

20190411502

WESTLAKE - POD K

A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA BEING, IN PART, A REPLAT OF A PORTION OF O.S.T. 2 AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD EAST - PLAT 1, RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, AND O.S.T. #5 AND #6 AS SHOWN ON THE PLAT OF ILEX WAY-PHASE II PLAT, RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

113

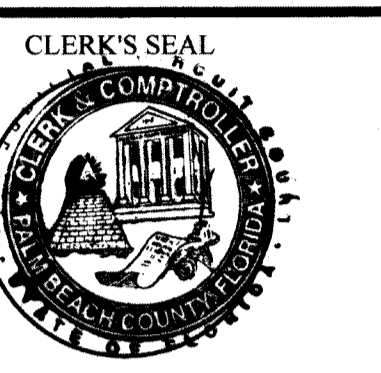
NORTHLAKE BOULEVARD
TOWN CENTER PARKWAY
PERSIMMON BOULEVARD
SITE
SEMINOLE PRATT WHITNEY ROAD
OKEECHOBEE BLVD.
ROYAL PALM BEACH BLVD.
SOUTHERN BOULEVARD

LOCATION MAP
No Scale

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

THIS INSTRUMENT WAS FILED FOR RECORD AT 2:24 P.M. THIS 14th DAY OF November 2019 AND DULY RECORDED IN PLAT BOOK NO. 113-114 ON PAGE 113

SHARON B. BOCK, CLERK AND COMPTROLLER
BY: *Sharon B. Bock* D.C.



DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS WESTLAKE - POD K, A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF A PORTION OF O.S.T. 2 AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD EAST - PLAT 1, RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, AND O.S.T. #5 AND #6 AS SHOWN ON THE PLAT OF ILEX WAY-PHASE II PLAT, RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.01°33'05"W. ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT M-CANAL 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 EASEMENT, A DISTANCE OF 376.52 FEET TO A POINT ON THE 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 EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 4903.53 FEET TO A POINT ON THE LINE OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE-PRATT WHITNEY ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID ADDITIONAL RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) COURSES: 1) N.15°14'53"E., A DISTANCE OF 42.73 FEET; 2) N.01°42'52"E., A DISTANCE OF 77.92 FEET TO THE SOUTHWEST CORNER OF MEDICAL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 126, PAGES 1 AND 2, OF SAID PUBLIC RECORDS; THENCE S.88°33'22"E., ALONG THE SOUTH BOUNDARY OF SAID PLAT OF MEDICAL CENTER, A DISTANCE OF 744.12 FEET; THENCE N.01°27'40"E., ALONG THE EAST LINE OF SAID PLAT OF MEDICAL CENTER TO THE NORTHEAST CORNER OF SAID PLAT OF MEDICAL CENTER, A DISTANCE OF 328.37 FEET; THENCE CONTINUE N.01°27'40"E. TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST, PERSIMMON BOULEVARD EAST-PLAT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS A DISTANCE OF 8.00 FEET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST FOR THE FOLLOWING TWO (2) COURSES; 1) S.88°17'08"E., A DISTANCE OF 467.88 FEET; 2) S.43°17'08"E., A DISTANCE OF 53.74 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ILEX WAY, ILEX WAY-PHASE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25 INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF ILEX WAY FOR THE FOLLOWING TWELVE (12) COURSES; 1) S.43°16'27"E., A DISTANCE OF 20.93 FEET; 2) S.01°19'42"W., A DISTANCE OF 253.32 FEET; 3) S.14°09'58"W., A DISTANCE OF 51.02 FEET; 4) S.01°42'52"W., A DISTANCE OF 252.72 FEET; 5) S.46°41'20"W., A DISTANCE OF 56.59 FEET; 6) S.01°42'35"W., A DISTANCE OF 80.00 FEET; 7) S.88°20'12"E., A DISTANCE OF 10.96 FEET; 8) S.43°18'40"E., A DISTANCE OF 56.59 FEET; 9) S.01°42'52"W., A DISTANCE OF 297.98 FEET; 10) S.14°07'19"W., A DISTANCE OF 51.20 FEET; 11) S.01°42'52"W., A DISTANCE OF 276.99 FEET; 12) S.46°15'20"W., A DISTANCE OF 35.07 FEET; THENCE N.89°12'12"W., A DISTANCE OF 561.13 FEET; THENCE N.44°12'12"W., A DISTANCE OF 35.36 FEET; THENCE N.89°12'12"W., A DISTANCE OF 30.00 FEET; THENCE S.45°47'48"W., A DISTANCE OF 35.36 FEET; THENCE N.89°12'12"W., A DISTANCE OF 240.04 FEET; THENCE N.89°06'47"W., A DISTANCE OF 50.64 FEET; THENCE N.89°12'12"W., A DISTANCE OF 83.40 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 448.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°53'58", A DISTANCE OF 100.86 FEET TO A POINT OF TANGENCY; THENCE S.77°53'50"W., A DISTANCE OF 97.57 FEET TO A POINT ON THE EAST LINE OF THE ADDITIONAL RIGHT-OF-WAY OF SEMINOLE-PRATT WHITNEY ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID EAST LINE OF ADDITIONAL RIGHT-OF-WAY FOR THE FOLLOWING TWELVE (12) COURSES: 1) N.43°17'08"W., A DISTANCE OF 28.64 FEET; 2) THENCE N.01°49'31"E., A DISTANCE OF 144.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 2549.00 FEET; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°06'03", A DISTANCE OF 48.97 FEET TO A POINT OF TANGENCY; 4) THENCE N.00°43'28"E., A DISTANCE OF 164.50 FEET; 5) THENCE N.14°15'48"E., A DISTANCE OF 51.26 FEET; 6) THENCE N.00°43'28"E., A DISTANCE OF 276.31 FEET; 7) THENCE N.45°43'28"E., A DISTANCE OF 56.57 FEET; 8) THENCE S.89°16'32"E., A DISTANCE OF 40.00 FEET; 9) THENCE N.00°43'28"E., A DISTANCE OF 62.00 FEET; 10) THENCE N.89°16'32"W., A DISTANCE OF 50.00 FEET; 11) THENCE N.44°16'32"W., A DISTANCE OF 56.57 FEET; 12) THENCE N.00°43'28"E., A DISTANCE OF 57.57 FEET TO A POINT ON THE EAST RIGHT-OF-WAY 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 N.01°42'52"E., ALONG SAID EAST RIGHT-OF-WAY OF SEMINOLE-PRATT WHITNEY ROAD, A DISTANCE OF 99.75 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,533,281.905 SQUARE FEET OR 35.199 ACRES MORE OR LESS.

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

TRACT A
TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE 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.

TRACT K
TRACT K, AS SHOWN HEREON, IS HEREBY RESERVED FOR MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF CITY OF WESTLAKE, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF WESTLAKE.

UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THE PLAT ARE PRIVATE PERPETUAL 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 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.

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 Bowen* MINTO PBLH, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: *Nelson Bowen*

WITNESS: *John F. Carter* BY: *John F. Carter*
JOHN F. CARTER, MANAGER

PRINT NAME: *Scott Massey*

ACKNOWLEDGEMENT

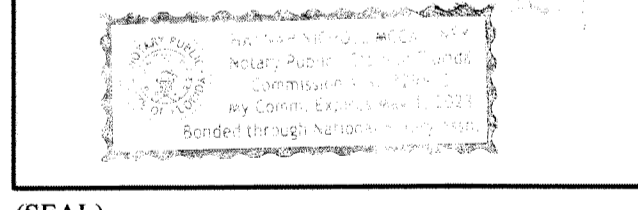
STATE OF FLORIDA
COUNTY OF PALM BEACH

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 15th DAY OF August, 2019.

MY COMMISSION EXPIRES: 05/01/2023 *Hannah M. Carney*
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: *Hannah M. Carney*
COMMISSION NO. *GG 329610*



ACCEPTANCE OF DEDICATION AND 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.

SEMINOLE IMPROVEMENT DISTRICT
AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA

WITNESS: *Scott Massey* BY: *Scott Massey*
SCOTT MASSEY, PRESIDENT

PRINT NAME: *Nelson Bowen*

WITNESS: *John F. Carter*

PRINT NAME: *John F. Carter*

ACKNOWLEDGEMENT

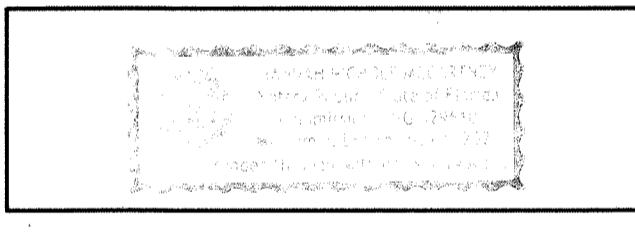
STATE OF FLORIDA
COUNTY OF PALM BEACH

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 15th DAY OF August, 2019.

MY COMMISSION EXPIRES: 05/01/2023 *Hannah M. Carney*
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: *Hannah M. Carney*
COMMISSION NO. *GG 329610*



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 10th DAY OF August, 2019, 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: *Ken Cassele* CITY MANAGER, KEN CASSELE
BY: *Roger Manning* CITY MAYOR, ROGER MANNING

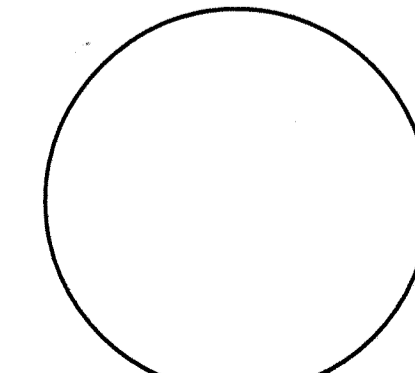

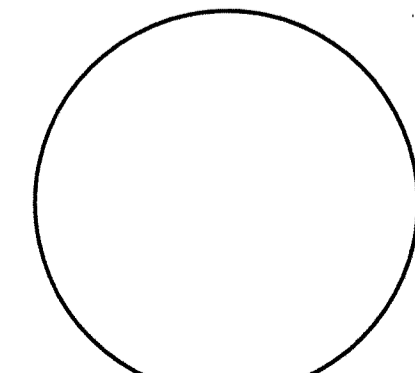

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY LICENSED 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, A FLORIDA LIMITED LIABILITY COMPANY; 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: 10-30-19
HARRY BINNIE, PRESIDENT
FOUNDERS TITLE

MINTO PBLH, LLC SEMINOLE IMPROVEMENT DISTRICT CITY OF WESTLAKE SURVEYOR'S SEAL



AREA TABULATION (IN ACRES)

TRACT A:	0.086
TRACT K:	35.113
TOTAL:	35.199 TOTAL ACRES, MORE OR LESS

SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: " " A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4"x24" CONCRETE MONUMENT. (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 OR SEMINOLE IMPROVEMENT DISTRICT APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF WESTLAKE ZONING REGULATIONS.
- 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.
- 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 MONUMENTS ACCORDING TO SEC. 177.091(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-PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WESTLAKE, FLORIDA.

DATE: 08/14/19 *Luis J. Ortiz*
LUIS J. ORTIZ, P.S.M.
LICENSE NO. LS7006
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
LUIS J. ORTIZ, P.S.M.
LS7006 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. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 License Number: LB 7768
Sheet No. 1 of 2 Sheets