

**ORCHARDS OF WESTLAKE - PHASE II**  
 BEING A REPLAT OF TRACT "S", A PORTION OF OPEN SPACE TRACT #11, OPEN SPACE TRACT # 12 AND  
 WATER MANAGEMENT TRACT #9, ORCHARDS OF WESTLAKE - PHASE I, PLAT BOOK 131, PAGES 192 THROUGH 210,  
 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8, ALL IN  
 TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

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**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<sup>th</sup> DAY OF September, 2021, IN ACCORDANCE WITH SEC. 177.07(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.081(1), F.S.

ATTEST: *Ken Casel*  
 CITY MANAGER, KEN CASSEL

BY: *Roger Manning*  
 CITY MAYOR, ROGER MANNING

**TITLE CERTIFICATION**

STATE OF FLORIDA  
 COUNTY OF Broward

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

DATED: Jan 24, 2022

*Harry Binnie*  
 HARRY BINNIE, PRESIDENT, FOUNDERS TITLE

**AREA TABULATION (IN ACRES)**

SINGLE FAMILY LOTS (241 LOTS):	42.671
ROADWAY TRACT (TRACT "A"):	10.276
OPEN SPACE TRACT #11:	1.569
OPEN SPACE TRACT #12:	1.422
OPEN SPACE TRACT #14:	0.057
OPEN SPACE TRACT #15:	0.057
OPEN SPACE TRACT #16:	0.092
OPEN SPACE TRACT #17:	0.307
OPEN SPACE TRACT #18:	0.108
OPEN SPACE TRACT #19:	0.143
OPEN SPACE TRACT #20:	0.302
OPEN SPACE TRACT #21:	0.219
OPEN SPACE TRACT #22:	0.203
OPEN SPACE TRACT #23:	0.188
OPEN SPACE TRACT #24:	0.388
WATER MANAGEMENT TRACT #9:	6.764
<b>TOTAL ACRES, MORE OR LESS:</b>	<b>64.766</b>

**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. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "●" "A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". (UNLESS OTHERWISE NOTED)
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 / '07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 / '90).
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY 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.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID  
 DATUM = NAD83 2007 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNITS = US SURVEY FEET  
 COORDINATE SYSTEM = 1983 STATE PLANE  
 PROJECTION = TRANSVERSE MERCATOR  
 ALL DISTANCES ARE GROUND  
 SCALE FACTOR: 1.0000  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 PLAT BEARING = GRID BEARING  
 NO ROTATION  
 ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

