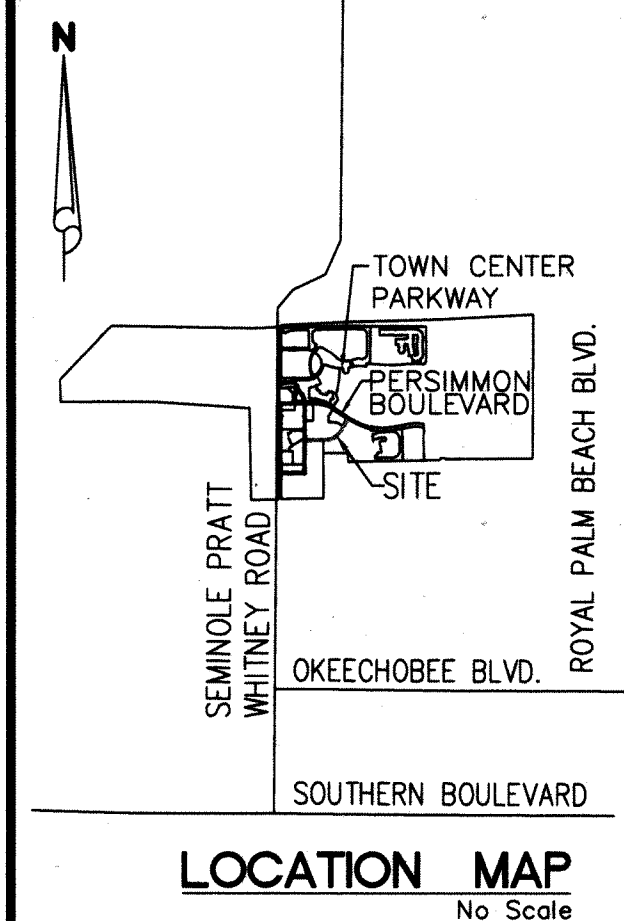


2022 0112065

83

GREEN LANE

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



STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR RECORD AT 4:15 P.M. THIS 14 DAY OF March 2022 AND DULY RECORDED IN PLAT BOOK NO. 133 ON PAGE 83-87
JOSEPH A. BELLIZZO
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: [Signature] 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 GREEN LANE, BEING A PORTION OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST AND SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.01°33'05"W. ALONG THE EAST BOUNDARY LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 442.94 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 1, ALSO BEING THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE CONTINUE S.01°33'05"W., ALONG THE EAST BOUNDARY LINE OF SAID SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 524.85 FEET TO THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.01°22'23"W., ALONG THE EAST BOUNDARY LINE OF SAID SECTION 12 AND THE WEST BOUNDARY LINE OF SAID SECTION 7, A DISTANCE OF 462.68 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF THE PLAT OF GROVES OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 130, PAGES 120 THROUGH 135, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THE FOLLOWING FIFTEEN (15) COURSES BEING ALONG SAID NORTHWESTERLY BOUNDARY LINE OF THE PLAT OF GROVES OF WESTLAKE - PHASE I: 1) S.34°38'22"W., A DISTANCE OF 170.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 4924.48 FEET; 2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°41'59", A DISTANCE OF 60.13 FEET TO A NON-TANGENT INTERSECTION; 3) THENCE S.46°07'43"W., A DISTANCE OF 50.93 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 4555.31 FEET, AND A RADIAL BEARING OF S.56°34'58"E., AT SAID INTERSECTION; 4) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°11'55", A DISTANCE OF 95.30 FEET TO A POINT OF TANGENCY; 5) THENCE S.32°13'07"W., A DISTANCE OF 192.41 FEET; 6) THENCE S.31°08'08"W., A DISTANCE OF 67.62 FEET; 7) THENCE S.32°16'03"W., A DISTANCE OF 128.51 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 977.50 FEET; 8) THENCE SOUTHWESTERLY, ALONG THE ARC SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°26'51", A DISTANCE OF 195.30 FEET TO A NON-TANGENT INTERSECTION; 9) THENCE S.01°37'51"W., A DISTANCE OF 16.30 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 988.50 FEET, AND A RADIAL BEARING OF N.45°35'02"W., AT SAID INTERSECTION; 10) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°20'05", A DISTANCE OF 437.09 FEET TO A NON-TANGENT INTERSECTION; 11) THENCE S.83°26'36"W., A DISTANCE OF 51.99 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 977.50 FEET, AND A RADIAL BEARING OF N.17°17'13"W., AT SAID INTERSECTION; 12) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°30'59", A DISTANCE OF 298.70 FEET TO A POINT OF TANGENCY; 13) THENCE N.89°46'43"W., A DISTANCE OF 108.20 FEET; 14) THENCE N.88°30'20"W., A DISTANCE OF 67.52 FEET; 15) THENCE N.89°46'43"W., A DISTANCE OF 19.88 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID PLAT OF GROVES OF WESTLAKE - PHASE I; THENCE S.01°22'24"W., ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF WATER MANAGEMENT TRACT #1 AND THE NORTH LINE OF TRACT "A", AS SHOWN ON WESTLAKE POD 1 AND POD 2 AND RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, OF SAID PUBLIC RECORDS; THENCE N.89°46'44"W., ALONG SAID NORTH LINE OF WATER MANAGEMENT TRACT #1 AND THE NORTH LINE OF TRACT "A", A DISTANCE OF 411.81 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 8050.00 FEET; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID TRACT "A" AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°29'36", A DISTANCE OF 209.81 FEET TO A POINT OF TANGENCY; THENCE N.88°17'08"W., ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 345.16 FEET TO A POINT ON THE EAST LINE OF TRACT "A", AS SHOWN ON ILEX WAY-PHASE II AND RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.01°42'35"E., ALONG EAST LINE OF SAID TRACT "A", A DISTANCE OF 101.00 FEET; THENCE S.88°17'08"E., A DISTANCE OF 256.97 FEET; THENCE S.75°52'41"E., A DISTANCE OF 51.20 FEET; THENCE S.88°17'08"E., A DISTANCE OF 38.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 7960.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°29'36", A DISTANCE OF 207.47 FEET TO A POINT OF TANGENCY; THENCE S.89°46'44"E., A DISTANCE OF 431.89 FEET; THENCE S.88°56'35"E., A DISTANCE OF 67.28 FEET; THENCE S.89°46'43"E., A DISTANCE OF 108.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 894.50 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°57'14", A DISTANCE OF 904.77 FEET TO A POINT OF TANGENCY; THENCE N.32°16'03"E., A DISTANCE OF 147.03 FEET; THENCE N.33°32'14"E., A DISTANCE OF 67.69 FEET; THENCE N.32°16'03"E., A DISTANCE OF 139.70 FEET; THENCE N.57°43'50"W., A DISTANCE OF 31.62 FEET TO THE SOUTHEAST CORNER OF SCHOOL SITE PLAT, AS RECORDED IN PLAT BOOK 128, PAGES 20 AND 21, OF SAID PUBLIC RECORDS; THENCE N.32°39'21"E., ALONG THE EASTERLY LINE OF SAID SCHOOL SITE PLAT, A DISTANCE OF 376.25 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 106.50 FEET, AND A RADIAL BEARING OF N.62°47'47"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE EASTERLY LINE OF SAID PLAT AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°57'49", A DISTANCE OF 53.84 FEET TO A POINT ON SOUTHWESTERLY BOUNDARY LINE OF PERSIMMON BOULEVARD EAST, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.55°21'38"E., ALONG SAID SOUTHWESTERLY BOUNDARY LINE, A DISTANCE OF 149.77 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF THE PLAT OF GROVES OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 130, PAGES 120 THROUGH 135, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.34°38'22"W., ALONG SAID NORTHWESTERLY BOUNDARY LINE, A DISTANCE OF 11.34 FEET TO THE POINT OF BEGINNING.

CONTAINING: 270,338 SQUARE FEET OR 6.206 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", AS SHOWN HEREON AS GREEN LANE, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR ROAD RIGHT-OF-WAY PURPOSES AND FOR ANY AND ALL PURPOSES AUTHORIZED BY CHAPTER 2000-431, LAWS OF FLORIDA AND CHAPTERS 189 AND 298, FLORIDA STATUTES, RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE, OPERATIONS, REPAIR AND/OR REPLACEMENT OF THE RIGHT-OF-WAY AND ANY FACILITIES SHALL REMAIN THE PERPETUAL OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

THE CITY OF WESTLAKE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GRANTED AND RESERVED AN EASEMENT OVER TRACT "A" FOR ANY AND ALL MUNICIPAL PURPOSES, INsofar AS SUCH USES ARE NOT INCONSISTENT WITH ITS UTILIZATION FOR ROAD RIGHT-OF-WAY PURPOSES.

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 DEDICATED IN PERPETUITY 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 15 DAY OF July, 2020.

WITNESS: [Signature]
PRINT NAME: JAMES STEIN
WITNESS: [Signature]
PRINT NAME: Scott Masset

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 15 DAY OF July, 2020, BY John Carter AS Manager FOR Minto Pblh, LLC, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION.

MY COMMISSION EXPIRES: 5/01/2022
[Signature]
SIGNATURE
Hannah M'Carthy
(PRINT NAME) - NOTARY PUBLIC

(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 15 DAY OF July, 2020.

WITNESS: [Signature]
PRINT NAME: Scott Masset
WITNESS: [Signature]
PRINT NAME: JAMES STEIN

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 16 DAY OF July, 2020, BY Scott Masset AS President FOR Seminole Improvement District, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION.

MY COMMISSION EXPIRES: 5/01/2022
[Signature]
SIGNATURE
Hannah M'Carthy
(PRINT NAME) - NOTARY PUBLIC

(SEAL)

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE CITY OF WESTLAKE, FLORIDA, A MUNICIPAL CORPORATION, HEREBY ACCEPTS THE GRANT OF EASEMENT OVER THE TRACT "A" ROAD RIGHT-OF-WAY AS STATED AND SHOWN HEREON, DATED THIS 24 DAY OF August, 2020.

WITNESS: [Signature]
PRINT NAME: Scott F. Carter
WITNESS: [Signature]
PRINT NAME: Scott F. Marnery

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 24 DAY OF August, 2020, BY ROGER MANNING AS CITY MAYOR FOR THE CITY OF WESTLAKE, FLORIDA, A MUNICIPAL CORPORATION, ON BEHALF OF THE MUNICIPAL CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION.

MY COMMISSION EXPIRES: 08/01/2022
[Signature]
SIGNATURE
Hannah M'Carthy
(PRINT NAME) - NOTARY PUBLIC

(SEAL)

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 15 DAY OF July, 2020, IN ACCORDANCE WITH CHAPTER 177, F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH CHAPTER 177, F.S.
ATTEST: [Signature] CITY MANAGER, KEN CASSEL
BY: [Signature] CITY MAYOR, ROGER MANNING

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF Broward
WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PBLH, LLC, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATED: 9-17-2020
[Signature]
HARRY FINNIE, PRESIDENT
FOUNDERS TITLE

AREA TABLE (ACRES)

ROADWAY (TRACT "A")	= 6.206
TOTAL	= 6.206 ACRES

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S.") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S."), AND MONUMENTS ACCORDING TO SEC. 177.091(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, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF WESTLAKE, FLORIDA.

DATE: July 14, 2020
[Signature]
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

