

RESOLUTION 2021-03

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR ORCHARDS OF WESTLAKE PHASE I, BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Applicant has requested approval for Orchards of Westlake Phase I plat and boundary survey, being portions of Sections 5, 6, 7 and 8, all in Township 43 South, Range 41 East, City of Westlake, Palm Beach County, containing approximately 209.650 acres as described in Exhibit "A", attached hereto; and

WHEREAS, the City of Westlake has the exclusive jurisdiction to approve the plat and boundary survey pursuant to Florida Statutes, §177.071; and

WHEREAS, the application has been reviewed and approved by a Professional Surveyor and Mapper for the City of Westlake, and said Surveyor and Mapper has found the application to be consistent with the requirements under Florida Statutes, Chapter 177; and

WHEREAS, the Building staff, Engineering staff and Planning staff for the City of Westlake have reviewed the application, the final plat, attached hereto as "Exhibit B", and the boundary survey, attached hereto as "Exhibit C", and the collective staff has recommended approval; and

WHEREAS, after careful review and consideration, the collective staff has determined that this application has complied with the Palm Beach County Unified Land Development Codes, the City's land development regulations and Florida law.

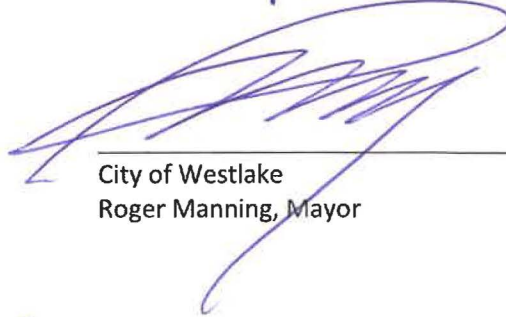
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, THAT:

- Section 1:** **Incorporation:** The above recitals are true and correct and are incorporated herein by this reference.
- Section 2:** **City Council Approval:** The City Council for the City of Westlake hereby approves the final plat, "Exhibit B", and boundary survey, "Exhibit C", for the Orchards of Westlake Phase I as described in the attached Exhibit "A", containing approximately 209.650 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.
- Section 3:** **Recordation:** The applicant shall provide a certified copy of the recorded plat and the applicant shall cover the costs of recording the plat in the public records in and for Palm Beach County Florida.
- Section 4:** **Scrivener's Errors:** The City of Westlake intends that the Resolution can be renumbered or re-lettered and typographical errors and clarification of ambiguous wording that do not affect the intent can be corrected with the authorization of the City Manager and City Attorney without the need for public hearing.

Section 5: Effective Date: This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this day of February 8, 2021.

PUBLISHED on this 27th day of January 2021 in the Palm Beach Post.



City of Westlake
Roger Manning, Mayor



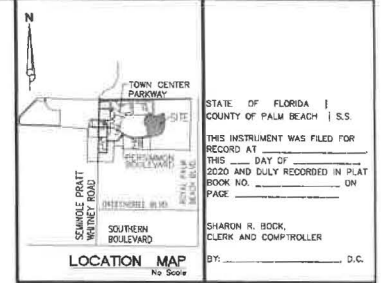
Zoie Burgess, City Clerk



Approved as to Form and Sufficiency
Pam E. Booker, City Attorney

ORCHARDS OF WESTLAKE - PHASE I

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



STATE OF FLORIDA
COUNTY OF PALM BEACH | S.S.
THIS INSTRUMENT WAS FILED FOR
RECORD AT
THIS _____ DAY OF _____ 2020
AND DULY RECORDED IN PLAT
BOOK NO. _____ PAGE _____
SHARON R. BUCK,
CLERK AND COMPTROLLER
BY: _____ D.C.
CLERK'S SEAL

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLI, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS ORCHARDS OF WESTLAKE - PHASE I, BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN 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 89°40'00" E, ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 141.66 FEET; THENCE S 0°11'07" W, DEPARTING SAID NORTH LINE OF SECTION 6 A DISTANCE OF 281.97 TO A POINT ON THE SOUTHERLY BENT OF A 1/4" LINE OF TOWN CENTER PARKWAY AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY - PHASE B, RECORDED IN PLAT BOOK 18, PAGES 34 THROUGH 39, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY BENT OF ANY LINE FOR THE FOLLOWING: THREE (3) COURSES: 1) S 84°50'00" E, A DISTANCE OF 264.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 291.30 FEET; 2) THENCE EASTERLY ALONG SAID SOUTHERLY BENT OF ANY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°58'59" W, A DISTANCE OF 355.66 FEET TO A POINT OF TANGENCY; 3) THENCE S 85°30'16" E, A DISTANCE OF 48.24 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 216.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°42'29" W, A DISTANCE OF 141.13 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 20.00 FEET AND A RADIAL BEARING OF N 22°27'46" E, AT SAID INTERSECTION, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°37'00" W, A DISTANCE OF 40.54 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 40.00 FEET AND A RADIAL BEARING OF S 27°09'00" W, AT SAID INTERSECTION, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°33'37" W, A DISTANCE OF 117.73 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 16.00 FEET AND A RADIAL BEARING OF S 1°12'33" E, AT SAID INTERSECTION, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°57'51" W, A DISTANCE OF 12.36 FEET TO A NON-TANGENT INTERSECTION, THENCE S 0°26'42" E, A DISTANCE OF 25.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 19.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°11'48" W, A DISTANCE OF 43.19 FEET TO A POINT ON THE EASTERLY LINE OF KOLTER SALE PARCEL 2, RECORDED IN OFFICIAL RECORDS BOOK 3035, PAGE 64, OF SAID PUBLIC RECORDS AND TO A NON-TANGENT INTERSECTION, THENCE BY THE FOLLOWING FIFTEEN (15) COURSES BEING ALONG SAID EASTERLY LINE OF KOLTER SALE PARCEL 2: 1) N 11°48'47" W, A DISTANCE OF 34.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 34.00 FEET AND A RADIAL BEARING OF N 19°20'00" W, AT SAID INTERSECTION, 2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°07'29" W, A DISTANCE OF 68.23 FEET TO A POINT OF TANGENCY; 3) THENCE N 71°01'00" E, A DISTANCE OF 79.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 92.00 FEET; 4) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°47'47" W, A DISTANCE OF 18.51 FEET TO A NON-TANGENT INTERSECTION; 5) THENCE N 62°57'00" E, A DISTANCE OF 21.64 FEET TO A NON-TANGENT INTERSECTION; 6) THENCE N 62°57'00" E, A DISTANCE OF 44.80 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE N 62°57'00" E, A DISTANCE OF 51.73 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 87.41 FEET AND A RADIAL BEARING OF S 69°09'59" W, AT SAID INTERSECTION, 8) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°11'23" W, A DISTANCE OF 37.91 FEET TO A NON-TANGENT INTERSECTION; 9) THENCE N 23°06'27" W, A DISTANCE OF 61.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 61.25 FEET; 10) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°47'31" W, A DISTANCE OF 16.73 FEET TO A POINT OF TANGENCY; 11) THENCE N 27°58'55" E, A DISTANCE OF 16.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 80.00 FEET; 12) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°02'11" W, A DISTANCE OF 25.00 FEET TO A POINT OF TANGENCY; 13) THENCE S 60°28'16" E, A DISTANCE OF 60.73 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 235.00 FEET AND A RADIAL BEARING OF N 33°46'47" W, AT SAID INTERSECTION; 14) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°09'06" W, A DISTANCE OF 41.66 FEET TO A NON-TANGENT INTERSECTION; 15) THENCE N 0°59'52" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 93,532.551 SQUARE FEET OR 2.09456 ACRES, MORE OR LESS.

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

ROAD RIGHT-OF-WAY

TRACT "A" SHOWN HEREON AS CAMFO COURT, COURTPARK COURT, GOLFSPAR COURT, LIBERTY LANE, MACON WAY, OVAL DRIVE AND ZEEI LANE ARE HEREBY DEDICATED TO THE ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND 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 DEDICATED TO 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 UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, REUSE WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, OPERATION AND MAINTENANCE OF WATER MAINS, SEWER LINES, AND WATER MANAGEMENT FACILITIES. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION, 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 BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATION FOR SAID ASPHALT AREA OR SAID TRACT "A" EXCEPT AS SHALL RELATE TO THE SERVICE OF SUCH PUBLIC UTILITIES BY THE SEMINOLE IMPROVEMENT DISTRICT, AND MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE SERVICE VEHICLES AND EMERGENCY VEHICLES.

OPEN SPACE TRACTS

TRACTS 0.5, 1, 4 THROUGH 0.5, 7, 8, 9 AND 0.5, 11, 13, AS SHOWN HEREON, ARE HEREBY DEDICATED TO ORCHARDS 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.

OPEN SPACE TRACTS

TRACTS 0.5, 7, 8, 9 THROUGH 0.5, 7, 8, 9, AS SHOWN HEREON, ARE HEREBY DEDICATED TO ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AND ARE ALSO DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR LAKE MAINTENANCE ACCESS AND ALL OTHER PROPER PURPOSES OF THE DISTRICT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

OPEN SPACE TRACTS

TRACTS 0.5, 7, 8, 9 THROUGH 0.5, 7, 8, 9, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

LIFT STATION EASEMENT

LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

FORCE MAIN EASEMENT

FORCE MAIN EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

TRACT "S"

TRACT "S", AS SHOWN HEREON, IS HEREBY RESERVED FOR MINTO PBLI, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WESTLAKE, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF MINTO PBLI, L.L.C., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE. TRACT "S" IS ALSO DEDICATED AS A LAKE MAINTENANCE ACCESS EASEMENT AND A DRAINAGE EASEMENT TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS. THESE DEDICATIONS TO SEMINOLE IMPROVEMENT DISTRICT ARE TO BE MADE WITH THE RECORDING OF THE PLAT OF ORCHARDS OF WESTLAKE - PHASE I, WHEREIN THE LOCATION OF PERMANENT LAKE MAINTENANCE ACCESS EASEMENTS SHALL BE IDENTIFIED AND GRANTED TO SEMINOLE IMPROVEMENT DISTRICT.

WATER MANAGEMENT TRACTS

WATER MANAGEMENT TRACTS W.M.T. #1, THROUGH W.M.T. #9, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE. CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND 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, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THIS 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 DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTERS 180 AND 296, FLORIDA STATUTES AS A PUBLIC UTILITY PROVIDER OF WATER, SEWER AND RECLAIMED WATER. ITS SUCCESSORS AND ASSIGNS, SUBJECT TO THESE CERTAIN RESTRICTIONS OF RIGHTS, COVENANTS AND DEBERATIONS AS MAY HEREAFTER BE IMPOSED BY FRANCHISE, PROVIDED THAT SAID RIGHTS 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 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 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 FLORIDA POWER & LIGHT 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 FLORIDA POWER & LIGHTS COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES.

DRAINAGE EASEMENTS

THE 20-FOOT-WIDE 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, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

DRAINAGE EASEMENT (PRIVATE)

THE 12-FOOT-WIDE DRAINAGE EASEMENT (PRIVATE), AS SHOWN HEREON, IS HEREBY DEDICATED TO ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, 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, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, MINTO PBLI, L.L.C., 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 _____ DAY OF _____ 2020.

WITNESS: _____ MINTO PBLI, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME: _____ BY: _____
WITNESS: _____ JOHN F. CARTER, MANAGER
PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____ 20____, BY JOHN CARTER, AS MANAGER FOR MINTO PBLI, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES:

SIGNATURE

PRINT NAME - NOTARY PUBLIC
(SEAL)

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____ 20____, BY JOHN CARTER, AS PRESIDENT FOR THE ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES:

SIGNATURE

PRINT NAME - NOTARY PUBLIC
(SEAL)

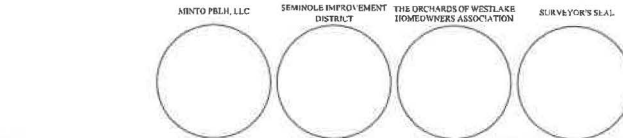
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____ 20____, BY SCOTT MASSEY AS PRESIDENT FOR SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES:

SIGNATURE

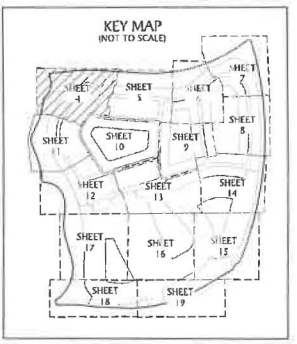
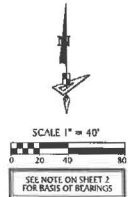
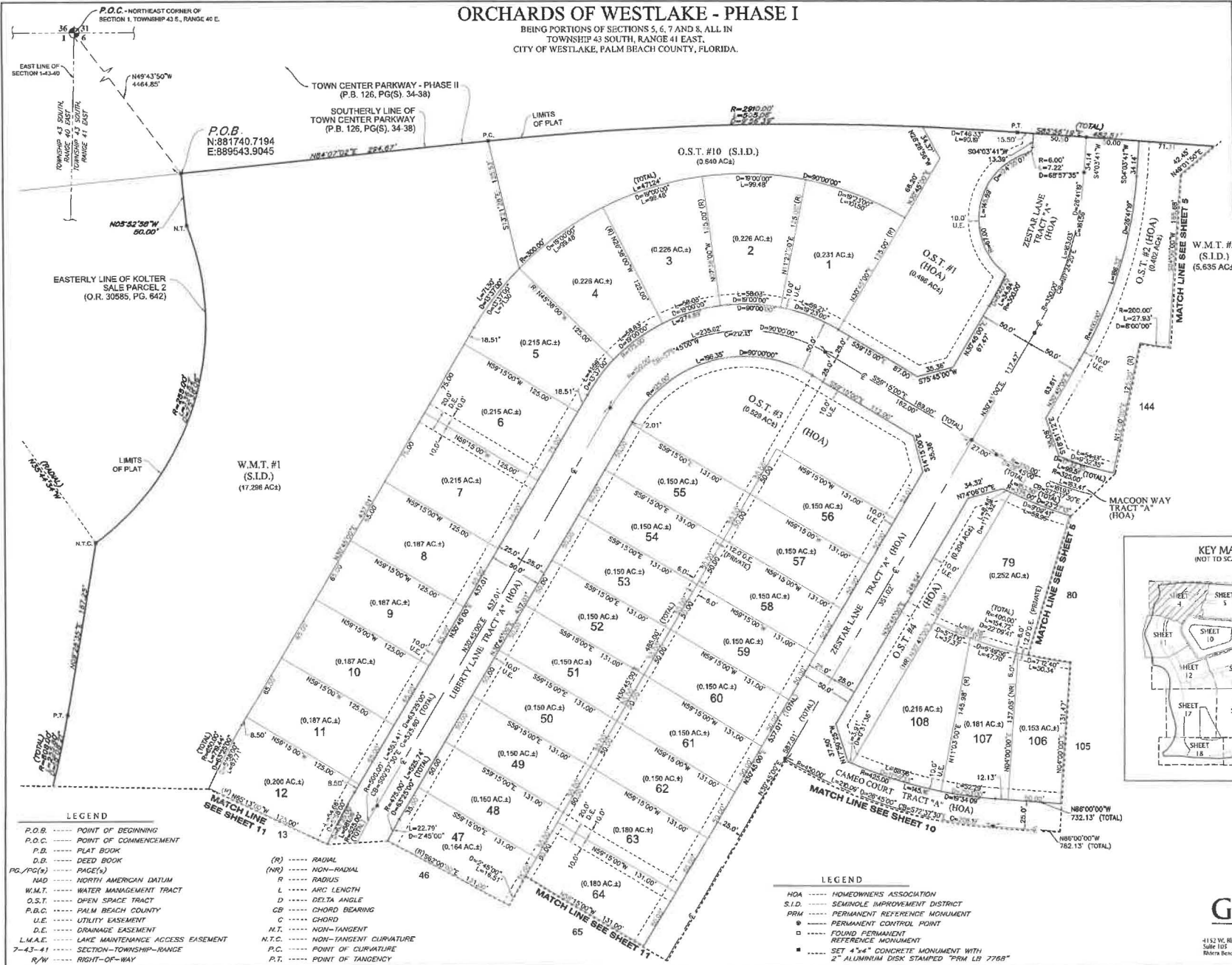
PRINT NAME - NOTARY PUBLIC
(SEAL)



GeoPoint
Surveying, Inc.
1132 W. Blue Haven Blvd.
Suite 101
Riviera Beach, FL 33404
Phone: (561) 466-2720
www.geopointsurveying.com
License #00000000
Sheet No. 1 of 19 Sheets

ORCHARDS OF WESTLAKE - PHASE I

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

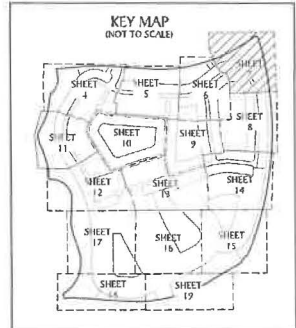
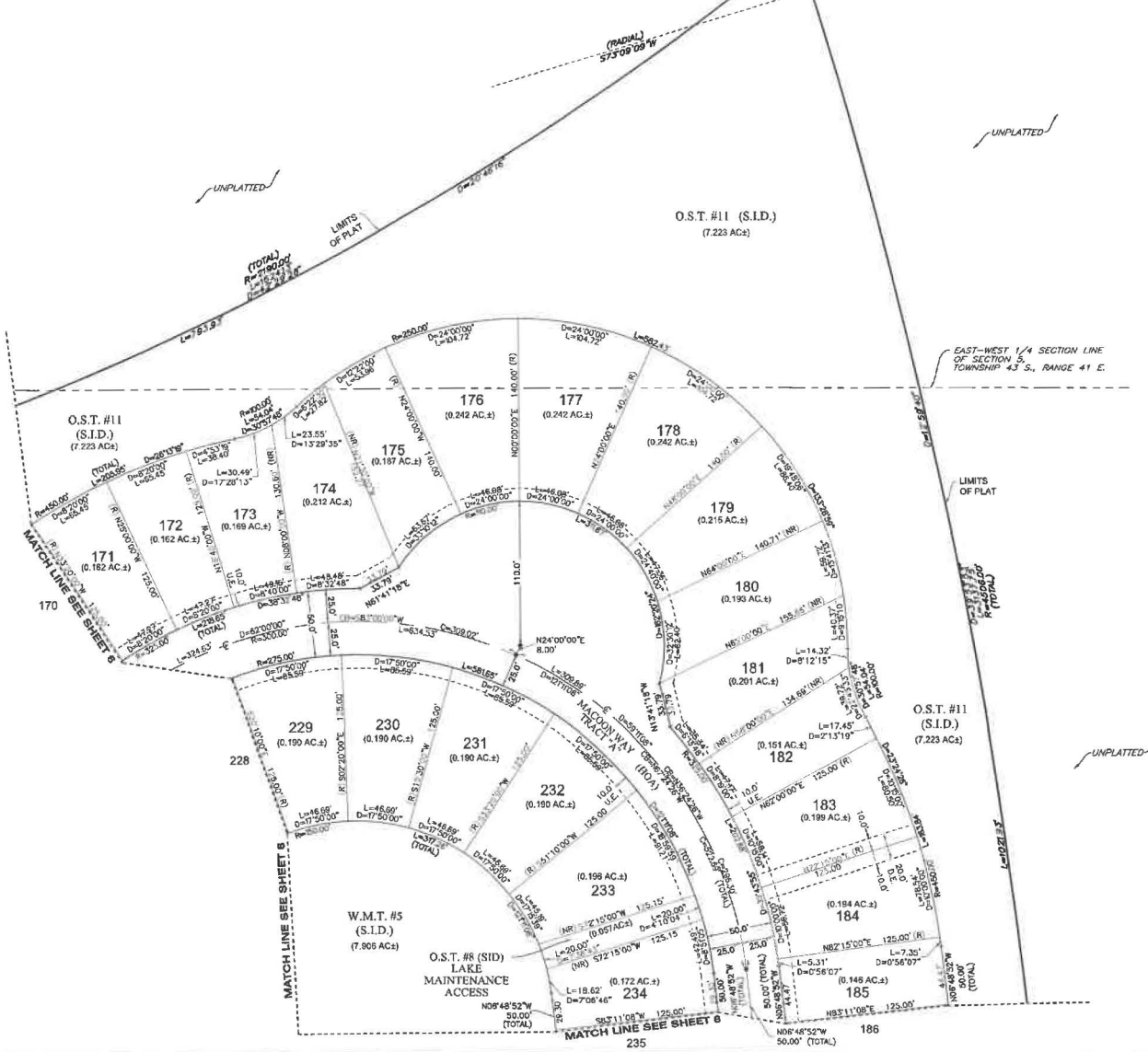
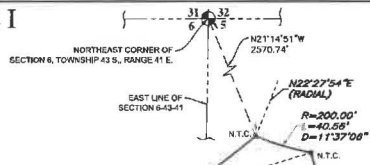


- LEGEND**
- P.O.B. --- POINT OF BEGINNING
 - P.O.C. --- POINT OF COMMENCEMENT
 - P.B. --- PLAT BOOK
 - D.B. --- DEED BOOK
 - PG./PG(S) --- PAGE(S)
 - NAD --- NORTH AMERICAN DATUM
 - W.M.T. --- WATER MANAGEMENT TRACT
 - O.S.T. --- OPEN SPACE TRACT
 - P.B.C. --- PALM BEACH COUNTY
 - U.E. --- UTILITY EASEMENT
 - D.E. --- DRAINAGE EASEMENT
 - L.M.A.E. --- LAKE MAINTENANCE ACCESS EASEMENT
 - 7-43-41 --- SECTION-TOWNSHIP-RANGE
 - R/W --- RIGHT-OF-WAY
 - (R) --- RADIAL
 - (NR) --- NON-RADIAL
 - R --- RADIUS
 - L --- ARC LENGTH
 - D --- DELTA ANGLE
 - CB --- CHORD BEARING
 - C --- CHORD
 - N.T. --- NON-TANGENT
 - N.T.C. --- NON-TANGENT CURVATURE
 - P.C. --- POINT OF CURVATURE
 - P.T. --- POINT OF TANGENCY

- LEGEND**
- HOA --- HOMEOWNERS ASSOCIATION
 - S.I.D. --- SEMINOLE IMPROVEMENT DISTRICT
 - PRM --- PERMANENT REFERENCE MONUMENT
 - --- PERMANENT CONTROL POINT
 - --- FOUND PERMANENT REFERENCE MONUMENT
 - --- SET 4" x 4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED 'TRM LB 2768'

ORCHARDS OF WESTLAKE - PHASE I

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - O.R./O.R.B. OFFICIAL RECORDS BOOK
 - P.C./P.C.S. PAGE(S)
 - NAD NORTH AMERICAN DATUM
 - W.M.T. WATER MANAGEMENT TRACT
 - O.S.T. OPEN SPACE TRACT
 - P.B.C. PALM BEACH COUNTY
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
 - 7-43-41 SECTION-TOWNSHIP-RANGE
 - R RADIUS
 - L ARC LENGTH
 - D DELTA ANGLE
 - CB CHORD BEARING
 - C CHORD
 - N.T. NON-TANGENT
 - N.T.C. NON-TANGENT CURVATURE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - R/W RIGHT-OF-WAY
 - (R) RADIAL
 - (NR) NON-RADIAL
 - HOA HOMEOWNERS ASSOCIATION
 - S.I.D. SEMINOLE IMPROVEMENT DISTRICT
 - PRM PERMANENT REFERENCE MONUMENT
 - ⊙ PERMANENT CONTROL POINT
 - ⊕ FOUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

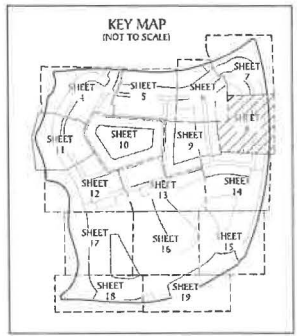
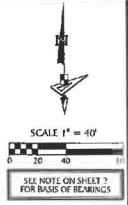
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Surveying, Inc.

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Suite 105 www.geopointinc.com
Palm Beach, FL 33461 Licensed Surveyor Number 187746

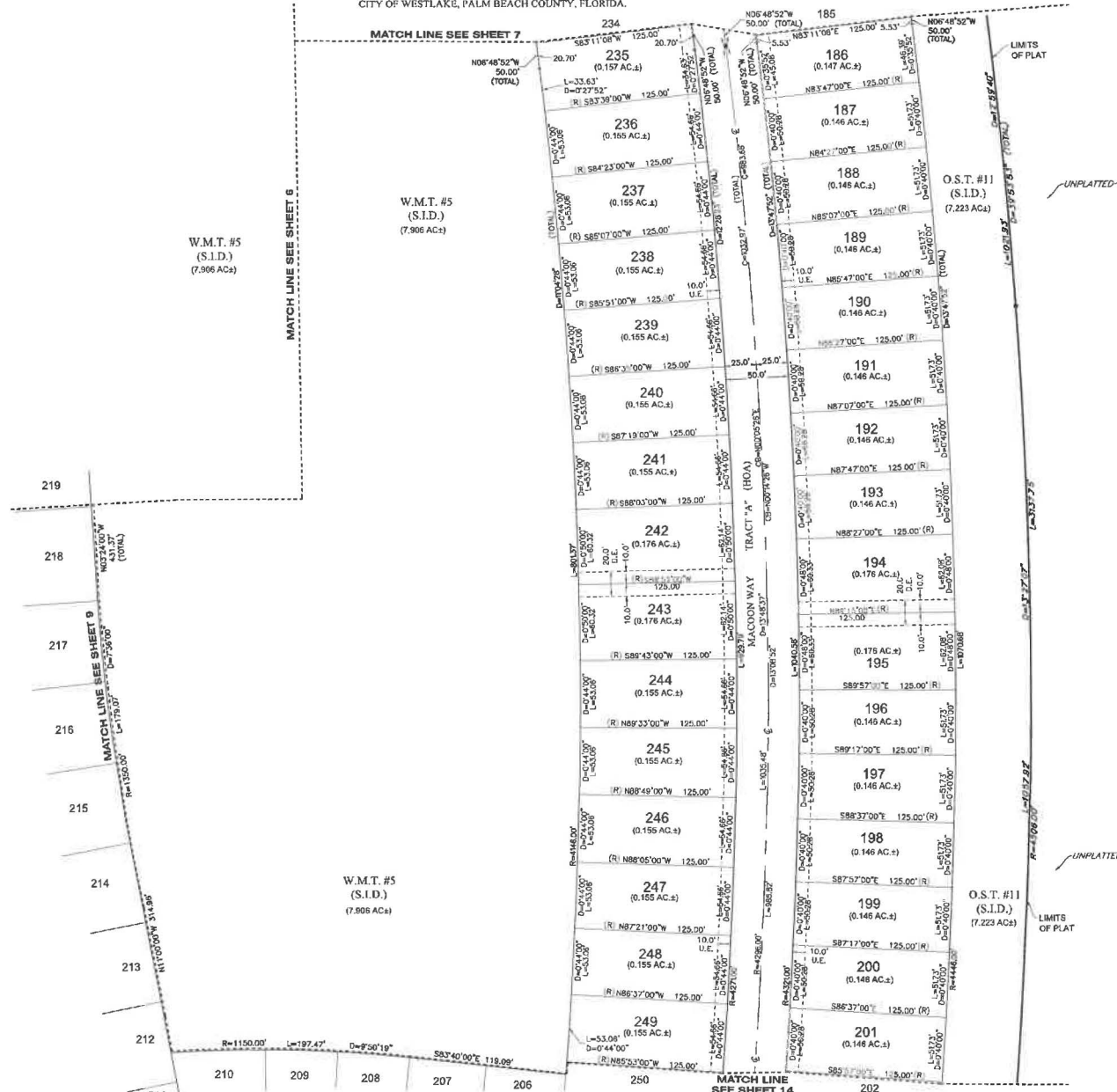
Sheet No. 7 of 19 Sheets

ORCHARDS OF WESTLAKE - PHASE I

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

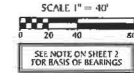


- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - D.R./O.R.B. ----- OFFICIAL RECORDS BOOK
 - PG./PG.(s) ----- PAGE(s)
 - NAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
 - P.B.C. ----- PALM BEACH COUNTY
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - 7-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - Δ ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - N.T. ----- NON-TANGENT
 - N.T.C. ----- NON-TANGENT CURVATURE
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - R/W ----- RIGHT-OF-WAY
 - (R) ----- RADIAL
 - (NR) ----- NON-RADIAL
 - HGA ----- HOMEOWNERS ASSOCIATION
 - S.I.D. ----- STIMULE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "TRM LB 7768"



ORCHARDS OF WESTLAKE - PHASE I

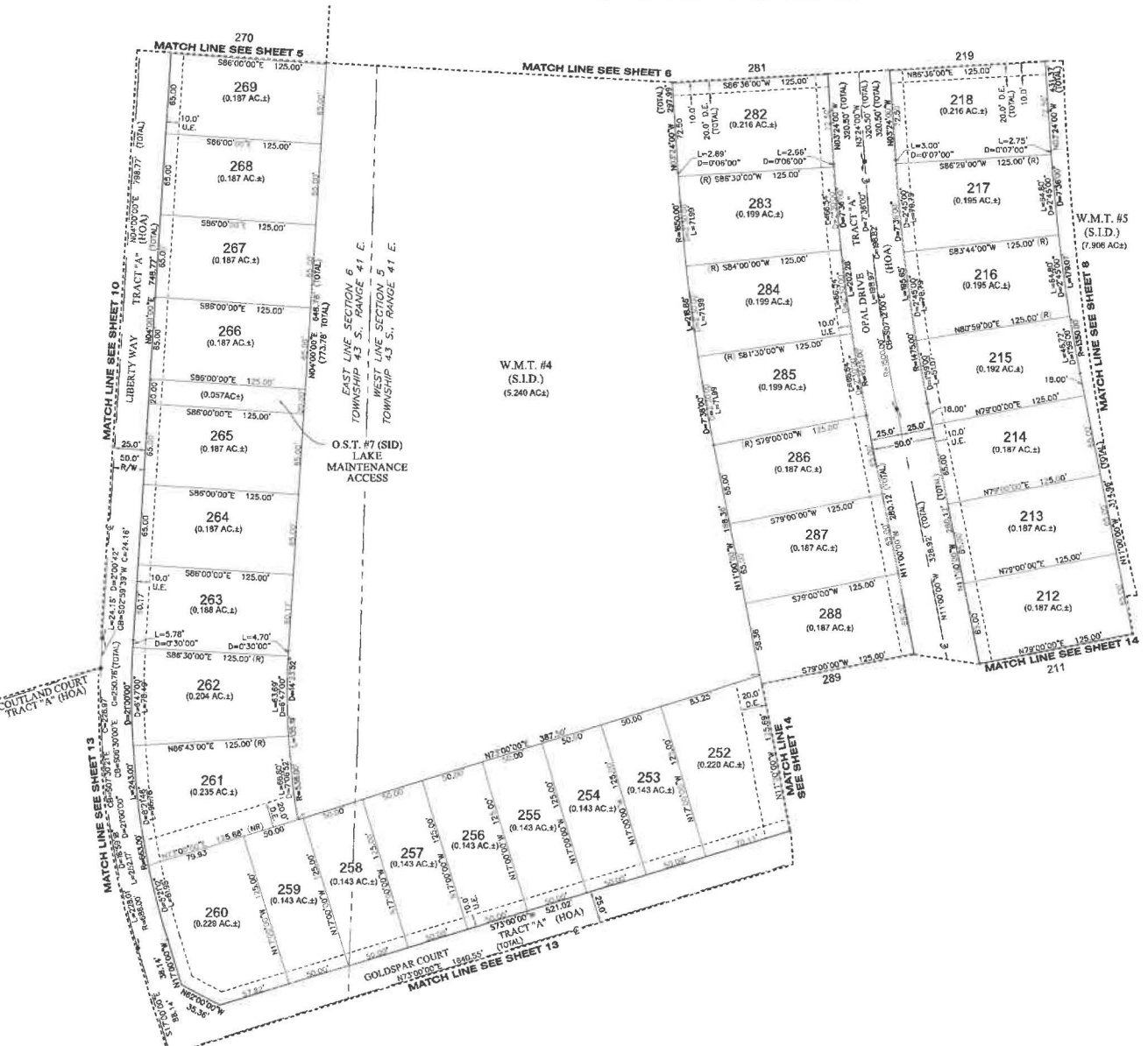
BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - O.R./O.R.B. OFFICIAL RECORDS BOOK
 - PG./PG(S) PAGE(S)
 - NAD NORTH AMERICAN DATUM
 - W.M.T. WATER MANAGEMENT TRACT
 - O.S.T. OPEN SPACE TRACT
 - P.B.C. PALM BEACH COUNTY
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
 - 7-43-41 SECTION-TOWNSHIP-RANGE
 - R RADIUS
 - L ARC LENGTH
 - D DELTA ANGLE
 - CB CHORD BEARING
 - C CHORD
 - N.T. NON-TANGENT
 - N.T.C. NON-TANGENT CURVATURE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - R/W RIGHT-OF-WAY
 - (R) RADIAL
 - (NR) NON-RADIAL
 - HOA HOMEOWNERS ASSOCIATION
 - S.I.D. SEMINOLE IMPROVEMENT DISTRICT
 - PRM PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - FOUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7760"

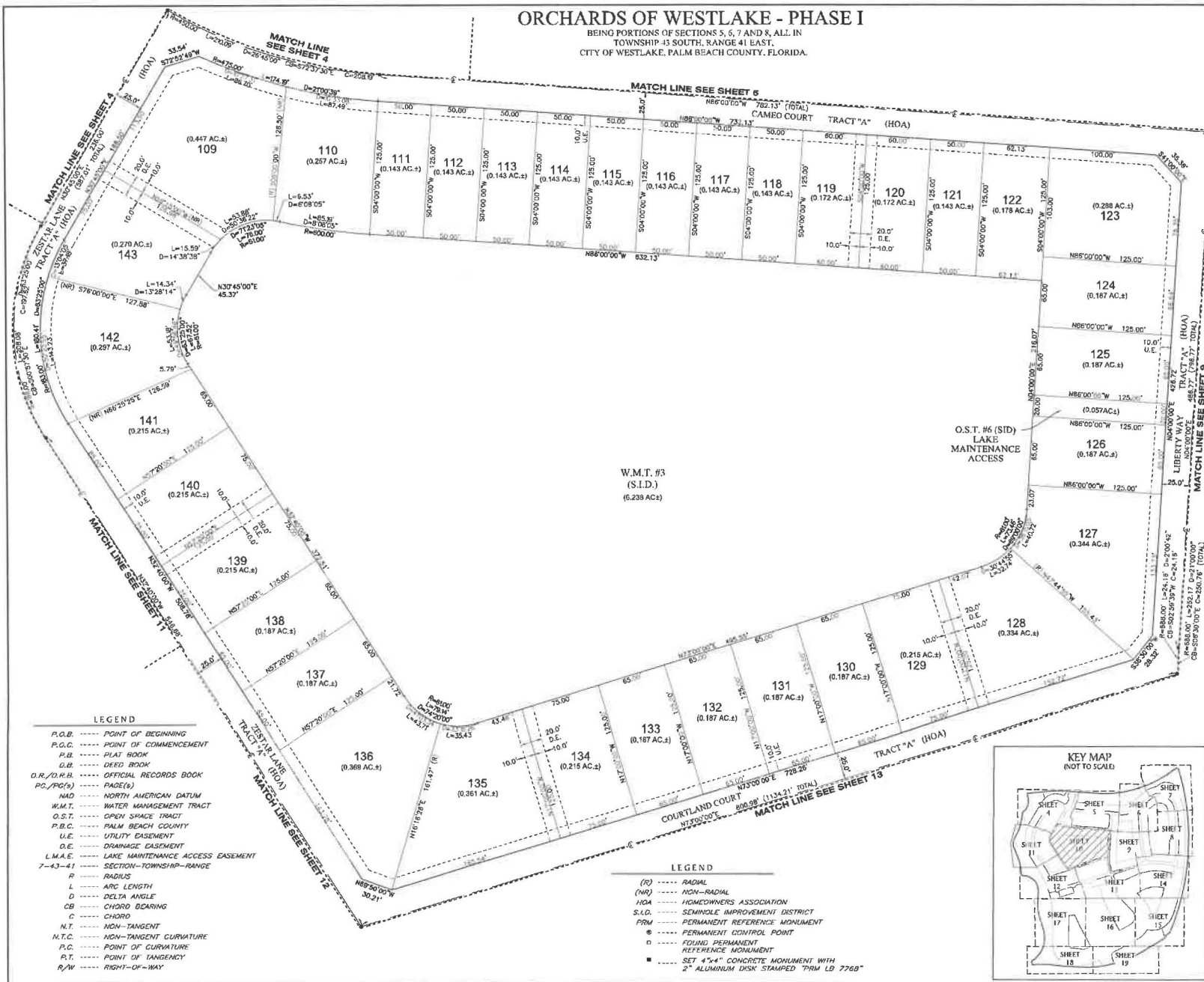
GeoPoint
Surveying, Inc.

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Suite 105 www.geopointsurvey.com
Bakers Beach, FL 33404 Licensed Address Number 19774



ORCHARDS OF WESTLAKE - PHASE I

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

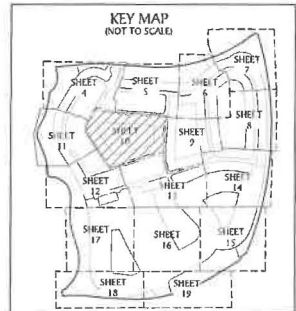
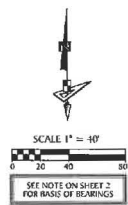


LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.B. PLAT BOOK
- D.B. DEED BOOK
- D.R./D.B. OFFICIAL RECORDS BOOK
- P.C./P.C.(S) PAGE(S)
- NAD NORTH AMERICAN DATUM
- W.M.T. WATER MANAGEMENT TRACT
- O.S.T. OPEN SPACE TRACT
- P.B.C. PALM BEACH COUNTY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
- 7-43-41 SECTION-TOWNSHIP-RANGE
- R RADIUS
- L ARC LENGTH
- Δ DELTA ANGLE
- CB CHORD BEARING
- C CHORD
- N.T. NON-TANGENT
- N.T.C. NON-TANGENT CURVATURE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- R/W RIGHT-OF-WAY

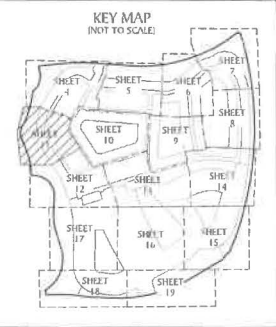
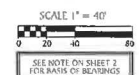
LEGEND

- (R) RADIAL
- (NR) NON-RADIAL
- HOA HOMEOWNERS ASSOCIATION
- S.I.D. SEMINOLE IMPROVEMENT DISTRICT
- PRM PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- FOUND PERMANENT REFERENCE MONUMENT
- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

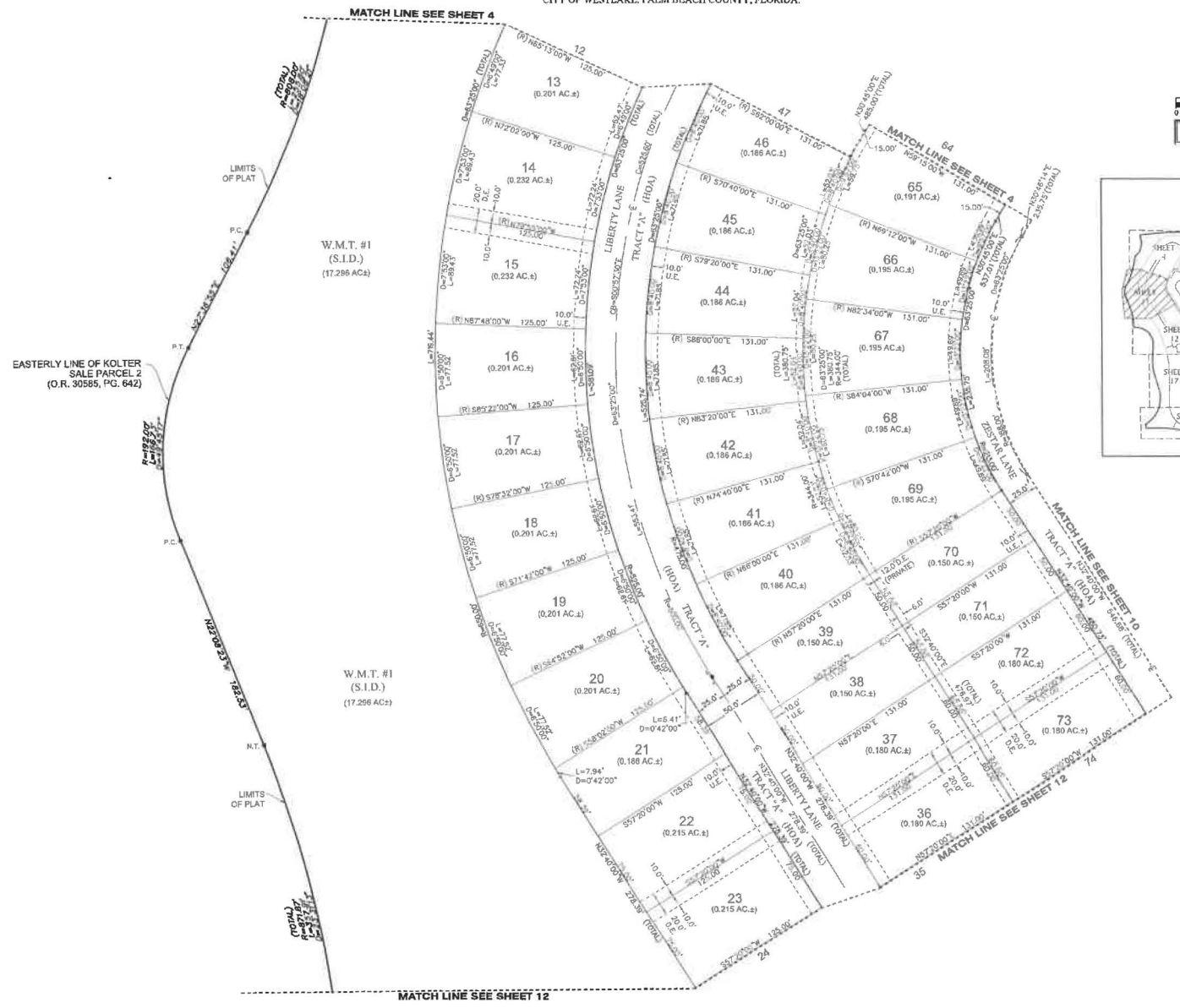


ORCHARDS OF WESTLAKE - PHASE I

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - O.R./O.R.B. OFFICIAL RECORDS BOOK
 - P.G./P.R.G. PAGE(S)
 - MAD MORTGAGE AMERICAN DATUM
 - W.M.T. WATER MANAGEMENT TRACT
 - O.S.T. OPEN SPACE TRACT
 - P.B.C. PALM BEACH COUNTY
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
 - 7-43-41 SECTION-TOWNSHIP-RANGE
 - R RADIUS
 - L ARC LENGTH
 - D DELTA ANGLE
 - CB CHORD BEARING
 - C CHORD
 - N.T. NON-TANGENT
 - N.T.C. NON-TANGENT CURVATURE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - R/W RIGHT-OF-WAY
 - (R) RADIAL
 - (NR) NON-RADIAL
 - H.O.A. HOMEOWNERS ASSOCIATION
 - S.I.D. SEMI-CIRCLE IMPROVEMENT DISTRICT
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - FOUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PBM LB 7768"



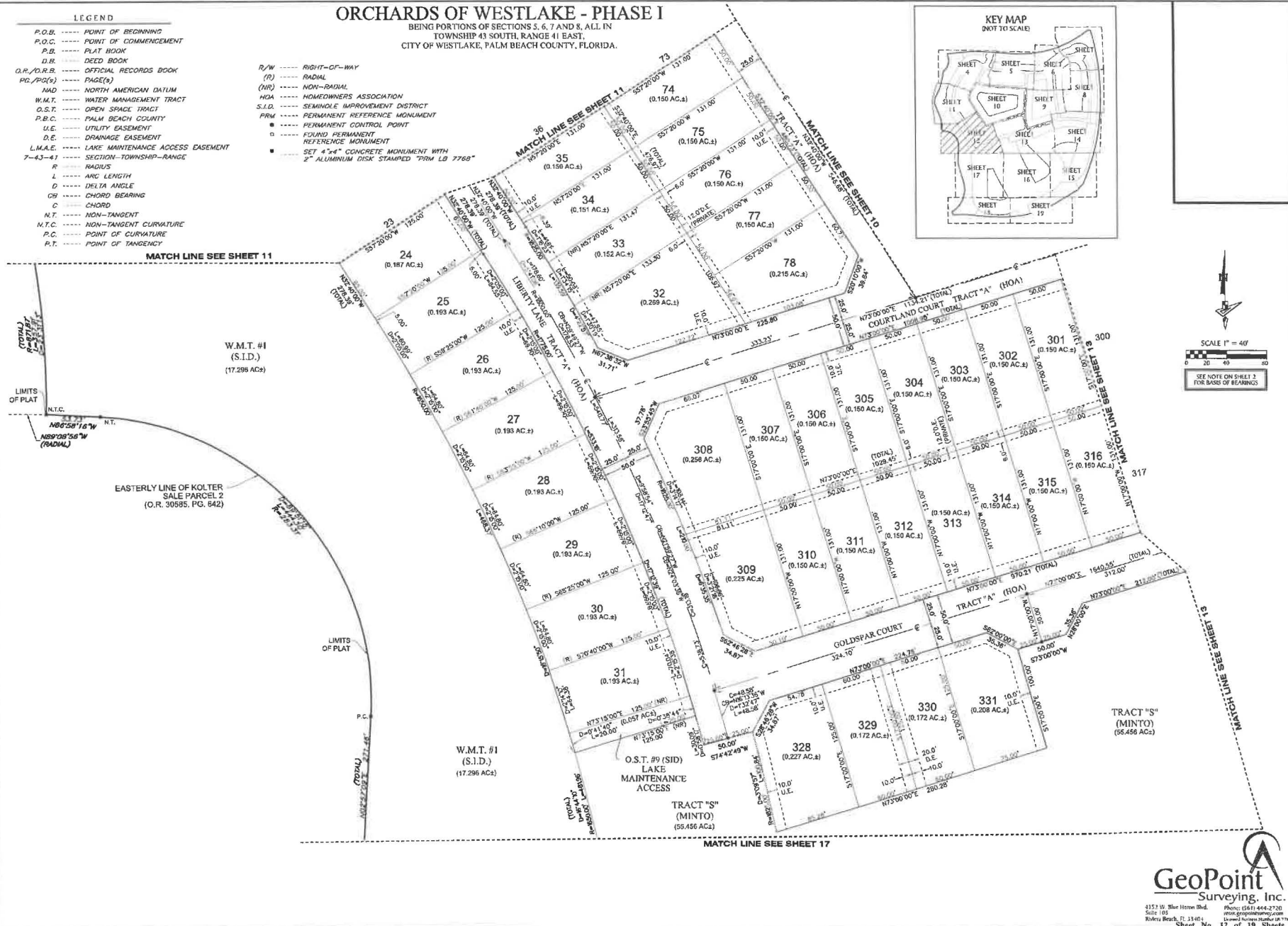
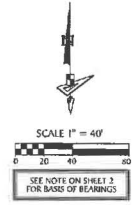
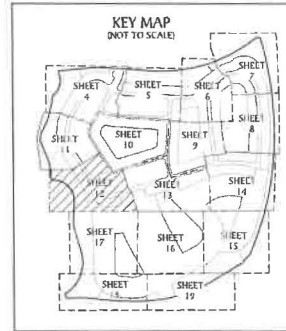
LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.B. PLAT BOOK
- D.B. DEED BOOK
- O.R./O.R.B. OFFICIAL RECORDS BOOK
- PG./PG(s) PAGE(s)
- NAD NORTH AMERICAN DATUM
- W.M.T. WATER MANAGEMENT TRACT
- O.S.T. OPEN SPACE TRACT
- P.B.C. PALM BEACH COUNTY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
- 7-43-47 SECTION-TOWNSHIP-RANGE
- R RADIUS
- L ARC LENGTH
- D DELTA ANGLE
- CB CHORD BEARING
- C CHORD
- N.T. NON-TANGENT
- N.T.C. NON-TANGENT CURVATURE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY

- R/W RIGHT-OF-WAY
- (R) RADIAL
- (NR) NON-RADIAL
- HOA HOMEOWNERS ASSOCIATION
- S.I.D. SEMICIRCLE IMPROVEMENT DISTRICT
- PRM PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- FOUND PERMANENT REFERENCE MONUMENT
- SET 4"x4" CONCRETE MONUMENT WITH
- 2" ALUMINUM DISK STAMPED "PRM LB 7768"

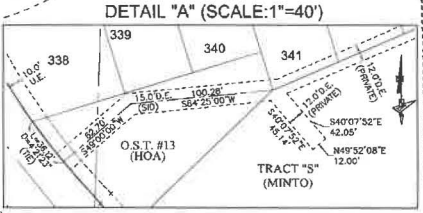
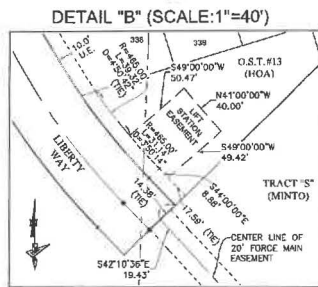
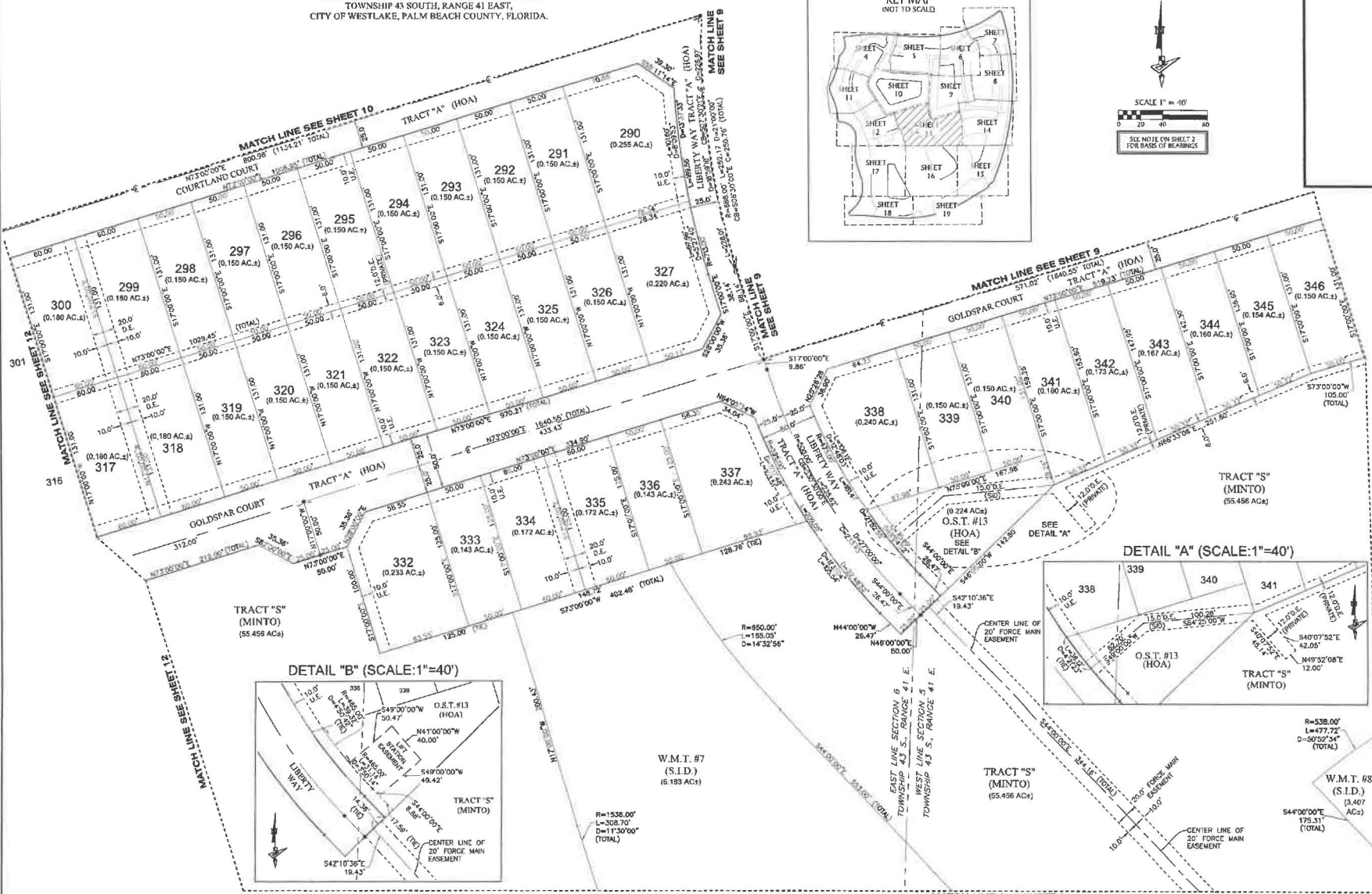
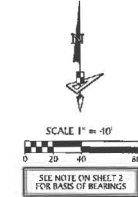
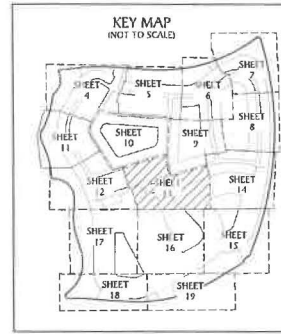
ORCHARDS OF WESTLAKE - PHASE I

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



ORCHARDS OF WESTLAKE - PHASE I

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- PG./PG(s) ----- PAGE(S)
- NAD ----- NORTH AMERICAN DATUM
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT

- P.B.C. ----- PALM BEACH COUNTY
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- 7-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH

- LEGEND**
- D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - N.T. ----- NON-TANGENT
 - N.T.C. ----- NON-TANGENT CURVATURE
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY

- R/W ----- RIGHT-OF-WAY
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- H.O.A. ----- HOMEOWNERS ASSOCIATION
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT

- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM GSK STAMPED FROM LB 7789"

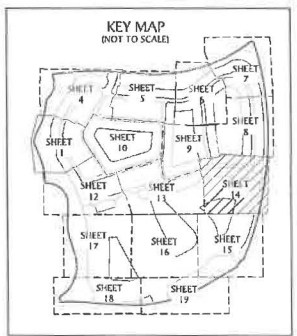
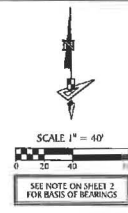
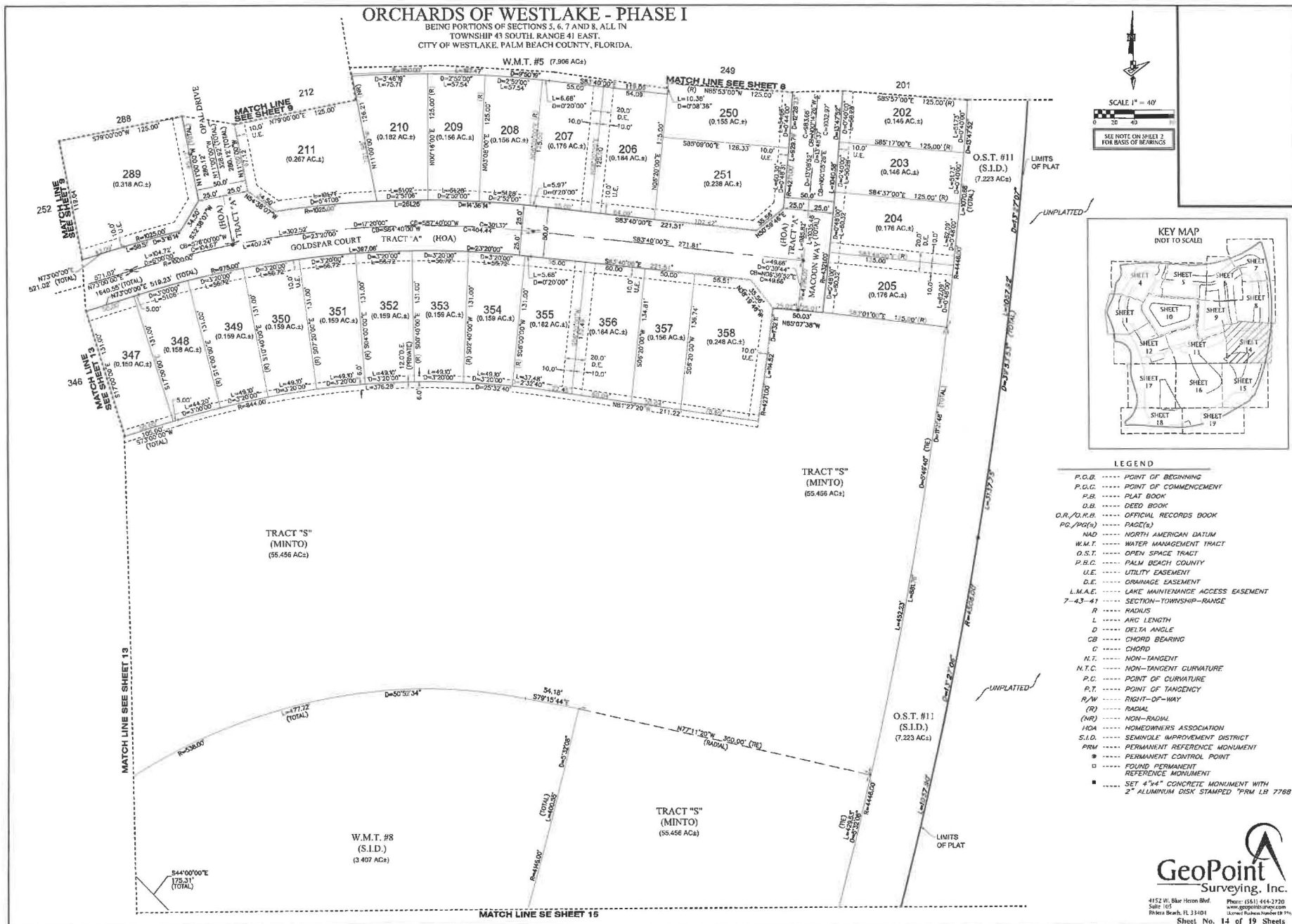
GeoPoint
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Suite 101
West Palm Beach, FL 33404
Sheet No. 13 of 19 Sheets

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www.geopointsurvey.com
Licensee Survey Number: 16177A

ORCHARDS OF WESTLAKE - PHASE I

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 41 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - O.R./O.R.B. OFFICIAL RECORDS BOOK
 - P.G./P.G.S. PAGE(S)
 - NAD NORTH AMERICAN DATUM
 - W.M.T. WATER MANAGEMENT TRACT
 - O.S.T. OPEN SPACE TRACT
 - P.B.C. PALM BEACH COUNTY
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
 - 7-43-41 SECTION-TOWNSHIP-RANGE
 - R RADIUS
 - L ARC LENGTH
 - D DELTA ANGLE
 - CB CHORD BEARING
 - C CHORD
 - N.T. NON-TANGENT
 - N.T.C. NON-TANGENT CURVATURE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - R/W RIGHT-OF-WAY
 - (R) RADIAL
 - (HO) HOMEOWNERS ASSOCIATION
 - S.I.D. SEMINOLE IMPROVEMENT DISTRICT
 - PRM PERMANENT REFERENCE MONUMENT
 - ◻ PERMANENT CONTROL POINT
 - ◼ FOUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

GeoPoint
Surveying, Inc.

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Suite 101 www.geopointsurvey.com
Palm Beach, FL 33401 Licensed Public Surveyor 09 7746
Sheet No. 14 of 19 Sheets

ORCHARDS OF WESTLAKE - PHASE I

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

MATCH LINE SEE SHEET 14

MATCH LINE SEE SHEET 14

MATCH LINE SEE SHEET 16

MATCH LINE SEE SHEET 19

TRACT "S"
(MINTO)
(55,456 AC±)

W.M.T. #8
(S.I.D.)
(3,407 AC±)

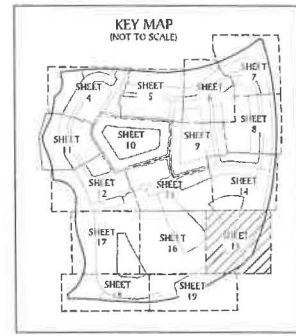
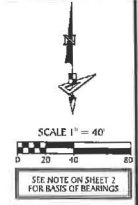
TRACT "S"
(MINTO)
(55,456 AC±)

O.S.T. #11
(S.I.D.)
(7,223 AC±)

O.S.T. #11
(S.I.D.)
(7,223 AC±)

W.M.T. #9
(S.I.D.)
(5,836 AC±)

SOUTH BOUNDARY OF SECTION 5,
TOWNSHIP 43 S., RANGE 41 E.
NORTH BOUNDARY OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.



LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- PG./PG(s) ----- PAGE(S)
- NAD ----- NORTH AMERICAN DATUM
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- 7-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- Δ ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- N.T. ----- NON-TANGENT
- N.T.C. ----- NON-TANGENT CURVATURE
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- R/W ----- RIGHT-OF-WAY
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- HOA ----- HOMEOWNERS ASSOCIATION
- S.I.D. ----- SEMI-CIRCLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

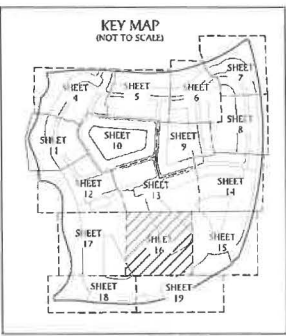
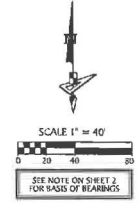
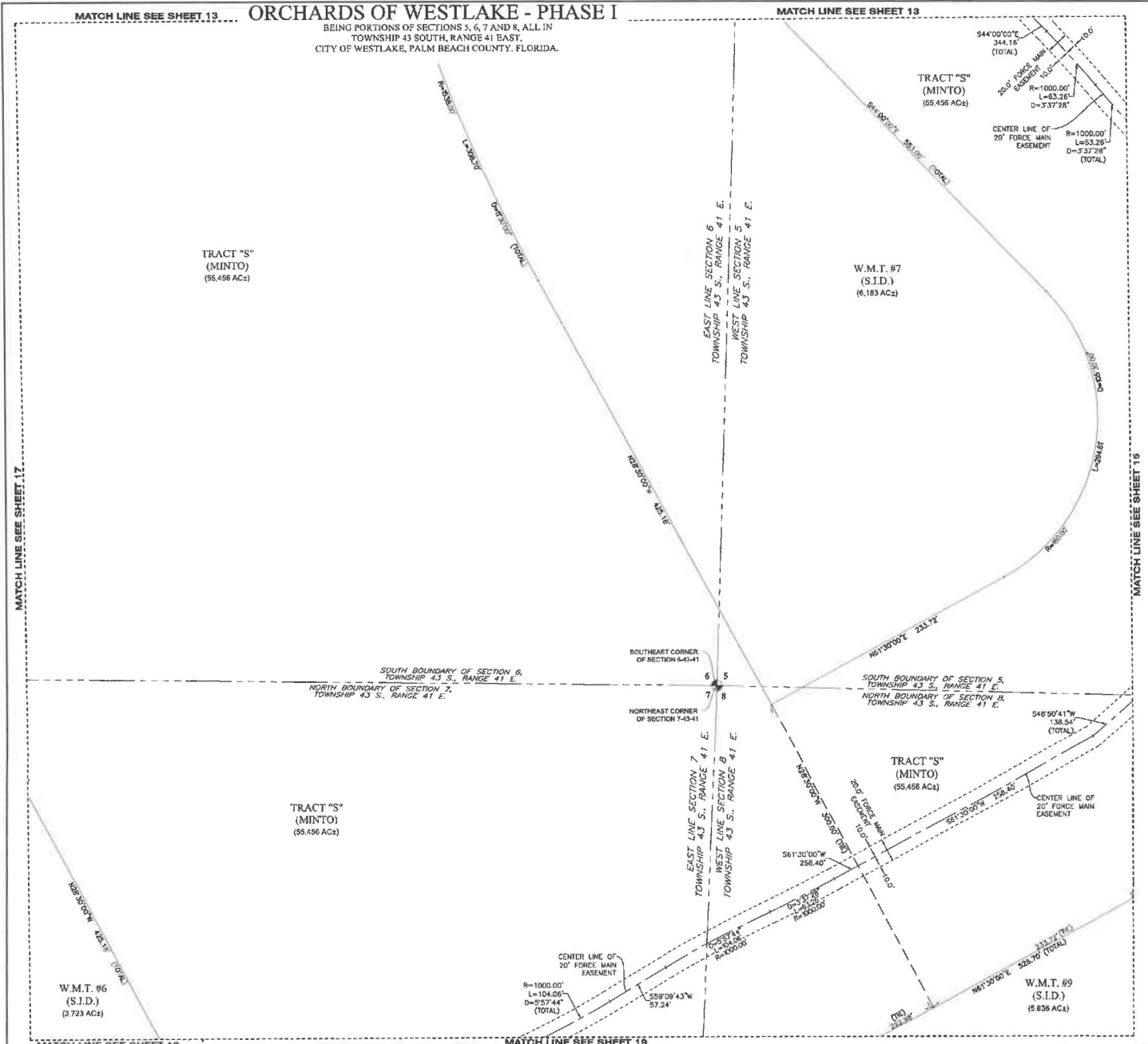
GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 464-2720
Suite 102 www.geopointinc.com
Palm Beach, FL 33404 Licensed Professional Surveyor LP 7748

MATCH LINE SEE SHEET 13 **ORCHARDS OF WESTLAKE - PHASE I**

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST.
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

MATCH LINE SEE SHEET 13



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - O.R./O.R.B. OFFICIAL RECORDS BOOK
 - PG./PG(S) PAGE(S)
 - NAD NORTH AMERICAN DATUM
 - W.M.T. WATER MANAGEMENT TRACT
 - O.S.T. OPEN SPACE TRACT
 - P.B.C. PALM BEACH COUNTY
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
 - 7-43-41 SECTION-TOWNSHIP-RANGE
 - R RADIUS
 - L ARC LENGTH
 - D DELTA ANGLE
 - CB CHORD BEARING
 - C CHORD
 - N.T. NON-TANGENT
 - N.T.C. NON-TANGENT CURVATURE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - R/W RIGHT-OF-WAY
 - (R) RADIAL
 - (NR) NON-RADIAL
 - HOA HOMEOWNERS ASSOCIATION
 - S.I.D. SEMINOLE IMPROVEMENT DISTRICT
 - PRM PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - FOUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7788"

MATCH LINE SEE SHEET 12

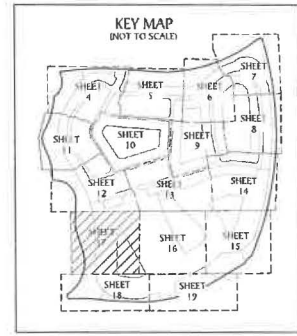
ORCHARDS OF WESTLAKE - PHASE I

MATCH LINE SEE SHEET 12

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



SCALE 1" = 40'
0 20 40 80
SEE NOTE ON SHEET 2
FOR BASIS OF BEARINGS



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - O.R./O.R.B. OFFICIAL RECORDS BOOK
 - PG./PG(S) PAGE(S)
 - NAD NORTH AMERICAN DATUM
 - W.M.T. WATER MANAGEMENT TRACT
 - O.S.T. OPEN SPACE TRACT
 - P.B.C. PALM BEACH COUNTY
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
 - 7-43-41 SECTION-TOWNSHIP-RANGE
 - R RADIUS
 - L ARC LENGTH
 - D DELTA ANGLE
 - CB CHORD BEARING
 - C CHORD
 - N.T. NON-TANGENT
 - N.T.C. NON-TANGENT CURVATURE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - R/W RIGHT-OF-WAY
 - (R) RADIAL
 - (NR) NON-RADIAL
 - HDA HOMEOWNERS ASSOCIATION
 - S.I.D. SEMICIRCLE IMPROVEMENT DISTRICT
 - PRM PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - FOUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

TRACT "S"
(MINTO)
(55.456 ACs)

W.M.T. #1
(S.I.D.)
(17.296 ACs)

TRACT "S"
(MINTO)
(55.456 ACs)

W.M.T. #6
(S.I.D.)
(3.723 ACs)

EASTERLY LINE OF KOLTER
SALE PARCEL 2
(O.R. 30585, PG. 642)

SOUTH BOUNDARY OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.
NORTH BOUNDARY OF SECTION 7,
TOWNSHIP 43 S., RANGE 41 E.

L=294.36'
D=18°20'00"

R=354.00'
L=538.89'
D=34°50'00"
(TOTAL)

R=84.00'
L=94.75'
D=84°50'00"
(TOTAL)

MATCH LINE SEE SHEET 10

MATCH LINE SEE SHEET 19

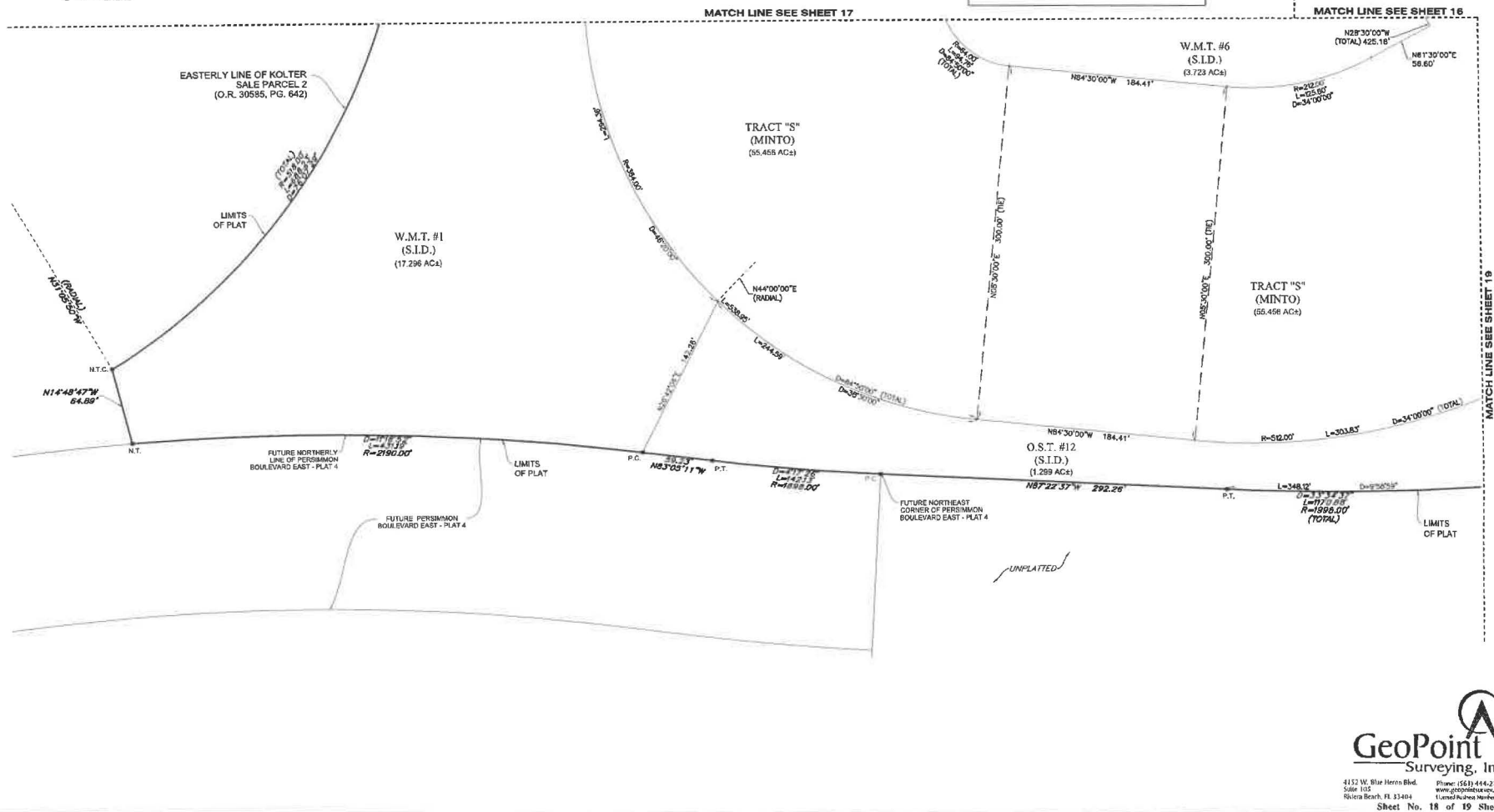
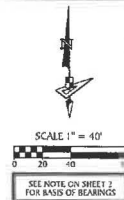
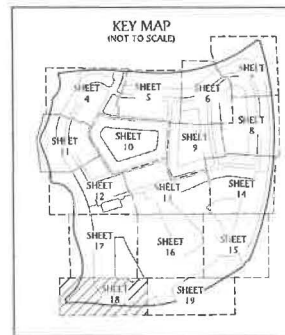
ORCHARDS OF WESTLAKE - PHASE I

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

LEGEND

P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.B. PLAT BOOK
D.B. DEED BOOK
O.R./O.R.B. OFFICIAL RECORDS BOOK
Pg./Pg(s) PAGE(S)
NAD NORTH AMERICAN DATUM
W.M.T. WATER MANAGEMENT TRACT
O.S.T. OPEN SPACE TRACT
P.B.C. PALM BEACH COUNTY
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
7-43-41 SECTION-TOWNSHIP-RANGE
R RADIUS
L ARC LENGTH
D DELTA ANGLE
CB CHORD BEARING
C CHORD

N.T. NON-TANGENT
N.T.C. NON-TANGENT CURVATURE
P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
R/W RIGHT-OF-WAY
(R) RADIAL
(NR) NON-RADIAL
HOA HOMEOWNERS ASSOCIATION
S.I.D. SINGLE IMPROVEMENT DISTRICT
PRM PERMANENT REFERENCE MONUMENT
● PERMANENT CONTROL POINT
□ FOUND PERMANENT REFERENCE MONUMENT
■ SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



ORCHARDS OF WESTLAKE - PHASE I

BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN
TOWNSHIP 41 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
 - PG./PG(s) ----- PAGE(S)
 - RAAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
 - P.B.C. ----- PALM BEACH COUNTY
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - 7-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD

- N.T. ----- NON-TANGENT
- N.T.C. ----- NON-TANGENT CURVATURE
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- R/W ----- RIGHT-OF-WAY
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- HQA ----- HOMEOWNERS ASSOCIATION
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

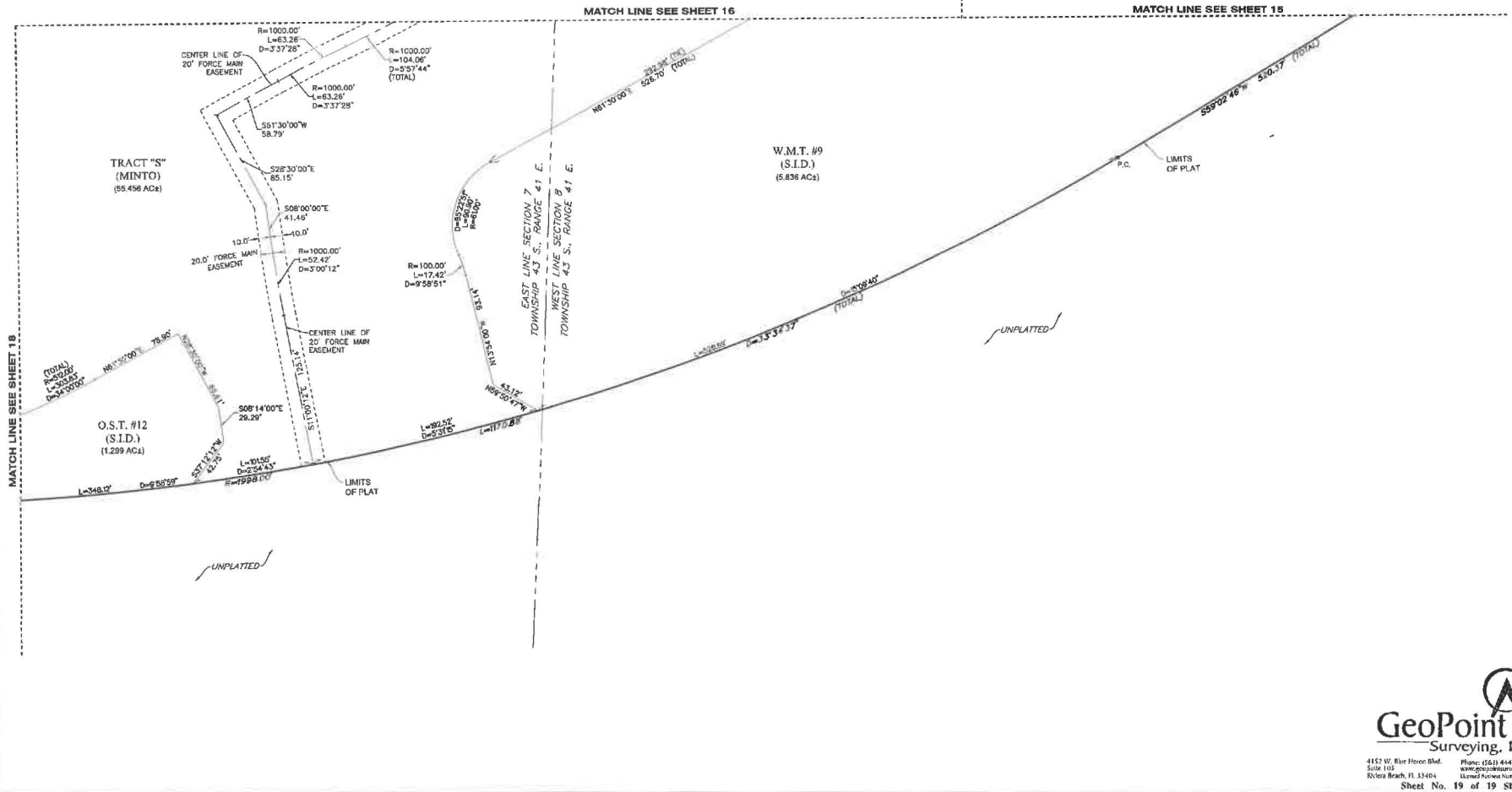
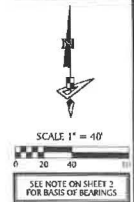
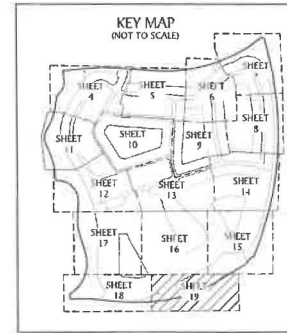


Exhibit 'A'
Legal Description
Orchards of Westlake Phase I

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS ORCHARDS OF WESTLAKE - PHASE I, BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN 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.89°48'53"E. ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 3416.05 FEET; THENCE S.00°11'07"W., DEPARTING SAID NORTH LINE OF SECTION 6, A DISTANCE OF 2874.97 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY - PHASE II, RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) COURSES: 1) N.84°07'02"E., A DISTANCE OF 294.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 2910.00 FEET; 2) THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°56'39", A DISTANCE OF 505.06 FEET TO A POINT OF TANGENCY; 3) THENCE S.85°56'19"E., A DISTANCE OF 482.51 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2190.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°29'28", A DISTANCE OF 1624.13 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 200.00 FEET AND A RADIAL BEARING OF N.22°27'54"E., AT SAID INTERSECTION; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°37'06", A DISTANCE OF 40.56 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 4506.00 FEET AND A RADIAL BEARING OF S.73°09'09"W., AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°53'53", A DISTANCE OF 3137.75 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 140.00 FEET AND A RADIAL BEARING OF S.19°42'32"E., AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°25'19", A DISTANCE OF 132.98 FEET TO A NON-TANGENT INTERSECTION; THENCE S.59°02'46"W., A DISTANCE OF 520.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 1998.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°34'37", A DISTANCE OF 1170.88 FEET TO A POINT OF TANGENCY; THENCE N.87°22'37"W., A DISTANCE OF 292.26 FEET TO A POINT ON THE NORTHEAST CORNER OF THE PLAT OF PERSIMMON BOULEVARD EAST - PLAT 4, AS RECORDED IN PLAT BOOK 131, PAGES 106 AND 107, OF SAID PUBLIC RECORDS AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 1898.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY LINE OF SAID PERSIMMON BOULEVARD EAST - PLAT 4, THROUGH A CENTRAL ANGLE OF 04°17'26", A DISTANCE OF 142.13 FEET TO A POINT OF TANGENCY; THENCE N.83°05'11"W., ALONG SAID NORTHERLY LINE OF PERSIMMON BOULEVARD EAST - PLAT 4, A DISTANCE OF 59.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 2190.00 FEET; THENCE WESTERLY, ALONG SAID NORTHERLY LINE OF PERSIMMON BOULEVARD EAST - PLAT 4 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°16'52", A DISTANCE OF 431.19 FEET TO A POINT ON THE EASTERLY LINE OF KOLTER SALE PARCEL 2, RECORDED IN OFFICIAL RECORDS BOOK 30585, PAGE 642, OF SAID PUBLIC RECORDS AND TO A NON-TANGENT INTERSECTION; THENCE BY THE FOLLOWING FIFTEEN

(15) COURSES BEING ALONG SAID EASTERLY LINE OF KOLTER SALE PARCEL 2: 1) N.14°48'47"W., A DISTANCE OF 64.89 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 518.00 FEET AND A RADIAL BEARING OF N.31°05'50"W., AT SAID INTERSECTION; 2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°07'29", A DISTANCE OF 688.23 FEET TO A POINT OF TANGENCY; 3) THENCE N.17°13'19"W., A DISTANCE OF 276.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 592.00 FEET; 4) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°14'47", A DISTANCE OF 188.53 FEET TO A NON-TANGENT INTERSECTION; 5) THENCE N.02°57'09"E., A DISTANCE OF 271.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 283.31 FEET; 6) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°51'15", A DISTANCE OF 444.30 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE N.86°58'16"W., A DISTANCE OF 53.73 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 871.87 FEET AND A RADIAL BEARING OF N.89°08'56"W., AT SAID INTERSECTION; 8) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°31'13", A DISTANCE OF 357.91 FEET TO A NON-TANGENT INTERSECTION; 9) THENCE N.22°08'23"W., A DISTANCE OF 182.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 192.00 FEET; 10) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°45'17", A DISTANCE OF 166.73 FEET TO A POINT OF TANGENCY; 11) THENCE N.27°36'55"E., A DISTANCE OF 106.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 808.00 FEET; 12) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THOUGH A CENTRAL ANGLE OF 18°08'21", A DISTANCE OF 255.80 FEET TO A POINT OF TANGENCY; 13) THENCE N.09°28'35"E., A DISTANCE OF 167.25 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 255.00 FEET AND A RADIAL BEARING OF N.35°44'34"W., AT SAID INTERSECTION; 14) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°38'06", A DISTANCE OF 336.62 FEET TO A NON-TANGENT INTERSECTION; 15) THENCE N.05°52'58"W., A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 9,132,351 SQUARE FEET OR 209.650 ACRES, MORE OR LESS