

DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND THE PINES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS OAKS OF WESTLAKE - PHASE I, BEING IN PART A REPLAT OF ALL OF OPEN SPACE TRACT #5 AND A PORTION OF TRACT "A", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LAND WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND A PORTION OF PINES OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

MORE PARTICULARLY DESCRIBED AS FOLLOWS: (MINTO PARCEL)

BEING IN PART A REPLAT OF ALL OF OPEN SPACE TRACT #5 AND A PORTION OF TRACT "A", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF SECTIONS 5 AND 8, 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 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.01°54'46"W., ALONG THE EAST LINE OF SAID SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 3371.40 FEET TO THE SOUTHEAST CORNER OF THE PLAT OF PINES OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUE S.01°54'46"W., ALONG SAID EAST LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 2209.89 FEET; THENCE N.87°41'17"W., DEPARTING SAID EAST LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 222.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2194.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°11'28", A DISTANCE OF 773.17 FEET TO A POINT OF TANGENCY; THENCE S.72°07'15"W., A DISTANCE OF 1196.02 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2006.83 FEET AND A RADIAL BEARING OF N.17°52'29"W., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°45'51", A DISTANCE OF 1567.89 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE N.63°44'22"W., A DISTANCE OF 502.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°36'53", A DISTANCE OF 45.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TRACT "A" (RIVER BEND), AS SHOWN ON TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, AS RECORDED IN PLAT BOOK 134, PAGES 58 THROUGH 62, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 4694.00 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF TRACT "A" (RIVER BEND) AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°21'08", A DISTANCE OF 2486.62 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF TRACT "A" (RIVER BEND) AND ALONG THE NORTHERLY LINE OF OPEN SPACE TRACT #5, AS SHOWN ON PINES OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, OF SAID PUBLIC RECORDS FOR THE FOLLOWING SIX (6) COURSES: 1) THENCE N.81°54'45"E., A DISTANCE OF 80.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 87.00 FEET; 2) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°21'14", A DISTANCE OF 43.05 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 113.00 FEET; 3) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°21'14", A DISTANCE OF 36.20 FEET TO A POINT OF TANGENCY; 4) THENCE S.88°05'14"E., A DISTANCE OF 58.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET; 5) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°59'58", A DISTANCE OF 31.42 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 114.61 FEET; 6) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 10°10'37", A DISTANCE OF 20.36 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.83°05'14"E., DEPARTING SAID NORTHERLY LINE OF OPEN SPACE TRACT #5, A DISTANCE OF 62.23 FEET; THENCE N.17°54'41"E., A DISTANCE OF 11.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 9.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 164°35'52", A DISTANCE OF 25.85 FEET TO A POINT OF TANGENCY; THENCE S.02°30'33"W., A DISTANCE OF 10.10 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID PLAT OF PINES OF WESTLAKE - PHASE I, AS RECORDED, IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE OF THE PLAT OF PINES OF WESTLAKE - PHASE I FOR THE FOLLOWING SEVENTEEN (17) COURSES: 1) THENCE S.83°05'14"E., A DISTANCE OF 106.50 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 128.00 FEET AND A RADIAL BEARING OF S.86°38'16"E., AT SAID INTERSECTION; 2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°26'58", A DISTANCE OF 164.09 FEET TO A POINT OF TANGENCY; 3) THENCE S.70°05'14"E., A DISTANCE OF 12.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1058.00 FEET; 4) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°51'13", A DISTANCE OF 588.20 FEET TO A POINT OF TANGENCY; 5) THENCE N.78°03'32"E., A DISTANCE OF 156.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 772.00 FEET; 6) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°13'33", A DISTANCE OF 178.21 FEET TO A POINT OF TANGENCY; 7) THENCE S.88°42'34"E., A DISTANCE OF 48.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3028.00 FEET; 8) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°09'25", A DISTANCE OF 378.24 FEET TO A POINT OF TANGENCY; 9) THENCE N.84°07'40"E., A DISTANCE OF 47.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 572.00 FEET; 10) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°15'16", A DISTANCE OF 202.21 FEET TO A POINT OF TANGENCY; 11) THENCE S.75°37'03"E., A DISTANCE OF 168.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1058.00 FEET; 12) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°28'11", A DISTANCE OF 451.85 FEET TO A POINT OF TANGENCY; 13) THENCE N.79°54'46"E., A DISTANCE OF 226.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1172.00 FEET; 14) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°59'57", A DISTANCE OF 388.64 FEET TO A POINT OF TANGENCY; 15) THENCE S.81°05'17"E., A DISTANCE OF 47.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 78.00 FEET; 16) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°41'33", A DISTANCE OF 112.57 FEET TO A POINT OF A NON-TANGENT INTERSECTION; 17) THENCE S.88°05'14"E., A DISTANCE OF 371.42 FEET TO THE POINT OF BEGINNING.

HOWEVER LESS FROM ABOVE THE FOLLOWING:

OPEN SPACE TRACT #5 (O.S.T. #5), PINES OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND LESS:

PARCEL 1:

A PORTION OF TRACT "A" (TIDE POOL TERRACE), PINES OF WESTLAKE - PHASE I, P.B. 136, PAGES 3-21.

BEING A PORTION OF TRACT "A" (TIDE POOL TERRACE), PINES OF WESTLAKE - PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE SOUTHWEST CORNER OF OPEN SPACE TRACT #5 (O.S.T. #5), PINES OF WESTLAKE - PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.83°05'14"E., A DISTANCE OF 62.23 FEET TO THE POINT OF BEGINNING; THENCE N.17°54'41"E., A DISTANCE OF 11.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 9.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 164°35'52", A DISTANCE OF 25.85 FEET TO A POINT OF TANGENCY; THENCE S.02°30'33"W., A DISTANCE OF 10.10 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PINES OF WESTLAKE - PHASE I; THENCE N.83°05'14"W., A DISTANCE OF 20.74 FEET TO THE POINT OF BEGINNING.

DESCRIPTION CONTINUES ABOVE RIGHT:

DESCRIPTION CONTINUES BELOW LEFT:

AND ALSO TOGETHER WITH: HOMEOWNERS ASSOCIATION PARCELS

PORTION OF THE PLAT OF PINES OF WESTLAKE - PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING ALL OF OPEN SPACE TRACT #5 (O.S.T. #5).

TOGETHER WITH:

PARCEL 1:

A PORTION OF TRACT "A" (TIDE POOL TERRACE), PINES OF WESTLAKE - PHASE I, P.B. 136, PAGES 3-21.

BEING A PORTION OF TRACT "A" (TIDE POOL TERRACE), PINES OF WESTLAKE - PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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TOTAL AREA FOR MINTO AND HOMEOWNERS ASSOCIATION PARCELS CONTAINING: 9,661,576 SQUARE FEET OR 221.799 ACRES, MORE OR LESS.

DESCRIPTION: (AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS)

COMMENCE AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.01°54'46"W., ALONG THE EAST LINE OF SAID SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 3371.40 FEET TO THE SOUTHEAST CORNER OF THE PLAT OF PINES OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUE S.01°54'46"W., ALONG SAID EAST LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 2209.89 FEET; THENCE N.87°41'17"W., DEPARTING SAID EAST LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 222.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2194.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°11'28", A DISTANCE OF 773.17 FEET TO A POINT OF TANGENCY; THENCE S.72°07'15"W., A DISTANCE OF 1196.02 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2006.83 FEET AND A RADIAL BEARING OF N.17°52'29"W., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°45'51", A DISTANCE OF 1567.89 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE N.63°44'22"W., A DISTANCE OF 502.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°36'53", A DISTANCE OF 45.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TRACT "A" (RIVER BEND), AS SHOWN ON TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, AS RECORDED IN PLAT BOOK 134, PAGES 58 THROUGH 62, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 4694.00 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF TRACT "A" (RIVER BEND) AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°21'08", A DISTANCE OF 2486.62 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF TRACT "A" (RIVER BEND) AND ALONG THE NORTHERLY LINE OF OPEN SPACE TRACT #5, AS SHOWN ON PINES OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, OF SAID PUBLIC RECORDS FOR THE FOLLOWING SIX (6) COURSES: 1) THENCE N.81°54'45"E., A DISTANCE OF 80.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 87.00 FEET; 2) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°21'14", A DISTANCE OF 43.05 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 113.00 FEET; 3) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°21'14", A DISTANCE OF 36.20 FEET TO A POINT OF TANGENCY; 4) THENCE S.88°05'14"E., A DISTANCE OF 58.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET; 5) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°59'58", A DISTANCE OF 31.42 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 114.61 FEET; 6) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 10°10'37", A DISTANCE OF 20.36 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.83°05'14"E., DEPARTING SAID NORTHERLY LINE OF OPEN SPACE TRACT #5, A DISTANCE OF 62.23 FEET; THENCE N.17°54'41"E., A DISTANCE OF 11.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 9.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 164°35'52", A DISTANCE OF 25.85 FEET TO A POINT OF TANGENCY; THENCE S.02°30'33"W., A DISTANCE OF 10.10 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID PLAT OF PINES OF WESTLAKE - PHASE I, AS RECORDED, IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE OF THE PLAT OF PINES OF WESTLAKE - PHASE I FOR THE FOLLOWING SEVENTEEN (17) COURSES: 1) THENCE S.83°05'14"E., A DISTANCE OF 106.50 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 128.00 FEET AND A RADIAL BEARING OF S.86°38'16"E., AT SAID INTERSECTION; 2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°26'58", A DISTANCE OF 164.09 FEET TO A POINT OF TANGENCY; 3) THENCE S.70°05'14"E., A DISTANCE OF 12.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1058.00 FEET; 4) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°51'13", A DISTANCE OF 588.20 FEET TO A POINT OF TANGENCY; 5) THENCE N.78°03'32"E., A DISTANCE OF 156.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 772.00 FEET; 6) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°13'33", A DISTANCE OF 178.21 FEET TO A POINT OF TANGENCY; 7) THENCE S.88°42'34"E., A DISTANCE OF 48.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3028.00 FEET; 8) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°09'25", A DISTANCE OF 378.24 FEET TO A POINT OF TANGENCY; 9) THENCE N.84°07'40"E., A DISTANCE OF 47.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 572.00 FEET; 10) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°15'16", A DISTANCE OF 202.21 FEET TO A POINT OF TANGENCY; 11) THENCE S.75°37'03"E., A DISTANCE OF 168.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1058.00 FEET; 12) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°28'11", A DISTANCE OF 451.85 FEET TO A POINT OF TANGENCY; 13) THENCE N.79°54'46"E., A DISTANCE OF 226.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1172.00 FEET; 14) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°59'57", A DISTANCE OF 388.64 FEET TO A POINT OF TANGENCY; 15) THENCE S.81°05'17"E., A DISTANCE OF 47.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 78.00 FEET; 16) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°41'33", A DISTANCE OF 112.57 FEET TO A POINT OF A NON-TANGENT INTERSECTION; 17) THENCE S.88°05'14"E., A DISTANCE OF 371.42 FEET TO THE POINT OF BEGINNING.

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

(SEE SHEET 2 FOR DEDICATIONS)

# OAKS OF WESTLAKE - PHASE I

BEING IN PART A REPLAT OF ALL OF OPEN SPACE TRACT #5 AND A PORTION OF TRACT "A", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SR. VICE PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS 1 DAY OF April, 2025.

WITNESS:

PRINT NAME: Eric Beas

ADDRESS:

WITNESS:

PRINT NAME: JAMES STEW

ADDRESS:

MINTO PBLH, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

BY:

JOHN F. CARTER, SR. VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 1 DAY OF April, 2025, BY JOHN F. CARTER, AS SR. VICE PRESIDENT FOR MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

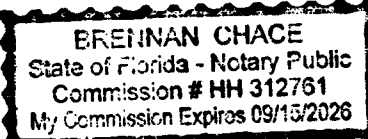
MY COMMISSION EXPIRES: 9/15/2026

SIGNATURE

Brennan Chace

(PRINT NAME) - NOTARY PUBLIC

(SEAL)



IN WITNESS WHEREOF, THE PINES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIONS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS DAY OF 2025.

WITNESS:

PRINT NAME: Eric Beas

ADDRESS:

WITNESS:

PRINT NAME: JAMES STEW

ADDRESS:

THE PINES OF WESTLAKE  
HOMEOWNERS ASSOCIATION, INC.,  
A FLORIDA NOT-FOR-PROFIT CORPORATION

BY:

JOHN F. CARTER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 1 DAY OF April, 2025, BY JOHN F. CARTER, AS PRESIDENT FOR THE PINES OF WESTLAKE, HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

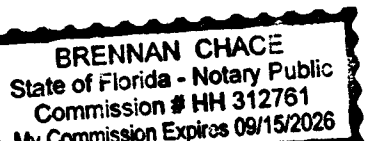
MY COMMISSION EXPIRES: 9/15/2026

SIGNATURE

Brennan Chace

(PRINT NAME) - NOTARY PUBLIC

(SEAL)



SURVEYOR & MAPPER'S CERTIFICATE

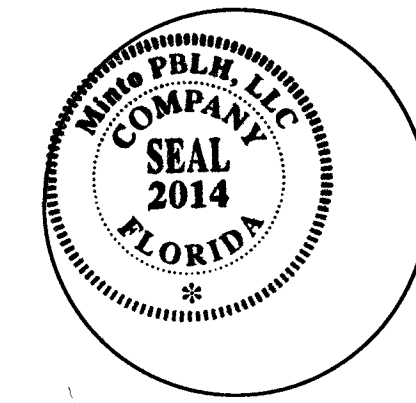
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S.") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S.") AND MONUMENTS ACCORDING TO SEC. 177.09(1)(b), 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: FEBRUARY 11, 2025

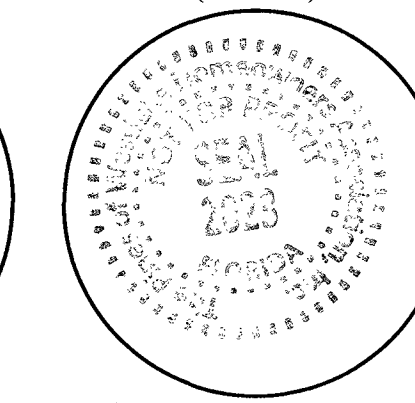
GARY A. RAGER, P.S.M.  
LICENSE NO. LS4828  
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY  
GARY A. RAGER, P.S.M.  
LS4828 STATE OF FLORIDA.  
GEOPOINT SURVEYING, INC.  
4152 WEST BLUE HERON BOULEVARD, SUITE 106,  
RIVIERA BEACH, FLORIDA 33404  
CERTIFICATE OF AUTHORIZATION NO. LB7768

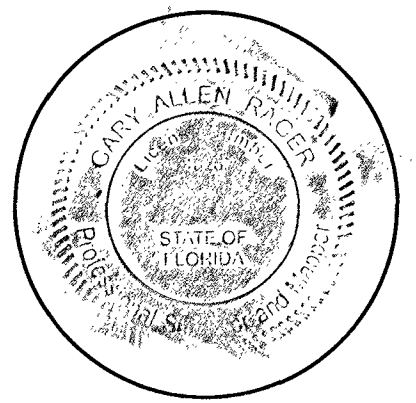
MINTO PBLH, LLC  
(OWNER)



THE PINES OF WESTLAKE  
HOMEOWNERS ASSOCIATION, INC.  
(OWNER)



SURVEYOR'S SEAL



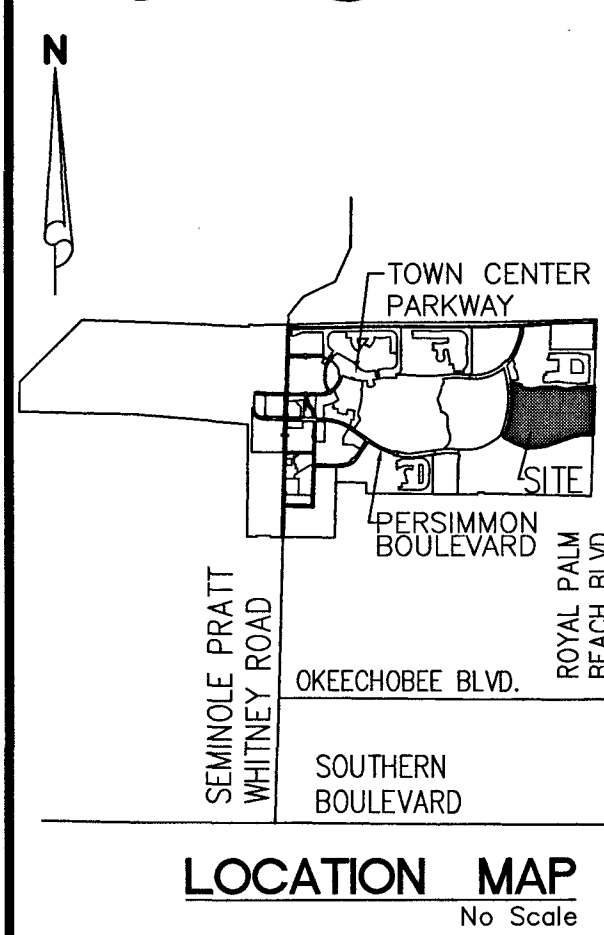
GeoPoint  
Surveying, Inc.

4152 W. Blue Heron Blvd.  
Suite 106  
Riviera Beach, FL 33404

Phone: (561) 444-2720  
www.geopointsurvey.com  
Licensed Business Number LB 7768

SHEET 1 OF 20 SHEETS

20250349498



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

THIS INSTRUMENT WAS FILED FOR  
RECORD AT 1:36 P.M.  
THIS 1 DAY OF October,  
2025 AND DULY RECORDED IN PLAT  
BOOK NO. 140 ON  
PAGE 60-79

MIKE CARRO  
CLERK AND COMPTROLLER

By: [Signature] D.C.

CLERK'S SEAL

