 FEET; THENCE
N.10°00'00"E, A DISTANCE OF 135.00 FEET; THENCE S.80°00'00"E, A DISTANCE OF 109.01 FEET TO A POINT OF
CURVATURE OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 840.00 FEET; THENCE EASTERLY
ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°00'00", A DISTANCE OF 293.22 FEET
TO A POINT OF TANGENCY; THENCE N.80°00'00"E, A DISTANCE OF 67.71 FEET TO A POINT OF CURVATURE
OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 960.00 FEET; THENCE EASTERLY ALONG THE ARC
OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°02'25", A DISTANCE OF 201.74 FEET TO A POINT OF
REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 40.00 FEET; THENCE
NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°28'53",
A DISTANCE OF 62.47 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY WITH
A RADIUS OF 1840.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF 02°22'19", A DISTANCE OF 76.17 FEET TO A POINT OF TANGENCY; THENCE N.00°11'13"E,
A DISTANCE OF 62.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH
A RADIUS OF 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF 90°00'00", A DISTANCE OF 62.83 FEET TO A POINT OF TANGENCY; THENCE N.89°48'47"W,
A DISTANCE OF 104.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS
OF 1365.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
06°14'43", A DISTANCE OF 148.79 FEET TO A POINT OF TANGENCY; THENCE S.83°56'30"W, A DISTANCE OF
115.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 1335.00
FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°07'00",
A DISTANCE OF 282.32 FEET TO A POINT OF TANGENCY; THENCE N.83°56'30"W, A DISTANCE OF 207.15 FEET
TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 865.00 FEET; THENCE
WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°52'18", A DISTANCE OF
88.65 FEET TO A POINT OF TANGENCY; THENCE N.89°48'47"W, A DISTANCE OF 66.12 FEET; THENCE
N.00°11'13"E, A DISTANCE OF 135.00 FEET; THENCE S.89°48'47"E, A DISTANCE OF 7.50 FEET; THENCE
N.00°11'13"E, A DISTANCE OF 50.00 FEET; THENCE N.89°48'47"W, A DISTANCE OF 20.38 FEET; THENCE
N.00°11'13"E, A DISTANCE OF 150.00 FEET; THENCE S.89°48'47"E, A DISTANCE OF 674.50 FEET TO A POINT OF
CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 1200.00 FEET; THENCE EASTERLY
ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°52'17", A DISTANCE OF 122.97 FEET
TO A POINT OF TANGENCY; THENCE S.83°56'30"E, A DISTANCE OF 207.15 FEET TO A POINT OF CURVATURE
OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 1000.00 FEET; THENCE EASTERLY ALONG THE ARC
OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°07'00", A DISTANCE OF 211.48 FEET TO A POINT OF
TANGENCY; THENCE N.83°56'30"E, A DISTANCE OF 153.59 FEET TO A POINT OF CURVATURE OF A CURVE
CONCAVE SOUTHERLY WITH A RADIUS OF 1700.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID
CURVE THROUGH A CENTRAL ANGLE OF 06°14'43", A DISTANCE OF 185.30 FEET TO A POINT OF TANGENCY;
THENCE S.89°48'47"E, A DISTANCE OF 636.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE
SOUTHWESTERLY WITH A RADIUS OF 400.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID
CURVE THROUGH A CENTRAL ANGLE OF 89°59'59", A DISTANCE OF 628.32 FEET TO A POINT OF TANGENCY
AND THE POINT OF BEGINNING.
CONTAINING: 56.623 ACRES, MORE OR LESS.

LESS AND EXCEPT:
A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #4 AS SHOWN ON THE PLAT OF MEADOWS OF WESTLAKE -
PHASE I PER PLAT BOOK 127, PAGES 140 THROUGH 153, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S.89°48'53"E. ALONG
THE NORTH RIGHT-OF-WAY LINE OF THE M-CANAL PER DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA, ALSO THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF
4544.61 FEET; THENCE S.00°11'07"W, A DISTANCE OF 1049.99 FEET TO A POINT ON THE BOUNDARY OF TRACT "R", AS SHOWN ON
MEADOWS OF WESTLAKE - PHASE I PER PLAT BOOK 127, PAGES 140 THROUGH 153, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM
BEACH COUNTY, FLORIDA, THENCE S.00°11'12"W, A DISTANCE OF 66.88 FEET; THENCE N.89°48'48"W, A DISTANCE OF 320.00 FEET
TO A RADIAL INTERSECTION WITH A CURVE CONCAVE WESTERLY WITH A RADIUS OF 340.00 FEET AND THE POINT OF
BEGINNING WATER MANAGEMENT #4; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
09°01'45", A DISTANCE OF 53.58 FEET TO A POINT OF TANGENCY; THENCE S.09°12'57"W, A DISTANCE OF 141.26 FEET TO A POINT OF
CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1622.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID
CURVE THROUGH A CENTRAL ANGLE OF 17°23'50", A DISTANCE OF 492.50 FEET TO A POINT OF TANGENCY; THENCE S.08°10'52"E,
A DISTANCE OF 168.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 440.00 FEET; THENCE
SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°22'04", A DISTANCE OF 64.26 TO A POINT OF
TANGENCY; THENCE S.00°11'12"W, A DISTANCE OF 64.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE
NORTHWESTERLY WITH A RADIUS OF 80.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A
CENTRAL ANGLE OF 86°16'13", A DISTANCE OF 120.46 FEET TO A POINT OF TANGENCY; THENCE S.86°27'25"W, A DISTANCE OF
55.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 40.00 FEET; THENCE
NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 62.83 FEET TO A
POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 1660.00 FEET; THENCE NORTHERLY
ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°27'25", A DISTANCE OF 245.02 FEET TO A POINT OF
TANGENCY; THENCE N.12°00'00"W, A DISTANCE OF 239.74 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY
WITH A RADIUS OF 840.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°00'00",
A DISTANCE OF 249.23 FEET TO A POINT OF TANGENCY; THENCE N.05°00'00"E, A DISTANCE OF 149.52 FEET TO A POINT OF
CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 2160.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID
CURVE THROUGH A CENTRAL ANGLE OF 04°48'47", A DISTANCE OF 181.45 FEET TO A POINT OF TANGENCY; THENCE N.00°11'13"E,
A DISTANCE OF 62.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 40.00 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 62.83
FEET TO A POINT OF TANGENCY; THENCE S.89°48'47"E, A DISTANCE OF 132.50 FEET TO A POINT OF CURVATURE OF A CURVE
CONCAVE SOUTHWESTERLY WITH A RADIUS OF 80.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE
THROUGH A CENTRAL ANGLE OF 89°59'59", A DISTANCE OF 125.66 FEET TO A POINT OF TANGENCY; THENCE S.00°11'12"W,
A DISTANCE OF 51.88 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT #4.
CONTAINING: 5.874 ACRES, MORE OR LESS.
TOTAL CONTAINING: 50.749 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 GOLDFINCH CIRCLE, HUMMINGBIRD LANE, JASMINE LANE AND SUNFLOWER COURT ARE HEREBY
DEDICATED TO THE MEADOWS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE,
AS A PRIVATE ROADWAY FOR INGRESS AND EGRESS, ACCESS, UTILITIES AND DRAINAGE PURPOSES, AND SHALL BE THE
PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN
HEREON IS ALSO RESERVED IN FAVOR OF THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE
STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF,
PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, REUSE WATER AND WASTEWATER LINES AND
APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, REUSE
WATER, WASTEWATER, AND WATER MANAGEMENT FACILITIES, AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN
HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF WESTLAKE FOR SERVICE VEHICLES AND EMERGENCY VEHICLES. THE
CITY OF WESTLAKE AND THE SEMINOLE IMPROVEMENT DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE
OBLIGATIONS FOR SAID EASEMENT AREA OR SAID TRACT "A" EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC
UTILITIES BY THE SEMINOLE IMPROVEMENT DISTRICT, AND FOR MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE'S
SERVICE VEHICLES AND EMERGENCY VEHICLES.

OPEN SPACE TRACTS
TRACTS O.S.T. #18 THROUGH O.S.T. #29, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO MEADOWS OF WESTLAKE
HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND SHALL BE
THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO
THE CITY OF WESTLAKE.

RECREATION TRACTS
TRACTS R.T. #1 THROUGH R.T. #3, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MEADOWS OF WESTLAKE
HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR RECREATIONAL PURPOSES AND SHALL BE
PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE
CITY OF WESTLAKE.

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 RESTRICTION OF RIGHTS, COVENANTS AND DEDICATIONS
AS MAY HEREAFTER BE IMPOSED BY GRANTOR; PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED TO
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 FURTHERANCE OF THE FOREGOING, THERE IS HEREBY GRANTED TO FLORIDA POWER & LIGHT COMPANY, A FLORIDA
CORPORATION, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS, AND ASSIGNS ("FPL"), A NON-EXCLUSIVE EASEMENT
FOREVER OVER, UNDER, IN, ON, UPON AND ACROSS THE UTILITY EASEMENTS DESCRIBED ON THE PLAT, FOR THE
CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING CABLES,
CONDUITS, APPURTENANT EQUIPMENT, AND APPURTENANT ABOVE-GROUND EQUIPMENT) TO BE INSTALLED FROM TIME TO
TIME, TOGETHER WITH THE RIGHT TO PERMIT FPL TO ATTACH OR PLACE WIRES TO OR WITHIN ANY FACILITIES HEREUNDER AND
LAY CABLE AND CONDUIT WITHIN THE EASEMENT AREA AND TO OPERATE THE SAME FOR FPL'S COMMUNICATIONS PURPOSES IN
CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES

LAKE MAINTENANCE ACCESS EASEMENTS
THE LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE SEMINOLE
IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR
ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT
TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE
OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

DRAINAGE EASEMENTS
THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE
IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN
PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE
PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF
WESTLAKE.
CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE
SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT
TO UTILIZE FOR DRAINAGE PURPOSES ANY AND ALL DRAINAGE FACILITIES, MAINTENANCE, AND LAKE MAINTENANCE ACCESS
EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

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 15th DAY OF August, 2019.

WITNESS: Nelson Bennett
PRINT NAME: Nelson Bennett
BY: John F. Carter, Manager
WITNESS: Scott Massey
PRINT NAME: Scott Massey

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 CORPORATE 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 15 DAY OF August, 2019
MY COMMISSION EXPIRES: 02/10/2023
Hannah M. McCartney
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: Hannah McCartney
COMMISSION NO. GG 329610

(SEAL)

ACCEPTANCE OF DEDICATION & RESERVATIONS
STATE OF FLORIDA
COUNTY OF PALM BEACH

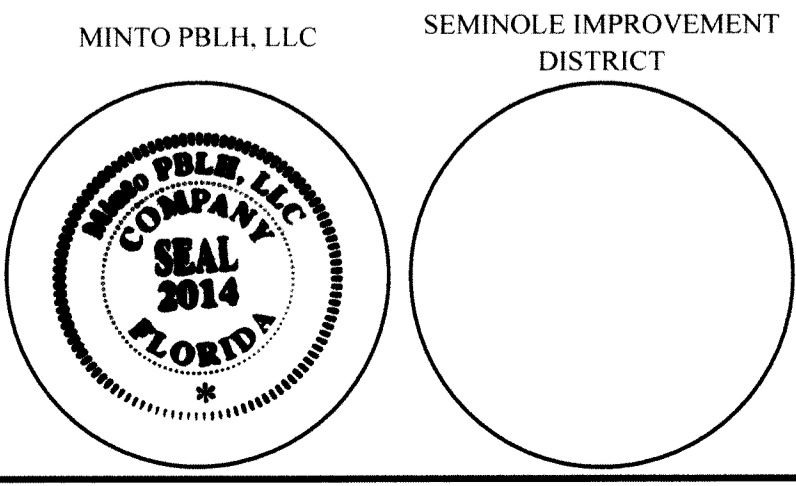
SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA,
HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN
HEREON, AND ITS MAINTENANCE OBLIGATIONS FOR SAME, AND HEREBY JOINS IN AND CONSENTS TO
THE UTILITY EASEMENTS DEDICATION, DATED THIS 15th DAY OF August, 2019.

WITNESS: Nelson Bennett
PRINT NAME: Nelson Bennett
BY: Scott Massey, President
WITNESS: Hannah M. McCartney
PRINT NAME: Hannah McCartney
COMMISSION NO. GG 329610

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 15 DAY OF August, 2019.
MY COMMISSION EXPIRES: 05/01/2023
Hannah M. McCartney
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: Hannah McCartney
COMMISSION NO. GG 329610

(SEAL)



ACCEPTANCE OF DEDICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

MEADOWS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY
ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN
HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.
DATED THIS 15th DAY OF August, 2019.

WITNESS: Nelson Bennett
PRINT NAME: Nelson Bennett
BY: John Carter, President
WITNESS: Leolani Coxers
PRINT NAME: Leolani Coxers

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 PRESIDENT OF MEADOWS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA
CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE
EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL
AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL 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 15 DAY OF August, 2019.
MY COMMISSION EXPIRES: 05/01/2023
Hannah M. McCartney
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: Hannah McCartney
COMMISSION NO. GG 329610

(SEAL)

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 ("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.

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
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