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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.

ACCEPTANCE OF DEDICATION

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 9 DAY OF April, 2025.

WITNESS: Kenneth G. Casse SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT
SPECIAL DISTRICT OF THE STATE OF FLORIDA

PRINT NAME: Kenneth G. Casse BY: Scott Massey
SCOTT MASSEY, PRESIDENT

WITNESS: John F. Carter

PRINT NAME: John F. Carter

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

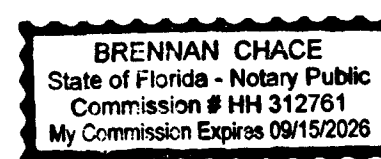
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL
PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 9 DAY OF April, 2025, BY SCOTT MASSEY
AS PRESIDENT FOR SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE
STATE OF FLORIDA, ON BEHALF OF THE DISTRICT, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS
PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 9/15/2026

Brennan Chace
SIGNATURE

Brennan Chace
(PRINT NAME) - NOTARY PUBLIC

(SEAL)



ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE OAKS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND
ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND
HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 9 DAY OF
April, 2025.

WITNESS: John F. Carter

PRINT NAME: John F. Carter

WITNESS: Steve Siega

PRINT NAME: Steve Siega

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

BY: John F. Carter
JOHN F. CARTER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

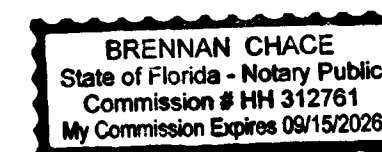
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE
NOTARIZATION, THIS 9 DAY OF April, 2025, BY JOHN F. CARTER, AS PRESIDENT FOR THE OAKS OF WESTLAKE
HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE ASSOCIATION, WHO IS ☒
PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 9/15/2026

Brennan Chace
SIGNATURE

Brennan Chace
(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 1 DAY OF November, 2024 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. 177.08(1), F.S.

ATTEST: Kenneth G. Casse
CITY MANAGER, KEN CASSEL

BY: John Paul Connor
CITY MAYOR, JOHN PAUL CONNOR

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

WE, WINSTON & STRAWN LLP, MEMBERS OF THE FLORIDA BAR, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THAT CERTAIN PLAT
PROPERTY INFORMATION REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (THE "TITLE EVIDENCE") WITH
AN EFFECTIVE DATE OF JANUARY 17, 2025 AT 5:00 P.M. (THE "EFFECTIVE DATE"), WITH RESPECT TO (1) THE PROPERTY MORE
PARTICULARLY DEPICTED AND DESCRIBED HEREIN AS THE "MINTO PARCEL" (THE "MINTO PARCEL") AND (2) THE PROPERTY MORE
PARTICULARLY DEPICTED AND DESCRIBED HEREIN AS THE "HOMEOWNERS ASSOCIATION PARCELS" (THE "ASSOCIATION PARCELS").

BASED SOLELY ON OUR REVIEW OF THE TITLE EVIDENCE, AND WITHOUT INDEPENDENT INVESTIGATION, WE HEREBY CERTIFY THAT,
AS OF THE EFFECTIVE DATE, (1) FEE SIMPLE TITLE TO THE MINTO PARCEL WAS VESTED IN MINTO PBLH, LLC, A FLORIDA LIMITED
LIABILITY COMPANY (THE "OWNER"), (2) REAL ESTATE TAXES FOR THE MINTO PARCEL FOR THE YEAR 2024 HAVE BEEN PAID, (3) THERE
ARE NO RECORDED MORTGAGES ENCUMBERING THE MINTO PARCEL, (4) FEE SIMPLE TITLE TO THE ASSOCIATION PARCELS WAS VESTED
IN THE PINES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (5) REAL ESTATE TAXES
FOR THE ASSOCIATION PARCELS FOR THE YEAR 2024 HAVE BEEN PAID, AND (6) THERE ARE NO RECORDED MORTGAGES ENCUMBERING
THE ASSOCIATION PARCELS.

THIS TITLE CERTIFICATION IS FURNISHED BY US TO THE CITY OF WESTLAKE (THE "CITY") AND IS RENDERED SOLELY IN CONNECTION
WITH THE OWNER'S SUBMISSION OF THIS PLAT TO THE CITY. THIS TITLE CERTIFICATION MAY BE RELIED ONLY BY THE CITY SOLELY IN
CONNECTION WITH THE OWNER'S SUBMISSION OF THIS PLAT AND MAY NOT BE RELIED UPON BY ANY OTHER PERSON OR ENTITY IN
ANY MANNER WHATSOEVER.

DATED THIS 23 DAY OF September, 2025.

WINSTON & STRAWN LLP

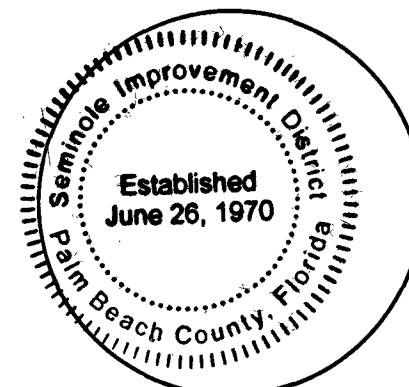
BY: Rafael A. Aguilar
RAFAEL A. AGUILAR, PARTNER

AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (266 LOTS):	48.789
ROADWAY TRACT (TRACT "A"):	14.864
TRACT "U":	80.227
OPEN SPACE TRACT #1:	0.177
OPEN SPACE TRACT #2:	0.214
OPEN SPACE TRACT #3:	0.477
OPEN SPACE TRACT #4:	1.734
OPEN SPACE TRACT #5:	0.193
OPEN SPACE TRACT #6:	0.128
OPEN SPACE TRACT #7:	0.060
OPEN SPACE TRACT #8:	0.070
OPEN SPACE TRACT #9:	0.331
OPEN SPACE TRACT #10:	0.174
OPEN SPACE TRACT #11:	0.176
OPEN SPACE TRACT #12:	0.483
OPEN SPACE TRACT #13:	1.512
OPEN SPACE TRACT #14:	1.022
OPEN SPACE TRACT #15:	0.172
OPEN SPACE TRACT #16:	1.743
OPEN SPACE TRACT #17:	0.997
OPEN SPACE TRACT #18:	2.536
OPEN SPACE TRACT #19:	2.536
OPEN SPACE TRACT #20:	1.378
OPEN SPACE TRACT #21:	2.990
OPEN SPACE TRACT #22:	0.777
WATER MANAGEMENT TRACT #1	3.787
WATER MANAGEMENT TRACT #2:	4.115
WATER MANAGEMENT TRACT #3	13.087
WATER MANAGEMENT TRACT #4:	9.183
WATER MANAGEMENT TRACT #5:	11.313
WATER MANAGEMENT TRACT #6:	3.843
WATER MANAGEMENT TRACT #7:	4.181
WATER MANAGEMENT TRACT #8:	5.124
WATER MANAGEMENT TRACT #9:	3.406

TOTAL ACRES, MORE OR LESS: 221.799

SEMINOLE IMPROVEMENT
DISTRICT



THE OAKS OF WESTLAKE
HOMEOWNERS ASSOCIATION, INC.
(ACCEPT)



CITY OF
WESTLAKE



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 3 OF 20 SHEETS