

# CITY OF WESTLAKE



## AGENDA

### City Council Regular Meeting

Monday, March 08, 2021 at 6:30 PM

Westlake Council Chambers, 4005  
Seminole Pratt Whitney Road Westlake,  
Florida

This meeting shall take place at the **Westlake Community Center/City Council Chambers located at 4005 Seminole Pratt Whitney Road, Westlake, Florida, 33470 and publicly viewed Via Communications Media Technology.**

Members of the public may participate in the meeting through electronic means and may access as follows:

1. Join the Webex meeting from your computer, tablet or smartphone at the following link:

<https://cityofwestlake.my.webex.com/>

Meeting ID: 132 296 9946

Password: hello

2. Participants may also dial in using your phone with any of the following number(s):

United States Toll: +1-408-418-9388

Meeting ID: 132 296 9946

Public Comments will be accepted via an electronic comment card, at least 24 hours prior to the public meeting and also acknowledged during the meeting when participants utilize the "raise your hand" feature during the designated time. Procedures for Public Comment are provided via the City website:

<https://www.westlakegov.com/cityclerk/page/covid-19-public-meetings>

### CITY COUNCIL:

Roger Manning, Mayor  
Katrina Long Robinson, Vice Mayor  
Patric Paul, Council Member – Seat 1  
Kara Crump, Council Member – Seat 2  
JohnPaul O'Connor, Council Member – Seat 3

### CITY STAFF:

Ken Cassel, City Manager  
Pam E. Booker, City Attorney  
Zoie P. Burgess, City Clerk

[TENTATIVE: SUBJECT TO REVISION]

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA**

**PUBLIC COMMENTS AND REQUESTS- (OPEN FORUM NON-AGENDA ITEMS)**

*This section of the agenda allows for comments from the public to speak on any item not presented on the agenda. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium, and prior to addressing the Council, state your name and address for the record.*

**CONSENT AGENDA**

*This section of the agenda consists of routine or administrative items that require final approval by the City Council and may be approved in its entirety by a single motion. There will be no discussion of these items unless a City Council Member requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.*

- A. Approval of Meeting Minutes
  - [1.](#) February 8, 2021 - Regular Council Meeting Minutes - DRAFT
- B. Approval Finance Statement
  - [1.](#) Financial Statements as of January 31, 2021

**PRESENTATIONS/PROCLAMATIONS**

**PUBLIC HEARING**

- [A.](#) A Resolution for the Final Plat Crossings of Westlake (POD M-2)

**Submitted By:** Legal

**RESOLUTION 2021-06**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR CROSSINGS OF WESTLAKE (POD M-2), BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, AND A PORTION OF OPEN SPACE TRACT #1, ILEX WAY - PHASE I, PLAT BOOK 126, PAGES 116 AND 117, AND A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.**

- [B.](#) A Resolution for the Final Plat Orchards of Westlake Phase II

**Submitted By:** Engineering

**RESOLUTION 2021-07**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR ORCHARDS OF WESTLAKE PHASE II BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - II, PLAT BOOK \_\_\_\_, PG(S). \_\_\_\_ - \_\_\_\_, 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.**

**REGULAR AGENDA**

**NEW BUSINESS**

- [A.](#) Proposal for Goals and Objectives Sessions

**Submitted By:** Administration

- [B.](#) Release of Unity of Title

**Submitted By:** Administration

**CITY COUNCIL COMMENTS**

- A. Councilman JohnPaul O'Connor
- B. Councilwoman Kara Crump
- C. Councilman Patric Paul
- D. Vice Mayor Katrina Long Robinson
- E. Mayor Roger Manning

**REPORT - STAFF**

- [A.](#) Palm Beach County Fire Rescue - Monthly Report: January

**Submitted By:** William J. Rowley, District Chief

For Informational Purposes Only

- [B.](#) Palm Beach County Sheriff's Office - Annual Report

**Submitted By:** Captain Craig Turner, Commander

For Informational Purposes Only

**REPORT - CITY ATTORNEY**

- [A.](#) Monthly Report - February

**REPORT - CITY MANAGER**

### **PUBLIC COMMENTS - AGENDA ITEMS ONLY**

*This section of the agenda allows for comments from the public to speak on items only presented on the agenda. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk.*

### **ADJOURNMENT**

Next Meeting (Subject to Change or be Cancelled): **Monday, April 12, 2021**

**NOTICE:** If a person, firm or corporation decides to appeal any decision made by the City Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript). The City of Westlake does not prepare or provide such verbatim record.

In accordance with the Americans with Disabilities Act, persons who need an accommodation in order to attend or participate in this meeting should contact the City Clerk at (561) 530-5880 at least three (3) business days prior to the meeting in order to request such assistance.

**AGENDA POSTED:** Tuesday, March 2, 2021



**File Attachments for Item:**

1. February 8, 2021 - Regular Council Meeting Minutes - DRAFT

# CITY OF WESTLAKE



## MINUTES

### City Council Regular Meeting - DRAFT Monday, February 08, 2021 at 6:30 PM

This meeting took place at the **Westlake Community Center/City Council Chambers** located at **4005 Seminole Pratt Whitney Road, Westlake, Florida, 33470** and publicly viewed **Via Communications Media Technology**. Members of the public participated in the meeting through electronic means with access as follows:

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### CITY COUNCIL:

Roger Manning, Mayor  
Katrina Long Robinson, Vice Mayor  
Patric Paul, Council Member – Seat 1  
Kara Crump, Council Member – Seat 2  
JohnPaul O'Connor, Council Member – Seat 3

### CITY STAFF:

Ken Cassel, City Manager  
Pam E. Booker, City Attorney  
Zoie P. Burgess, City Clerk

A Regular meeting of the City Council of the City of Westlake was held on Monday, February 08, 2021 at 6:30 PM., at the Westlake Community Center, 4005 Seminole Pratt Whitney Road.

As a preliminary matter, Ms. Burgess noted that Mayor Roger Manning, Vice Mayor Katrina Long-Robinson, Councilman Patric Paul, Councilwoman Kara Crump, Councilman JohnPaul O'Connor were present physically.

Ms. Burgess noted that Planning & Zoning Director Nilsa Zacarias, City Manager Kenneth Cassel and City Attorney Pam Booker, were present physically. City Engineer Suzanne and City Clerk Zoie Burgess were present via communications media technology.

Ms. Burgess identified the presentation speaker, Mr. Jason Link of the School District of Palm Beach County attending via communications media technology and confirmed if able to speak and hear.

Ms. Burgess identified the applicant speaker, Mr. Donalson Hearing, of Cotleur & Hearing attending via communications media technology and confirmed if able to speak and hear.

Ms. Burgess provided further instruction regarding public comments, noting that comments will be acknowledged by the Mayor and accepted at the appropriate times as indicated in the Agenda and those who wish to speak may use the "virtual" hand raise feature.

Ms. Burgess provided the disclaimer that the meeting is being recorded by both voice and video, reminding the audience that microphones are live. Ms. Burgess further explained that microphones will be muted; audience members have the ability to unmute themselves and anyone that has called in should mute their device. Ms. Burgess noted that anyone causing a disruption or being inappropriate will be removed from the meeting.

Ms. Burgess reminded Council Members physically present to utilize microphones for a clear record of the proceeding.

### **CALL TO ORDER**

Mayor Manning called the City of Westlake Regular City Council meeting of February 08, 2021 to order at 6:32 PM.

### **ROLL CALL**

Present and constituting a quorum:

Councilman JohnPaul O'Connor  
Councilwoman Kara Crump  
Councilman Patric Paul  
Vice Mayor Katrina Long-Robinson  
Mayor Roger Manning

Also, present:

Kenneth Cassel, City Manager  
Pam E. Booker, Esq. City Attorney  
Zoie P. Burgess, CMC, City Clerk - Present via communications media technology  
Nilsa Zacarias, Planning & Zoning Director  
Suzanne Dombrowski, City Engineer - Present via communications media technology

### **PLEDGE OF ALLEGIANCE**

Mayor Manning led the Pledge of Allegiance.

**ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA**

Mayor Manning called for any additions, deletions or modifications to the Agenda.

Motion by Vice Mayor Long-Robinson to approve Agenda, seconded by Councilman O'Connor.

**UPON ROLL CALL:**

Councilman Paul	YES
Councilwoman Crump	YES
Councilman O'Connor	YES
Vice Mayor Long-Robinson	YES
Mayor Manning	YES

With all in favor, motion carried without dissent (5-0)

**PUBLIC COMMENTS AND REQUESTS- (OPEN FORUM NON-AGENDA ITEMS)**

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Ms. Burgess noted that a public comment card was received prior to the meeting.

**Kenny Smith - 16079 Whipoorwill Circle** - Inquired when the gas trailers will be removed, and when will the lines be tapped into the main pipeline.

Mr. Cassel provided an update from Florida Public Utilities (FPU), advising that they are waiting on a permit from Palm Beach County and identified the locations for which permits have been obtained for. He noted that FPU has an extension until June and should make their June date to be off of the tanks once the County issues the permits.

**Carlos Aldana - 16204 Sand Shore Drive** - Inquired on the grants for new residents to purchase a home in the City. He is requesting the City to consider increasing the cap limit for families with five (5) members or more in order to qualify for assistance with home purchasing.

Ms. Burgess gave the virtual participants a moment to raise a virtual hand or unmute their devices and provided a reminder to state name and address.

There being no further comments, the next item followed.

**CONSENT AGENDA**

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A. Approval of Meeting Minutes

1. January 11, 2021 - Regular Council Meeting Minutes - DRAFT

B. Approval Finance Statement

1. Financial Statements as of December 31, 2020

Mayor Manning introduced the Consent Agenda Item.

Motion by Councilman O'Connor to approve Agenda, seconded by Vice Mayor Long-Robinson.

**UPON ROLL CALL:**

Councilwoman Crump	YES
Councilman O'Connor	YES
Vice Mayor Long-Robinson	YES
Mayor Manning	YES
Councilman Paul	YES

With all in favor, motion carried without dissent (5-0).

**PRESENTATIONS/PROCLAMATIONS**

A. Palm Beach County School District Attendance Zones

**Presented By:** Jason Link, Manager, School Enrollment & Demographics

Mayor Manning introduced Presenter Jason Link of the Palm Beach County School District.

Jason Link, Manager, School Enrollment & Demographics presented a PowerPoint presentation titled Palm Beach County School District Attendance Zones. He mentioned the planned new schools for the area which include an elementary school estimated 2027 and a new high school estimated to open 2028 based on enrollment trends.

Mr. Link pointed out an attendance zone change that took place during the 2017/2018 school year prior to homes being built in Westlake; and explained the process for establishing attendance zone changes.

Councilman O'Connor inquired if any of the subdevelopments will be split for different schools.

Mr. Link responded no sub-divisions will be split amongst two elementary schools.

Councilman O'Connor asked what where the greatest challenges faced when drawing out zones for Westlake.

Mr. Link said that knowing that there are other large-scale developments to the South of Westlake. The School District had to utilize the capacity of the existing schools.

Mr. Cassel mentioned that the City's GIS Department has been working with Mr. Link and his department to ensure that they have real-time data as the City receives it.

Mr. Link said that the data that the City is providing is helpful and critical.

Ms. Burgess stated that the presentation will be made available via video and a copy could be obtained from the City Clerk's Office.

**Darline Karbowski - 5948 Buttonbush Drive-** Ms. Karbowski said that parents started reaching out to her to obtain boundary information as they were moving into Westlake. She reached out to Mr. Link for contact information and he was able to assist with providing contact information. She mentioned that Acreage Pines Elementary has 20% of Westlake students and they will continue to take as many students as possible.

**Jennifer Bermudez - 16091 Whipoorwill Circle-** Ms. Bermudez inquired to what determined estimated timeframes for schools in the year 2027 and whether the timeframe can be pushed up.

Mr. Link responded that this is part of the Capital Plan. He said that Westlake is growing quickly, and the District analyzes the projected needs before building schools. He noted that the District has

ensure that capacity has been met and surrounding schools are utilized in order to justify and commence construction for a new school. The dates are not set-in stone and are adjusted annually.

**PUBLIC HEARING**

- A. A Resolution for the Final Plat Orchards of Westlake Phase I

**Submitted By:** Engineering

**RESOLUTION 2021-03**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR ORCHARDS OF WESTLAKE PHASE I, BEING PORTIONS OF SECTIONS 5, 6, 7 AND 8, ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.**

Mayor Manning Introduced item, Resolution 2021-03 - POD S The Orchards - Plat Phase I

Donaldson Hearing, Cotleur & Hearing on behalf of applicant presented a Power Point Presentation of Pod S - The Orchards- Plat Phase I.

Mr. Cassel advised that the Seminole Improvement District (SID) approved the Plat during the meeting held this afternoon at 4 p.m.

Ms. Burgess read into record, by title only, Resolution 2021-03.

Mr. Cassel advised that all of the lakes for POD S will be processed during the first phase along with the entire drainage system.

Motion by Councilwoman Crump to approve Agenda, seconded by Councilman Paul.

**UPON ROLL CALL:**

Councilman O'Connor	YES
Vice Mayor Long-Robinson	YES
Mayor Manning	YES
Councilman Paul	YES
Councilwoman Crump	YES

With all in favor, motion carried without dissent (5-0).

- B. **FIRST READING:** An Ordinance to be known as the "Noise Ordinance"

**Submitted By:** Legal

**ORDINANCE 2021 - 01**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA TO INCLUDE A SECTION TO BE KNOWN AS THE "NOISE ORDINANCE" PROVIDING FOR TITLE; DECLARATION OF LEGISLATURE FINDING; DECLARATION OF INTENT; DEFINITIONS; MAXIMUM PERMISSIBLE SOUND LEVELS, GENERAL PROHIBITIONS; SPECIFIC PROHIBITIONS; VARIANCE PROCEDURE; EXEMPTIONS; PUBLIC NUISANCE/INJUNCTIVE RELIEF; OTHER REMEDIES; PROVIDING FOR SEVERABILITY OF INVALID PROVISIONS; PROVIDING FOR REPEAL OF CONFLICTING LAWS; PROVIDING AN EFFECTIVE DATE.**

Mayor Manning Introduced item, Resolution 2021-01 - Noise Ordinance.

Ms. Booker advised that this is a typical ordinance and it addresses some of the nuisance noise sounds within a residential community.

Councilman O'Connor inquired on the decision of Decibel (dB) levels.

Ms. Booker advised that she looked at the dB levels for the Town of Jupiter.

Councilman O'Connor mentioned that the Town of Jupiter has a dB level of 75 for public events which is the main concern. His vision for the City is to have outdoor events. He asked whether the City is able to issue a special permit for events that exceed the noise levels.

Ms. Booker responded yes. These request for permits can come before the Council if there is an event that will exceed the dB levels for approval.

Councilman O'Connor mentioned that the Palm Beach County Noise Ordinance levels are measured from the complaint's location for a nuisance call not at the actual location and he does not see this addressed in the ordinance for the City.

Ms. Booker said that this is at their discretion and the question was raised with the County in terms of how the noise level is measured. There are certain distance measures in the ordinances, and they will be able to use those measures as well.

Councilman O'Connor said that the actual specifics of the dBs need to be looked into as they are low. Some of the language in the ordinance seems like over governance and he wants to caution that the City does not get away from attracting fun commercial venues.

Councilman Paul inquired on the time restrictions.

Councilman O'Connor responded 7 p.m. to 11 p.m., and the dBs are adjusted by 10 dBs which is low.

Councilman Paul said that he would not disagree as long as the dB levels are discussed.

Vice Mayor Long requested that Councilman O'Connor and Legal review the dB levels.

Ms. Booker said that the dB levels can be increased, and Legal is open to making changes.

Councilman Paul requested for dB level examples be provided to the Council.

Captain Turner inquired on the enforcement actions to be taken for the noise problems. He said that the Palm Beach County Sheriff's Office does not have noise decibel meters to measure levels, as this is usually handled by Code Enforcement to act on for noise complaints. This needs to be established before moving forward.

Further Council discussion.

Mayor Manning inquired if noise complaints have been reported for Westlake.

Captain Turner responded no.

Councilman Paul inquired if the dB levels are included for fireworks.

Ms. Booker responded that this would be an event in which a special permit would need to be requested.

Vice Mayor Long-Robinson recommended conversations be held between Councilman O'Connor, Legal and Captain Turner.

Mayor Manning inquired if there is a suggestion to table.

No further Council comment, Ms. Burgess, acknowledged that a Public Comment Card was received from Kathryn Rossmell of Lewis Longman & Walker.

Ms. Kathryn Rossmell of Lewis, Longman & Walker requested this item be tabled until the issues of dB levels, sound zones, restrictions, and technical words be cleared up. She said that this ordinance conflicts with another ordinance for Planning and Zoning which will need to be cleaned up as the City wants to avoid a Harbor Side issue.

Ms. Burgess read Ms. Burgess read into record, by title only, Resolution 2021-01.

Motion by Councilman O'Connor to Table Noise Ordinance, seconded by Councilwoman Crump.

**UPON ROLL CALL:**

Vice Mayor Long-Robinson	YES
Mayor Manning	YES
Councilman Paul	YES
Councilwoman Crump	YES
Councilman O'Connor	YES

With all in favor, motion carried without dissent (5-0).

**NEW BUSINESS**

- A. An Agreement for Enforcement of the Traffic Laws of the State between the City of Westlake and The Meadows of Westlake Homeowners Association

**Submitted By:** Administration

Mayor Manning Introduced item.

Mr. Cassel explained the item, noting that this agreement will be utilized for the Hammocks Homeowners Association (HOA, the Meadows and for all subdivisions as they come in. The agreement will allow PBSO to enter and enforce traffic in those areas.

Ms. Booker commented on the few changes made with PBSO's Council to change the language for the specific exhibit provision and it will be updated in any agreements to reflect the services being provided in those areas and future neighborhoods.

Councilman O'Connor inquired if there are cost associated implicated to the City.

Captain Turner responded that the only cost that might happen is for the citations that go over to the County Clerk's Office to determine where the fines go once paid. There is no cost associated to the City for PBSO. He will work with Mr. Cassel to find out.

Ms. Booker advised that there is a provision under Section 4C in the agreement to address any potential cost reimbursement should they arise in the future.

Mayor Manning inquired if there were any further questions.

Ms. Burgess acknowledged that a Public Comment Card was received from Tara Duhly of Lewis Longman & Walker.

Tara Duhly of Lewis, Longman & Walker on behalf of Minto PBLH, said that the concern is the current language that allows for the City to pass on cost without prior approval from the HOA. She recommends that the City articulate language in the agreement that addresses the cost issue. She recommends striking the paragraph that there are no fees at this time and add language in the agreement to at least notify the HOA of the cost in advance prior to approving.

Ms. Booker commented rather than strike provision 4C; which says that the community shall reimburse the City for the actual cost we can change that to "may" and add the notice in advance to the community if costs are incurred to the City.

Ms. Duhly said she recommends some prior reproval in order to make fair the residents.

Mayor Manning inquired on time limit to discuss.

Mr. Cassel said that most HOA's run on a calendar year and do their budgets around October. He recommends that we provide the information by August or September to review and take to their residents.

Ms. Booker said that it works both ways as the City incurs costs and noted she has no objection to making those changes prior to providing to Council. If approving substantially in this form, we can get it executed



Motion by Councilman O'Connor to approve sustainably in this form taking in the comments that have been made, seconded by Vice Mayor Long-Robinson.

**UPON ROLL CALL**

Mayor Manning	YES
Councilman Paul	YES
Councilwoman Crump	YES
Councilman O'Connor	YES
Vice Mayor Long-Robinson	YES

With all in favor, motion carried without dissent (5-0).

- B. Interlocal Agreement for Assignment of Property Data and Development of Annual Assessments for Palm Beach County Non-Ad Valorem Districts

**Submitted By:** Administration

Mayor Manning introduced item.

Mr. Cassel further explained the item acknowledging that we need to work with the Tax Collector to make sure that the tax roll and mailing data are correct. He said that the Tax Collector must be notified by June 15th.

Motion by Councilman O'Connor to approve agreement, seconded by Councilwoman Crump.

**UPON ROLL CALL:**

Councilman Paul	YES
Councilwoman Crump	YES
Councilman O'Connor	YES
Vice Mayor Long-Robinson	YES
Mayor Manning	YES

With all in favor, motion carried without dissent (5-0).

- C. Advisory Board Consideration to Appoint one (1) alternate member for a four-year term to the Planning and Zoning Board

**Submitted By:** City Clerk's Office

Mayor Manning introduced item.

Ms. Burgess explained item. She noted that staff was directed at the January 11th Regular Council Meeting to advertise for the Planning & Zoning Vacancy and provide applications to Council for review and selection of an alternate member for the Planning and Zoning Board.

Ms. Burgess noted that one application was received by Mr. Francisco Castoya January 22nd

Mayor Manning said that he looked over Mr. Castoya's resume and we would be lucky to have him

Motion by Vice Mayor Long-Robinson to appoint Francisco "Frank" Castoya Jr., seconded by Councilwoman Crump.

**UPON ROLL CALL:**

Councilwoman Crump	YES
Councilman O'Connor	YES
Vice Mayor Long-Robinson	YES
Mayor Manning	YES
Councilman Paul	YES

With all in favor, motion carried without dissent (5-0).

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## **CITY COUNCIL COMMENTS**

### A. Councilman JohnPaul O'Connor

Councilman O'Connor thanked staff and the presenters for all their hard work.

### B. Councilman Patric Paul

Councilman Paul inquired for a list of numbers that residents can call for direct assistance for water issues.

Mr. Cassel advised that there is an after-hour SID emergency number. If it is a point of information for residents when it relates to the meter box to the home this is a warranty issue that needs to be addressed by the builder. The phone tree link of numbers is being updated and will be updated on the City website.

Councilman Paul inquired whether SID could include contact information in homeowner packages for new residents to contact for water and other issues.

Mr. Cassel said that the City and SID will have to work with the builders on this from the customer side to make sure that the information is relayed to the owners.

Mayor Manning advised Mr. Cassel to get with the builders to make sure that this information is updated in the homebuyer's packet.

Councilman O'Connor inquired for updates for the Amenity Center.

Nilsa Zacarias Planning and Zoning advised that the site plan is being reviewed by Engineering and Planning and Zoning to be consider for March or April Agenda.

Councilman O'Connor inquired on the start date.

Mr. Cassel advised once the building permits are submitted.

Ms. Zacarias said that she will follow up and advise Council.

### C. Councilwoman Kara Crump

Councilman Crump welcomed Mr. Castoya as an alternate member to the Planning and Zoning Board.

Mr. Castoya introduced himself and thanked the Council for appointing him to the Board.

### D. Vice Mayor Katrina Long Robinson

Vice Mayor Long-Robinson requested for tabs to be added to the City website for projects approved and started; as well as a 'who to contact' tab. Now that the City has a Public Relations Team, Vice Mayor Long-Robinson would like to see them utilized.

### E. Mayor Roger Manning

Mayor Manning thanked the staff and everyone for their comments and input.

## **REPORT – STAFF**

No additional staff reports, the next item followed.

## **REPORT - CITY ATTORNEY**

### A. Monthly Report - January

#### **Submitted By:** Legal

Mayor Manning introduced item.

Ms. Booker said that she is available if Council has questions on the report. She mentioned the email sent last week by Mr. Diffenderfer regarding Chapter 5. She advised that a copy was provided the week before to the City Manager. She said that a copy with the redline can be provided to Council if they would like. A meeting will be set up soon to go through the edits and changes as well as any comments with the City Manager to have placed on the next agenda as soon as we can work through them.

Councilman O'Connor requested to be copied on it.

Mayor Manning requested to be copied on it also.

Ms. Booker said that is fine.

## **REPORT - CITY MANAGER**

Mayor Manning introduced item.

Mr. Cassel said that we are closer to Chapter 5 more than we were a year ago. There are a few things that still need to be reviewed but for the most part we are on the same page substantially and he looks forward to finalizing Chapter 5. He mentioned the memo sent Friday to Council regarding recommendations for the Happy Program and would like input regarding increasing the cap to \$365K and families with five (5) members or more increasing that cap potentially to \$375K. He advised that since we are not accepting any funds with for this program from the County, State or Federal as we are a private sustaining fund therefore the parameters of the cap can be set where we believe it is appropriate for the intent of the program. Mr. Cassel Continued, noting that it was not written in an ordinance, and therefore it can be a direction to the Council, Legal and Administration to change the cap as to the direction they want to go.

Mayor Manning inquired whether the entry level cost from the developer has increased since it was adopted.

Mr. Cassel responded he thinks that it increased 10% to 15%, he is not exactly sure.

Mayor Manning said that the percentages have to be figured into this. Our intentions were that first time homebuyer's income level was based upon the time when this was originally adopted as this is a factor if the cost has increased.

Councilman O'Connor said as a point of information, to keep in mind that we are about to approve townhouses and would like to see the data on those individuals that were close but did not qualify for the program.

Mr. Cassel said that Efrem has been tracking this information on those that have been awarded; he does not have a track of those that were just over the amount. Most were over \$352K and 356K and some at \$360k prior to the increase.

Mayor Manning inquired on the price range for townhomes and the number bedrooms.

Ms. Duhy said that can get an answer from Mr. Hearing or Mr. Carter and advise.

Mr. Cassel requested Ms. Duhy to provide the information therefore it can be forwarded to Council.

Ms. Duhy confirmed that she would.

Vice Mayor Long-Robinson said that she would like to look at Palm Beach County's Housing Program. Her concern is that we have \$3 million in the account and the reality is that this is not working. We need to have conversations as this is our program. She said that we need to reimage this program and create the others that we have talked about. What we have now is not working and we need to look at what the County is doing and not necessary tailor it to Westlake but look at it again. It may help for Council to have a workshop and create a criteria come up with numbers and create two to three programs. She advised that she will obtain more information. She stated that we need to take our time on this and would like staff to bring other people in to take a look at what is taken place the program.

Mayor Manning noted that unless there has been a significant change from the Staff Financial Report dated December 31st shows that there is \$1,718,500 in the account.

Mr. Cassel said that we are probably close to that amount as we have just completed two awards.

Councilman O'Connor said that he would like to recognize Mr. Aldana as this the point that he has been trying to make.

Mr. Cassel said that this is a need-based program and it is not just set for specific people. The builders have their own discounts and the City is at a threshold.

Councilman O'Connor inquired if direction can be given to staff to increase the cap to \$367K. He asked if Council is opposed to the increase.

Mayor Manning asked if it can be done.

Ms. Booker responded yes. She said that Council can increase the cap and as a follow up to the guidelines there was no specific amount included in adoption and we can adjust it.

Motion by Councilman O'Connor to increase the cap to \$367K for the Happy Program, seconded by Vice Mayor Long Robinson.

Councilman Paul inquired whether this is temporary or permanent.

Councilman O'Connor said that it can become permanent but if it comes back at a workshop we can do even better.

Ms. Booker said this will be in place until Council changes.

Motion by Councilman O'Connor to increase the cap to \$367K for the Happy Program, seconded by Vice Mayor Long Robinson.

**UPON ROLL CALL:**

Councilman O'Connor	YES
Vice Mayor Long-Robinson	YES
Mayor Manning	YES
Councilman Paul	YES
Councilwoman Crump	YES

With all in favor, motion carried without dissent (5-0).

Mr. Cassel mentioned the comments and questions regarding leasing space for Publix. He said that a contact name has been provided for leasing information. Planning and Zoning has that information and we will direct callers to them. He noted that the litigation between Seminole Improvement District and Indian Trail Improvement District (ITID) went to mediation last Wednesday and they are in impasse and it will continue in courts. SID has received the approved permits for the culvert project located on Seminole Pratt Whitney Road this morning to start. He mentioned that out of all 39 communities the City of Westlake issued 377 building permits. Mr. Cassel noted the efforts of staff and thanked everyone.

Captain Turner said that there are iguana hunters in the area and are registered through Florida Wildlife Commission and you might get phone calls. They should not be in Westlake, but you may see them and if there are any specific issues please give PBSO a call.

**PUBLIC COMMENTS - AGENDA ITEMS ONLY**

*This section of the agenda allows for comments from the public to speak on items only presented on the agenda. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk.*

Mayor Manning called for any public comments.

Ms. Burgess noted there were no public comment cards received prior to the meeting.

Ms. Burgess gave the virtual participants a moment to raise a virtual hand or unmute their devices and provided a reminder to state name and address.

There being no further comments, the next item followed.

**ADJOURNMENT**

Mayor Manning adjourned the meeting at 8:21 PM.

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Zoie P. Burgess, City Clerk

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Roger Manning, Mayor

**File Attachments for Item:**

1. Financial Statements as of January 31, 2021



## MEMORANDUM

**TO: Members of the City Council, City of Westlake**  
**FROM: Steven Fowler, Accountant; Trumaine Easy, Accounting Director**  
**CC: Ken Cassel, City Manager**  
**DATE: February 15, 2021**  
**SUBJECT: January Financial Report**

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Please find attached the January 2021 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the year-to-date budget and for expenditures to be at or below the year-to-date budget. An overview of the City's funds is provided below. Should you have any questions or require additional information, please contact me at [Steven.Fowler@inframark.com](mailto:Steven.Fowler@inframark.com).

### **General Fund**

- Total Revenues through January were approximately 39% of the annual budget. FY2021 Ad Valorem Tax collections were approximately 87%. The annual budget includes revenue from a funding agreement with the Developer. The Developer is invoiced quarterly for any year-to-date excess of actual expenditures over actual revenue. The Developer is also invoiced quarterly for the 1<sup>st</sup> Quarter Operating Reserves amount identified in the budget. The Quarter One invoice was submitted in January.
- Total Expenditures through January were approximately 28% of the annual budget.

### **Special Revenue Fund – Housing Assistance Program**

- Total Revenues through January were approximately 228% of the annual budget, which is a result of a higher than anticipated rate of residential construction. A donation of \$1,500 per Single Family Residence building permit is paid into the Housing Assistance Program.

### **Special Revenue Fund – Comprehensive Planning Services**

- Total Revenues through January were approximately 48% of the annual budget.
- Total Expenditures through January were approximately 30% of the annual budget.

# City of Westlake

## Financial Report

*January 31, 2021*





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**City of Westlake**

**Financial Statements**

**January 31, 2021**

**Balance Sheet**  
January 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
<b>ASSETS</b>				
Cash - Checking Account	\$ 1,816,045	\$ -	\$ -	\$ 1,816,045
Accounts Receivable	670	-	-	670
Due From Other Gov'tl Units	70	-	-	70
Due From Other Districts	3,436	-	-	3,436
Due From Other Funds	-	-	1,099,792	1,099,792
Investments:				
Money Market Account	3,486	1,581,189	-	1,584,675
Deposits	641	-	-	641
Mortgages Receivable	-	169,146	-	169,146
<b>TOTAL ASSETS</b>	<b>\$ 1,824,348</b>	<b>\$ 1,750,335</b>	<b>\$ 1,099,792</b>	<b>\$ 4,674,475</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 55,179	\$ -	\$ 585,080	\$ 640,259
Accrued Expenses	3,463	-	66,200	69,663
DBPR surcharge	-	-	2,120	2,120
DCA surcharge	-	-	3,126	3,126
Unearned Revenue	128,042	-	-	128,042
Deferred Revenue-Developer Submittals (Minto)	-	-	61,213	61,213
Due To Other Funds	1,099,792	-	-	1,099,792
<b>TOTAL LIABILITIES</b>	<b>1,286,476</b>	<b>-</b>	<b>717,739</b>	<b>2,004,215</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Deposits	641	-	-	641
<b>Restricted for:</b>				
Special Revenue	-	1,750,335	382,053	2,132,388
<b>Unassigned:</b>	537,231	-	-	537,231
<b>TOTAL FUND BALANCES</b>	<b>\$ 537,872</b>	<b>\$ 1,750,335</b>	<b>\$ 382,053</b>	<b>\$ 2,670,260</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,824,348</b>	<b>\$ 1,750,335</b>	<b>\$ 1,099,792</b>	<b>\$ 4,674,475</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Ad Valorem Taxes	\$ 1,164,549	\$ 1,019,541	\$ 1,019,541	\$ -
Ad Valorem Taxes - Discounts	(46,582)	(40,047)	(40,047)	-
Local Option Gas Tax	100	-	-	-
FPL Franchise	113,700	37,900	41,724	3,824
Electricity	152,900	50,967	41,652	(9,315)
Water	27,000	9,000	8,018	(982)
Gas	19,000	6,333	5,343	(990)
Communication Services Taxes	17,800	5,933	6,990	1,057
Occupational Licenses	5,000	1,667	1,525	(142)
Building Permits - Admin Fee	45,500	15,167	39,247	24,080
Other Licenses, Fees & Permits	2,300	767	315	(452)
State Revenue Sharing Proceeds	4,700	1,567	1,728	161
Administrative Fees	10,500	-	-	-
Other Public Safety Chrgs/Fees	2,500	833	1,313	480
Garbage/Solid Waste Revenue	3,600	3,600	61,804	58,204
Other Operating Revenues	13,200	4,400	3,774	(626)
Judgements and Fines	-	-	91	91
Developer Contribution	1,512,933	-	-	-
Lien Search Fee	-	-	950	950
<b>TOTAL REVENUES</b>	<b>3,048,700</b>	<b>1,117,628</b>	<b>1,193,968</b>	<b>76,340</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Legislative</u></b>				
Mayor/Council Stipend	146,400	48,800	48,800	-
FICA Taxes	11,200	3,733	3,733	-
ProfServ-Legislative Expense	24,000	-	-	-
Public Officials Insurance	3,900	3,900	4,025	(125)
Misc-Event Expense	25,000	-	-	-
Council Expenses	15,000	5,000	3,948	1,052
Dues, Licenses, Subscriptions	1,900	1,045	1,045	-
<b>Total Legislative</b>	<b>227,400</b>	<b>62,478</b>	<b>61,551</b>	<b>927</b>
<b><u>City Manager</u></b>				
Contracts-City Manager	222,900	74,300	74,300	-
Office Supplies	15,500	5,167	4,453	714
Dues, Licenses, Subscriptions	2,200	1,766	1,766	-
<b>Total City Manager</b>	<b>240,600</b>	<b>81,233</b>	<b>80,519</b>	<b>714</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>City Clerk</u></b>				
ProfServ-Web Site Maintenance	18,000	6,000	3,633	2,367
Contracts-City Clerk	125,100	41,700	41,700	-
Postage and Freight	1,400	467	595	(128)
Printing	22,500	7,500	981	6,519
Legal Advertising	28,200	9,400	7,919	1,481
Miscellaneous Services	-	-	300	(300)
Dues, Licenses, Subscriptions	1,400	1,400	1,759	(359)
<b>Total City Clerk</b>	<b>196,600</b>	<b>66,467</b>	<b>56,887</b>	<b>9,580</b>
<b><u>Finance</u></b>				
Auditing Services	5,300	-	-	-
Contracts-Finance	92,700	30,900	30,900	-
<b>Total Finance</b>	<b>98,000</b>	<b>30,900</b>	<b>30,900</b>	<b>-</b>
<b><u>Legal Counsel</u></b>				
ProfServ-Legal Services	404,000	134,660	134,660	-
Outside Legal Services	115,000	-	-	-
Miscellaneous Services	-	-	180	(180)
Miscellaneous Expenses	10,100	3,366	3,366	-
<b>Total Legal Counsel</b>	<b>529,100</b>	<b>138,026</b>	<b>138,206</b>	<b>(180)</b>
<b><u>Other Administrative Services</u></b>				
ProfServ-Info Technology	144,700	48,233	48,498	(265)
ProfServ-Compliance Service	25,000	-	-	-
Contracts-Admin. Service	158,700	52,900	52,900	-
Misc-Public Relations	50,000	-	-	-
General Government	115,000	1,391	1,391	-
Emergency Comm. Program	25,000	-	-	-
<b>Total Other Administrative Services</b>	<b>518,400</b>	<b>102,524</b>	<b>102,789</b>	<b>(265)</b>
<b><u>Facility Services</u></b>				
Telephone, Cable & Internet Service	21,200	7,067	4,697	2,370
Lease - Copier	20,500	6,833	7,325	(492)
Lease - Building	12,500	500	500	-
Insurance (Liab,Auto,Property)	4,000	4,000	4,088	(88)
Miscellaneous Services	1,200	400	850	(450)
Cleaning Services	43,500	14,500	10,391	4,109
Principal-Capital Lease	7,600	2,440	2,452	(12)
Interest-Capital Lease	2,600	950	953	(3)
<b>Total Facility Services</b>	<b>113,100</b>	<b>36,690</b>	<b>31,256</b>	<b>5,434</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2021

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>
<b><u>Community Services</u></b>				
Contracts-Solid Waste	-	-	70,127	(70,127)
Contracts-Sheriff	662,000	220,667	216,667	4,000
Electricity	43,300	14,433	20,034	(5,601)
R&M-Community Maintenance	26,700	8,900	8,900	-
Operating Supplies	25,000	25,000	27,238	(2,238)
<b>Total Community Services</b>	<b>757,000</b>	<b>269,000</b>	<b>342,966</b>	<b>(73,966)</b>
<b><u>Other Fees and Charges</u></b>				
Misc-Contingency	134,000	44,667	1,844	42,823
<b>Total Other Fees and Charges</b>	<b>134,000</b>	<b>44,667</b>	<b>1,844</b>	<b>42,823</b>
<b><u>Reserves</u></b>				
1st Quarter Operating Reserves	234,500	78,167	-	78,167
<b>Total Reserves</b>	<b>234,500</b>	<b>78,167</b>	<b>-</b>	<b>78,167</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>3,048,700</b>	<b>910,152</b>	<b>846,918</b>	<b>63,234</b>
Excess (deficiency) of revenues Over (under) expenditures	-	207,476	347,050	13,106
Net change in fund balance	\$ -	\$ 207,476	\$ 347,050	\$ 13,106
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>190,823</b>	<b>190,823</b>	<b>190,823</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 190,823</b>	<b>\$ 398,299</b>	<b>\$ 537,873</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ 1,374	\$ 1,374
Donations	150,000	50,000	340,500	290,500
<b>TOTAL REVENUES</b>	<b>150,000</b>	<b>50,000</b>	<b>341,874</b>	<b>291,874</b>
<b>EXPENDITURES</b>				
<b>Public Assistance</b>				
Misc-Admin Fee (%)	11,300	-	-	-
Assistance Program	138,700	-	-	-
<b>Total Public Assistance</b>	<b>150,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>150,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	50,000	341,874	291,874
Net change in fund balance	\$ -	\$ 50,000	\$ 341,874	\$ 291,874
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>1,408,461</b>	<b>1,408,461</b>	<b>1,408,461</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,408,461</b>	<b>\$ 1,458,461</b>	<b>\$ 1,750,335</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Building Permits	\$ 1,159,200	\$ 386,398	\$ 780,008	\$ 393,610
Reinspection Fees	8,600	2,867	14,950	12,083
Building Permits - Surcharge	2,000	667	2,991	2,324
Other Building Permit Fees	15,000	5,000	22,650	17,650
Building Permits - Admin Fee	64,400	21,467	52,722	31,255
Engineering Permits	590,900	196,967	101,478	(95,489)
Planning & Zoning Permits	231,000	77,000	23,451	(53,549)
<b>TOTAL REVENUES</b>	<b>2,071,100</b>	<b>690,366</b>	<b>998,250</b>	<b>307,884</b>
<b>EXPENDITURES</b>				
<b>Comprehensive Planning</b>				
ProfServ-Engineering	562,900	187,633	118,489	69,144
ProfServ-Info Technology	28,100	9,367	25,000	(15,633)
ProfServ-Planning/Zoning Board	231,000	77,000	88,184	(11,184)
ProfServ-Consultants	28,000	9,333	3,500	5,833
ProfServ-Building Permits	1,219,900	406,633	380,173	26,460
Telephone, Cable & Internet Service	1,200	400	380	20
Printing	-	-	271	(271)
Office Supplies	-	-	200	(200)
<b>Total Comprehensive Planning</b>	<b>2,071,100</b>	<b>690,366</b>	<b>616,197</b>	<b>74,169</b>
<b>TOTAL EXPENDITURES</b>	<b>2,071,100</b>	<b>690,366</b>	<b>616,197</b>	<b>74,169</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	382,053	382,053
Net change in fund balance	\$ -	\$ -	\$ 382,053	\$ 382,053
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	-	-	-	
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 382,053</b>	



**City of Westlake**

**Supporting Schedules**

**January 31, 2021**

**Cash and Investment Report**

January 31, 2021

**GENERAL FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	BankUnited	Checking Account	n/a	n/a	\$1,816,045
Money Market	BankUnited	MMA	n/a	0.30%	\$3,486
<b>Subtotal</b>					<b>\$1,819,531</b>

**SPECIAL REVENUE FUND**

Money Market	BankUnited	MMA	n/a	0.30%	\$1,581,189
<b>Subtotal</b>					<b>\$1,581,189</b>
<b>Total</b>					<b>\$3,400,720</b>

# City of Westlake

## Bank Reconciliation

Bank Account No. 0300 Bank United GF  
 Statement No. 0121  
 Statement Date 1/31/2021

<b>G/L Balance (LCY)</b>	1,816,044.78	<b>Statement Balance</b>	1,874,891.07
<b>G/L Balance</b>	1,816,044.78	<b>Outstanding Deposits</b>	689.50
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	1,816,044.78	<b>Subtotal</b>	1,875,580.57
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	59,535.79
		<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	1,816,044.78	<b>Ending Balance</b>	1,816,044.78
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
11/19/2020	Payment	8465	DAVID DELGADO	230.00	0.00	230.00
12/10/2020	Payment	8492	FORUM CLUB OF THE PALM BEACHES, IN	525.00	0.00	525.00
1/28/2021	Payment	8530	INFRAMARK, LLC	50,355.95	0.00	50,355.95
1/28/2021	Payment	8531	AVATARA PARTNERS LLC	7,126.00	0.00	7,126.00
1/28/2021	Payment	8532	GREATAMERICA FINANCIAL SERVICES CO	315.13	0.00	315.13
1/28/2021	Payment	8533	GATEHOUSE WEST PALM BCH	700.00	0.00	700.00
1/28/2021	Payment	8534	AT&T MOBILITY	190.72	0.00	190.72
1/31/2021	Payment	DD539	Payment of Invoice 003979	92.99	0.00	92.99
<b>Total Outstanding Checks.....</b>				<b>59,535.79</b>		<b>59,535.79</b>
<b>Outstanding Deposits</b>						
1/28/2021		DEP01482	GOV PORTAL TRASH BIN PURCHASE	G/L Acc 50.00	0.00	50.00
1/29/2021		DEP01483	SID FPL PERMIT	G/L Acc 491.25	0.00	491.25
1/29/2021		DEP01492	BUSINESS TAX RECEIPTS	G/L Acc 98.25	0.00	98.25
1/31/2021		DEP01494	TRASH BIN PURCHASE	G/L Acc 50.00	0.00	50.00
<b>Total Outstanding Deposits.....</b>				<b>689.50</b>		<b>689.50</b>

**City of Westlake**

**Check Register**

**January 1-31, 2021**

**Payment Register by Fund  
For the Period from 1/1/2021 to 1/31/2021  
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	8510	01/05/21	PBC SHERIFF'S OFFICE	68223	1/2021 LAW ENFORCEMENT SERVICE	Contracts-Sheriff	534100-52902	\$54,166.67
001	8511	01/05/21	NETONE TECHNOLOGIES, INC	8697	1/21 PREPAID BLOCK OF TIME	ProServ-Info Technology	531020-51905	\$1,195.00
001	8512	01/07/21	T-MOBILE USA, INC.	63851-122020	ACCT# 955763851 11/21-12/20/2020	Telephone, Cable and Internet Services	541016-51906	\$228.08
001	8513	01/07/21	FLORIDA VENDORS ASSOCIATION	1488	MAIN OFFICE CLEANING 12/2020	Cleaning Services	551008-51306	\$550.00
001	8513	01/07/21	FLORIDA VENDORS ASSOCIATION	1489	12/2020 BACK OFFICE/CHAMBERS CLEANING	Cleaning Services	551008-51906	\$1,701.25
001	8514	01/07/21	MILNER INC LEASE	70784730	SOFTWARE LEASE/LATE FEE 12/15-1/14/21	Principal-Capital Lease Payments	571040-51906	\$615.74
001	8514	01/07/21	MILNER INC LEASE	70784730	SOFTWARE LEASE/LATE FEE 12/15-1/14/21	Interest-Capital Lease Payments	572040-51906	\$235.46
001	8514	01/07/21	MILNER INC LEASE	70784730	SOFTWARE LEASE/LATE FEE 12/15-1/14/21	Miscellaneous Services	549001-51906	\$53.20
001	8514	01/07/21	MILNER INC LEASE	70784730	SOFTWARE LEASE/LATE FEE 12/15-1/14/21	Due to Other Districts	206500	\$212.80
001	8517	01/11/21	CIT BANK, N.A.	36916919	TOSHIBA COPIER 1/21	Lease-Copier	544008-51906	\$661.49
001	8518	01/14/21	OFFICE DEPOT	142619764002	PAPER TOWELS	Office Supplies	551002-51306	\$75.00
001	8518	01/14/21	OFFICE DEPOT	143240220001	DRYERASE BOARD	Office Supplies	551002-51306	\$194.99
001	8518	01/14/21	OFFICE DEPOT	139603502001	RETURN FILE CANINET (INV. 129278020001)	Office Supplies	551002-51306	(\$413.24)
001	8518	01/14/21	OFFICE DEPOT	147261795001	TOILET TISSUE	Office Supplies	551002-51306	\$50.37
001	8518	01/14/21	OFFICE DEPOT	148597570001	MISC OFFICE SUPPLIES	Office Supplies	551002-51306	\$100.36
001	8519	01/14/21	ADVANCED DISPOSAL	TLAKE-011121	12/2020 RESIDENTIAL SOLID WASTE COLLECTION	Contracts-Solid Waste	534038-52902	\$17,999.29
001	8520	01/14/21	FLORIDA TECHNICAL CONSULTANTS	1098	14-WA14 GIS SERVICES 12/2020	ProServ-Info Technology	531020-51905	\$4,516.75
001	8520	01/14/21	FLORIDA TECHNICAL CONSULTANTS	1098	14-WA14 GIS SERVICES 12/2020	Due to Other Districts	206500	\$1,935.75
001	8521	01/20/21	DAKIM, INC	120815	PRINTING	Printing	547006-51307	\$120.00
001	8524	01/20/21	OFFICE DEPOT	142619764001	OFFICE SUPPLIES	Office Supplies	551002-51306	\$109.06
001	8524	01/20/21	OFFICE DEPOT	143240222001	OFFICE SUPPLIES	Office Supplies	551002-51306	\$14.99
001	8524	01/20/21	OFFICE DEPOT	146396356001	MISC OFFICE SUPPLIES	Office Supplies	551002-51306	\$72.37
001	8524	01/20/21	OFFICE DEPOT	146404990001	INK	Office Supplies	551002-51306	\$6.99
001	8524	01/20/21	OFFICE DEPOT	146426317001	CUPS	Office Supplies	551002-51306	\$26.07
001	8524	01/20/21	OFFICE DEPOT	146855181001	COFFEE, PLATES, PRESSBOARD	Office Supplies	551002-51306	\$139.22
001	8524	01/20/21	OFFICE DEPOT	145368831001	PAPER CLIPS	Office Supplies	551002-51306	\$5.39
001	8524	01/20/21	OFFICE DEPOT	145348851002	PAPER	Office Supplies	551002-51306	\$16.38
001	8524	01/20/21	OFFICE DEPOT	145348851001	MISC OFFICE SUPPLIES	Office Supplies	551002-51306	\$43.58
001	8526	01/21/21	SEMINOLE IMPROVEMENT DISTRICT	011521	MAINT PERSONNEL & ELEC REIMB NET OF IT COST	Due to Other Districts	206500	\$15,484.12
001	8527	01/21/21	OFFICE DEPOT	150481825001	MISC OFFICE SUPPLIES	Office Supplies	551002-51306	\$188.02
001	8530	01/28/21	INFRAMARK, LLC	59463	1/2021 MANAGEMENT FEES	Contracts-City Manager	534381-51306	\$18,575.00
001	8530	01/28/21	INFRAMARK, LLC	59463	1/2021 MANAGEMENT FEES	Contracts-City Clerk	534379-51307	\$10,425.00
001	8530	01/28/21	INFRAMARK, LLC	59463	1/2021 MANAGEMENT FEES	Contracts-Finance	534376-51308	\$7,725.00
001	8530	01/28/21	INFRAMARK, LLC	59463	1/2021 MANAGEMENT FEES	Contracts-Admin Service	534375-51905	\$13,225.00
001	8530	01/28/21	INFRAMARK, LLC	59463	1/2021 MANAGEMENT FEES	Postage and Freight	541006-51307	\$7.50
001	8530	01/28/21	INFRAMARK, LLC	59463	1/2021 MANAGEMENT FEES	ProfServ-Web Site Maintenance	531094-51307	\$383.33
001	8530	01/28/21	INFRAMARK, LLC	59463	1/2021 MANAGEMENT FEES	Postage and Freight	541006-51307	\$15.12
001	8531	01/28/21	AVATARA PARTNERS LLC	10011	1/2021 COMPLETE CLOUD SERVICE	ProServ-Info Technology	531020-51905	\$5,344.50
001	8531	01/28/21	AVATARA PARTNERS LLC	10011	1/2021 COMPLETE CLOUD SERVICE	Due to Other Districts	206500	\$1,781.50
001	8532	01/28/21	GREATAMERICA FINANCIAL SERVICES CORP	28561248	KONICA LEASE 1/2020	Lease-Copier	544008-51906	\$315.13
001	8533	01/28/21	GATEHOUSE WEST PALM BCH	35857-123020	NOTICE OF PUBLIC HEARING 12/30/2020	Legal Advertising	548002-51307	\$700.00
001	DD533	01/17/21	COMCAST	12262020-4953 ACH	ACCT# 8535 11 407 0674953 12/30-1/29/21	Telephone, Cable and Internet Services	541016-51906	\$408.72
001	DD534	01/17/21	COMCAST	12262020-4961 ACH	ACCT# 8535 11 407 0674961 12/30-1/29/21	Telephone, Cable and Internet Services	541016-51906	\$541.75
001	DD535	01/19/21	CARD SERVICES CENTER ACH	11092020-0935 ACH	PURCHASES FOR 10/23-10/30/2020	SANDERFORD SOUND INC	549170-51101	\$506.00
001	DD535	01/19/21	CARD SERVICES CENTER ACH	11092020-0935 ACH	PURCHASES FOR 10/23-10/30/2020	THE HOME DEPOT	552025-52902	(\$347.07)
001	DD535	01/19/21	CARD SERVICES CENTER ACH	11092020-0935 ACH	PURCHASES FOR 10/23-10/30/2020	PUBLIX	551002-51306	\$22.83
001	DD535	01/19/21	CARD SERVICES CENTER ACH	11092020-0935 ACH	PURCHASES FOR 10/23-10/30/2020	PUBLIX	551002-51306	\$4.99
001	DD535	01/19/21	CARD SERVICES CENTER ACH	11092020-0935 ACH	PURCHASES FOR 10/23-10/30/2020	PUBLIX	551002-51306	\$10.98
001	DD535	01/19/21	CARD SERVICES CENTER ACH	11092020-0935 ACH	PURCHASES FOR 10/23-10/30/2020	HOMEDEPOT.COM	552025-52902	\$347.07

**Payment Register by Fund  
For the Period from 1/1/2021 to 1/31/2021  
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD535	01/19/21	CARD SERVICES CENTER ACH	11092020-0935 ACH	PURCHASES FOR 10/23-10/30/2020	RDP DESKTOP-E.OWENS	549001-51401	\$179.88
001	DD535	01/19/21	CARD SERVICES CENTER ACH	11092020-0935 ACH	PURCHASES FOR 10/23-10/30/2020	PUBLIX	551002-51306	\$18.17
001	DD535	01/19/21	CARD SERVICES CENTER ACH	11092020-0935 ACH	PURCHASES FOR 10/23-10/30/2020	PALM BEACH POST	554020-51306	\$67.93
001	DD535	01/19/21	CARD SERVICES CENTER ACH	11092020-0935 ACH	PURCHASES FOR 10/23-10/30/2020	J2 EFAX SERVICE	554020-51306	\$16.95
001	DD536	01/18/21	FPL	89127-010721	ACCT# 61367-89127 12/7-1/7/21	Electricity	543075-52902	\$90.55
001	DD537	01/18/21	FPL	01072021-99121 ACH	ACCT# 09796-99121 12/7-1/7/21	Electricity	543075-52902	\$100.44
001	DD539	01/31/21	FPL	01202021-ACH	ACCT# 78436-00227 12/18-1/20/21	Electricity	543075-52902	\$92.99
001	DD540	01/20/21	DBPR/BCAIB	012021 ACH	SURCHARGES	DBPR Surcharge	202115	\$5,956.80
001	DD554	01/04/21	CARD SERVICES CENTER ACH	12102020 ACH	PURCHASES FOR 11/13-12/3/2020	PARKING PERMIT DECALS (CLERK)	551002-51306	\$130.35
001	DD554	01/04/21	CARD SERVICES CENTER ACH	12102020 ACH	PURCHASES FOR 11/13-12/3/2020	2 MONITORS (CLERK)	551002-51306	\$359.00
001	DD554	01/04/21	CARD SERVICES CENTER ACH	12102020 ACH	PURCHASES FOR 11/13-12/3/2020	DRI CISCO WEBEX	554020-51306	\$39.90
001	DD554	01/04/21	CARD SERVICES CENTER ACH	12102020 ACH	PURCHASES FOR 11/13-12/3/2020	HEADSET (CLERK)	551002-51306	\$78.05
001	DD554	01/04/21	CARD SERVICES CENTER ACH	12102020 ACH	PURCHASES FOR 11/13-12/3/2020	MONITOR(CLERK)	551002-51306	\$179.00
001	DD554	01/04/21	CARD SERVICES CENTER ACH	12102020 ACH	PURCHASES FOR 11/13-12/3/2020	2 FOOT CONTROL (CLERK)	551002-51306	\$108.74
001	DD554	01/04/21	CARD SERVICES CENTER ACH	12102020 ACH	PURCHASES FOR 11/13-12/3/2020	SHUTTERSTOCK	554020-51307	\$29.00
001	DD554	01/04/21	CARD SERVICES CENTER ACH	12102020 ACH	PURCHASES FOR 11/13-12/3/2020	INTRNL INSTITUTE OF MUNI CLERKS (MCNEAL)	554020-51307	\$175.00
001	DD554	01/04/21	CARD SERVICES CENTER ACH	12102020 ACH	PURCHASES FOR 11/13-12/3/2020	COFFEE	551002-51306	\$39.99
001	DD554	01/04/21	CARD SERVICES CENTER ACH	12102020 ACH	PURCHASES FOR 11/13-12/3/2020	PAPER	551002-51306	\$58.68
001	DD554	01/04/21	CARD SERVICES CENTER ACH	12102020 ACH	PURCHASES FOR 11/13-12/3/2020	DISINFECTING WIPES	551002-51306	\$71.80
001	DD554	01/04/21	CARD SERVICES CENTER ACH	12102020 ACH	PURCHASES FOR 11/13-12/3/2020	J2 EFAX	554020-51306	\$16.95
001	DD554	01/04/21	CARD SERVICES CENTER ACH	12102020 ACH	PURCHASES FOR 11/13-12/3/2020	PALM BEACH POST	554020-51306	\$67.93
001	DD528	01/08/21	KARA S. CRUMP	PAYROLL	January 08, 2021 Payroll Posting			\$2,786.36
001	DD529	01/08/21	KATRINA L. LONG	PAYROLL	January 08, 2021 Payroll Posting			\$2,786.36
001	DD530	01/08/21	ROGER B MANNING	PAYROLL	January 08, 2021 Payroll Posting			\$2,829.36
001	DD531	01/08/21	JOHNPAUL O'CONNOR	PAYROLL	January 08, 2021 Payroll Posting			\$923.50
001	DD532	01/08/21	PATRIC S. PAUL	PAYROLL	January 08, 2021 Payroll Posting			\$923.50
<b>Fund Total</b>								<b>\$178,424.68</b>

**SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS - 102**

102	8515	01/11/21	PBC FINANCE DEPARTMENT	123120	IMPACT FEES 12/2020	Other Current Liabilities	229000	\$448,258.13
102	8516	01/11/21	MARK L. DUBOIS	18307	PROFESSIONAL SERVICE FOR 12/7-12/16/2020	ProfServ-Consultants	531075-51501	\$425.00
102	8522	01/20/21	NZ CONSULTANTS, INC.	WES-50	PROFESSIONAL PLANNING & ZONING 11/1-11/30/2020	ProfServ-Planning/Zoning Board	531032-51501	\$23,877.50
102	8523	01/20/21	NOVA ENGINEERING AND	0243842	PROFESSIONAL SERVICE 11/29-12/30/2020	ProfServ-Building Permits	531091-51501	\$97,297.50
102	8525	01/20/21	MARK L. DUBOIS	18309	PROFESSIONAL SERVICE 1/2021	ProfServ-Consultants	531075-51501	\$375.00
102	8529	01/21/21	HARRIS COMPUTER SYSTEMS	MUNICT0000006	MUNICIPAL CUST DEP	ProServ-Info Technology	531020-51501	\$25,000.00
102	8534	01/28/21	AT&T MOBILITY	87298217522X01092021	ACCT# 287298217522 12/2-1/1/2021	Telephone, Cable and Internet Services	541016-51501	\$190.72
102	DD540	01/20/21	DBPR/BCAIB	012021 ACH	SURCHARGES	DCA Surcharge	202117	\$8,841.43
<b>Fund Total</b>								<b>\$604,265.28</b>

<b>Total Checks Paid</b>	<b>\$782,689.96</b>
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**File Attachments for Item:**

A. A Resolution for the Final Plat Crossings of Westlake (POD M-2)

**Submitted By:** Legal

**RESOLUTION 2021-06**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR CROSSINGS OF WESTLAKE (POD M-2), BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, AND A PORTION OF OPEN SPACE TRACT #1, ILEX WAY - PHASE I, PLAT BOOK 126, PAGES 116 AND 117, AND A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.**



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>		March 8, 2021	<b>Submitted By:</b> Legal	
<b>SUBJECT:</b> <i>This will be the name of the Item as it will appear on the Agenda</i>		A Resolution for the Final Plat Crossings of Westlake (POD M-2)		
<b>STAFF RECOMMENDATION:</b>  (MOTION READY)		<p>Motion to approve Resolution 2020-06 the final plat for Plat Crossings of Westlake (POD M-2), with a Condition that the applicant apply for and obtain approval of a variance to the code regarding the percentage of dead-end roads/alleys for the project.</p> <p>The plat shall not be recorded until the variance is processed and approved.</p>		
<b>SUMMARY and/or JUSTIFICATION:</b>		<p>The City of Westlake has the exclusive jurisdiction to approve the plat pursuant to Florida Statutes, §177.071. The application has been reviewed and approved by a Professional Surveyor and Mapper for the City of Westlake, and said Surveyor and Mapper has found the application to be consistent with the requirement under Florida Statutes, Chapter 177. The plat includes 130 single family residential lots. The plat has been reviewed and approved by the City Engineer, SID, and the City Attorney, with the condition that the plat not be recorded until the variance is processed and approved.</p>		
<b>SELECT, if applicable</b>		<b>AGREEMENT:</b>		<b>BUDGET:</b>
		<b>STAFF REPORT:</b>	X	<b>PROCLAMATION:</b>
		<b>EXHIBIT(S):</b>	X	<b>OTHER:</b>
<b>IDENTIFY EACH ATTACHMENT.</b>  <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		<p>Agenda Item Cover Sheet            Staff Report            Resolution            Legal Description            Plat            Boundary Survey            Approval Letter(s)</p>		
<b>SELECT, if applicable</b>		<b>RESOLUTION:</b>	X	<b>ORDINANCE:</b>



**IDENTIFY FULL  
RESOLUTION OR  
ORDINANCE TITLE**

*(if Item is **not** a  
Resolution or Ordinance,  
please erase all default  
text from this field's  
textbox and leave blank)*

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR CROSSINGS OF WESTLAKE (POD M-2), BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, AND A PORTION OF OPEN SPACE TRACT #1, ILEX WAY - PHASE I, PLAT BOOK 126, PAGES 116 AND 117, AND A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.**

**FISCAL IMPACT** *(if any):*

\$



## CITY OF WESTLAKE

### Engineering Department

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

Phone: (561) 530-5880

[www.westlakegov.com](http://www.westlakegov.com)

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<b>DATE:</b>	2/15/2021
<b>PETITION NUMBER:</b>	ENG-2020-38
<b>DESCRIPTION:</b>	Crossings of Westlake (Pod M2) - Plat
<b>APPLICANT:</b>	Cotleur-Hearing
<b>OWNER:</b>	Minto PBLH, LLC
<b>REQUEST:</b>	Plat & Boundary Survey Review
<b>LOCATION:</b>	Westlake, Florida
<b>STAFF REVIEW:</b>	<b>RECOMMENDED APPROVAL</b>

This is the second review of this plat. This review is done for compliance with Chapters 177, Florida Statutes, the City of Westlake's codes and ordinances. All previous comments have been adequately addressed. We therefore recommend that the plat be approved by City Council.

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This letter has been prepared by the following individual, in association with their consultants and subconsultants:

Suzanne Dombrowski, P.E.

Chen Moore and Associates

Tel: 561.746.6900 x 1035

Email: [sdombrowski@chenmoore.com](mailto:sdombrowski@chenmoore.com)



**CITY OF WESTLAKE**  
**Engineering Department**  
4001 Seminole Pratt Whitney Road  
Westlake, Florida 33470  
Phone: (561) 530-5880  
www.westlakegov.com

## STAFF MEMORANDUM

**DATE:** 2/23/2021  
**PETITION NO.:** SPR-2020-16  
**DESCRIPTION:** Review of Site Plan for Crossings of Westlake (Pod M-2)  
Dead-End Streets  
**APPLICANT:** Cotleur and Hearing  
**OWNER:** Minto PBLH, LLC  
**REQUEST:** Applicant (Minto PBLH, LLC) is requesting approval of the Site Plan for Crossings of Westlake (Pod M-2)

### Discussion

The Crossings of Westlake (Pod M-2) proposes 130 attached single-family (townhome) units on 15.57 acres. Pod M-2 is centrally located within Westlake, adjacent to the future Town Center, east of Town Center Parkway South and north of Persimmon Boulevard East, as shown in the graphics below.

### Location Maps



North



POD M-2



## Review Criteria – Dead-End Streets

The code sections for dead-end streets have not been adopted by the City at this time. Therefore, the interim code is utilized for review of dead-end streets. According to this interim code, Article 3, Section 2(A)(1)(c)(1)(a), the following criteria apply to dead-end streets:

*“No more than 20-percent of all TND streets may be dead-end streets, such as cul-de-sacs and T-turnarounds. The maximum length for dead-end streets shall be 900 feet...”*

The purpose of this requirement is to increase connectivity for vehicular and pedestrian traffic. The longer the dead-end condition is, the longer total distance a vehicle or pedestrian will need to travel. The result of maintaining connectivity is less distance traveled for each trip.

Palm Beach County Fire Rescue also reviews these applications to ensure that they have adequate space for their truck movements. They have no objection to the plan.

## Dead-End Streets in Current Application

The plan is designed with 80-percent of the development ending in a dead-end condition. These dead-end streets each have an approximate length of 100-feet.

## City Engineer’s Review of Conditions for Current Application

The plan meets the criteria for length of dead-end streets and is significantly under the maximum length allowed (maximum 900-feet allowed, 100-feet provided). The subject plan does not meet the review criteria for number of dead-end streets (20-percent required, 80-percent provided). However, if additional connections were included, the resulting vehicle or pedestrian travel time would not change significantly. Therefore, the City Engineer has no objection to the site plan as configured.

## Conclusion

The subject plan does not meet the criteria for number of dead-end streets per the Interim Unified Land Development Code. However, elimination of these dead-ends would not significantly decrease the travel time for vehicles and pedestrians. Also, Palm Beach County Fire Rescue has no objection to the plan. Therefore, the City Engineer recommends that the plan be approved in the current configuration.

Exhibit 'B'  
ORCHARDS OF WESTLAKE PHASE 1  
TOPOGRAPHICAL SURVEY

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Exhibit 'C'  
ORCHARDS OF WESTLAKE PHASE 1  
PLAT

THIS PAGE WAS LEFT BLANK ON PURPOSE

**RESOLUTION 2021-06**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR CROSSINGS OF WESTLAKE (POD M-2), BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, AND A PORTION OF OPEN SPACE TRACT #1, ILEX WAY - PHASE I, PLAT BOOK 126, PAGES 116 AND 117, AND A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.**

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**WHEREAS**, Minto PBLH, LLC, a Florida Limited Liability Company, as the Applicant has requested approval for the Crossings of Westlake (Pod M-2) Plat, being a replat of a portion of Open Space Tract #1 and a portion of Open Space Tract #2, Town Center Parkway South - Phase II, Plat Book 126, Pages 114 and 115, and a portion of Open Space Tract #1, Ilex Way - Phase I, Plat Book 126, Pages 116 and 117, and a portion of Open Space Tract #2, Persimmon Boulevard East - Plat 2, Plat Book 128, Pages 16 Through 19, Inclusive, all of the Public Records Of Palm Beach County, Florida, together with a portion of Section 1, Township 43 South, Range 40 East, in the City of Westlake, Palm Beach County, containing approximately 16.117 acres as described in Exhibit "A", attached hereto; and

**WHEREAS**, the City of Westlake has the exclusive jurisdiction to approve the plat and boundary survey pursuant to Florida Statutes, §177.071; and

**WHEREAS**, the application has been reviewed and approved by a Professional Surveyor and Mapper for the City of Westlake, and said Surveyor and Mapper has found the application to be consistent with the requirements under Florida Statutes, Chapter 177; and

**WHEREAS**, the Building staff, Engineering staff and Planning staff for the City of Westlake have reviewed the application, the final plat, attached hereto as "Exhibit B", and the boundary survey, attached hereto as "Exhibit C", and the collective staff has recommended approval; and

**WHEREAS**, after careful review and consideration, the collective staff has determined that this application has complied with the City of Westlake's interim land development regulations and Florida law.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, THAT:**

**Section 1: INCORPORATION.** The above recitals are true and correct and are incorporated herein by this reference.



**Section 2:** **CITY COUNCIL APPROVALS.** The City Council for the City of Westlake hereby approves the final plat, "Exhibit B" and boundary survey, "Exhibit C" for the Crossings of Westlake (Pod M-2), as described in the attached Exhibit "A", containing approximately 16.117 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.

**Section 3:** **RECORDATION.** The applicant shall provide a certified copy of the recorded plat and the applicant shall cover the costs of recording the plat in the public records in and for Palm Beach County Florida.

**Section 4:** **SCRIVENER'S ERRORS.** This Resolution can be renumbered or re-lettered and typographical errors and clarification of ambiguous wording that do not affect the intent can be corrected with the authorization of the City Manager and City Attorney without the need for public hearing.

**Section 5:** **EFFECTIVE DATE.** This resolution shall take effect immediately upon its adoption.

**PASSED AND APPROVED** by City Council for the City of Westlake, on this day of March 8, 2021.

**PUBLISHED** on this \_\_\_\_ day of \_\_\_\_\_ in the Palm Beach Post.

\_\_\_\_\_  
City of Westlake  
Roger Manning, Mayor

\_\_\_\_\_  
Zoie Burgess, City Clerk

\_\_\_\_\_  
Approved as to Form and Sufficiency  
Pam E. Booker, City Attorney

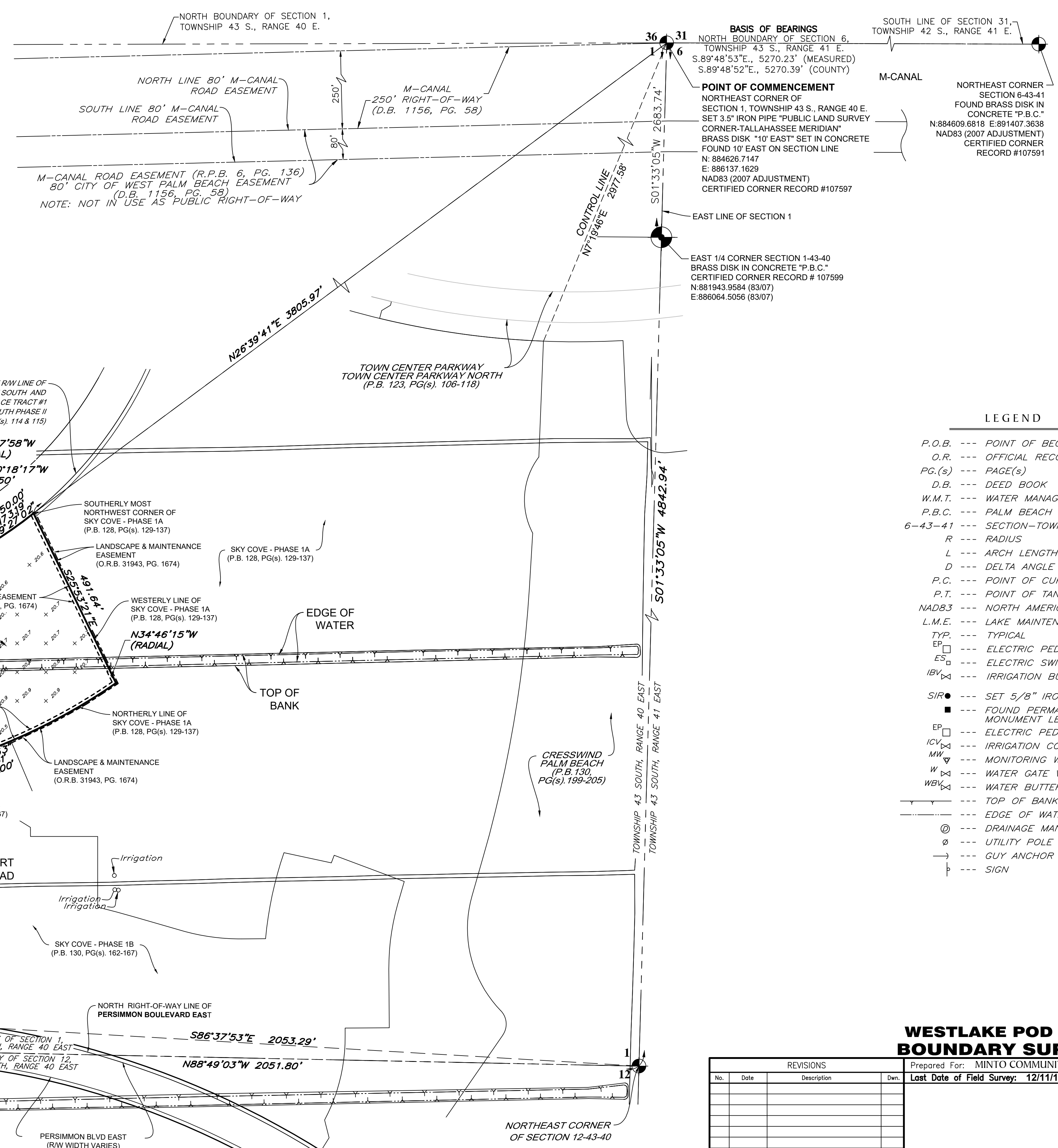
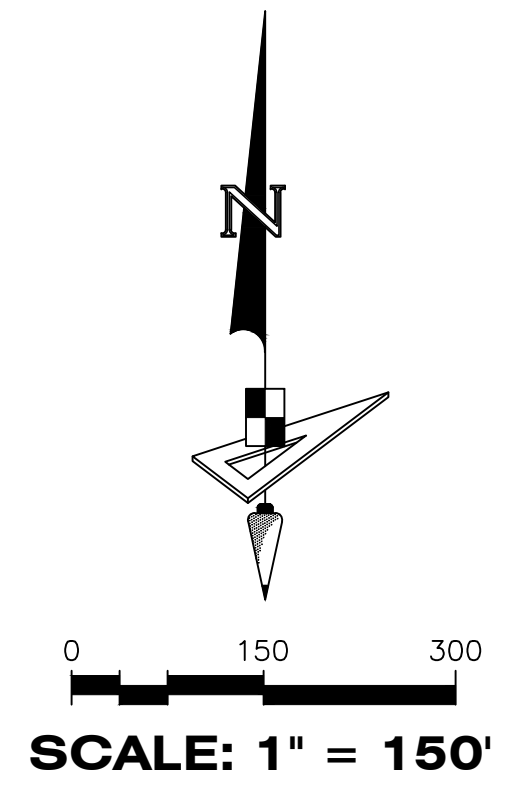
**Exhibit 'A'**  
**Legal Description**  
**Crossings of Westlake**

BEING IN PART A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, AND OPEN SPACE TRACT # 1, ILEX WAY - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117, AND OPEN SPACE TRACT # 2, PERSIMMON BOULEVARD EAST - PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF SECTION 1, 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, A DISTANCE OF 4842.94 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.88°49'03"W., ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 2051.80 FEET; THENCE N.01°10'57"E., A DISTANCE OF 78.32 FEET TO A POINT ON THE SOUTH LINE OPEN SPACE TRACT # 2, AS SHOWN ON PERSIMMON BOULEVARD EAST - PLAT 2, RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE N.88°17'08"W., ALONG SAID SOUTH LINE OF OPEN SPACE TRACT # 2, A DISTANCE OF 15.64 FEET; THENCE N.76°58'32"W., ALONG SAID SOUTH LINE OF OPEN SPACE TRACT #2, A DISTANCE OF 76.49 FEET; THENCE N.88°17'08"W., ALONG SAID SOUTH LINE OF OPEN SPACE TRACT #2, A DISTANCE OF 237.97 FEET TO THE NORTHEAST CORNER OF PERSIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS; THENCE N.88°16'09"W., ALONG THE NORTHERLY BOUNDARY OF SAID PERSIMMON BOULEVARD EAST - PLAT 1, A DISTANCE OF 5.31 FEET; THENCE N.45°29'10"W., ALONG SAID NORTHERLY BOUNDARY OF PERSIMMON BOULEVARD EAST - PLAT 1, A DISTANCE OF 54.25 FEET TO THE MOST NORTHWESTERLY CORNER OF PERSIMMON BOULEVARD EAST - PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS. THENCE N.89°16'35"E., A DISTANCE OF 0.07 FEET TO THE SOUTHWEST CORNER OF OPEN SPACE TRACT # 1, ILEX WAY - PHASE 1, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117, OF SAID PUBLIC RECORDS, AND ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 867.00 FEET, AND A RADIAL BEARING OF S.87°19'04"W., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND THE WEST LINE OF SAID OPEN SPACE TRACT #1, THROUGH A CENTRAL ANGLE OF 07°12'12", A DISTANCE OF 109.00 FEET TO A POINT ON THE EAST LINE OF TRACT PC-5 TAX COLLECTOR, AS RECORDED IN PLAT BOOK 130, PAGES 184 AND 185, OF SAID PUBLIC RECORDS; THENCE N.00°00'00"E., ALONG SAID EAST LINE OF TRACT PC-5 TAX COLLECTOR, A DISTANCE OF 712.88 FEET; THENCE N.90°00'00"E., ALONG SAID EAST LINE OF TRACT PC-5 TAX COLLECTOR, A DISTANCE OF 32.00 FEET; THENCE N.00°00'00"E., ALONG SAID EAST LINE OF TRACT PC-5 TAX COLLECTOR, A DISTANCE OF 202.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND NORTHERLY LINE OF OPEN SPACE TRACT # 2, TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS; THENCE BY SAID SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND NORTHERLY LINE OF OPEN SPACE TRACT # 2 FOR THE FOLLOWING SEVEN (7) COURSES: 1) N.90°00'00"E., A DISTANCE OF 165.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE

TO THE NORTHEAST, WITH A RADIUS OF 920.03 FEET; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°05'40", A DISTANCE OF 97.86 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 450.00 FEET; 3) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°15'07", A DISTANCE OF 80.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 247.73 FEET; 4) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°12'01", A DISTANCE OF 156.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 450.00 FEET; 5) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°40'17", A DISTANCE OF 83.81 FEET TO A POINT OF NON-TANGENT INTERSECTION; 6) THENCE S.47°48'04"E., A DISTANCE OF 39.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5.00 FEET; 7) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°54'56", A DISTANCE OF 1.91 FEET TO A POINT OF NON-TANGENT INTERSECTION AND A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF TOWN CENTER PARKWAY SOUTH; THENCE N.64°13'14"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF TOWN CENTER PARKWAY SOUTH, A DISTANCE OF 92.97 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT # 1, TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS; THENCE N.00°18'17"W., ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND THE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT # 1, TOWN CENTER PARKWAY SOUTH-PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS, A DISTANCE OF 43.50 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1050.00 FEET, AND A RADIAL BEARING OF N.29°27'58"W., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT # 1, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'02", A DISTANCE OF 173.19 FEET TO THE SOUTHERLY MOST NORTHWEST CORNER OF SKY COVE - PHASE 1A, AS RECORDED IN PLAT BOOK 128, PAGES 129 THROUGH 137, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.25°53'21"E., ALONG SAID WESTERLY BOUNDARY OF SKY COVE - PHASE 1A, A DISTANCE OF 491.64 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1533.00 FEET, AND A RADIAL BEARING OF N.34°46'15"W., AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY BOUNDARY OF SKY COVE - PHASE 1A AND SKY COVE - PHASE 1B, AS RECORDED IN PLAT BOOK 130, PAGES 162 THROUGH 167, OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 27°46'53", A DISTANCE OF 743.31 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.00°00'00E., ALONG THE WESTERLY LINE OF SAID SKY COVE - PHASE 1B, A DISTANCE OF 614.58 FEET TO THE POINT OF BEGINNING.

CONTAINING: 702,056 SQUARE FEET OR 16.117 ACRES, MORE OR LESS.





**BASIS OF BEARINGS**  
 TOWNSHIP 43 S., RANGE 41 E.  
 S.89°48'53"E., 5270.23' (MEASURED)  
 S.89°48'52"E., 5270.39' (COUNTY)

**POINT OF COMMENCEMENT**  
 NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E. SET 3.5" IRON PIPE "PUBLIC LAND SURVEY CORNER-TALLAHASSEE MERIDIAN" BRASS DISK "10' EAST" SET IN CONCRETE FOUND 10' EAST ON SECTION LINE  
 N: 884626.7147  
 E: 886137.1629  
 NAD83 (2007 ADJUSTMENT)  
 CERTIFIED CORNER RECORD #107597

**NORTHEAST CORNER SECTION 6-43-41**  
 FOUND BRASS DISK IN CONCRETE "P.B.C."  
 N: 884609.6818 E: 891407.3638  
 NAD83 (2007 ADJUSTMENT)  
 CERTIFIED CORNER RECORD #107591

**EAST LINE OF SECTION 1**  
 EAST 1/4 CORNER SECTION 1-43-40  
 BRASS DISK IN CONCRETE "P.B.C."  
 CERTIFIED CORNER RECORD # 107599  
 N: 881943.9584 (83/07)  
 E: 886064.5056 (83/07)

- LEGEND**
- P.O.B. --- POINT OF BEGINNING
  - O.R. --- OFFICIAL RECORD BOOK
  - PG.(s) --- PAGE(S)
  - D.B. --- DEED BOOK
  - W.M.T. --- WATER MANAGEMENT TRACT
  - P.B.C. --- PALM BEACH COUNTY
  - 6-43-41 --- SECTION-TOWNSHIP-RANGE
  - R --- RADIUS
  - L --- ARCH LENGTH
  - D --- DELTA ANGLE
  - P.C. --- POINT OF CURVATURE
  - P.T. --- POINT OF TANGENCY
  - NAD83 --- NORTH AMERICAN DATUM 1983
  - L.M.E. --- LAKE MAINTENANCE EASEMENT
  - TYP. --- TYPICAL
  - EP --- ELECTRIC PEDESTAL
  - ES --- ELECTRIC SWITCH BOX
  - IBV --- IRRIGATION BUTTERFLY VALVE
  - SIR --- SET 5/8" IRON ROD LB7768
  - --- FOUND PERMANENT REFERENCE MONUMENT LB7768
  - EP --- ELECTRIC PEDESTAL
  - ICV --- IRRIGATION CONTROL VALVE
  - MW --- MONITORING WELL
  - W --- WATER GATE VALVE
  - WBV --- WATER BUTTERFLY VALVE
  - TOP OF BANK
  - EDGE OF WATER
  - ⊙ --- DRAINAGE MANHOLE
  - ⊕ --- UTILITY POLE
  - GUY ANCHOR
  - ⊥ --- SIGN

**WESTLAKE POD 12 A BOUNDARY SURVEY**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO COMMUNITIES, LLC  
 Last Date of Field Survey: 12/11/17

4152 W. Blue Heron Blvd. Phone: (561) 444-2720  
 Suite 105 www.geopointsurvey.com  
 Riviera Beach, FL 33404 Licensed Business Number LB 7768

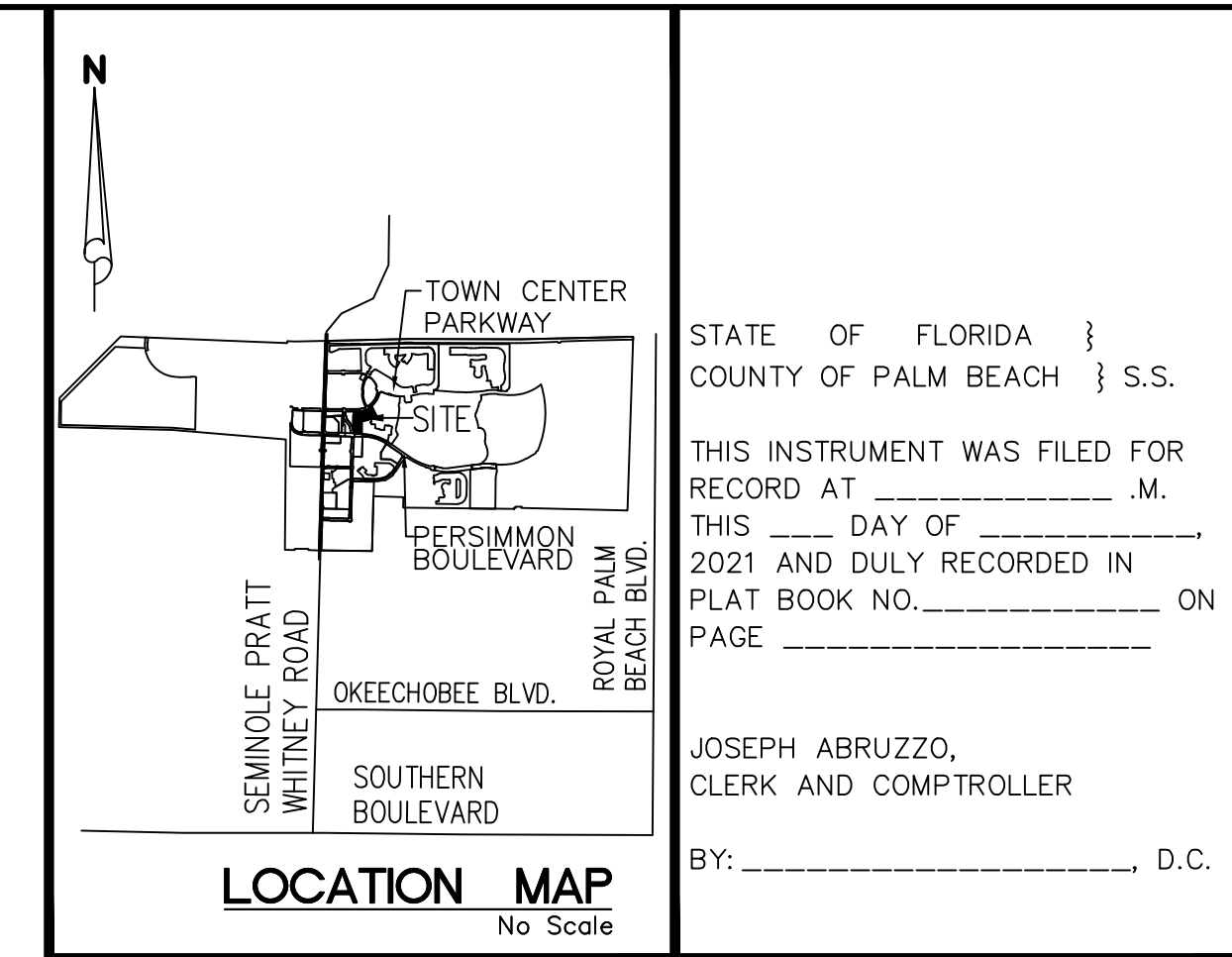
Drawn: SWM Date: 12/11/20 Data File: Westlake Pod M-P12A  
 Check: GAR P.C.: Field Book

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



# CROSSINGS OF WESTLAKE

BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, AND A PORTION OF OPEN SPACE TRACT #1, ILEX WAY - PHASE I, PLAT BOOK 126, PAGES 116 AND 117, AND A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,



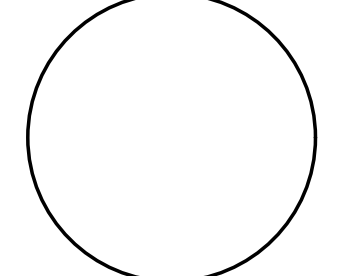
STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR RECORD AT \_\_\_\_\_ M. THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021 AND DULY RECORDED IN PLAT BOOK NO. \_\_\_\_\_ ON PAGE \_\_\_\_\_.

JOSEPH ABRUZZO,  
CLERK AND COMPTROLLER  
BY: \_\_\_\_\_, D.C.

**LOCATION MAP**  
No Scale

CLERK'S SEAL



**DEDICATION AND RESERVATIONS:**

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS CROSSINGS OF WESTLAKE, BEING IN PART A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, AND OPEN SPACE TRACT # 1, ILEX WAY - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117, AND OPEN SPACE TRACT # 2, PERSIMMON BOULEVARD EAST - PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF SECTION 1, 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, A DISTANCE OF 4842.94 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.88°49'03"W, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 2051.80 FEET; THENCE N.01°10'57"E, A DISTANCE OF 78.32 FEET TO A POINT ON THE SOUTH LINE OPEN SPACE TRACT # 2, AS SHOWN ON PERSIMMON BOULEVARD EAST - PLAT 2, RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE N.88°17'08"W, ALONG SAID SOUTH LINE OF OPEN SPACE TRACT # 2, A DISTANCE OF 154.64 FEET; THENCE N.76°58'32"W, ALONG SAID SOUTH LINE OF OPEN SPACE TRACT #2, A DISTANCE OF 76.49 FEET; THENCE N.88°17'08"W, ALONG SAID SOUTH LINE OF OPEN SPACE TRACT #2, A DISTANCE OF 237.97 FEET TO THE NORTHEAST CORNER OF PERSIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS; THENCE N.88°16'09"W, ALONG THE NORTHERLY BOUNDARY OF SAID PERSIMMON BOULEVARD EAST - PLAT 1, A DISTANCE OF 5.31 FEET; THENCE N.45°29'10"W, ALONG SAID NORTHERLY BOUNDARY OF PERSIMMON BOULEVARD EAST - PLAT 1, A DISTANCE OF 54.25 FEET TO THE MOST NORTHWESTERLY CORNER OF PERSIMMON BOULEVARD EAST - PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.89°16'35"E, A DISTANCE OF 0.07 FEET TO THE SOUTHWEST CORNER OF OPEN SPACE TRACT # 1, ILEX WAY - PHASE 1, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117, OF SAID PUBLIC RECORDS, AND ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 867.00 FEET, AND A RADIAL BEARING OF S.87°19'04"W, AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND THE WEST LINE OF SAID OPEN SPACE TRACT #1, THROUGH A CENTRAL ANGLE OF 07°12'12", A DISTANCE OF 109.00 FEET TO A POINT ON THE EAST LINE OF TRACT PC-5 TAX COLLECTOR, AS RECORDED IN PLAT BOOK 130, PAGES 184 AND 185, OF SAID PUBLIC RECORDS; THENCE N.00°00'00"E, ALONG SAID EAST LINE OF TRACT PC-5 TAX COLLECTOR, A DISTANCE OF 712.88 FEET; THENCE N.90°00'00"E, ALONG SAID EAST LINE OF TRACT PC-5 TAX COLLECTOR, A DISTANCE OF 32.00 FEET; THENCE N.00°00'00"E, ALONG SAID EAST LINE OF TRACT PC-5 TAX COLLECTOR, A DISTANCE OF 202.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND NORTHERLY LINE OF OPEN SPACE TRACT # 2, TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS; THENCE BY SAID SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND NORTHERLY LINE OF OPEN SPACE TRACT # 2 FOR THE FOLLOWING SEVEN (7) COURSES: 1) N.90°00'00"E, A DISTANCE OF 165.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 920.03 FEET; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°05'40", A DISTANCE OF 97.86 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 450.00 FEET; 3) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°15'07", A DISTANCE OF 80.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 247.73 FEET; 4) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°12'01", A DISTANCE OF 156.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 450.00 FEET; 5) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°40'17", A DISTANCE OF 83.81 FEET TO A POINT OF NON-TANGENT INTERSECTION; 6) THENCE S.47°48'04"E, A DISTANCE OF 39.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5.00 FEET; 7) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°54'56", A DISTANCE OF 1.91 FEET TO A POINT OF NON-TANGENT INTERSECTION AND A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF TOWN CENTER PARKWAY SOUTH; THENCE N.64°13'14"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF TOWN CENTER PARKWAY SOUTH, A DISTANCE OF 92.97 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT #1, TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS; THENCE N.00°18'17"W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND THE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT # 1, TOWN CENTER PARKWAY SOUTH-PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS, A DISTANCE OF 43.50 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1050.00 FEET, AND A RADIAL BEARING OF N.29°27'58"W, AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT # 1, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'02", A DISTANCE OF 173.19 FEET TO THE SOUTHERLY MOST NORTHWEST CORNER OF SKY COVE - PHASE 1A, AS RECORDED IN PLAT BOOK 128, PAGES 129 THROUGH 137, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.25°53'21"E, ALONG SAID WESTERLY BOUNDARY OF SKY COVE - PHASE 1A, A DISTANCE OF 491.64 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1533.00 FEET, AND A RADIAL BEARING OF N.34°46'15"W, AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY BOUNDARY OF SKY COVE - PHASE 1A AND SKY COVE - PHASE 1B, AS RECORDED IN PLAT BOOK 130, PAGES 162 THROUGH 167, OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 27°46'53", A DISTANCE OF 743.31 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.09°00'00"E, ALONG THE WESTERLY LINE OF SAID SKY COVE - PHASE 1B, A DISTANCE OF 614.58 FEET TO THE POINT OF BEGINNING.

**CONTAINING:** 702,056 SQUARE FEET OR 16.117 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", SHOWN HEREON AS KINGFISHER BOULEVARD, OAKVIEW DRIVE, THATCHER COURT AND WILLOW CREEK DRIVE, ARE HEREBY DEDICATED TO THE CROSSINGS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AS A PRIVATE ROADWAY FOR INGRESS AND EGRESS, ACCESS, UTILITIES AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES INCLUDING BUT NOT LIMITED TO STORMWATER, WATER, REUSE WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, REUSE WATER, WASTEWATER, AND WATER MANAGEMENT FACILITIES. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION. AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF WESTLAKE FOR SERVICE VEHICLES AND EMERGENCY VEHICLES. THE CITY OF WESTLAKE AND THE SEMINOLE IMPROVEMENT DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SAID TRACT "A" EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE SEMINOLE IMPROVEMENT DISTRICT, AND FOR MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE'S SERVICE VEHICLES AND EMERGENCY VEHICLES.

**ALLEYWAYS**

TRACTS "B-1" THROUGH "B-8" SHOWN HEREON AS LIBERTY COURT, OAKVIEW COURT, MILLENNIUM COURT, HELIX COURT AND CAPILANO COURT ARE HEREBY DEDICATED TO THE CROSSINGS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AS A PRIVATE ALLEYWAY FOR THE PRIVATE INGRESS AND EGRESS OF THE ADJOINING LOT OWNERS OF SAID TRACTS, ACCESS, UTILITIES AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. AN EASEMENT OVER AND UNDER SAID TRACTS AS SHOWN HEREON IS ALSO DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO STORMWATER, WATER, REUSE WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, REUSE WATER, WASTEWATER, AND WATER MANAGEMENT FACILITIES. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION. AN EASEMENT OVER AND UNDER SAID TRACTS AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF WESTLAKE FOR SERVICE VEHICLES AND EMERGENCY VEHICLES. THE CITY OF WESTLAKE AND THE SEMINOLE IMPROVEMENT DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SAID TRACTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE SEMINOLE IMPROVEMENT DISTRICT, AND FOR MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE'S SERVICE VEHICLES AND EMERGENCY VEHICLES.

**OPEN SPACE TRACTS**

TRACTS O.S.T. #1 THROUGH O.S.T. #5, AND O.S.T. #14, AS SHOWN HEREON, ARE HEREBY DEDICATED TO CROSSINGS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

**TRACTS**

TRACTS #6 THROUGH #12, AS SHOWN HEREON, ARE HEREBY DEDICATED TO CROSSINGS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

**OPEN SPACE TRACTS**

TRACTS O.S.T. #13 AND O.S.T. #15, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

**LIFT STATION PARCEL**

LIFT STATION PARCEL, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

**DRAINAGE EASEMENTS**

THE 20-FOOT-WIDE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR DRAINAGE PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

**DRAINAGE EASEMENTS (PRIVATE)**

THE DRAINAGE EASEMENTS (PRIVATE) - WIDTHS VARY - AS SHOWN HEREON, ARE HEREBY DEDICATED TO CROSSINGS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR DRAINAGE PURPOSES ANY AND ALL DRAINAGE, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

**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 \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

WITNESS: \_\_\_\_\_  
MINTO PBLH, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_  
JOHN F. CARTER, MANAGER  
WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY JOHN CARTER, AS MANGER 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: \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
(PRINT NAME) - NOTARY PUBLIC  
(SEAL)

**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 \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

WITNESS: \_\_\_\_\_ SEMINOLE IMPROVEMENT DISTRICT  
AN INDEPENDENT SPECIAL DISTRICT  
OF THE STATE OF FLORIDA

PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_  
SCOTT MASSEY, PRESIDENT

WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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: \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
(PRINT NAME) - NOTARY PUBLIC

(SEAL)

**ACCEPTANCE OF DEDICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

CROSSINGS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

WITNESS: \_\_\_\_\_ CROSSINGS OF WESTLAKE  
HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT-FOR-PROFIT

PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_  
JOHN CARTER, PRESIDENT

WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY JOHN CARTER, AS PRESIDENT FOR CROSSINGS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
(PRINT NAME) - NOTARY PUBLIC

(SEAL)

MINTO PBLH, LLC SEMINOLE IMPROVEMENT DISTRICT CROSSINGS OF WESTLAKE HOMEOWNERS ASSOCIATION SURVEYOR'S SEAL

**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 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 THAT PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.09(1)(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: \_\_\_\_\_ GARY A. RAGER, P.S.M.  
Suite 105 License No. LS4828  
Riviera Beach, FL 33404 STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY GARY A. RAGER, P.S.M., 434828 STATE OF FLORIDA. GEOPOINT SURVEYING, INC. 4152 WEST BLUE HERON BOULEVARD, SUITE 105, RIVIERA BEACH, FLORIDA 33404. CERTIFICATE OF AUTHORIZATION NO. LB7768



4152 W. Blue Heron Blvd. Phone: (561) 444-2720  
Suite 105 www.geopointsurvey.com  
Riviera Beach, FL 33404 License Number: LB7768  
Sheet No. 1 of 5 Sheets

# CROSSINGS OF WESTLAKE

BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2,  
TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, AND A  
PORTION OF OPEN SPACE TRACT #1, ILEX WAY - PHASE I, PLAT BOOK 126, PAGES 116 AND 117, AND A PORTION OF  
OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19,  
INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF  
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021, IN ACCORDANCE WITH SEC. 177.071(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: \_\_\_\_\_  
CITY MANAGER, KEN CASSEL

BY: \_\_\_\_\_  
CITY MAYOR, ROGER MANNING

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

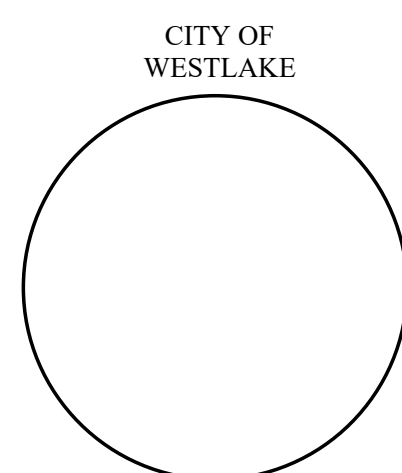
WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PBLH, LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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: \_\_\_\_\_

\_\_\_\_\_  
HARRY BINNIE, PRESIDENT, FOUNDERS TITLE

**AREA TABULATION (IN ACRES)**

SINGLE FAMILY LOTS (130 LOTS):	9.249
ROADWAY TRACT (TRACT "A"):	3.809
TRACT "B-1":	0.084
TRACT "B-2":	0.090
TRACT "B-3":	0.090
TRACT "B-4":	0.090
TRACT "B-5":	0.068
TRACT "B-6":	0.073
TRACT "B-7":	0.073
TRACT "B-8":	0.073
LIFT STATION PARCEL:	0.128
OPEN SPACE TRACT #1:	0.228
OPEN SPACE TRACT #2:	0.158
OPEN SPACE TRACT #3:	0.496
OPEN SPACE TRACT #4:	0.041
OPEN SPACE TRACT #5:	0.139
TRACT #6:	0.078
TRACT #7:	0.040
TRACT #8:	0.040
TRACT #9:	0.039
TRACT #10:	0.033
TRACT #11:	0.033
TRACT #12:	0.033
OPEN SPACE TRACT #13:	0.115
OPEN SPACE TRACT #14:	0.274
OPEN SPACE TRACT #15:	0.543
 TOTAL ACRES, MORE OR LESS:	 16.117



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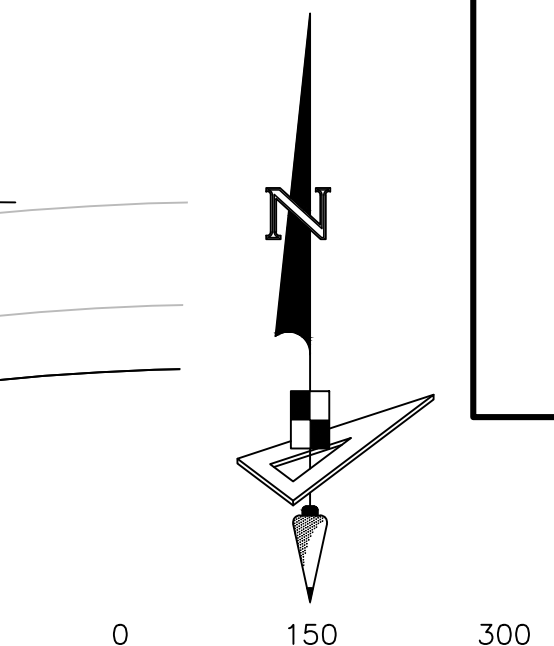
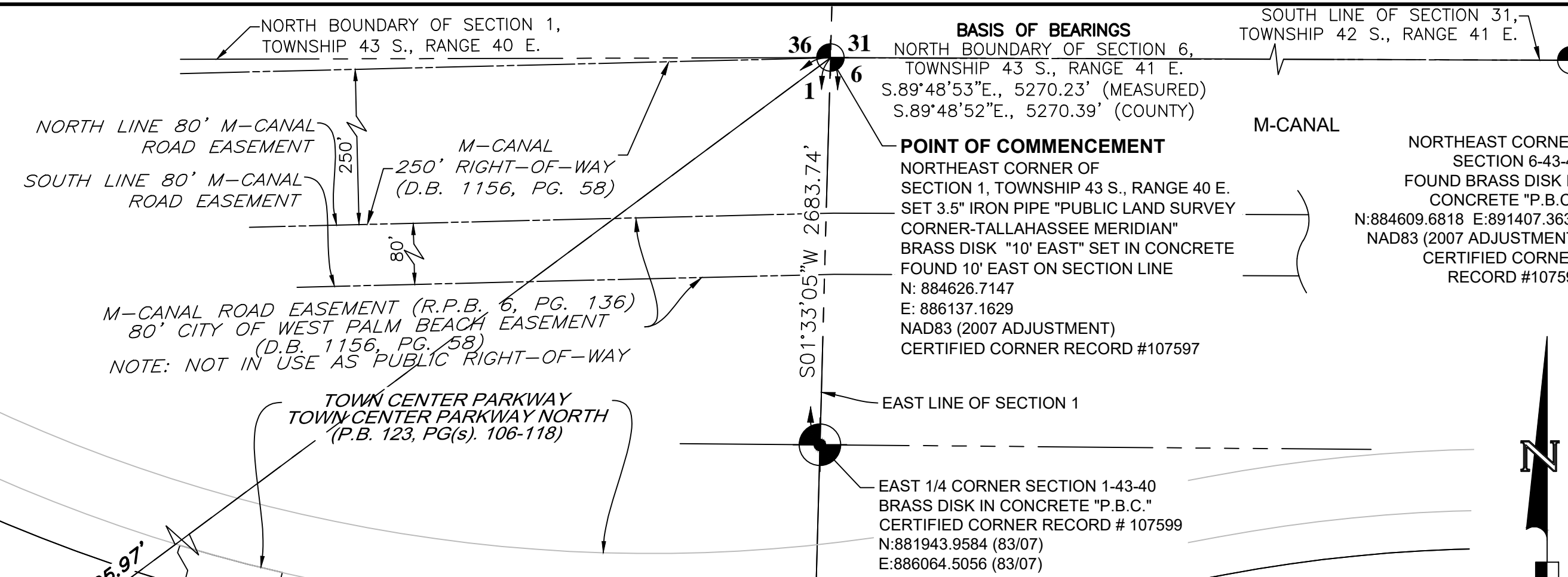


# CROSSINGS OF WESTLAKE

BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, AND A PORTION OF OPEN SPACE TRACT #1, ILEX WAY - PHASE I, PLAT BOOK 126, PAGES 116 AND 117, AND A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,

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

**BASIS OF BEARINGS**  
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. (MEASURED), BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA 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).



SCALE: 1" = 150'

## KEY SHEET

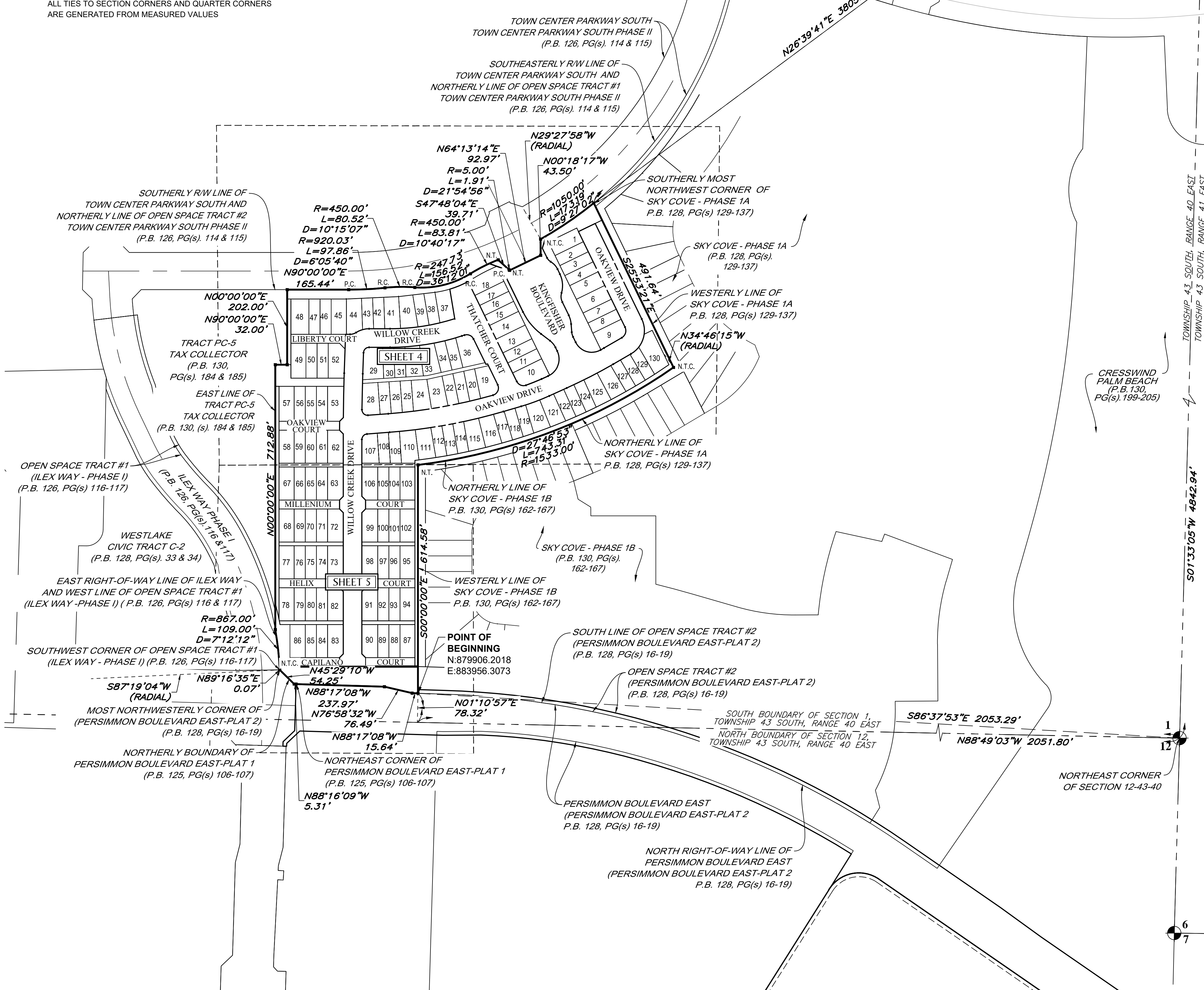
NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

## LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- PG./PG(s) ----- PAGE(S)
- NAD ----- NORTH AMERICAN DATUM
- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- 1-43-40 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- N.T. ----- NON-TANGENT
- N.T.C. ----- NON-TANGENT CURVATURE
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- R.C. ----- POINT OF REVERSE CURVATURE
- SID ----- SEMINOLE IMPROVEMENT DISTRICT
- R/W ----- RIGHT-OF-WAY
- CL ----- CENTER LINE OF ROAD
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- HOA ----- HOMEOWNERS ASSOCIATION
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

NOTE: 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 THIS COUNTY.

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')



SOUTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
NORTH BOUNDARY OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST



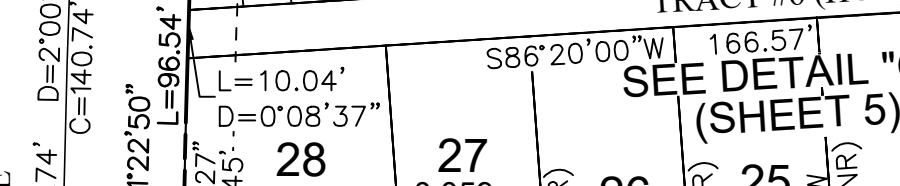
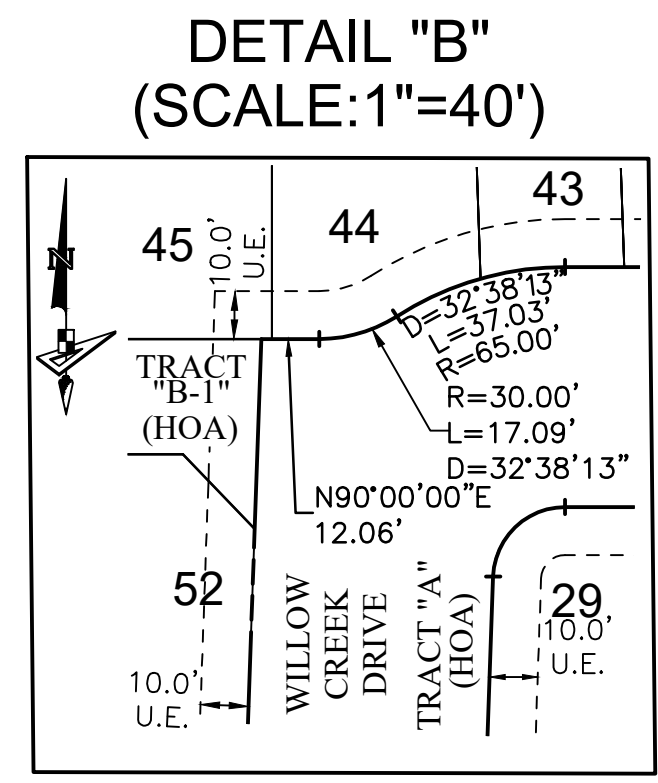
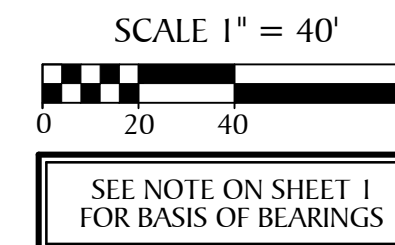
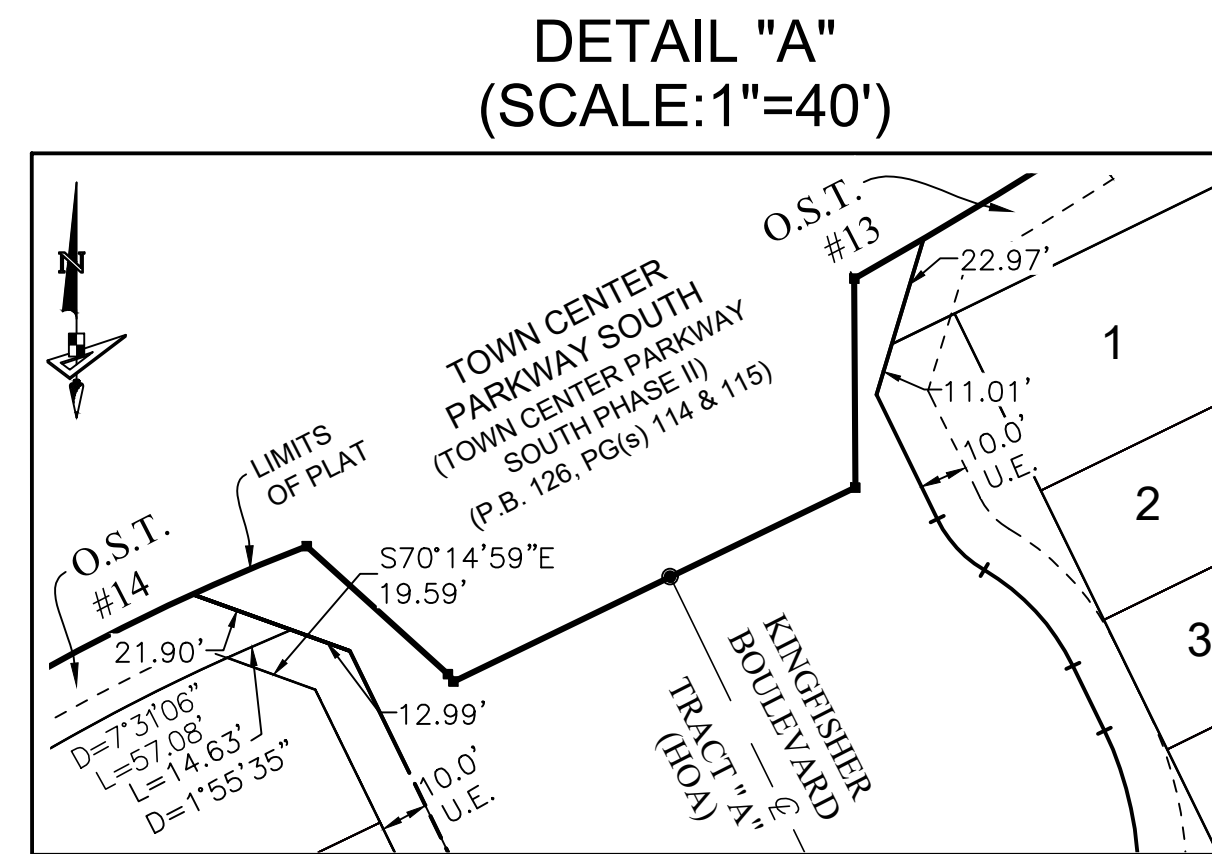
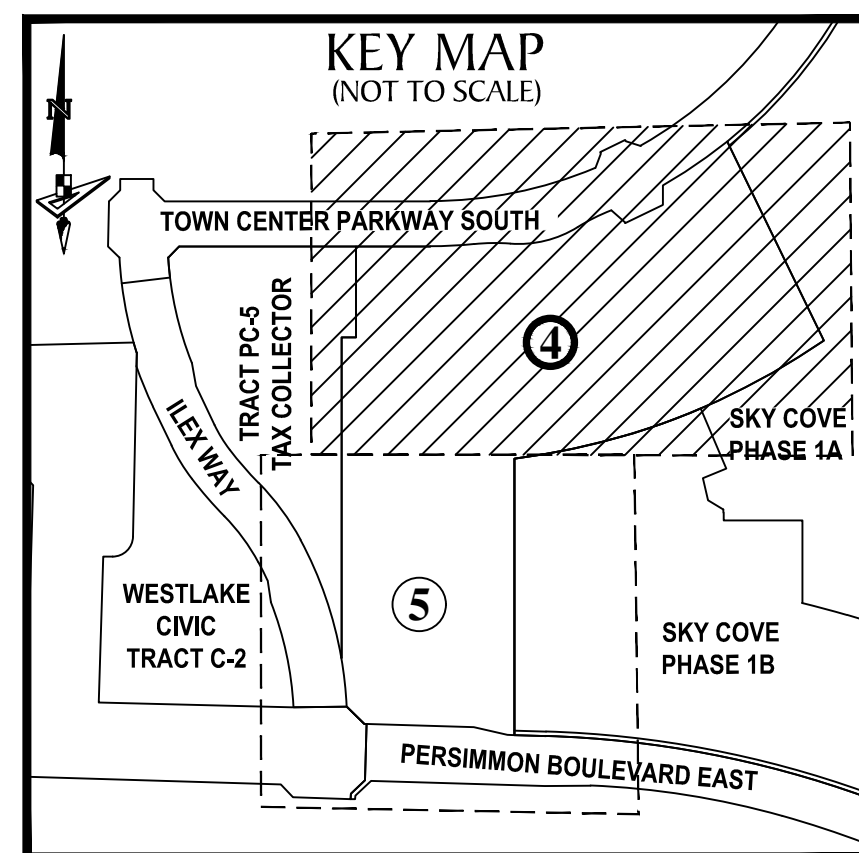
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# CROSSINGS OF WESTLAKE

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- LEGEND**
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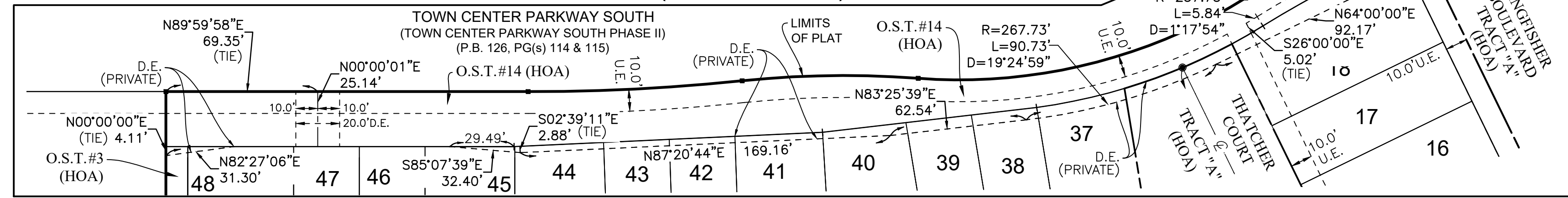




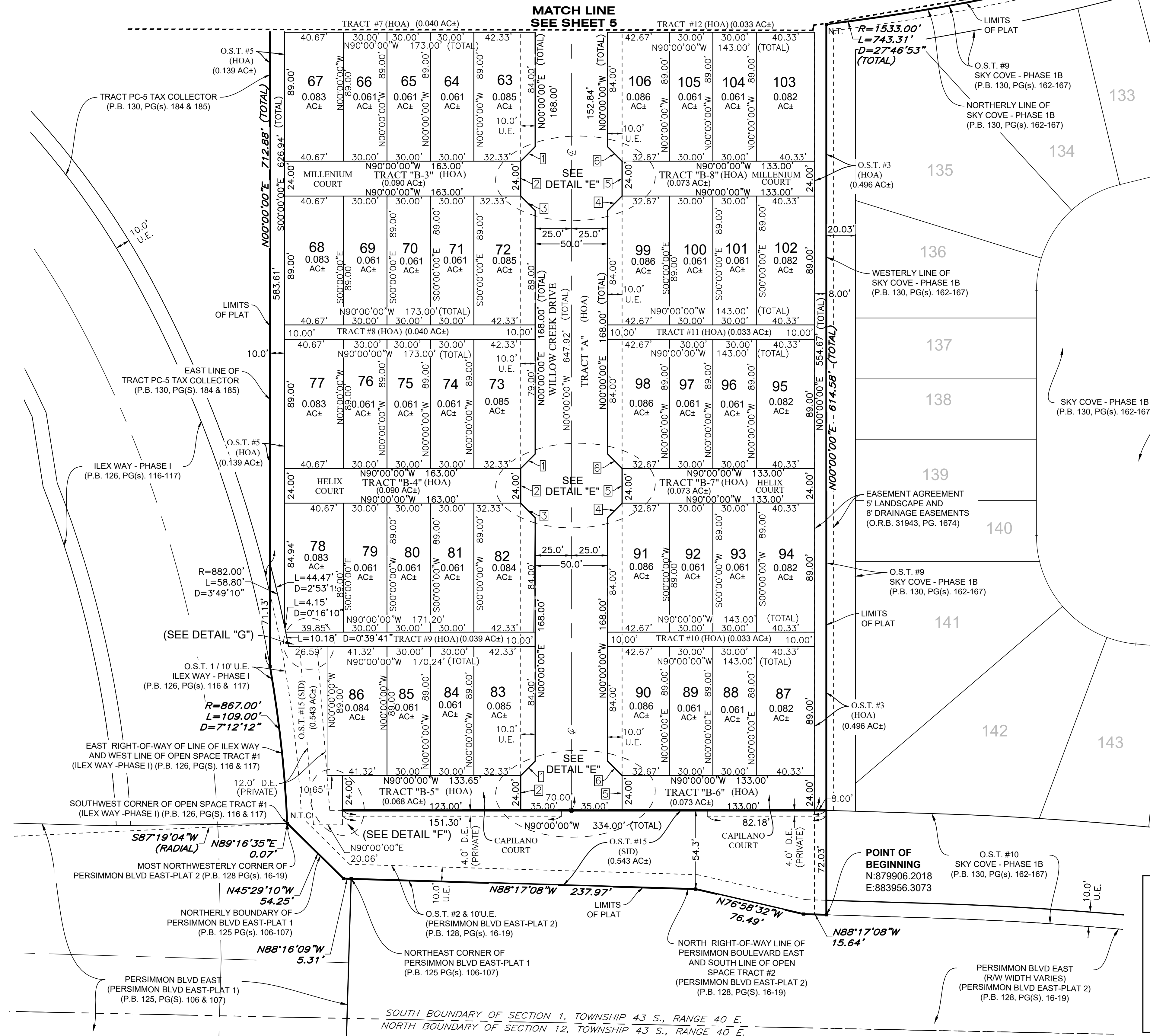
# CROSSINGS OF WESTLAKE

BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2,  
TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, AND A  
PORTION OF OPEN SPACE TRACT #1, ILEX WAY - PHASE I, PLAT BOOK 126, PAGES 116 AND 117, AND A PORTION OF  
OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19,  
INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF  
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,

DETAIL "D" (SCALE:1"=40')

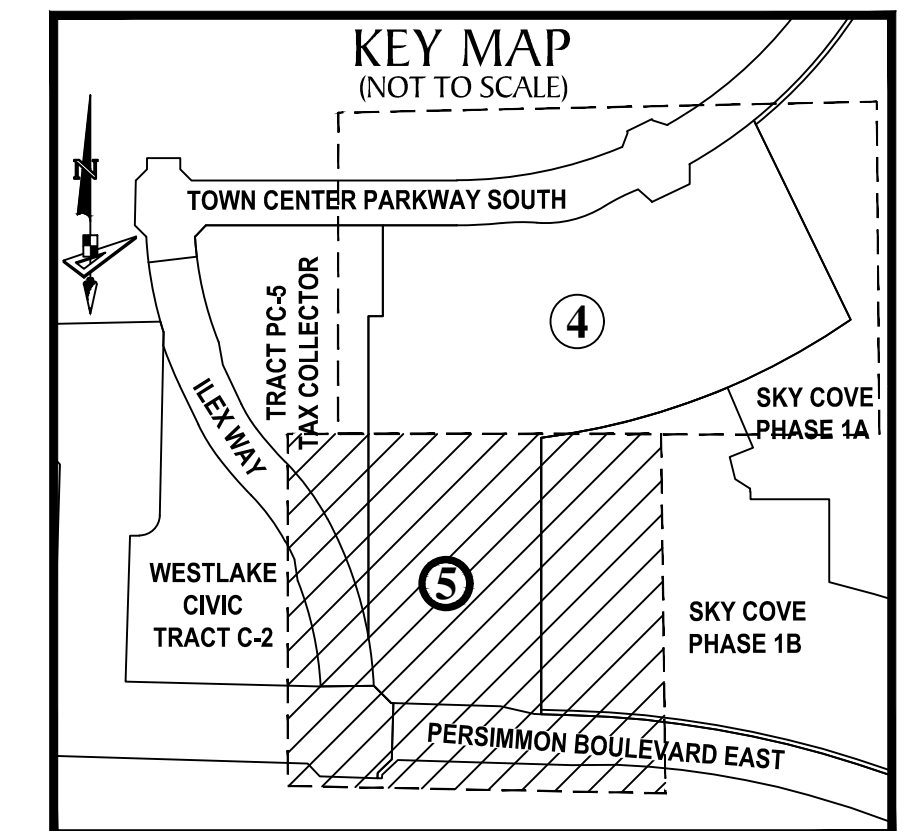
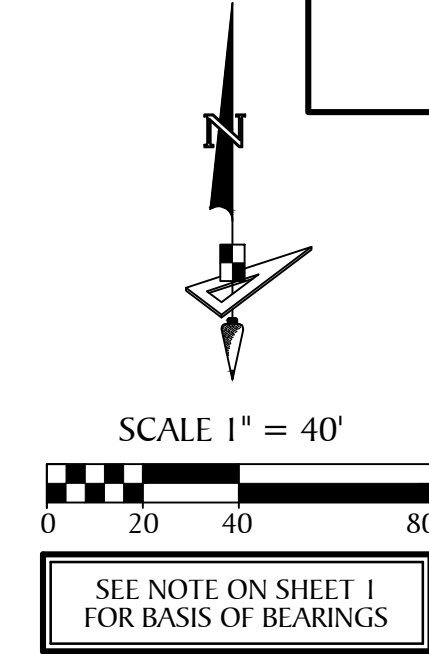


MATCH LINE  
SEE SHEET 5

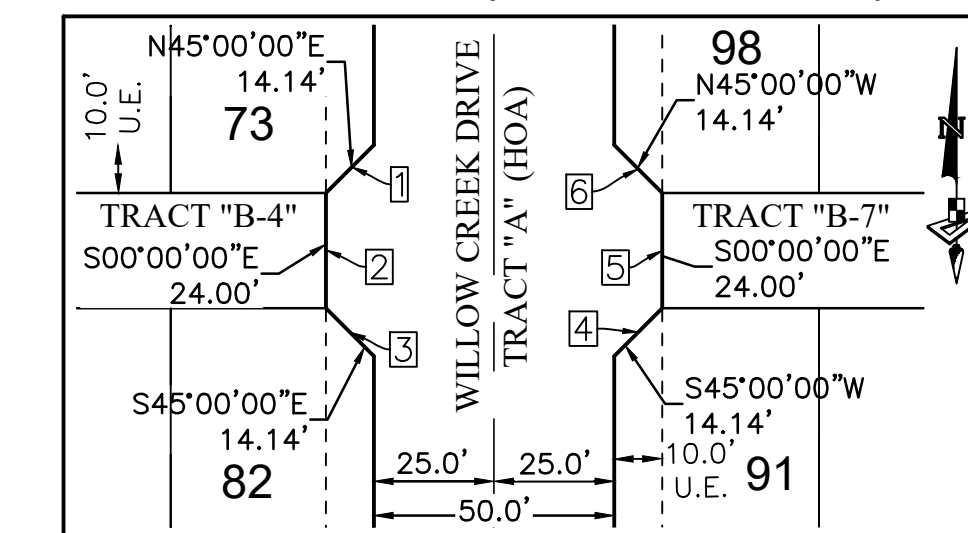


## LEGEND

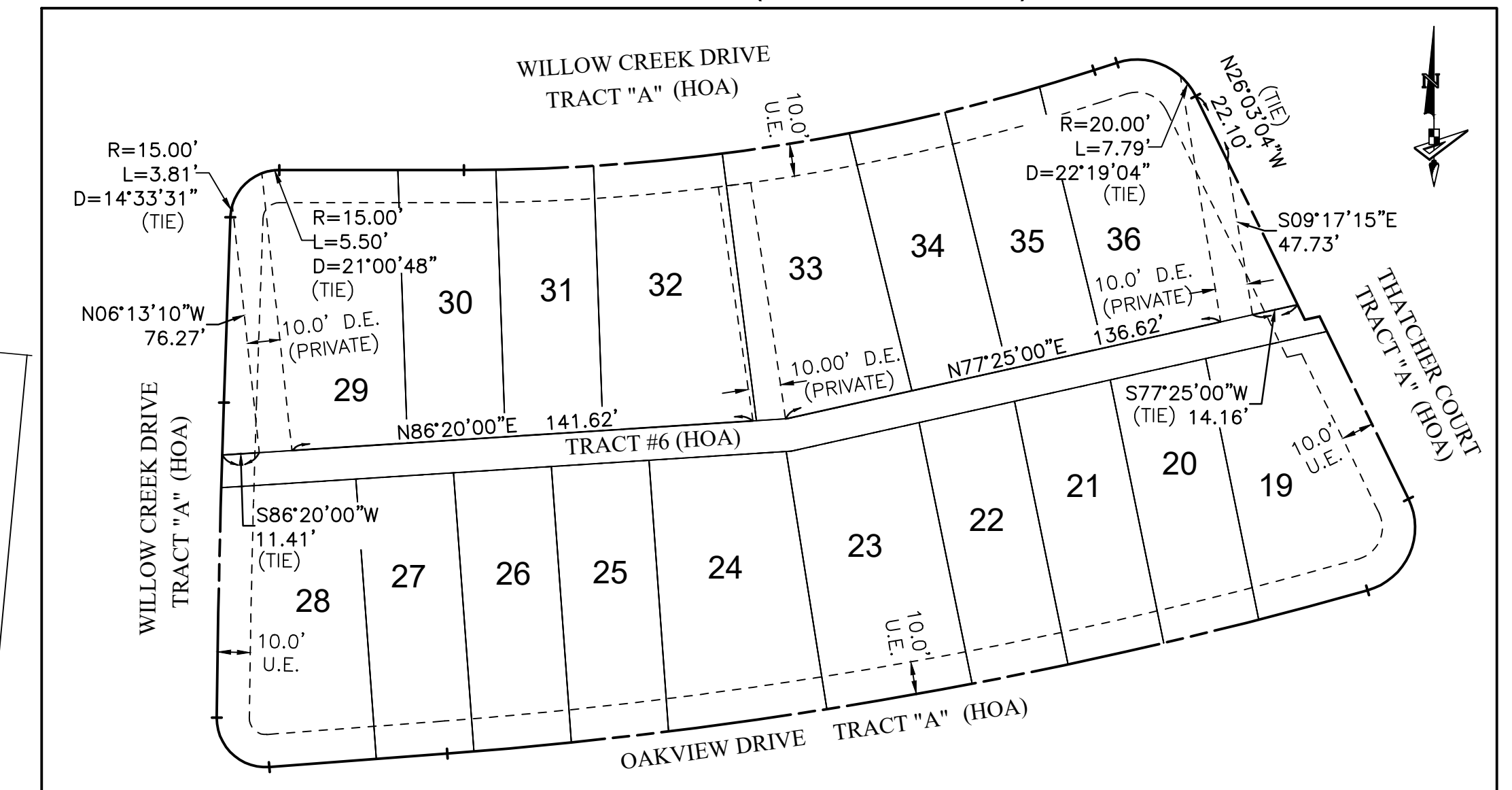
- P.O.B. ---- POINT OF BEGINNING
- P.O.C. ---- POINT OF COMMENCEMENT
- P.B. ---- PLAT BOOK
- D.B. ---- DEED BOOK
- PG./PG(S) ---- PAGE(S)
- NAD ---- NORTH AMERICAN DATUM
- O.S.T. ---- OPEN SPACE TRACT
- P.B.C. ---- PALM BEACH COUNTY
- U.E. ---- UTILITY EASEMENT
- D.E. ---- DRAINAGE EASEMENT
- L.M.A.E. ---- LAKE MAINTENANCE ACCESS EASEMENT
- 1-43-40 ---- SECTION-TOWNSHIP-RANGE
- R ---- RADIUS
- L ---- ARC LENGTH
- D ---- DELTA ANGLE
- CB ---- CHORD BEARING
- C ---- CHORD
- N.T. ---- NON-TANGENT
- N.T.C. ---- NON-TANGENT CURVATURE
- P.C. ---- POINT OF CURVATURE
- P.T. ---- POINT OF TANGENCY
- R.C. ---- POINT OF REVERSE CURVATURE
- SID ---- SEMINOLE IMPROVEMENT DISTRICT
- R/W ---- RIGHT-OF-WAY
- CL ---- CENTER LINE OF ROAD
- (R) ---- RADIAL
- (NR) ---- NON-RADIAL
- HOA ---- HOMEOWNERS ASSOCIATION
- PRM ---- PERMANENT REFERENCE MONUMENT
- ---- PERMANENT CONTROL POINT
- ---- FOUND PERMANENT REFERENCE MONUMENT
- ---- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



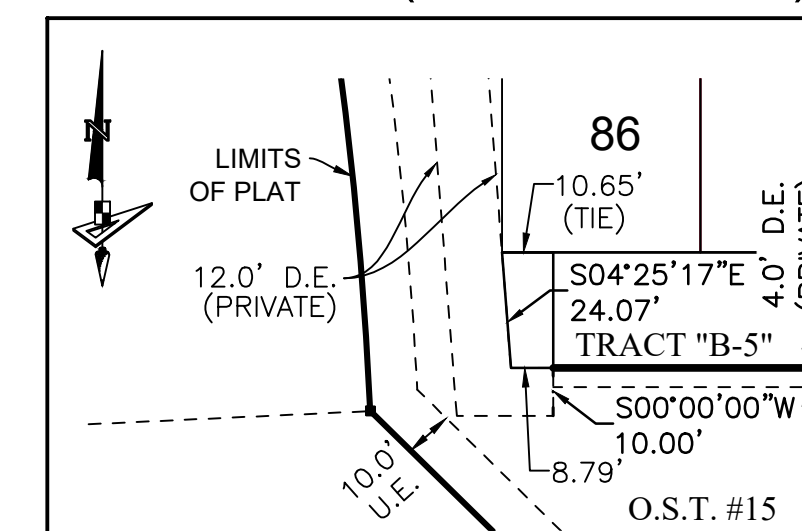
DETAIL "E" (SCALE:1"=40')



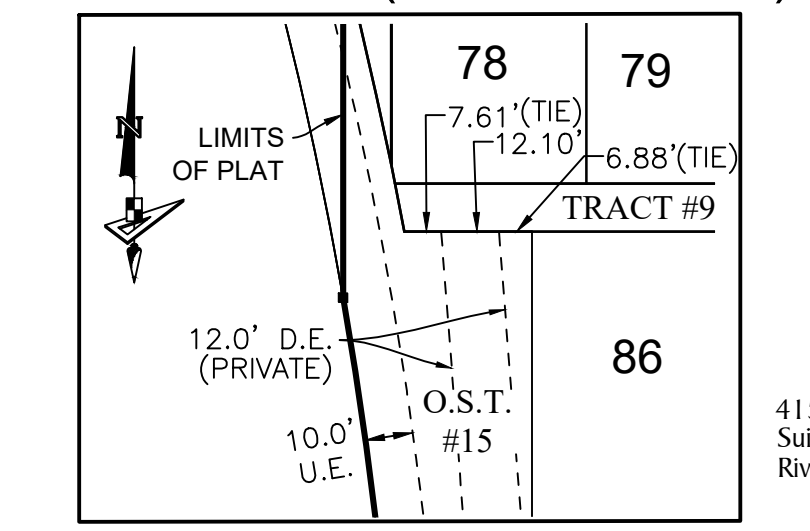
DETAIL "C" (SCALE:1"=40')



DETAIL "F" (SCALE:1"=40')



DETAIL "G" (SCALE:1"=40')



**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720  
Suite 105 www.geopointsurvey.com  
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Sheet No. 5 of 5 Sheets



**File Attachments for Item:**

B. A Resolution for the Final Plat Orchards of Westlake Phase II

**Submitted By:** Engineering

**RESOLUTION 2021-07**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR ORCHARDS OF WESTLAKE PHASE II BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - II, PLAT BOOK \_\_\_\_, PG(S). \_\_\_\_-\_\_\_\_, 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.**



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>		March 8, 2021	<b>Submitted By:</b> Engineering	
<b>SUBJECT:</b> <i>This will be the name of the Item as it will appear on the Agenda</i>		A Resolution for the Final Plat Orchards of Westlake Phase II		
<b>STAFF RECOMMENDATION:</b> (MOTION READY)		Motion to approve Resolution 2021-07 the final plat for Orchards of Westlake Phase II		
<b>SUMMARY and/or JUSTIFICATION:</b>		The City of Westlake has the exclusive jurisdiction to approve the plat pursuant to Florida Statutes, §177.071. The application has been reviewed and approved by a Professional Surveyor and Mapper for the City of Westlake, and said Surveyor and Mapper has found the application to be consistent with the requirement under Florida Statutes, Chapter 177. The plat includes 240 single family residential lots on 62.856 acres. The plat has been reviewed and approved by the City Engineer, SID, and the City Attorney.		
<b>SELECT, if applicable</b>		<b>AGREEMENT:</b>		<b>BUDGET:</b>
		<b>STAFF REPORT:</b>	X	<b>PROCLAMATION:</b>
		<b>EXHIBIT(S):</b>	X	<b>OTHER:</b>
<b>IDENTIFY EACH ATTACHMENT.</b> <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Item Cover Sheet Staff Report Resolution Legal Description Plat Boundary Survey Approval Letter(s)		
<b>SELECT, if applicable</b>		<b>RESOLUTION:</b>	X	<b>ORDINANCE:</b>
<b>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE</b> <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i>		<b>A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR ORCHARDS OF WESTLAKE PHASE II BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - II, PLAT BOOK ____, PG(S). ____ - ____, 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.</b>		
<b>FISCAL IMPACT (if any):</b>				\$





**CITY OF WESTLAKE**  
**Engineering Department**  
 4001 Seminole Pratt Whitney Road  
 Westlake, Florida 33470  
 Phone: (561) 530-5880  
 www.westlakegov.com

## STAFF MEMORANDUM

**DATE:** 2/23/2021  
**PETITION NO.:** ENG-2020-34  
**DESCRIPTION:** Review of Plat for Orchards of Westlake (Pod S) Phase II  
**APPLICANT:** Cotleur and Hearing  
**OWNER:** Minto PBLH, LLC  
**REQUEST:** Applicant (Minto PBLH, LLC) is requesting approval of the Plat for Orchards of Westlake (Pod S) Phase II

### Final Recommendation

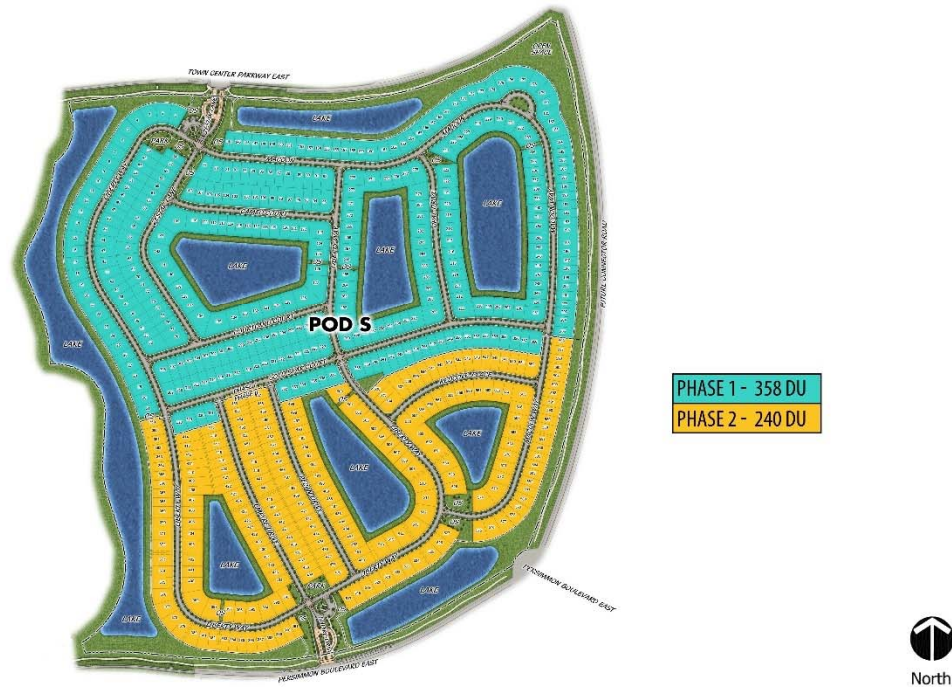
The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. Approval by the Seminole Improvement District's Engineering Department and Board of Supervisors is scheduled for March 1, 2021.

### Discussion

Phase II of Pod S (Orchards) will contain 240 single-family lots and 55.45 acres of land. Pod S is located in the central east portion of Westlake, south of Town Center Parkway and north of Persimmon Boulevard East, as shown in the graphics below. The primary access points to the Orchards community will be on Town Center Parkway from the north, opposite the secondary entrance to Meadows, and from Persimmon Boulevard East on the south.

### Location Map





There will be 240 single family detached 50 and 65-foot wide lots containing front-loaded and side-loaded homes. The lot design is consistent with the setbacks and lot coverages for the R-2 Zoning District. This community will have an overall density of 3.65 dwelling units per acre. The homes will contain a range of architectural styles drawing from historic coastal styles with a cleaner, more contemporary vibe. The perimeter lake areas will be dedicated to the Seminole Improvement District (SID) and are not included within the Pod S Boundary. The interior lakes will also be dedicated to SID but are included within the Pod S boundary.

The Legal Description of the Plat can be found in Exhibit A, and replications of the plat topographical survey and plat can be found in Exhibits B and C.

### Review Criteria

Plats shall be prepared in accordance with the provisions of Chapter 177 F.S., as amended, and the City of Westlake Land Development Regulations. The plat was reviewed for clarity, legibility, and conformance with this statute and City requirements. The plat provides a graphic depiction of the legal description through geometric data. The data includes but is not limited to parcel, block, tract, right-of-way, street and associated names, easement, permanent reference monuments and permanent control points, and interior excepted parcels. Other requirements such as paper size, line work, layout of sheet and required content including the subdivision name, title, legal description, key map, vicinity map, north arrow, scale, and legend are verified in the Engineering Department review.

### Conclusion

Four (4) reviews of the plat occurred, which resulted in an acceptable plat. The review was done for compliance with Chapters 177, 5J-17, Florida Statutes, and the City of Westlake’s codes and ordinances. All comments have been adequately addressed and the plat is in compliance. We therefore recommend that the plat be approved for recording.

**Exhibit 'A'**  
**Legal Description**  
**Orchards of Westlake Phase II (POD S)**

BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK \_\_\_\_, PG(s). \_\_\_\_-\_\_\_\_, 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. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.89°48'53"E. ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 5270.23 FEET TO THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.01°57'47"W., ALONG THE EAST LINE OF SAID SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 4600.13 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT "S", AS SHOWN ON ORCHARDS OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK \_\_\_\_, PAGES \_\_\_\_ THROUGH \_\_\_\_, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE BY THE FOLLOWING EIGHT (8) COURSES BEING ALONG SAID NORTHERLY LINE OF TRACT "S": 1) N.46°00'00"E., A DISTANCE OF 176.16 FEET; 2) THENCE N.66°33'06"E., A DISTANCE OF 251.59 FEET; 3) THENCE N 73°00'00" E, A DISTANCE OF 105.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 844.00 FEET; 4) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°32'40", A DISTANCE OF 376.28 FEET TO A POINT OF TANGENCY; 5) THENCE S.81°27'20"E., A DISTANCE OF 211.22 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 4271.00 FEET AND A RADIAL BEARING OF N 81°27'20" W AT SAID INTERSECTION; 6) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°32'11", A DISTANCE OF 114.52 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE S. 85°07'38"E., A DISTANCE OF 50.03 FEET; 8) THENCE S.83°01'00"E., A DISTANCE OF 125.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "S" AND A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 4446.00 FEET AND A RADIAL BEARING OF N 83°01'00" W AT SAID INTERSECTION; THENCE BY THE FOLLOWING SEVENTEEN (17) COURSES BEING ALONG SAID EASTERLY AND SOUTHERLY LINE OF SAID TRACT "S": 1) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°21'48", A DISTANCE OF 881.76 FEET TO A POINT OF TANGENCY AND REFERENCE POINT "A"; 2) THENCE S.18°20'48" W., A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 400.00 FEET; 3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°40'26", A DISTANCE OF 598.12 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 460.00 FEET, AND A RADIAL BEARING OF N.59°00'05"W., AT SAID INTERSECTION; 4) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'05", A DISTANCE OF 244.88 FEET TO A POINT OF TANGENCY; 5) THENCE S.61°30'00"W., A DISTANCE OF 526.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 61.00 FEET; 6) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°22'51", A DISTANCE OF 90.90 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WESTERLY, WITH A RADIUS OF 100.00 FEET; 7) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°58'51", A DISTANCE OF 17.42 FEET TO A POINT OF TANGENCY; 8) THENCE S.13°54'00"E., A DISTANCE OF 93.14 FEET; 9) THENCE S 59°50'47" E, A DISTANCE OF 43.12 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 1998.00 FEET AND A RADIAL BEARING OF N.15°47'34"W., AT SAID INTERSECTION; 10) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°25'58", A DISTANCE OF



294.07 FEET TO A NON-TANGENT INTERSECTION; 11) THENCE N.37°12'12"E., A DISTANCE OF 42.75 FEET; 12) THENCE N 08°14'00" W, A DISTANCE OF 29.29 FEET; 13) THENCE N.28°30'00"W., A DISTANCE OF 69.61 FEET; 14) THENCE S.61°30'00"W., A DISTANCE OF 78.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 512.00 FEET; 15) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°00'00", A DISTANCE OF 303.83 FEET TO A POINT OF TANGENCY; 16) THENCE N.84°30'00"W., A DISTANCE OF 184.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 364.00 FEET; 17) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°50'00", A DISTANCE OF 538.95 FEET TO A POINT OF TANGENCY AND A POINT ON THE WESTERLY LINE OF SAID TRACT "S", SAID POINT ALSO BEING REFERENCE POINT "B"; THENCE N.00°20'00"E., ALONG SAID WESTERLY LINE OF TRACT "S", A DISTANCE OF 487.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1650.00 FEET; THENCE NORTHERLY, ALONG SAID WESTERLY LINE OF TRACT "S" AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°44'10", A DISTANCE OF 481.96 FEET TO A NON-TANGENT INTERSECTION AND A POINT ON THE NORTHERLY LINE OF SAID TRACT "S"; THENCE BY THE FOLLOWING THIRTEEN (13) COURSES, BEING ALONG SAID NORTHERLY LINE OF TRACT "S": 1) THENCE N.73°15'00"E., A DISTANCE OF 125.00 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1775.00 FEET AND A RADIAL BEARING OF S.73°34'22"W., AT SAID INTERSECTION; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°58'17", A DISTANCE OF 30.09 FEET TO A NON-TANGENT INTERSECTION; 3) THENCE N.74°42'49"E., , A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1825.00 FEET AND A RADIAL BEARING OF S.74°32'55"W., AT SAID INTERSECTION; 4) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°09'57", A DISTANCE OF 100.84 FEET TO A NON-TANGENT INTERSECTION; 5) THENCE N.73°00'00"E., A DISTANCE OF 280.28 FEET TO A POINT; 6) THENCE N.17°00'00"W., A DISTANCE OF 100.00 FEET; 7) THENCE N.73°00'00"E., A DISTANCE OF 50.00 FEET; 8) THENCE N.28°00'00"E., A DISTANCE OF 35.36 FEET; 9) THENCE N.73°00'00"E., A DISTANCE OF 212.00 FEET; 10) THENCE S.62°00'00"E., A DISTANCE OF 35.36 FEET; 11) THENCE N.73°00'00"E., A DISTANCE OF 50.00 FEET; 12) THENCE S.17°00'00"E., A DISTANCE OF 100.00 FEET; 13) THENCE N.73°00'00"E., A DISTANCE OF 125.00 FEET TO A POINT ON THE BOUNDARY OF WATER MANAGEMENT TRACT #7, AS SHOWN ON PROPOSED PLAT OF ORCHARDS OF WESTLAKE - PHASE I; THENCE BY THE FOLLOWING SEVEN (7) COURSES, BEING ALONG SAID BOUNDARY OF WATER MANAGEMENT TRACT #7: 1) THENCE S.17°00'00"E., A DISTANCE OF 200.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1538.00 FEET; 2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°30'00", A DISTANCE OF 308.70 FEET TO A POINT OF TANGENCY; 3) THENCE S.28°30'00"E., A DISTANCE OF 425.18 FEET; 4) THENCE N.61°30'00"E., A DISTANCE OF 233.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 160.00 FEET; 5) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 105°30'00", A DISTANCE OF 294.61 FEET TO A POINT OF TANGENCY; 6) THENCE N.44°00'00"W., A DISTANCE OF 553.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 650.00 FEET; 7) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°32'56", A DISTANCE OF 165.05 FEET TO A NON-TANGENT INTERSECTION AND A POINT ON SAID NORTHERLY LINE OF TRACT "S"; THENCE THE FOLLOWING FOUR (4) COURSES, BEING ALONG SAID NORTHERLY LINE OF TRACT "S": 1) THENCE N.73°00'00"E., A DISTANCE OF 128.76 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 525.00 FEET AND A RADIAL BEARING OF N.57°31'04"E., AT SAID

INTERSECTION; 2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°31'04", A DISTANCE OF 105.54 FEET TO A POINT OF TANGENCY; 3) THENCE S.44°00'00"E., A DISTANCE OF 26.47 FEET; 4) THENCE N.46°00'00"E., A DISTANCE OF 16.64 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,726,235 SQUARE FEET OR 62.586 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #6 AS SHOWN ON THE PLAT OF ORCHARDS OF WESTLAKE - PHASE I PER PLAT BOOK \_\_, PAGES \_\_ THROUGH \_\_, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE ON SAID REFERENCE POINT "B"; THENCE S.89°40'00"E., A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #6; THENCE N.00°20'00"E., A DISTANCE OF 487.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1950.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°29'00", A DISTANCE OF 50.48 FEET TO A NON-TANGENT INTERSECTION; THENCE N.88°51'00"E., A DISTANCE OF 62.05 FEET; THENCE N.85°46'05"E., A DISTANCE OF 50.09 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 2150.00 FEET AND A RADIAL BEARING OF N.67°23'24"E., AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°53'24", A DISTANCE OF 221.02 TO A POINT OF TANGENCY; THENCE S.28°30'00"E., A DISTANCE OF 425.18 FEET; THENCE S.61°30'00"W., A DISTANCE OF 56.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 212.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°00'00", A DISTANCE OF 125.80 FEET TO A POINT OF TANGENCY; THENCE N.84°30'00"W., A DISTANCE OF 184.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 64.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°50'00", A DISTANCE OF 94.76 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #6.

CONTAINING: 162,179 SQUARE FEET OR 3.723 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #8 AS SHOWN ON THE PLAT OF ORCHARDS OF WESTLAKE - PHASE I PER PLAT BOOK \_\_, PAGES \_\_ THROUGH \_\_, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE ON SAID REFERENCE POINT "A"; THENCE N.27°39'12"W., A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #8; THENCE S.18°20'48"W., A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH CENTRAL ANGLE OF 83°39'12", A DISTANCE OF 146.00 FEET TO A POINT OF TANGENCY; THENCE N.78°00'00"W., A DISTANCE OF 14.19 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 460.00 FEET AND A RADIAL BEARING OF S.82°58'07"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°58'07", A

DISTANCE OF 296.80 FEET TO A POINT OF TANGENCY; THENCE N. 44°00'00"W., A DISTANCE OF 175.31 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 538.00 FEET AND A RADIAL BEARING OF S.40°08'18"E., AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°52'34", A DISTANCE OF 477.72 FEET TO A POINT OF TANGENCY; THENCE S 79°15'44" E, A DISTANCE OF 54.18 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 4146.00 FEET AND A RADIAL BEARING OF N.77°11'20"W., AT SAID INTERSECTION; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°32'08", A DISTANCE OF 400.55 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #8.

CONTAINING: 148,413 SQUARE FEET OR 3.407 ACRES, MORE OR LESS.

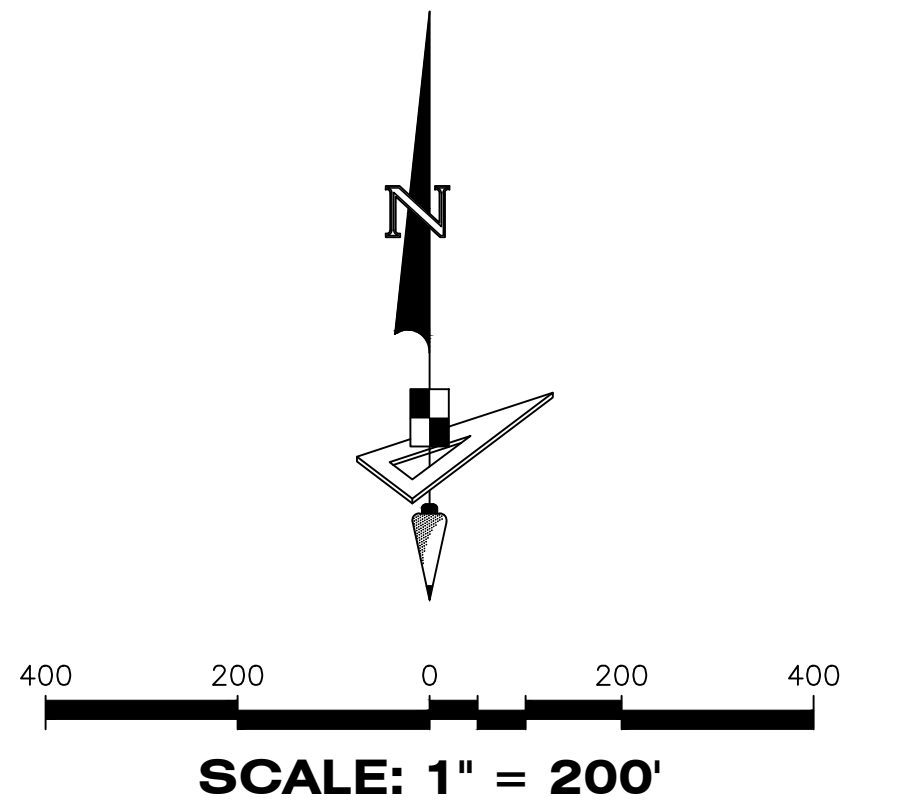
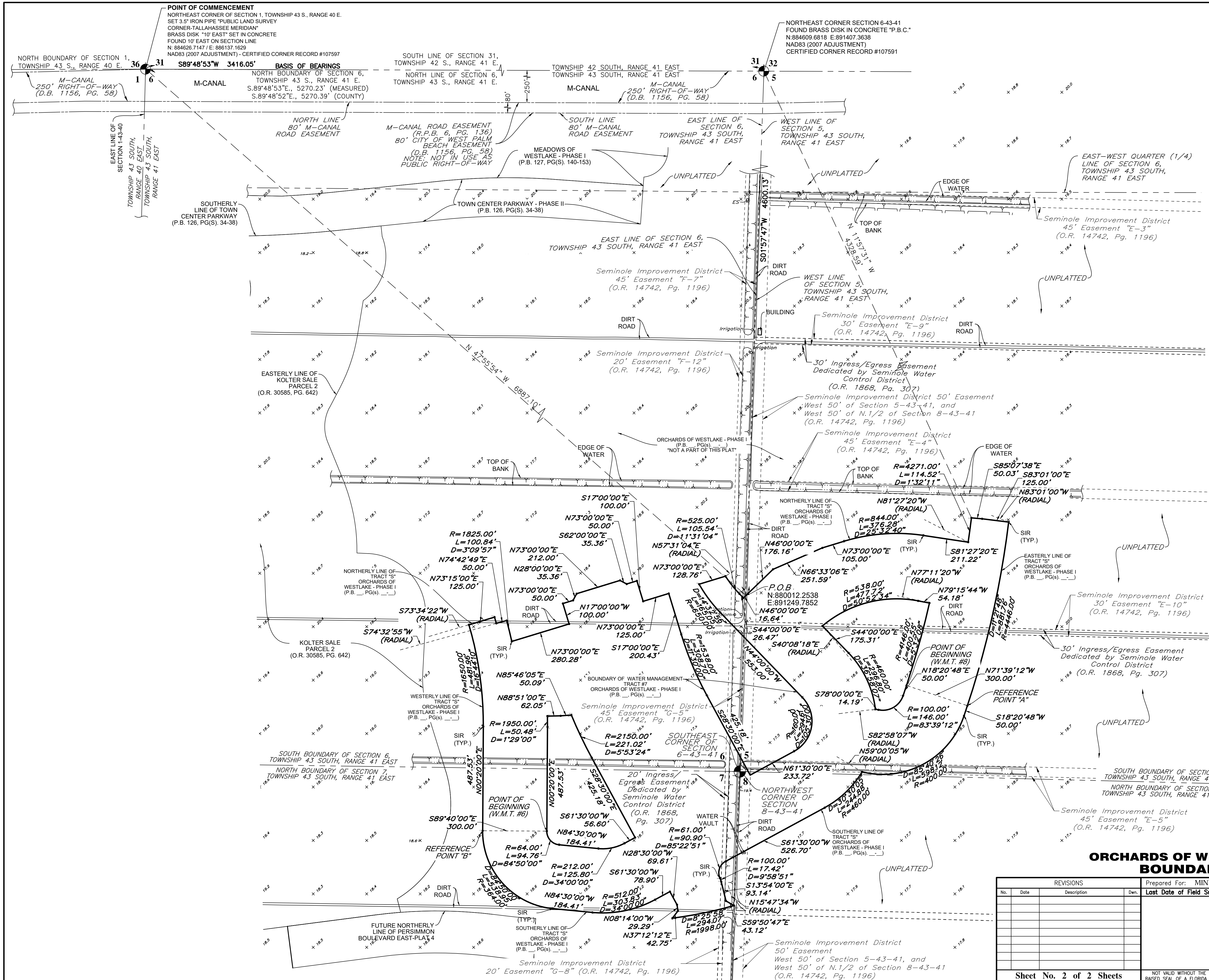
TOTAL CONTAINING: 2,415,643 SQUARE FEET OR 55.456 ACRES, MORE OR LESS.

Exhibit 'B'  
ORCHARDS OF WESTLAKE PHASE 2  
TOPOGRAPHICAL SURVEY

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**LEGEND**

- P.O.B. --- POINT OF BEGINNING
- O.R./O.R.B. --- OFFICIAL RECORD BOOK
- PG.(S) --- PAGE(S)
- D.B. --- DEED BOOK
- W.M.T. --- WATER MANAGEMENT TRACT
- P.B.C. --- PALM BEACH COUNTY
- 6-43-41 --- SECTION-TOWNSHIP-RANGE
- R --- RADIUS
- L --- ARCH LENGTH
- D --- DELTA ANGLE
- P.C. --- POINT OF CURVATURE
- P.T. --- POINT OF TANGENCY
- NAD83 --- NORTH AMERICAN DATUM 1983
- FCM --- FOUND CONCRETE MONUMENT
- BD --- BRASS DISK
- PBC --- PALM BEACH COUNTY
- TYP. --- TYPICAL
- EP --- ELECTRIC PEDESTAL
- ES --- ELECTRIC SWITCH BOX
- IBV --- IRRIGATION BUTTERFLY VALVE
- SIR --- SET 5/8" IRON ROD LB7768
- --- FOUND PERMANENT REFERENCE MONUMENT LB7768
- EP --- ELECTRIC PEDESTAL
- ICV --- IRRIGATION CONTROL VALVE
- MW --- MONITORING WELL
- W --- WATER GATE VALVE
- WBV --- WATER BUTTERFLY VALVE
- --- TOP OF BANK
- --- EDGE OF WATER

**ORCHARDS OF WESTLAKE - PHASE II  
BOUNDARY SURVEY**

REVISIONS			Prepared For: MINTO COMMUNITIES, LLC	
No.	Date	Description	Last Date of Field Survey:	12/11/17

**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720  
Suite 105 www.geopointsurvey.com  
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SWM Date: 01/09/19 Data File: Westlake Pod S  
Check: GAR P.C.: Field Book  
Sections: 5, 6, 7 & 8 Twn. 43S Rng. 41E Job #: POD S\_BS

FILED BY: SERGIO MACHADO, ON: 2/22/2018, 12:38 PM, LAST SAVED BY: SERGIO, ON: 2/22/2018, 1:37 PM

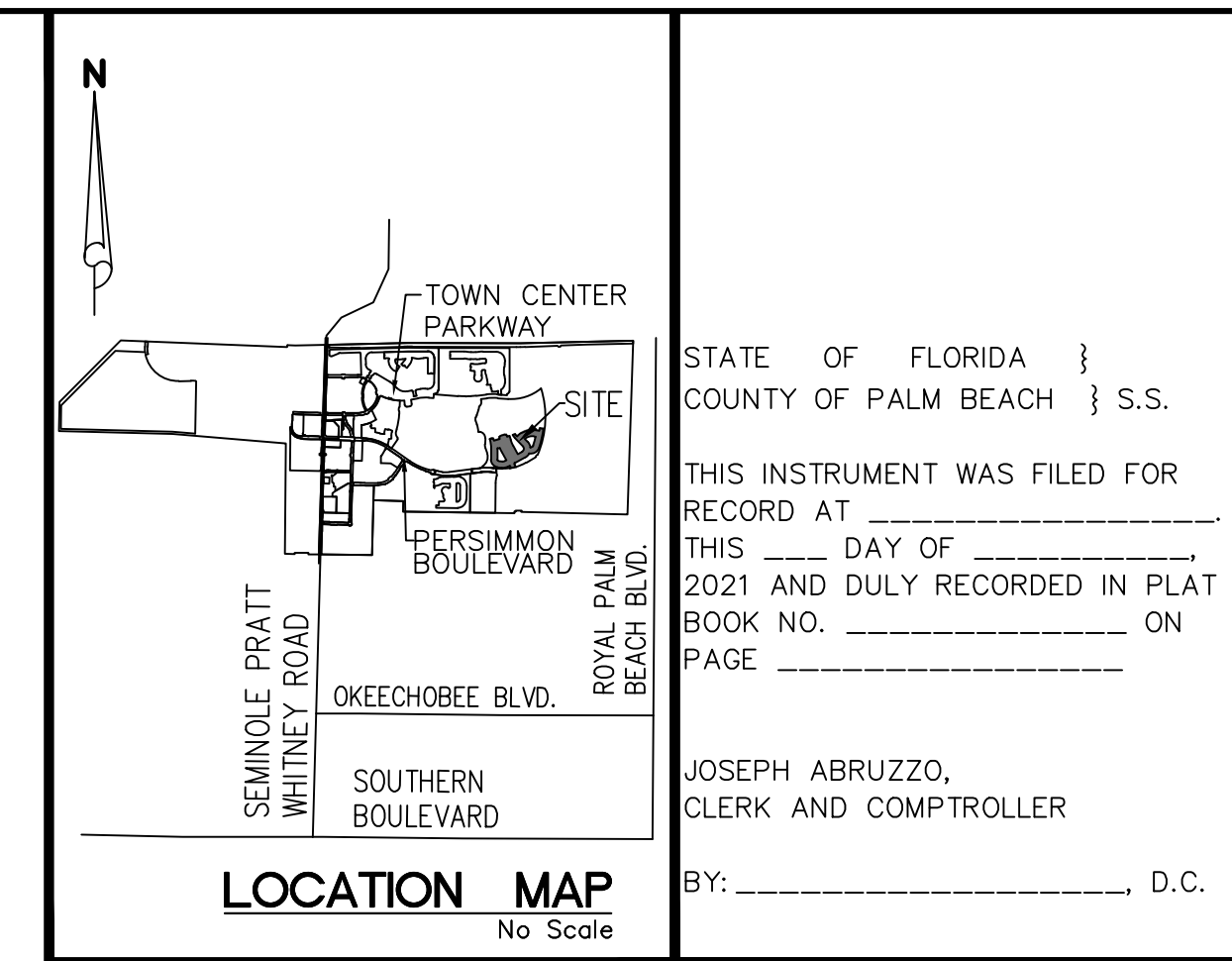
Exhibit 'C'  
ORCHARDS OF WESTLAKE PHASE 2  
PLAT

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# ORCHARDS OF WESTLAKE - PHASE II

BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK \_\_\_, PG(s). \_\_\_, \_\_\_,  
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.



STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.  
THIS INSTRUMENT WAS FILED FOR  
RECORD AT \_\_\_\_\_  
THIS \_\_\_\_ DAY OF \_\_\_\_\_  
2021 AND DULY RECORDED IN PLAT  
BOOK NO. \_\_\_\_\_ ON  
PAGE \_\_\_\_\_

JOSEPH ABRUZZO,  
CLERK AND COMPTROLLER

BY: \_\_\_\_\_, D.C.

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS ORCHARDS OF WESTLAKE - PHASE II, BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK \_\_\_, PG(s). \_\_\_, \_\_\_, 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.89°48'53"E, ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 5270.23 FEET TO THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.01°57'47"W, ALONG THE EAST LINE OF SAID SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 4600.13 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT "S", AS SHOWN ON ORCHARDS OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK \_\_\_, PAGES \_\_\_ THROUGH \_\_\_, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE BY THE FOLLOWING EIGHT (8) COURSES BEING ALONG SAID NORTHERLY LINE OF TRACT "S": 1) N.46°00'00"E, A DISTANCE OF 176.16 FEET; 2) THENCE N.66°33'06"E, A DISTANCE OF 251.59 FEET; 3) THENCE N.73°00'00"E, A DISTANCE OF 105.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 844.00 FEET; 4) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°32'40", A DISTANCE OF 376.28 FEET TO A POINT OF TANGENCY; 5) THENCE S.81°27'20"E, A DISTANCE OF 211.22 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 4271.00 FEET AND A RADIAL BEARING OF N.81°27'20" W AT SAID INTERSECTION; 6) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°32'11", A DISTANCE OF 114.52 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE S. 85°07'38"E, A DISTANCE OF 50.03 FEET; 8) THENCE S.83°01'00"E, A DISTANCE OF 125.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "S" AND A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 4446.00 FEET AND A RADIAL BEARING OF N.83°01'00" W AT SAID INTERSECTION; THENCE BY THE FOLLOWING SEVENTEEN (17) COURSES BEING ALONG SAID EASTERLY AND SOUTHERLY LINE OF SAID TRACT "S": 1) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°21'48", A DISTANCE OF 881.76 FEET TO A POINT OF TANGENCY AND **REFERENCE POINT "A"**; 2) THENCE S.18°20'48" W, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 400.00 FEET; 3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°40'26", A DISTANCE OF 598.12 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 460.00 FEET, AND A RADIAL BEARING OF N.59°00'05"W, AT SAID INTERSECTION; 4) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'05", A DISTANCE OF 244.88 FEET TO A POINT OF TANGENCY; 5) THENCE S.61°30'00"W, A DISTANCE OF 526.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 61.00 FEET; 6) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°22'51", A DISTANCE OF 90.90 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WESTERLY, WITH A RADIUS OF 100.00 FEET; 7) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°58'51", A DISTANCE OF 17.42 FEET TO A POINT OF TANGENCY; 8) THENCE S.13°54'00"E, A DISTANCE OF 93.14 FEET; 9) THENCE S.59°50'47" E, A DISTANCE OF 43.12 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 1998.00 FEET AND A RADIAL BEARING OF N.15°47'34"W, AT SAID INTERSECTION; 10) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°25'58", A DISTANCE OF 294.07 FEET TO A NON-TANGENT INTERSECTION; 11) THENCE N.37°12'12"E, A DISTANCE OF 42.75 FEET; 12) THENCE N.08°14'00" W, A DISTANCE OF 29.29 FEET; 13) THENCE N.28°30'00"W, A DISTANCE OF 69.61 FEET; 14) THENCE S.61°30'00"W, A DISTANCE OF 78.90 FEET TO A POINT OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 512.00 FEET; 15) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°00'00", A DISTANCE OF 303.83 FEET TO A POINT OF TANGENCY; 16) THENCE N.84°30'00"W, A DISTANCE OF 184.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 364.00 FEET; 17) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°5'00", A DISTANCE OF 538.95 FEET TO A POINT OF TANGENCY AND A POINT ON THE WESTERLY LINE OF SAID TRACT "S", SAID POINT ALSO BEING **REFERENCE POINT "B"**; THENCE N.00°20'00"E, ALONG SAID WESTERLY LINE OF TRACT "S", A DISTANCE OF 487.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1650.00 FEET; THENCE NORTHERLY, ALONG SAID WESTERLY LINE OF TRACT "S" AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°44'10", A DISTANCE OF 481.96 FEET TO A NON-TANGENT INTERSECTION AND A POINT ON THE NORTHERLY LINE OF SAID TRACT "S"; THENCE BY THE FOLLOWING THIRTEEN (13) COURSES, BEING ALONG SAID NORTHERLY LINE OF TRACT "S": 1) THENCE N.73°15'00"E, A DISTANCE OF 125.00 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1775.00 FEET AND A RADIAL BEARING OF S.73°34'22"W, AT SAID INTERSECTION; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°58'17", A DISTANCE OF 30.09 FEET TO A NON-TANGENT INTERSECTION; 3) THENCE N.74°42'49"E, A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1825.00 FEET AND A RADIAL BEARING OF S.74°32'55"W, AT SAID INTERSECTION; 4) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°09'57", A DISTANCE OF 100.84 FEET TO A NON-TANGENT INTERSECTION; 5) THENCE N.73°00'00"E, A DISTANCE OF 280.28 FEET TO A POINT; 6) THENCE N.17°00'00"W, A DISTANCE OF 100.00 FEET; 7) THENCE N.73°00'00"E, A DISTANCE OF 50.00 FEET; 8) THENCE N.28°00'00"E, A DISTANCE OF 35.36 FEET; 9) THENCE N.73°00'00"E, A DISTANCE OF 212.00 FEET; 10) THENCE S.62°00'00"E, A DISTANCE OF 35.36 FEET; 11) THENCE N.73°00'00"E, A DISTANCE OF 50.00 FEET; 12) THENCE S.17°00'00"E, A DISTANCE OF 100.00 FEET; 13) THENCE N.73°00'00"E, A DISTANCE OF 125.00 FEET TO A POINT ON THE BOUNDARY OF WATER MANAGEMENT TRACT #7, AS SHOWN ON PROPOSED PLAT OF ORCHARDS OF WESTLAKE - PHASE I; THENCE BY THE FOLLOWING SEVEN (7) COURSES, BEING ALONG SAID BOUNDARY OF WATER MANAGEMENT TRACT #7: 1) THENCE S.17°00'00"E, A DISTANCE OF 200.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 18.90 FEET; 2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°30'00", A DISTANCE OF 308.70 FEET TO A POINT OF TANGENCY; 3) THENCE S.28°30'00"E, A DISTANCE OF 425.18 FEET; 4) THENCE N.61°30'00"E, A DISTANCE OF 233.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 160.00 FEET; 5) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 105°30'00", A DISTANCE OF 294.61 FEET TO A POINT OF TANGENCY; 6) THENCE N.44°00'00"W, A DISTANCE OF 553.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 650.00 FEET; 7) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°32'56", A DISTANCE OF 165.05 FEET TO A NON-TANGENT INTERSECTION AND A POINT ON SAID NORTHERLY LINE OF TRACT "S"; THENCE THE FOLLOWING FOUR (4) COURSES, BEING ALONG SAID NORTHERLY LINE OF TRACT "S": 1) THENCE N.73°00'00"E, A DISTANCE OF 128.76 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 525.00 FEET AND A RADIAL BEARING OF N.57°31'04"E, AT SAID INTERSECTION; 2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°31'04", A DISTANCE OF 105.54 FEET TO A POINT OF TANGENCY; 3) THENCE S.44°00'00"E, A DISTANCE OF 26.47 FEET; 4) THENCE N.46°00'00"E, A DISTANCE OF 16.64 FEET TO THE **POINT OF BEGINNING**.  
**CONTAINING:** 2,726,235 SQUARE FEET OR 62.586 ACRES, MORE OR LESS.

### LESS AND EXCEPT:

A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #6 AS SHOWN ON THE PLAT OF ORCHARDS OF WESTLAKE - PHASE I PER PLAT BOOK \_\_\_ PAGES \_\_\_ THROUGH \_\_\_, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE ON SAID **REFERENCE POINT "B"**; THENCE S.89°40'00"E, A DISTANCE OF 300.00 FEET TO THE **POINT OF BEGINNING WATER MANAGEMENT TRACT #6**; THENCE N.00°20'00"E, A DISTANCE OF 487.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1950.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°29'00", A DISTANCE OF 50.48 FEET TO A NON-TANGENT INTERSECTION; THENCE N.88°51'00"E, A DISTANCE OF 62.05 FEET; THENCE N.85°46'05"E, A DISTANCE OF 50.09 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 2150.00 FEET AND A RADIAL BEARING OF N.67°23'24"E, AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°53'24", A DISTANCE OF 221.02 TO A POINT OF TANGENCY; THENCE S.28°30'00"E, A DISTANCE OF 425.18 FEET; THENCE S.61°30'00"W, A DISTANCE OF 56.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 212.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°00'00", A DISTANCE OF 125.80 FEET TO A POINT OF TANGENCY; THENCE N.84°30'00"W, A DISTANCE OF 184.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 64.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°5'00", A DISTANCE OF 94.76 FEET TO THE **POINT OF BEGINNING WATER MANAGEMENT TRACT #6**.  
**CONTAINING:** 162,179 SQUARE FEET OR 3.723 ACRES, MORE OR LESS.

### LESS AND EXCEPT:

A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #8 AS SHOWN ON THE PLAT OF ORCHARDS OF WESTLAKE - PHASE I PER PLAT BOOK \_\_\_ PAGES \_\_\_ THROUGH \_\_\_, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE ON SAID **REFERENCE POINT "A"**; THENCE N.27°39'12"W, A DISTANCE OF 300.00 FEET TO THE **POINT OF BEGINNING WATER MANAGEMENT TRACT #8**; THENCE S.18°20'48"W, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1000.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH CENTRAL ANGLE OF 83°39'12", A DISTANCE OF 146.00 FEET TO A POINT OF TANGENCY; THENCE N.78°00'00"W, A DISTANCE OF 14.19 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 460.00 FEET AND A RADIAL BEARING OF S.82°58'07"W, AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°58'07", A DISTANCE OF 296.80 FEET TO A POINT OF TANGENCY; THENCE N.44°00'00"W, A DISTANCE OF 175.31 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 538.00 FEET AND A RADIAL BEARING OF S.49°08'18"E, AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°52'34", A DISTANCE OF 477.72 FEET TO A POINT OF TANGENCY; THENCE S.79°15'44" E, A DISTANCE OF 54.18 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 4146.00 FEET AND A RADIAL BEARING OF N.77°11'20"W, AT SAID INTERSECTION; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°32'08", A DISTANCE OF 400.55 FEET TO THE **POINT OF BEGINNING WATER MANAGEMENT TRACT #8**.  
**CONTAINING:** 148,413 SQUARE FEET OR 3.407 ACRES, MORE OR LESS.  
**TOTAL CONTAINING:** 2,415,643 SQUARE FEET OR 55.456 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" SHOWN HEREON AS EMPIRE DRIVE, LIBERTY LANE, MACOON WAY, PECAN DRIVE AND REDCOVE PLACE ARE HEREBY DEDICATED TO THE ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AS A PRIVATE ROADWAY FOR INGRESS AND EGRESS, ACCESS, UTILITIES AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, REUSE WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, REUSE WATER, WASTEWATER, AND WATER MANAGEMENT FACILITIES. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION, AN EASEMENT UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF WESTLAKE FOR SERVICE VEHICLES AND EMERGENCY VEHICLES. THE CITY OF WESTLAKE AND THE SEMINOLE IMPROVEMENT DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SAID TRACT "A" EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE SEMINOLE IMPROVEMENT DISTRICT, AND FOR MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE'S SERVICE VEHICLES AND EMERGENCY VEHICLES.

### OPEN SPACE TRACTS

TRACTS O.S.T. #14 AND O.S.T. #15, AS SHOWN HEREON, ARE HEREBY DEDICATED TO ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AND AN EASEMENT IS ALSO DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR LAKE MAINTENANCE ACCESS AND ALL OTHER PROPER PURPOSES OF THE DISTRICT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

### OPEN SPACE TRACTS

TRACTS O.S.T. #16 THROUGH O.S.T. #21, AS SHOWN HEREON, ARE HEREBY DEDICATED TO ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

### 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 RESTRICTIONS 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 HERON POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS, AND ASSIGNS ("HPL"), 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 FLORIDA POWER & LIGHT 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 FLORIDA POWER & LIGHT'S COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES.

### LAKE MAINTENANCE ACCESS EASEMENTS

THE LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

### DRAINAGE EASEMENTS

THE 20-FOOT-WIDE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE.  
CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR DRAINAGE PURPOSES, ANY AND ALL DRAINAGE AREAS, LAKE MAINTENANCE AREAS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

### DRAINAGE EASEMENT (PRIVATE)

THE 12-FOOT-WIDE DRAINAGE EASEMENTS (PRIVATE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.  
CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR DRAINAGE PURPOSES, ANY AND ALL DRAINAGE AREAS, LAKE MAINTENANCE AREAS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

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 \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

WITNESS: \_\_\_\_\_ MINTO PBLH, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_  
JOHN F. CARTER, MANAGER

WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY JOHN CARTER, AS MANAGER 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: \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
(PRINT NAME) - NOTARY PUBLIC

(SEAL)

### 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

WITNESS: \_\_\_\_\_ SEMINOLE IMPROVEMENT DISTRICT  
AN INDEPENDENT SPECIAL DISTRICT  
OF THE STATE OF FLORIDA

PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_  
SCOTT MASSEY, PRESIDENT

(SEAL)

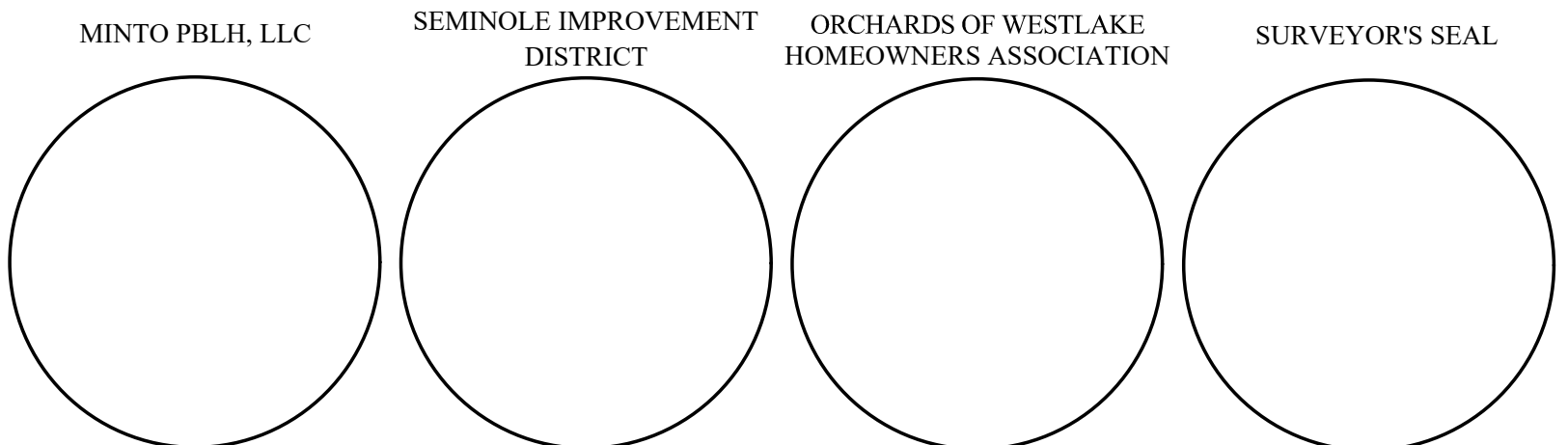
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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: \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
(PRINT NAME) - NOTARY PUBLIC

(SEAL)



### ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

WITNESS: \_\_\_\_\_ ORCHARDS OF WESTLAKE  
HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT-FOR-PROFIT

PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_  
JOHN CARTER, PRESIDENT

(SEAL)

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY JOHN CARTER, AS PRESIDENT FOR ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
(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. 177.091(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: \_\_\_\_\_ GARY A. RAGER, P.S.M.  
LICENSE NO. 154828  
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY  
GARY A. RAGER, P.S.M.  
154828 STATE OF FLORIDA.  
GEOPOINT SURVEYING, INC.  
4152 WEST BLUE HERON BOULEVARD, SUITE 105,  
RIVIERA BEACH, FLORIDA 33404,  
CERTIFICATE OF AUTHORIZATION NO. LB7768



4152 W. Blue Heron Blvd. Phone: (561) 444-2720  
Suite 105 www.geopointsurvey.com  
Riviera Beach, FL 33404 Licensed Business Number LB 7768



**ORCHARDS OF WESTLAKE - PHASE II**  
 BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK \_\_\_, PG(s). \_\_\_-\_\_\_,  
 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.

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021, IN ACCORDANCE WITH SEC. 177.071(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: \_\_\_\_\_  
 CITY MANAGER, KEN CASSEL

BY: \_\_\_\_\_  
 CITY MAYOR, ROGER MANNING

**TITLE CERTIFICATION**

STATE OF FLORIDA  
 COUNTY OF \_\_\_\_\_

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: \_\_\_\_\_

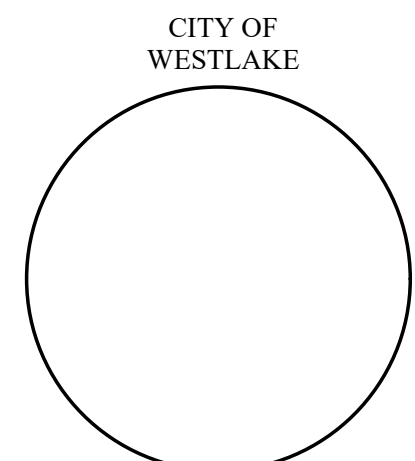
\_\_\_\_\_  
 HARRY BINNIE, PRESIDENT, FOUNDERS TITLE

**AREA TABULATION (IN ACRES)**

SINGLE FAMILY LOTS (240 LOTS):	42.761
ROADWAY TRACT (TRACT "A"):	10.492
OPEN SPACE TRACT #14:	0.057
OPEN SPACE TRACT #15:	0.057
OPEN SPACE TRACT #16:	0.339
OPEN SPACE TRACT #17:	0.371
OPEN SPACE TRACT #18:	0.238
OPEN SPACE TRACT #19:	0.108
OPEN SPACE TRACT #20:	0.320
OPEN SPACE TRACT #21:	0.713
 TOTAL ACRES, MORE OR LESS:	 55.456

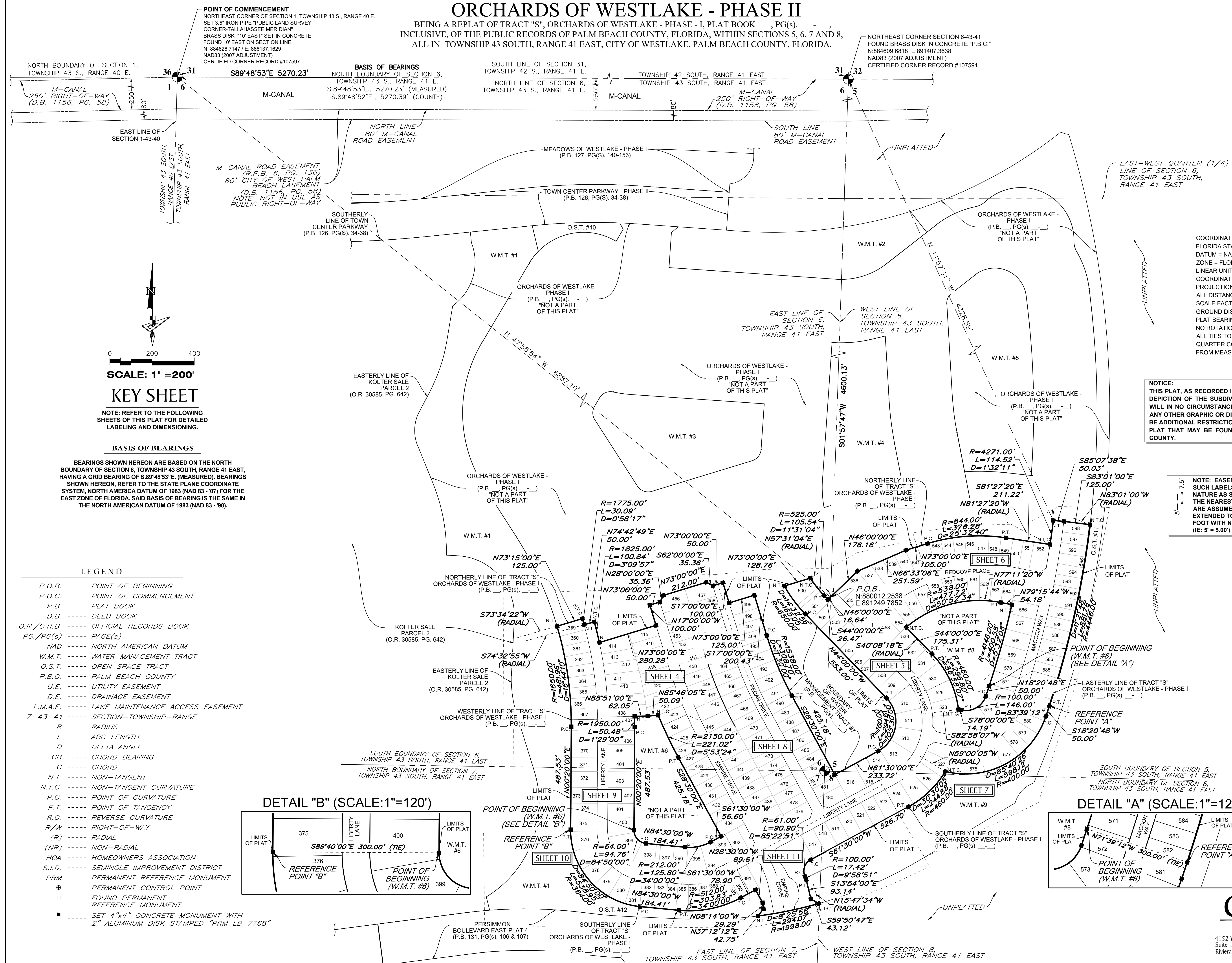
**SURVEYORS NOTES**

- 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



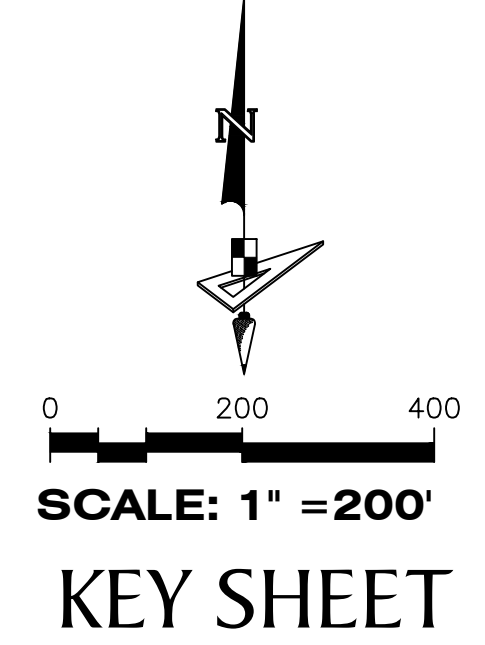
# ORCHARDS OF WESTLAKE - PHASE II

BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE I, PLAT BOOK \_\_\_\_\_, PG(S) \_\_\_\_\_, 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.



**POINT OF COMMENCEMENT**  
 NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.  
 SET 3" IRON PIPE "PUBLIC LAND SURVEY  
 CORNER-TALLAHASSEE MERIDIAN"  
 BRASS DISK "10" EAST" SET IN CONCRETE  
 FOUND 10' EAST ON SECTION LINE  
 N. 884626.7147 / E. 886137.1629  
 NAD83 (2007 ADJUSTMENT)  
 CERTIFIED CORNER RECORD #107597

NORTHEAST CORNER SECTION 6-43-41  
 FOUND BRASS DISK IN CONCRETE "P.B.C."  
 N.884609.6818 E.891407.3638  
 NAD83 (2007 ADJUSTMENT)  
 CERTIFIED CORNER RECORD #107591



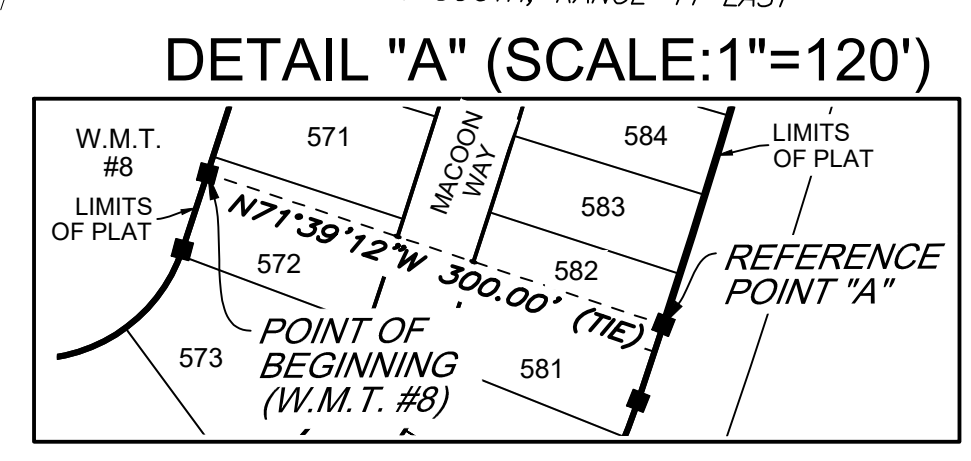
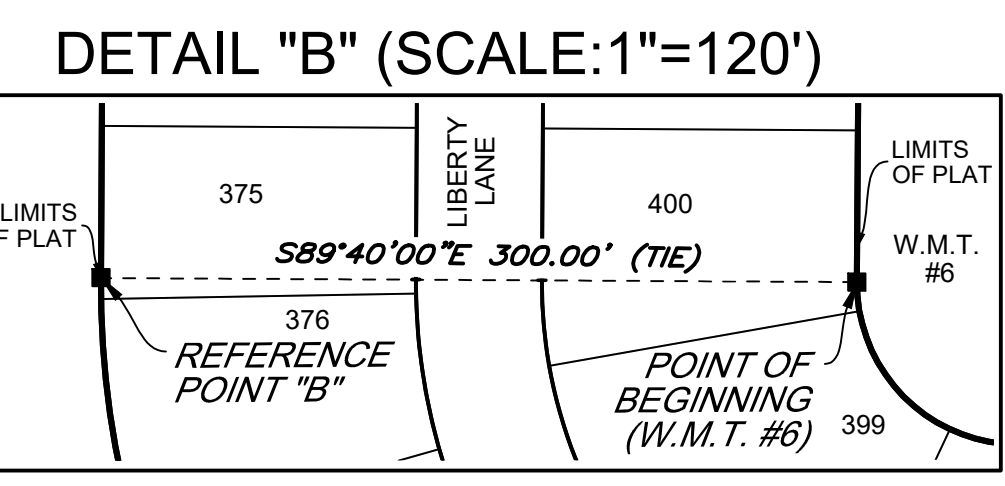
NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

### BASIS OF BEARINGS

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. (MEASURED). BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA 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).

### LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- PG./PG(S) ----- PAGE(S)
- NAD ----- NORTH AMERICAN DATUM
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- 7-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- N.T. ----- NON-TANGENT
- N.T.C. ----- NON-TANGENT CURVATURE
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- R.C. ----- REVERSE CURVATURE
- R/W ----- RIGHT-OF-WAY
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- HOA ----- HOMEOWNERS ASSOCIATION
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



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

NOTE: 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 THIS COUNTY.

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.000) (IE: 7.5' = 7.500)



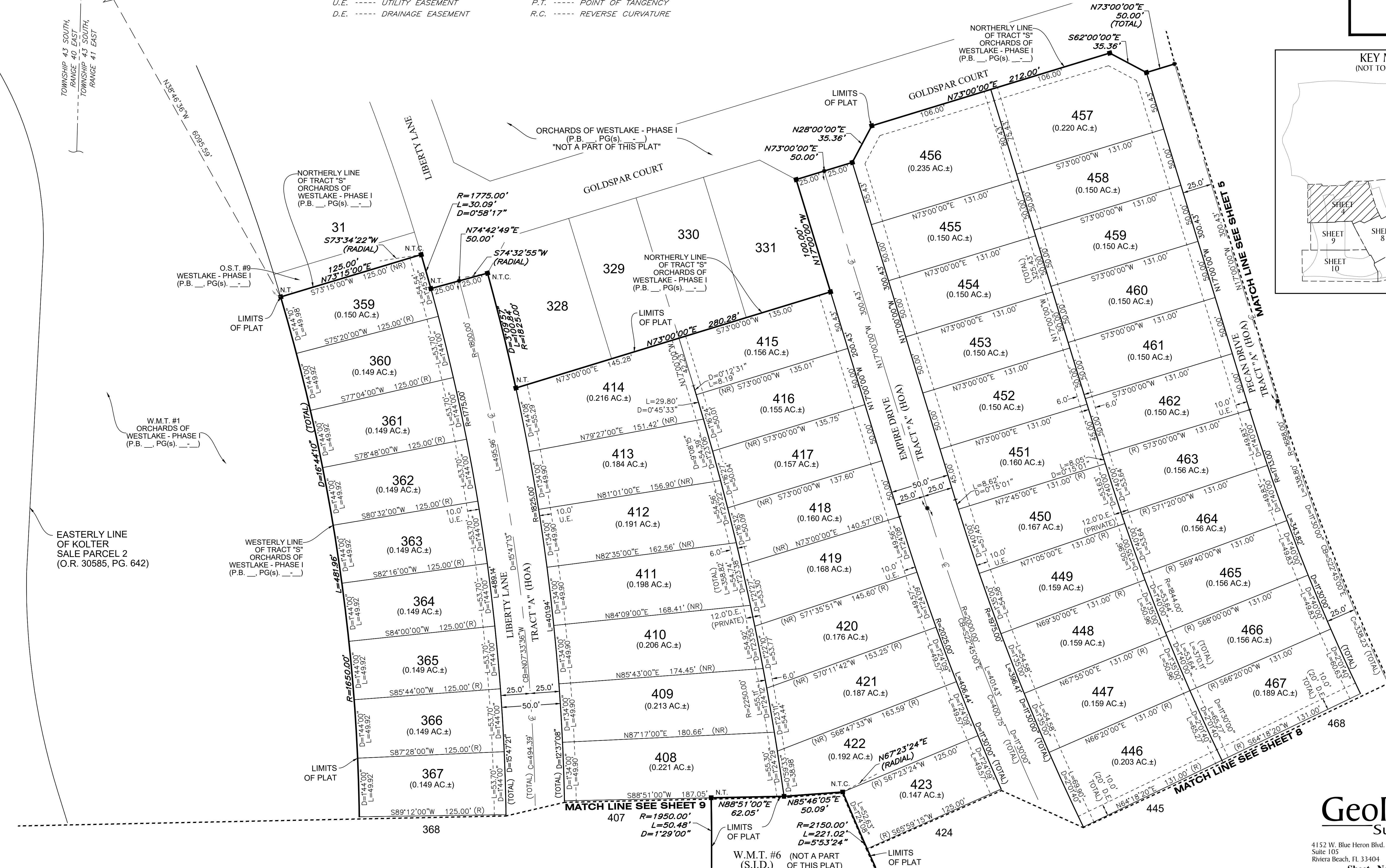
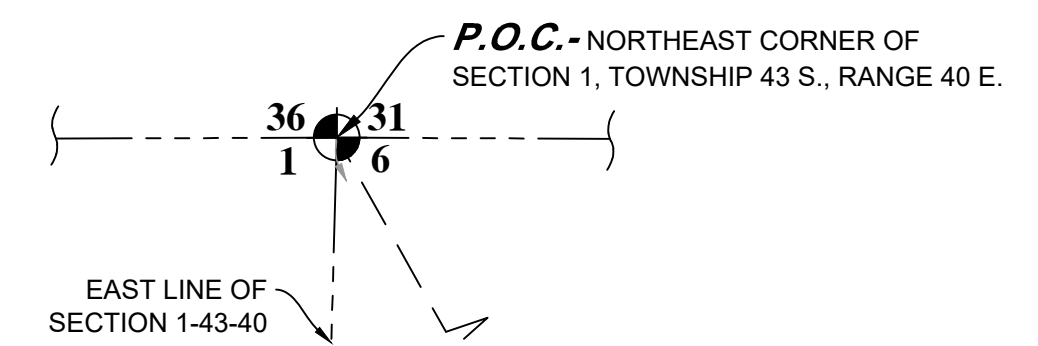
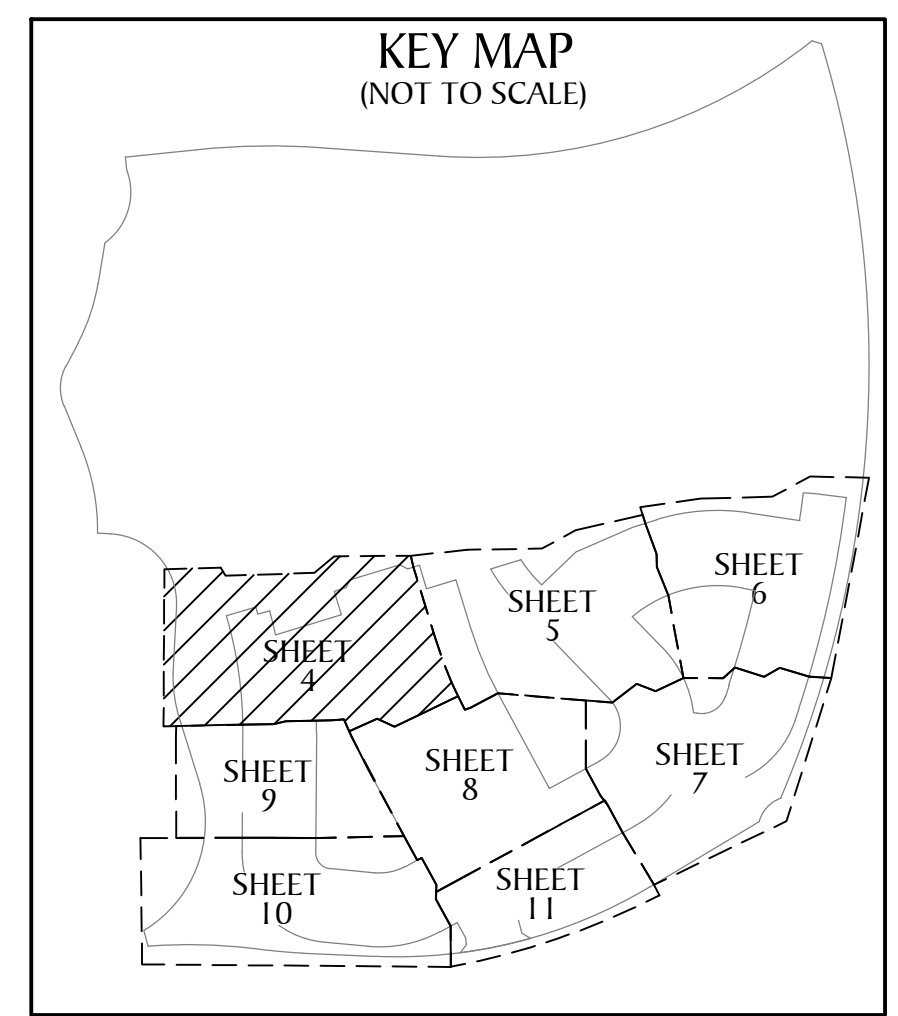
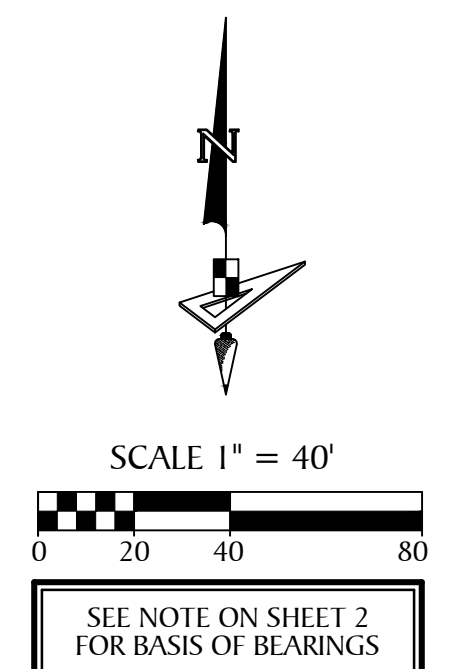
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**ORCHARDS OF WESTLAKE - PHASE II**  
 BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK \_\_\_\_\_, PG(s) \_\_\_\_\_,  
 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN SECTIONS 5, 6, 7 AND 8,  
 ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

**LEGEND**

P.O.B. ----- POINT OF BEGINNING	L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT	R/W ----- RIGHT-OF-WAY
P.O.C. ----- POINT OF COMMENCEMENT	7-43-41 ----- SECTION-TOWNSHIP-RANGE	(R) ----- RADIAL
P.B. ----- PLAT BOOK	R ----- RADIUS	(NR) ----- NON-RADIAL
D.B. ----- DEED BOOK	L ----- ARC LENGTH	HOA ----- HOMEOWNERS ASSOCIATION
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK	D ----- DELTA ANGLE	S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
PG./PG(s) ----- PAGE(S)	CB ----- CHORD BEARING	PRM ----- PERMANENT REFERENCE MONUMENT
NAD ----- NORTH AMERICAN DATUM	C ----- CHORD	● ----- PERMANENT CONTROL POINT
W.M.T. ----- WATER MANAGEMENT TRACT	N.T. ----- NON-TANGENT	□ ----- FOUND PERMANENT REFERENCE MONUMENT
O.S.T. ----- OPEN SPACE TRACT	N.T.C. ----- NON-TANGENT CURVATURE	■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
P.B.C. ----- PALM BEACH COUNTY	P.C. ----- POINT OF CURVATURE	
U.E. ----- UTILITY EASEMENT	P.T. ----- POINT OF TANGENCY	
D.E. ----- DRAINAGE EASEMENT	R.C. ----- REVERSE CURVATURE	



# ORCHARDS OF WESTLAKE - PHASE II

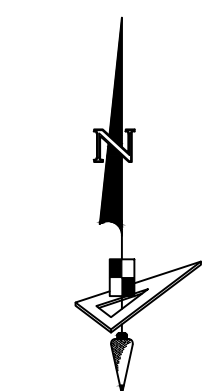
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## LEGEND

- |   |   |
|---|---|
| P.O.B. ----- POINT OF BEGINNING                 | (R) ----- RADIAL  |
| P.O.C. ----- POINT OF COMMENCEMENT              | (NR) ----- NON-RADIAL   |
| P.B. ----- PLAT BOOK                            | HOA ----- HOMEOWNERS ASSOCIATION  |
| D.B. ----- DEED BOOK                            | S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT                                      |
| O.R./O.R.B. ----- OFFICIAL RECORDS BOOK         | PRM ----- PERMANENT REFERENCE MONUMENT  |
| PG./PG(S) ----- PAGE(S)                         | ● ----- PERMANENT CONTROL POINT   |
| NAD ----- NORTH AMERICAN DATUM                  | □ ----- FOUND PERMANENT REFERENCE MONUMENT                                      |
| W.M.T. ----- WATER MANAGEMENT TRACT             | ■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768" |
| O.S.T. ----- OPEN SPACE TRACT                   |   |
| P.B.C. ----- PALM BEACH COUNTY                  |   |
| U.E. ----- UTILITY EASEMENT                     |   |
| D.E. ----- DRAINAGE EASEMENT                    |   |
| L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT |   |
| 7-43-41 ----- SECTION-TOWNSHIP-RANGE            |   |
| R ----- RADIUS                                  |   |
| L ----- ARC LENGTH                              |   |
| D ----- DELTA ANGLE                             |   |
| CB ----- CHORD BEARING                          |   |
| C ----- CHORD                                   |   |
| N.T. ----- NON-TANGENT                          |   |
| N.T.C. ----- NON-TANGENT CURVATURE              |   |
| P.C. ----- POINT OF CURVATURE                   |   |
| P.T. ----- POINT OF TANGENCY                    |   |
| R.C. ----- REVERSE CURVATURE                    |   |
| R/W ----- RIGHT-OF-WAY                          |   |

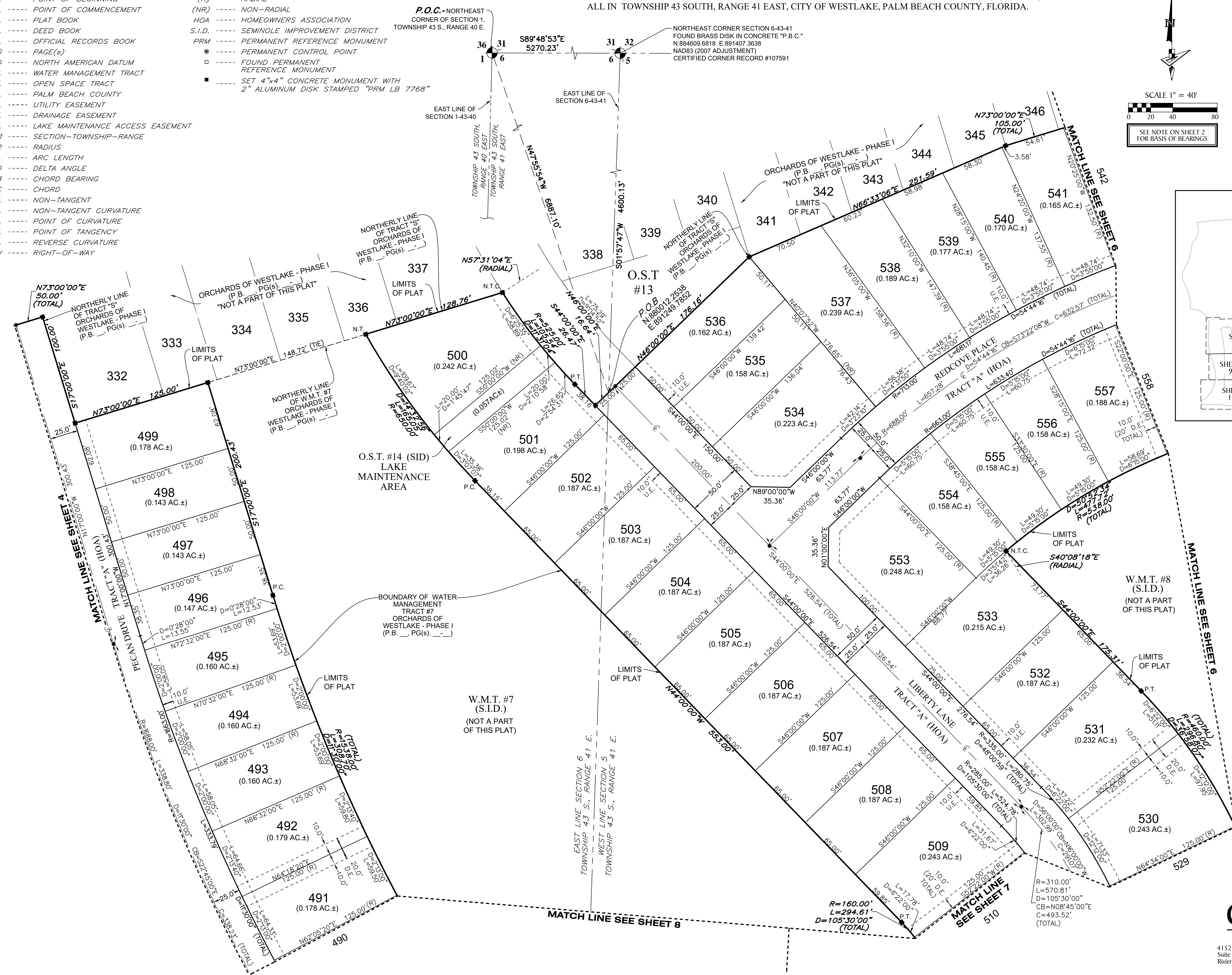
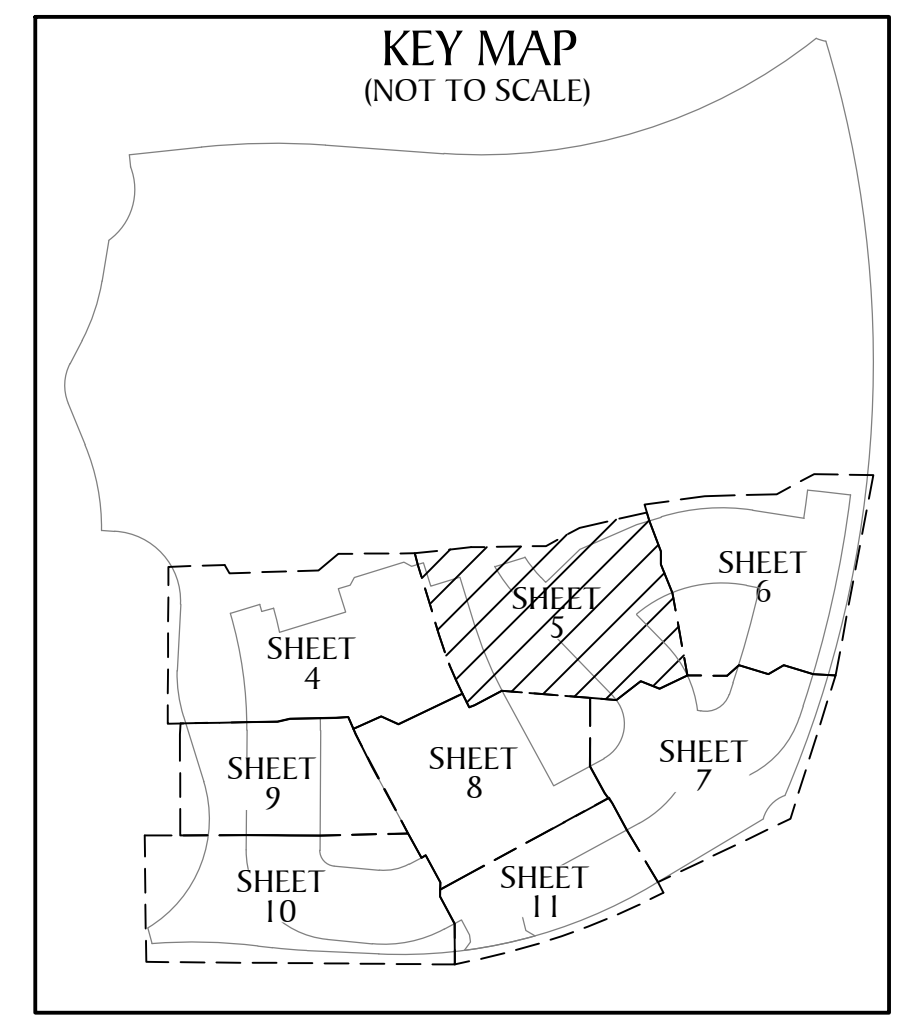
P.O.C. - NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.

NORTHEAST CORNER SECTION 6-43-41 FOUND BRASS DISK IN CONCRETE "P.B.C." N:884609.6818 E:891407.3638 NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #107591



SCALE 1" = 40'

SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS

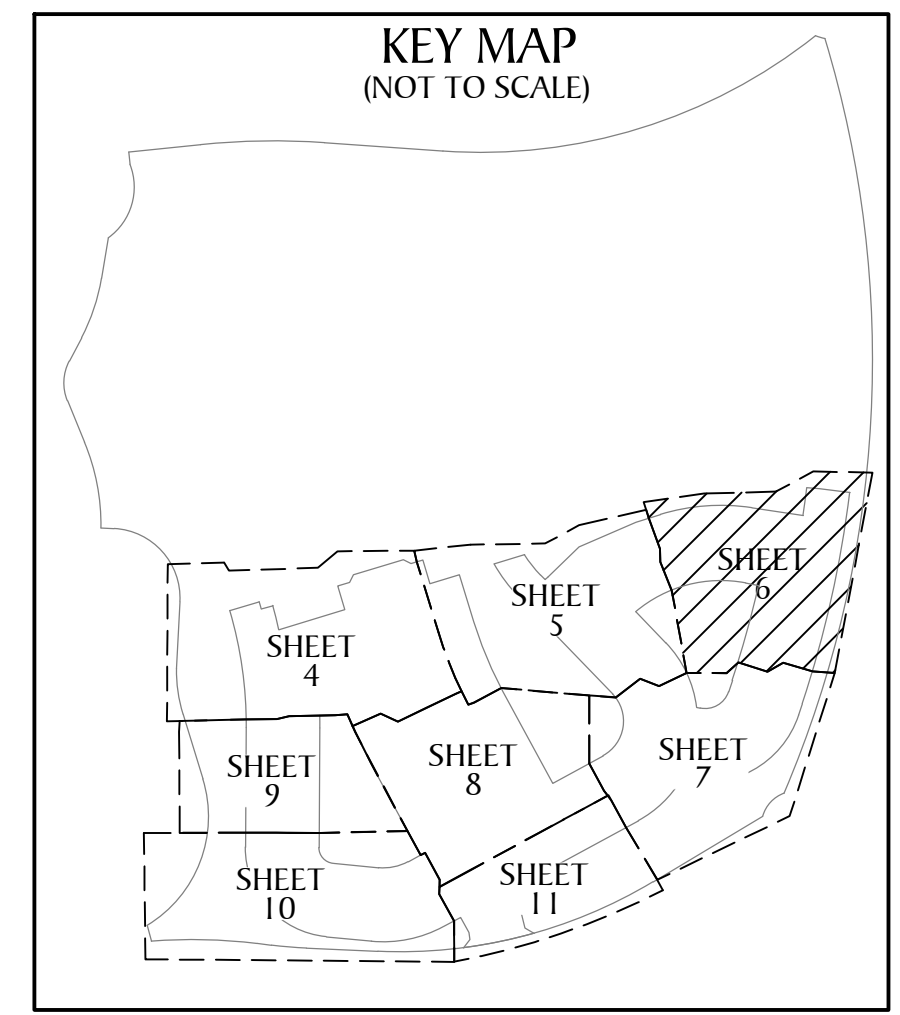
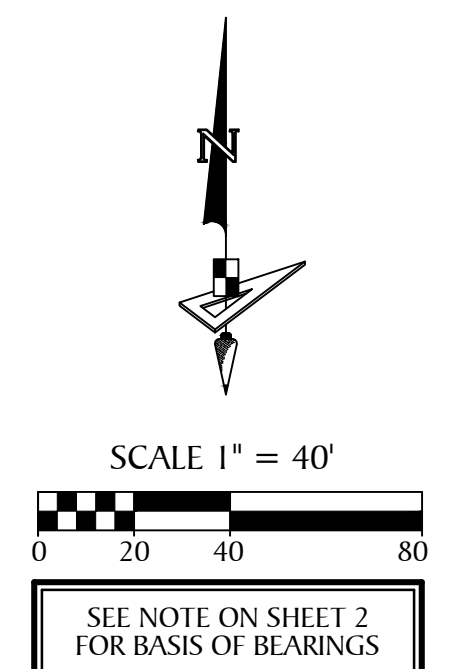
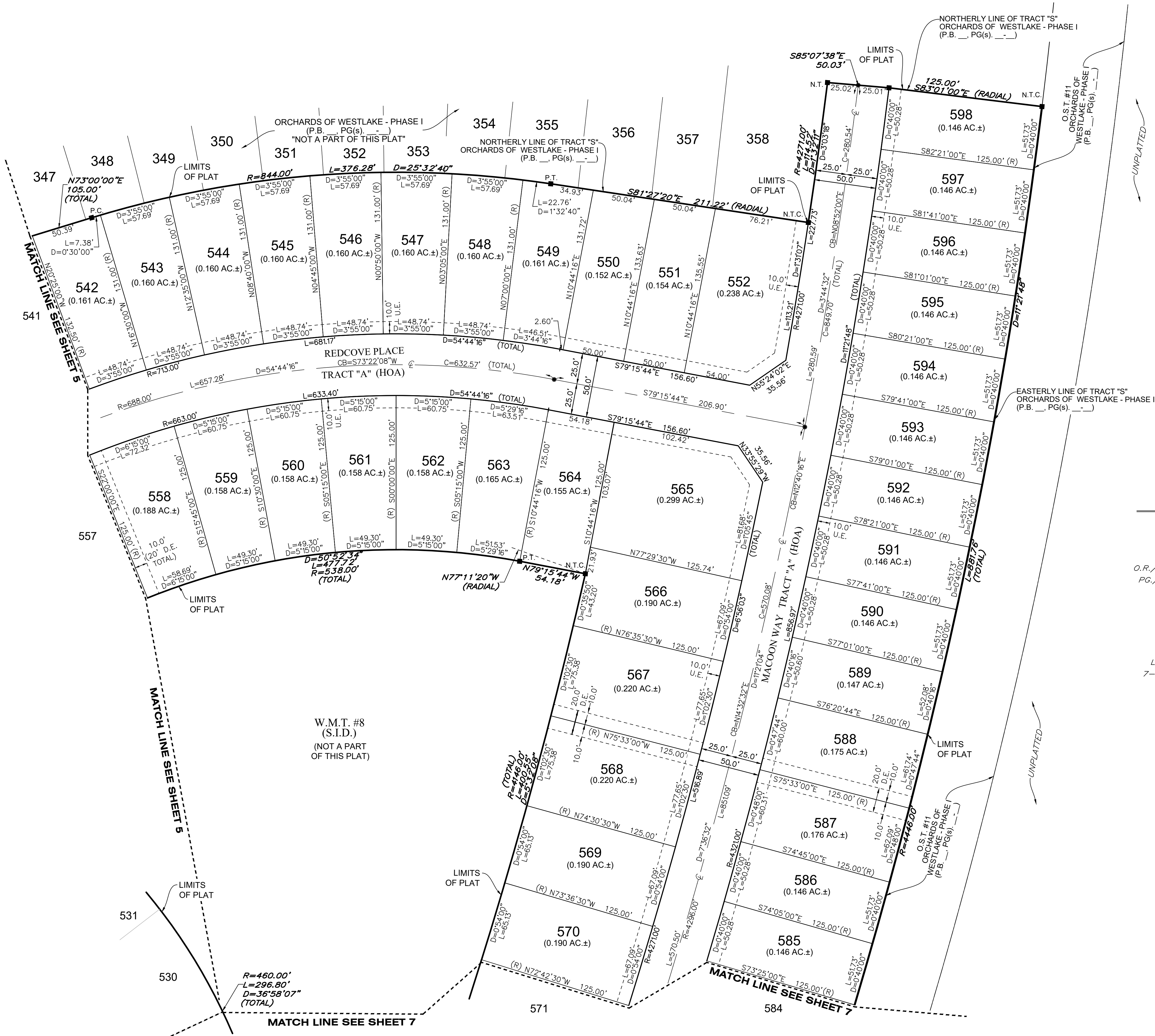


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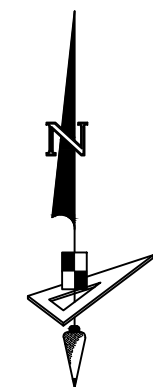
# ORCHARDS OF WESTLAKE - PHASE II

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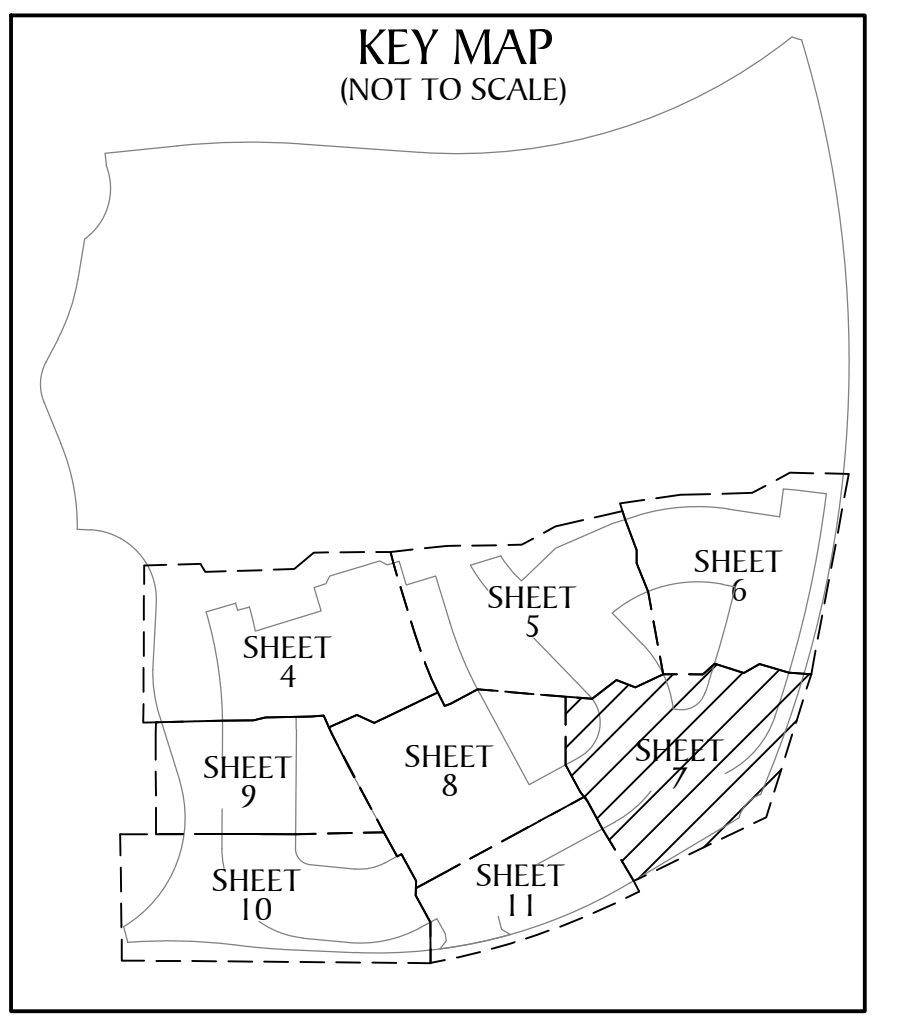
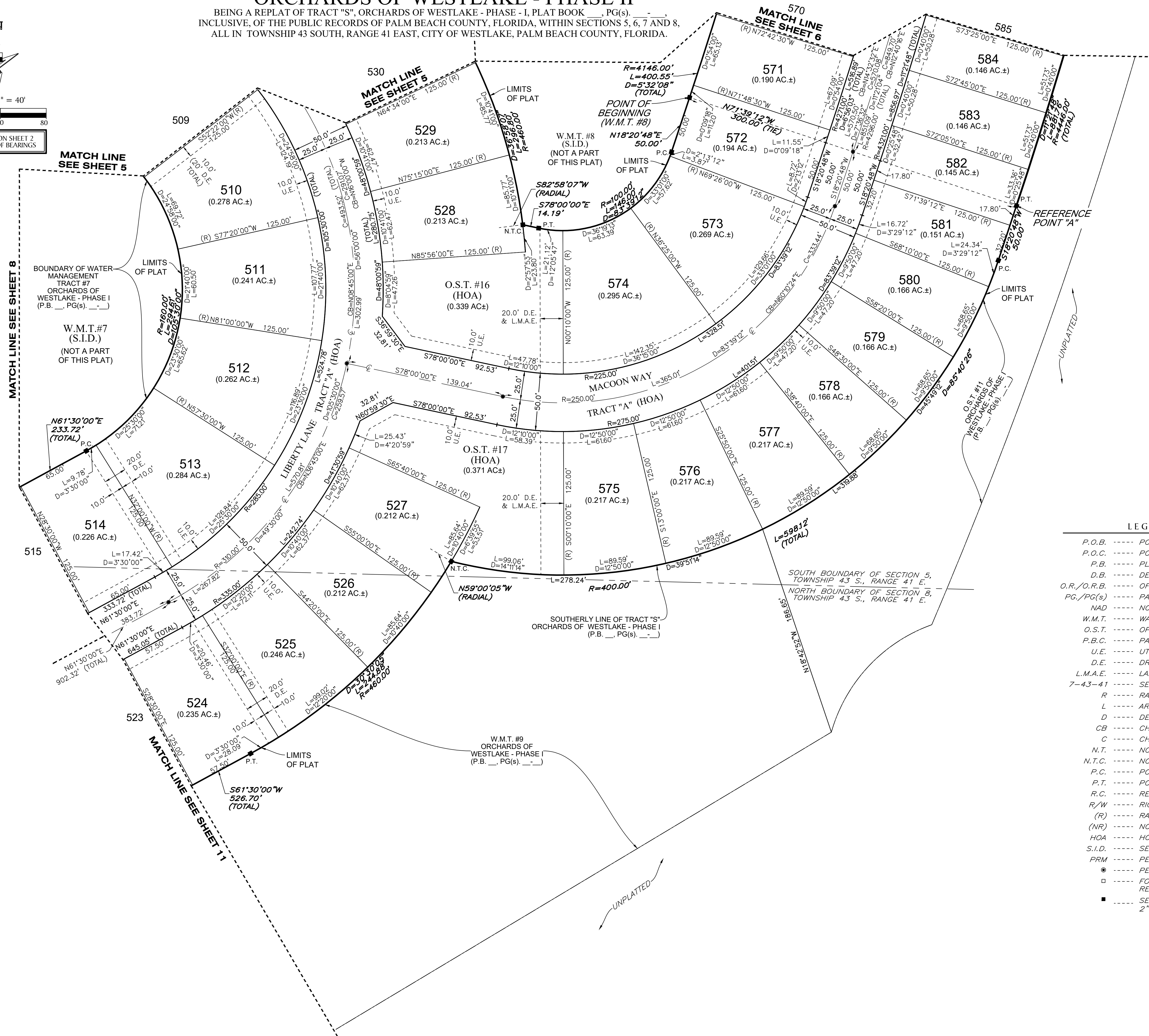


- ### LEGEND
- P.O.B. ----- POINT OF BEGINNING
  - P.O.C. ----- POINT OF COMMENCEMENT
  - P.B. ----- PLAT BOOK
  - D.B. ----- DEED BOOK
  - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
  - PG./PG(S) ----- PAGE(S)
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  - W.M.T. ----- WATER MANAGEMENT TRACT
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  - R/W ----- RIGHT-OF-WAY
  - (R) ----- RADIAL
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  - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
  - PRM ----- PERMANENT REFERENCE MONUMENT
  - ----- PERMANENT CONTROL POINT
  - ----- FOUND PERMANENT REFERENCE MONUMENT
  - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

**ORCHARDS OF WESTLAKE - PHASE II**  
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 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.



SCALE 1" = 40'  
 0 20 40 80  
 SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS



**LEGEND**

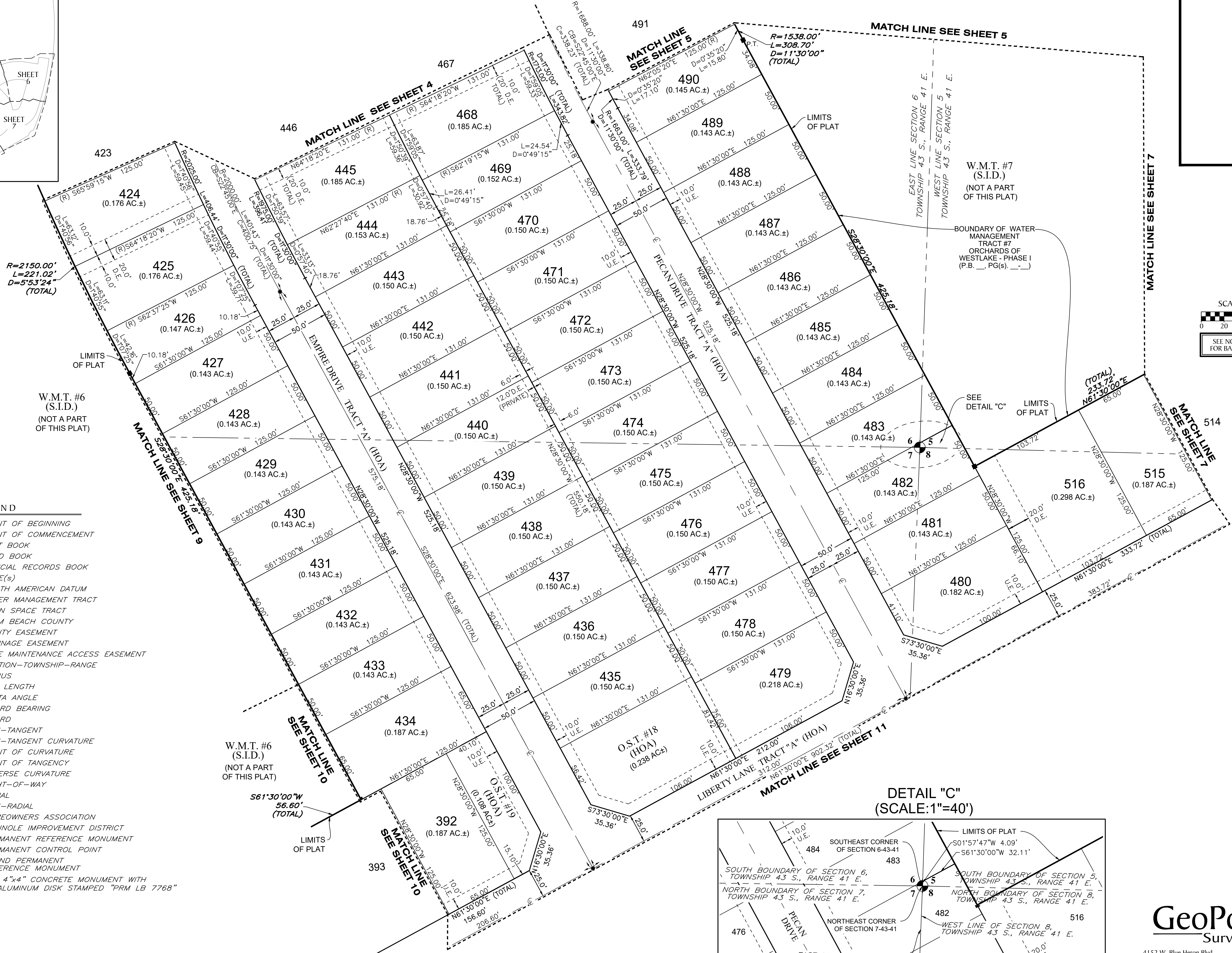
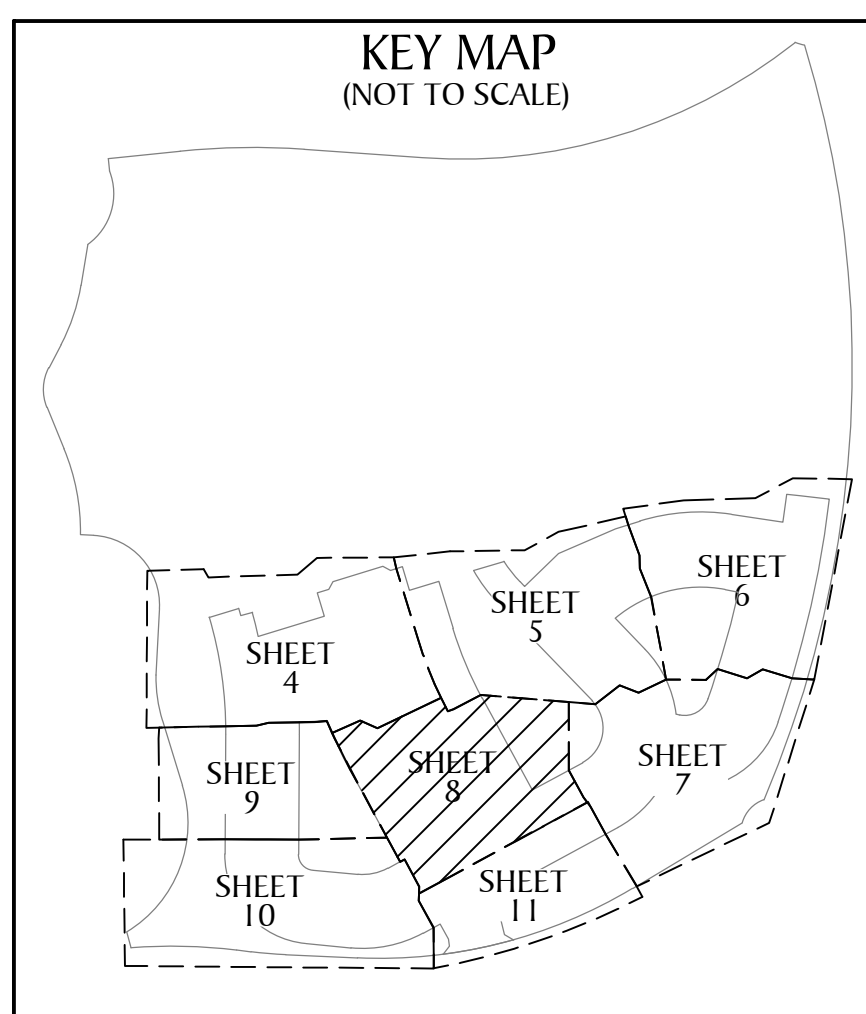
- P.O.B. ----- POINT OF BEGINNING
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- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- PG./PG(S) ----- PAGE(S)
- NAD ----- NORTH AMERICAN DATUM
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- O.S.T. ----- OPEN SPACE TRACT
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- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
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- 7-43-41 ----- SECTION-TOWNSHIP-RANGE
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- L ----- ARC LENGTH
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**GeoPoint**  
 Surveying, Inc.  
 4152 W. Blue Heron Blvd. Suite 105  
 Riviera Beach, FL 33404  
 Phone: (561) 444-2720  
 www.geopointsurvey.com  
 Licensed Business Number LB 7768  
 Sheet No. 7 of 11 Sheets

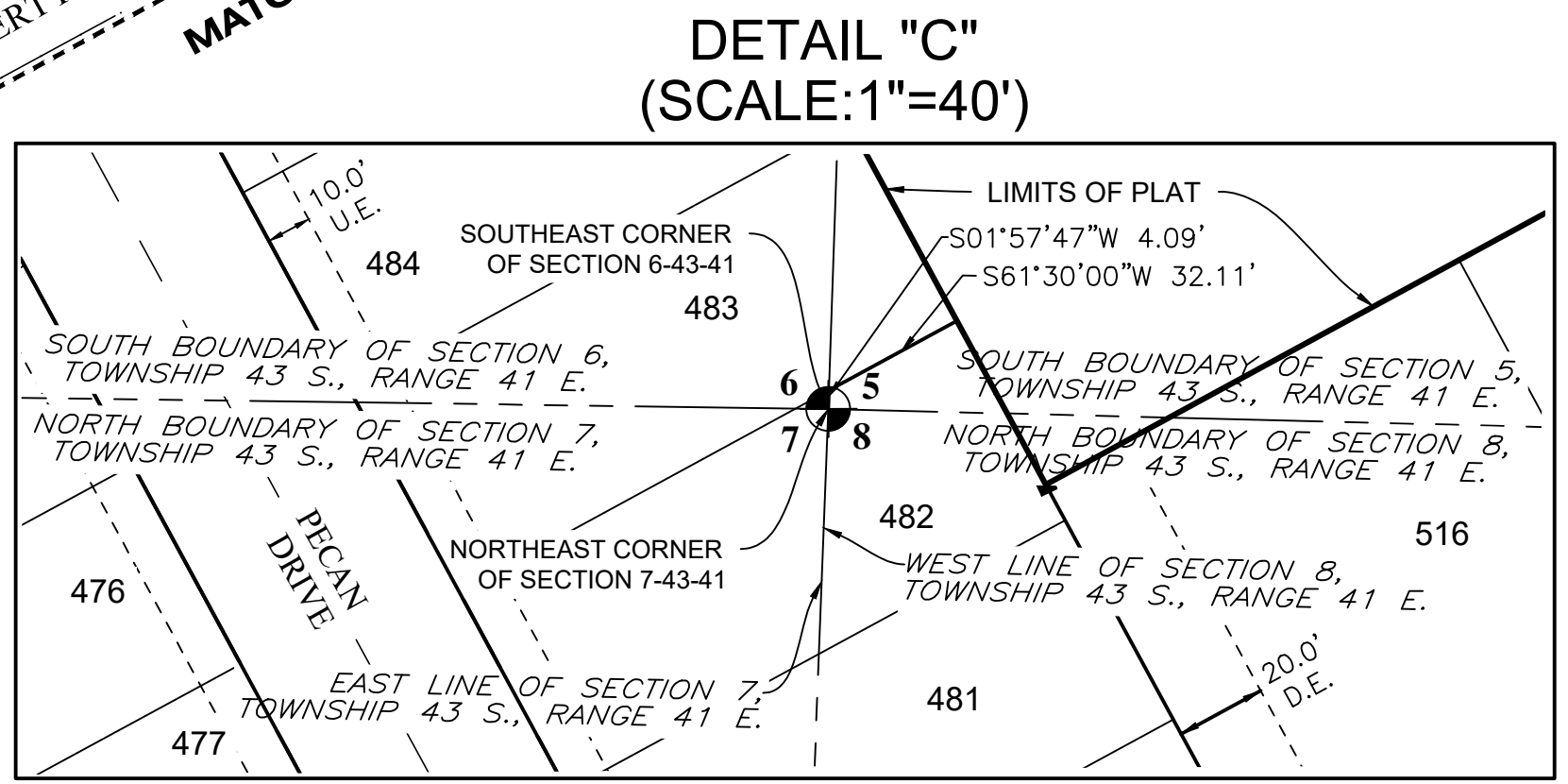
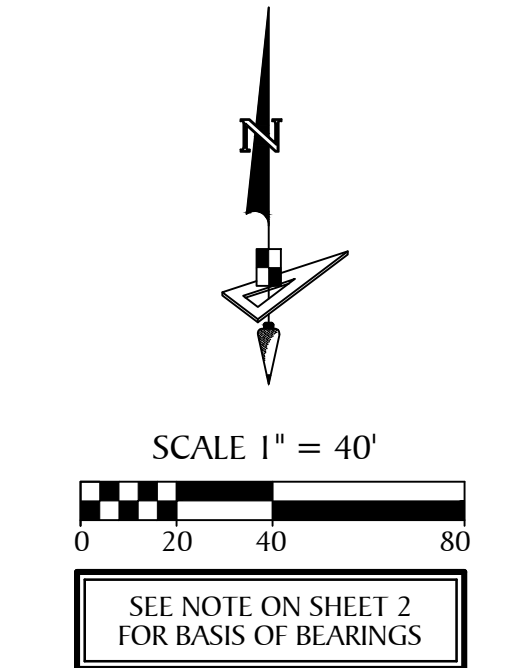


# ORCHARDS OF WESTLAKE - PHASE II

BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK \_\_\_\_\_, PG.(s) \_\_\_\_\_, 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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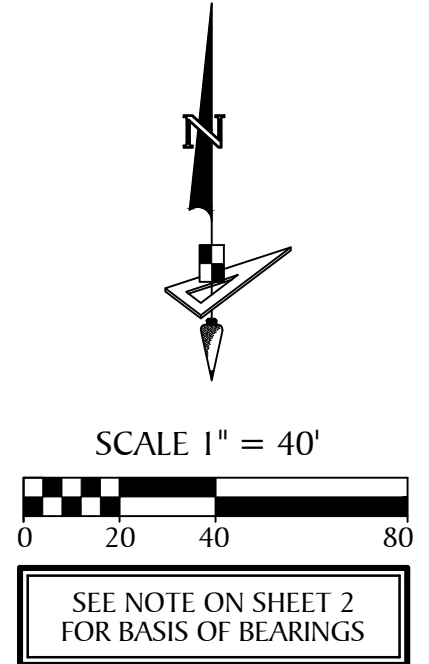
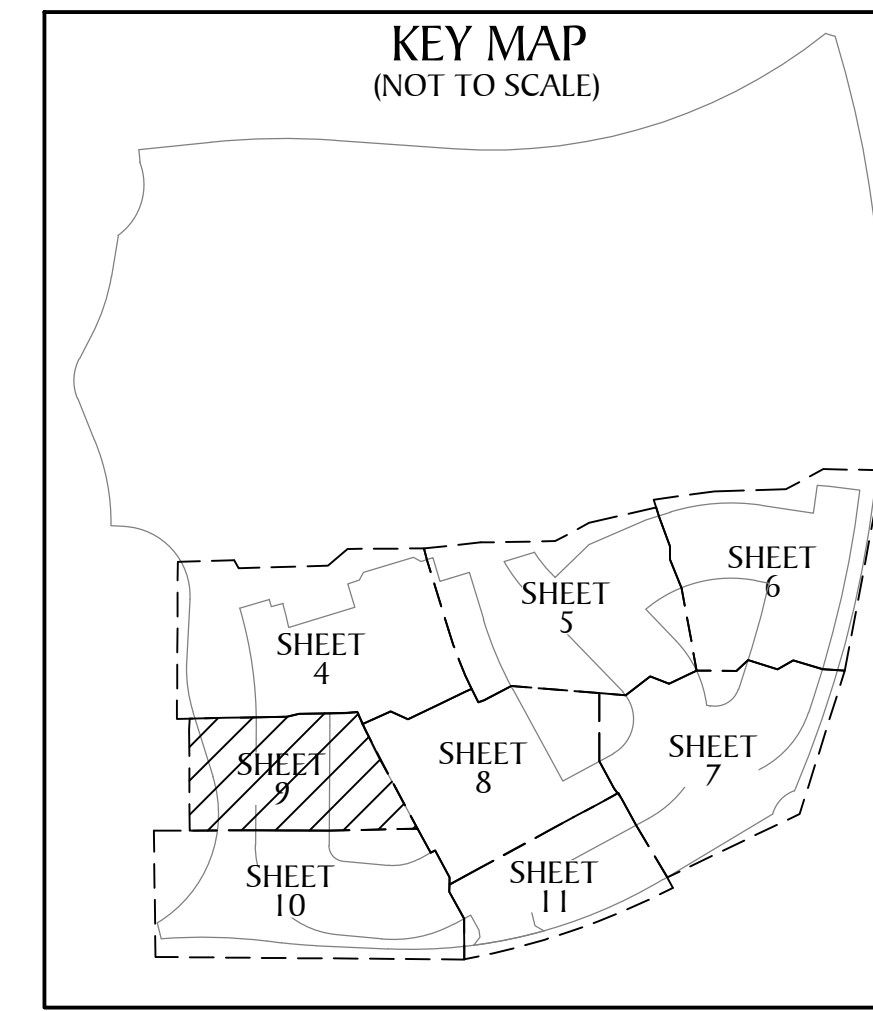
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4152 W. Blue Heron Blvd.  
Suite 105  
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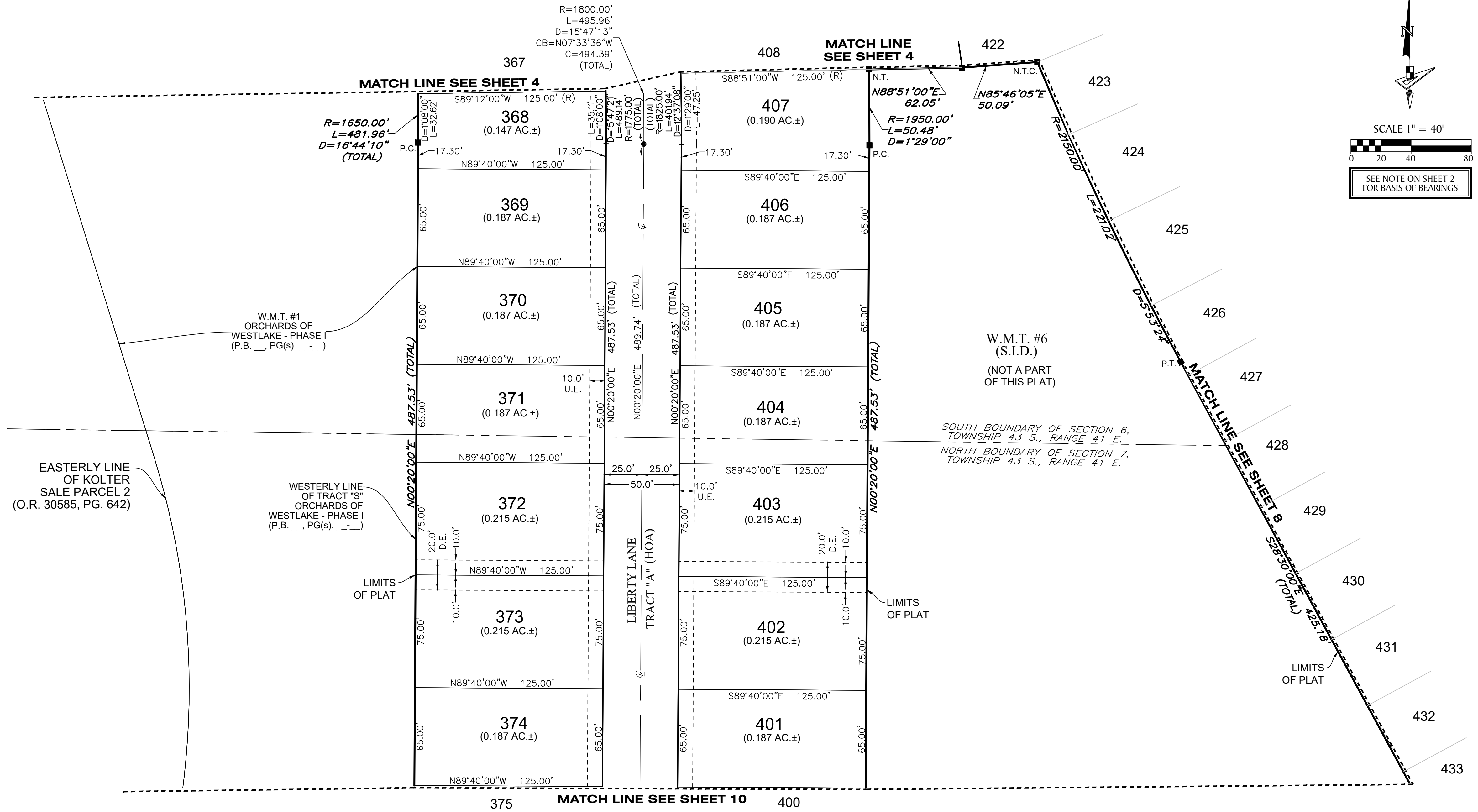
Phone: (561) 444-2720  
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Sheet No. 8 of 11 Sheets

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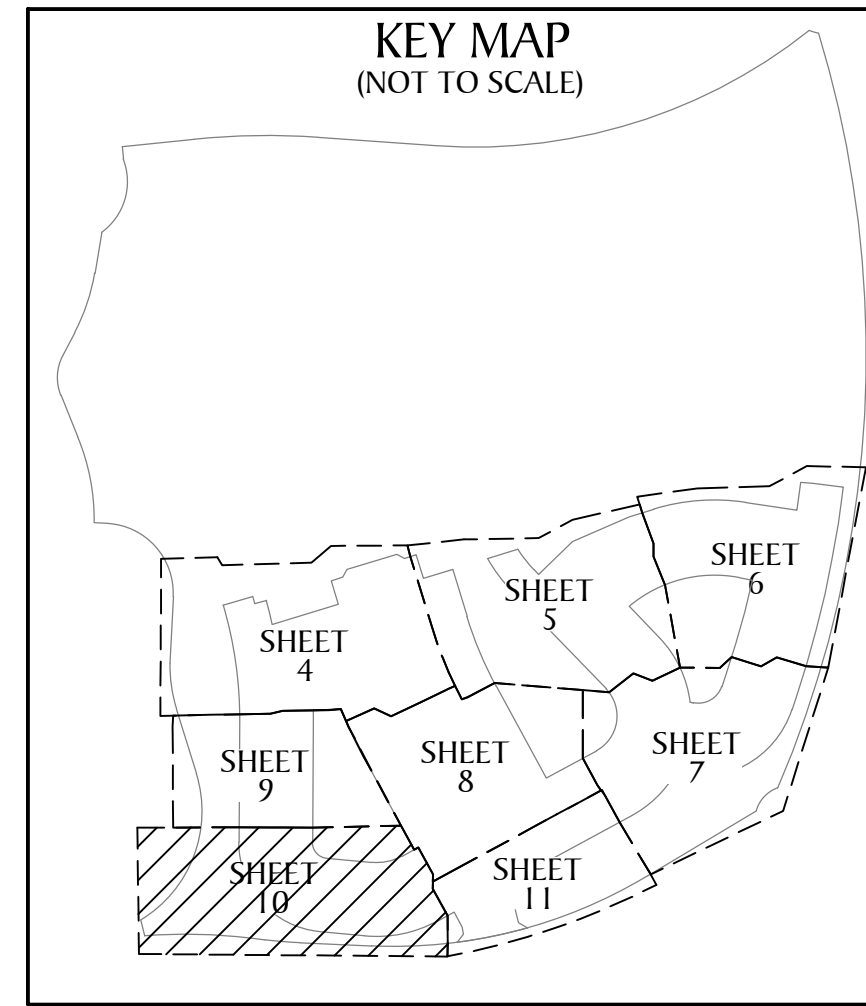
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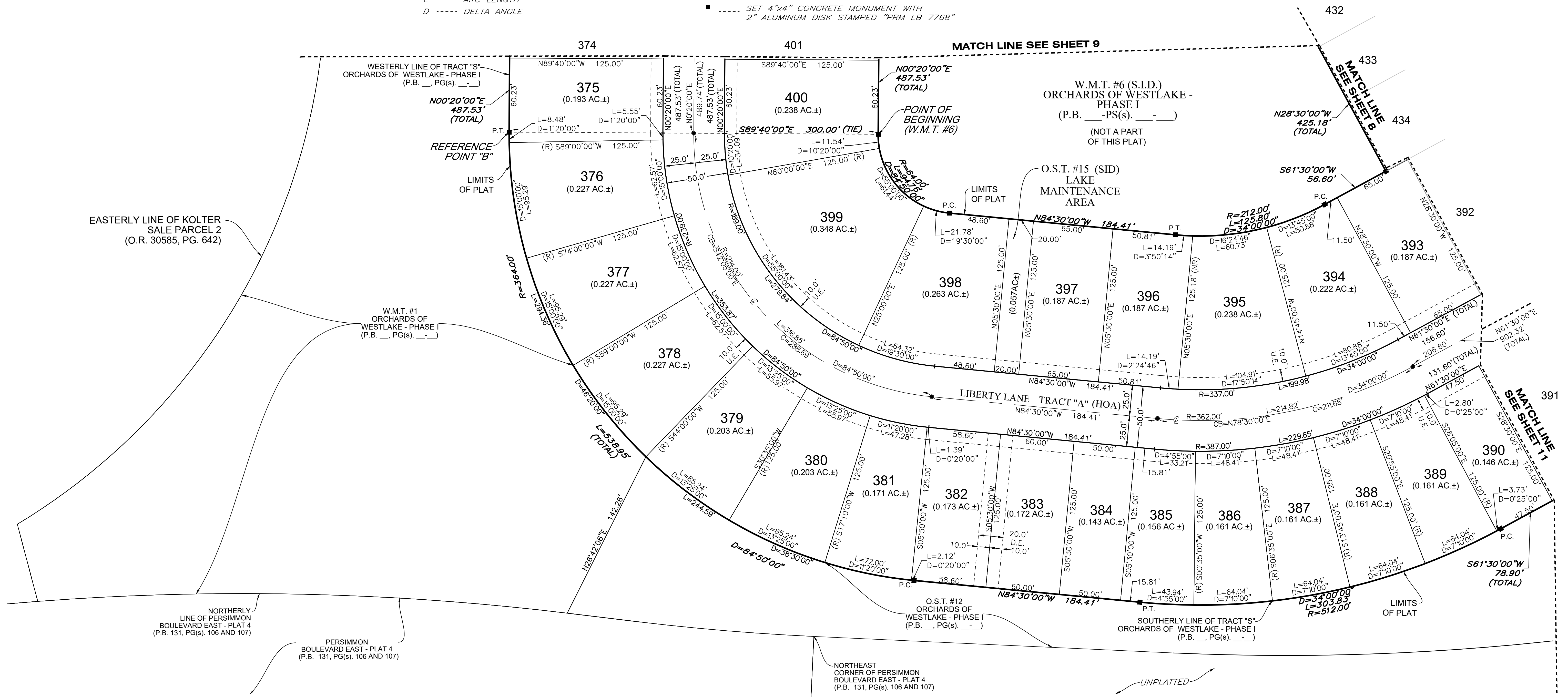
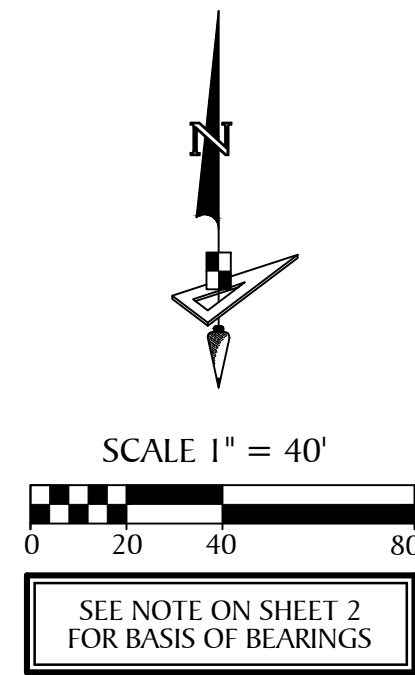
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## LEGEND

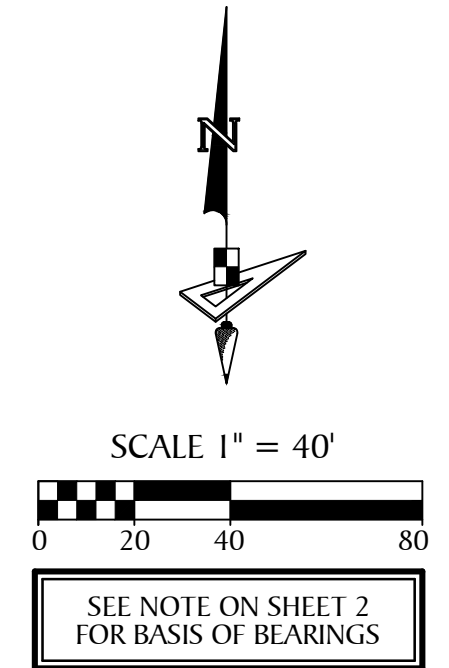
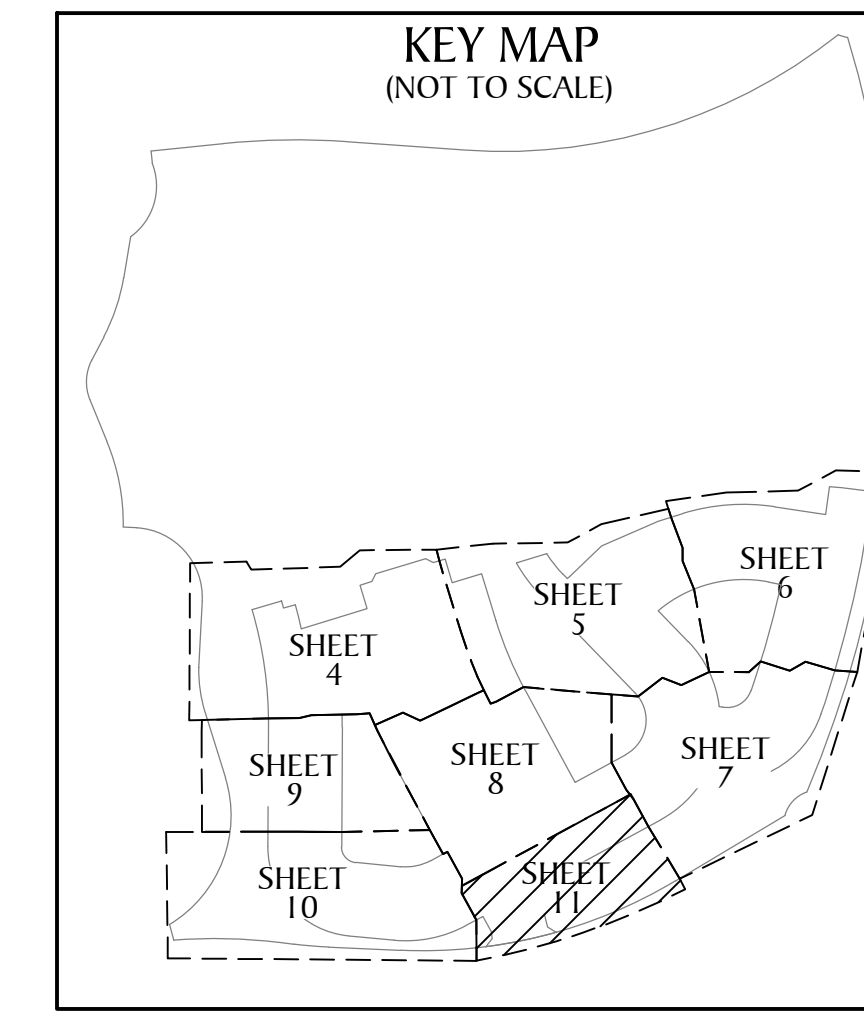
- |   |   |
|---|---|
| P.O.B. ----- POINT OF BEGINNING                 | CB ----- CHORD BEARING  |
| P.O.C. ----- POINT OF COMMENCEMENT              | C ----- CHORD   |
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| 7-43-41 ----- SECTION-TOWNSHIP-RANGE            | ● ----- PERMANENT CONTROL POINT   |
| R ----- RADIUS                                  | □ ----- FOUND PERMANENT REFERENCE MONUMENT                                      |
| L ----- ARC LENGTH                              | ■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768" |
| D ----- DELTA ANGLE                             |   |



# ORCHARDS OF WESTLAKE - PHASE II

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LEGEND	
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**RESOLUTION 2021-07**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - II, PLAT BOOK \_\_\_\_, PG(S). \_\_\_\_ - \_\_\_\_, 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., PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.**

---

**WHEREAS**, Minto PBLH, LLC, a Florida Limited Liability Company, as the Applicant has requested approval for Orchards of Westlake Phase II plat and boundary survey, being a Replat of Tract "S", Orchards of Westlake - Phase - II, Plat Book \_\_\_\_, PG(S). \_\_\_\_ - \_\_\_\_, 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., containing approximately 55.456 acres as described in Exhibit "A", attached hereto; and

**WHEREAS**, the City of Westlake has the exclusive jurisdiction to approve the plat and boundary survey pursuant to Florida Statutes, §177.071; and

**WHEREAS**, the application has been reviewed and approved by a Professional Surveyor and Mapper for the City of Westlake, and said Surveyor and Mapper has found the application to be consistent with the requirements under Florida Statutes, Chapter 177; and

**WHEREAS**, the Building staff, Engineering staff and Planning staff for the City of Westlake have reviewed the application, the final plat, attached hereto as "Exhibit B", and the boundary survey, attached hereto as "Exhibit C", and the collective staff has recommended approval; and

**WHEREAS**, after careful review and consideration, the collective staff has determined that this application has complied with the City's land development regulations and Florida law.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, THAT:**

**Section 1:**     **Incorporation:** The above recitals are true and correct and are incorporated herein by this reference.

**Section 2:**     **City Council Approval:** The City Council for the City of Westlake hereby approves the final plat, "Exhibit B", and boundary survey, "Exhibit C", for the Orchards of Westlake Phase II as described in the attached Exhibit "A", containing approximately 55.456 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.

**Section 3:**     **Recordation:** The applicant shall provide a certified copy of the recorded plat and the applicant shall cover the costs of recording the plat in the public records in and for Palm Beach County Florida.

**Section 4:** Scrivener's Errors: The City of Westlake intends that the Resolution can be renumbered or re-lettered and typographical errors and clarification of ambiguous wording that do not affect the intent can be corrected with the authorization of the City Manager and City Attorney without the need for public hearing.

**Section 5:** Effective Date: This resolution shall take effect immediately upon its adoption.

**PASSED AND APPROVED** by City Council for the City of Westlake, on this 8<sup>th</sup> day of March, 2021.

**PUBLISHED** on this \_\_\_\_ day of \_\_\_\_\_ 2021 in the Palm Beach Post.

---

City of Westlake  
Roger Manning, Mayor

---

Zoie Burgess, City Clerk

---

Approved as to Form and Sufficiency  
Pam E. Booker, City Attorney

**Exhibit 'A'**  
**Legal Description**  
**Orchards of Westlake Phase II (POD S)**

BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK \_\_\_\_, PG(s). \_\_\_\_-\_\_\_\_, 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. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.89°48'53"E. ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 5270.23 FEET TO THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.01°57'47"W., ALONG THE EAST LINE OF SAID SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 4600.13 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT "S", AS SHOWN ON ORCHARDS OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK \_\_\_\_, PAGES \_\_\_\_ THROUGH \_\_\_\_, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE BY THE FOLLOWING EIGHT (8) COURSES BEING ALONG SAID NORTHERLY LINE OF TRACT "S": 1) N.46°00'00"E., A DISTANCE OF 176.16 FEET; 2) THENCE N.66°33'06"E., A DISTANCE OF 251.59 FEET; 3) THENCE N 73°00'00" E, A DISTANCE OF 105.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 844.00 FEET; 4) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°32'40", A DISTANCE OF 376.28 FEET TO A POINT OF TANGENCY; 5) THENCE S.81°27'20"E., A DISTANCE OF 211.22 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 4271.00 FEET AND A RADIAL BEARING OF N 81°27'20" W AT SAID INTERSECTION; 6) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°32'11", A DISTANCE OF 114.52 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE S. 85°07'38"E., A DISTANCE OF 50.03 FEET; 8) THENCE S.83°01'00"E., A DISTANCE OF 125.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "S" AND A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 4446.00 FEET AND A RADIAL BEARING OF N 83°01'00" W AT SAID INTERSECTION; THENCE BY THE FOLLOWING SEVENTEEN (17) COURSES BEING ALONG SAID EASTERLY AND SOUTHERLY LINE OF SAID TRACT "S": 1) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°21'48", A DISTANCE OF 881.76 FEET TO A POINT OF TANGENCY AND REFERENCE POINT "A"; 2) THENCE S.18°20'48" W., A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 400.00 FEET; 3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°40'26", A DISTANCE OF 598.12 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 460.00 FEET, AND A RADIAL BEARING OF N.59°00'05"W., AT SAID INTERSECTION; 4) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'05", A DISTANCE OF 244.88 FEET TO A POINT OF TANGENCY; 5) THENCE S.61°30'00"W., A DISTANCE OF 526.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 61.00 FEET; 6) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°22'51", A DISTANCE OF 90.90 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WESTERLY, WITH A RADIUS OF 100.00 FEET; 7) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°58'51", A DISTANCE OF 17.42 FEET TO A POINT OF TANGENCY; 8) THENCE S.13°54'00"E., A DISTANCE OF 93.14 FEET; 9) THENCE S 59°50'47" E, A DISTANCE OF 43.12 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 1998.00 FEET AND A RADIAL BEARING OF N.15°47'34"W., AT SAID INTERSECTION; 10) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°25'58", A DISTANCE OF

294.07 FEET TO A NON-TANGENT INTERSECTION; 11) THENCE N.37°12'12"E., A DISTANCE OF 42.75 FEET; 12) THENCE N 08°14'00" W, A DISTANCE OF 29.29 FEET; 13) THENCE N.28°30'00"W., A DISTANCE OF 69.61 FEET; 14) THENCE S.61°30'00"W., A DISTANCE OF 78.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 512.00 FEET; 15) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°00'00", A DISTANCE OF 303.83 FEET TO A POINT OF TANGENCY; 16) THENCE N.84°30'00"W., A DISTANCE OF 184.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 364.00 FEET; 17) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°50'00", A DISTANCE OF 538.95 FEET TO A POINT OF TANGENCY AND A POINT ON THE WESTERLY LINE OF SAID TRACT "S", SAID POINT ALSO BEING REFERENCE POINT "B"; THENCE N.00°20'00"E., ALONG SAID WESTERLY LINE OF TRACT "S", A DISTANCE OF 487.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1650.00 FEET; THENCE NORTHERLY, ALONG SAID WESTERLY LINE OF TRACT "S" AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°44'10", A DISTANCE OF 481.96 FEET TO A NON-TANGENT INTERSECTION AND A POINT ON THE NORTHERLY LINE OF SAID TRACT "S"; THENCE BY THE FOLLOWING THIRTEEN (13) COURSES, BEING ALONG SAID NORTHERLY LINE OF TRACT "S": 1) THENCE N.73°15'00"E., A DISTANCE OF 125.00 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1775.00 FEET AND A RADIAL BEARING OF S.73°34'22"W., AT SAID INTERSECTION; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°58'17", A DISTANCE OF 30.09 FEET TO A NON-TANGENT INTERSECTION; 3) THENCE N.74°42'49"E., , A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1825.00 FEET AND A RADIAL BEARING OF S.74°32'55"W., AT SAID INTERSECTION; 4) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°09'57", A DISTANCE OF 100.84 FEET TO A NON-TANGENT INTERSECTION; 5) THENCE N.73°00'00"E., A DISTANCE OF 280.28 FEET TO A POINT; 6) THENCE N.17°00'00"W., A DISTANCE OF 100.00 FEET; 7) THENCE N.73°00'00"E., A DISTANCE OF 50.00 FEET; 8) THENCE N.28°00'00"E., A DISTANCE OF 35.36 FEET; 9) THENCE N.73°00'00"E., A DISTANCE OF 212.00 FEET; 10) THENCE S.62°00'00"E., A DISTANCE OF 35.36 FEET; 11) THENCE N.73°00'00"E., A DISTANCE OF 50.00 FEET; 12) THENCE S.17°00'00"E., A DISTANCE OF 100.00 FEET; 13) THENCE N.73°00'00"E., A DISTANCE OF 125.00 FEET TO A POINT ON THE BOUNDARY OF WATER MANAGEMENT TRACT #7, AS SHOWN ON PROPOSED PLAT OF ORCHARDS OF WESTLAKE - PHASE I; THENCE BY THE FOLLOWING SEVEN (7) COURSES, BEING ALONG SAID BOUNDARY OF WATER MANAGEMENT TRACT #7: 1) THENCE S.17°00'00"E., A DISTANCE OF 200.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1538.00 FEET; 2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°30'00", A DISTANCE OF 308.70 FEET TO A POINT OF TANGENCY; 3) THENCE S.28°30'00"E., A DISTANCE OF 425.18 FEET; 4) THENCE N.61°30'00"E., A DISTANCE OF 233.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 160.00 FEET; 5) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 105°30'00", A DISTANCE OF 294.61 FEET TO A POINT OF TANGENCY; 6) THENCE N.44°00'00"W., A DISTANCE OF 553.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 650.00 FEET; 7) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°32'56", A DISTANCE OF 165.05 FEET TO A NON-TANGENT INTERSECTION AND A POINT ON SAID NORTHERLY LINE OF TRACT "S"; THENCE THE FOLLOWING FOUR (4) COURSES, BEING ALONG SAID NORTHERLY LINE OF TRACT "S": 1) THENCE N.73°00'00"E., A DISTANCE OF 128.76 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 525.00 FEET AND A RADIAL BEARING OF N.57°31'04"E., AT SAID

INTERSECTION; 2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°31'04", A DISTANCE OF 105.54 FEET TO A POINT OF TANGENCY; 3) THENCE S.44°00'00"E., A DISTANCE OF 26.47 FEET; 4) THENCE N.46°00'00"E., A DISTANCE OF 16.64 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,726,235 SQUARE FEET OR 62.586 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #6 AS SHOWN ON THE PLAT OF ORCHARDS OF WESTLAKE - PHASE I PER PLAT BOOK \_\_, PAGES \_\_ THROUGH \_\_, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE ON SAID REFERENCE POINT "B"; THENCE S.89°40'00"E., A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #6; THENCE N.00°20'00"E., A DISTANCE OF 487.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1950.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°29'00", A DISTANCE OF 50.48 FEET TO A NON-TANGENT INTERSECTION; THENCE N.88°51'00"E., A DISTANCE OF 62.05 FEET; THENCE N.85°46'05"E., A DISTANCE OF 50.09 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 2150.00 FEET AND A RADIAL BEARING OF N.67°23'24"E., AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°53'24", A DISTANCE OF 221.02 TO A POINT OF TANGENCY; THENCE S.28°30'00"E., A DISTANCE OF 425.18 FEET; THENCE S.61°30'00"W., A DISTANCE OF 56.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 212.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°00'00", A DISTANCE OF 125.80 FEET TO A POINT OF TANGENCY; THENCE N.84°30'00"W., A DISTANCE OF 184.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 64.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°50'00", A DISTANCE OF 94.76 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #6.

CONTAINING: 162,179 SQUARE FEET OR 3.723 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #8 AS SHOWN ON THE PLAT OF ORCHARDS OF WESTLAKE - PHASE I PER PLAT BOOK \_\_, PAGES \_\_ THROUGH \_\_, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE ON SAID REFERENCE POINT "A"; THENCE N.27°39'12"W., A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #8; THENCE S.18°20'48"W., A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH CENTRAL ANGLE OF 83°39'12", A DISTANCE OF 146.00 FEET TO A POINT OF TANGENCY; THENCE N.78°00'00"W., A DISTANCE OF 14.19 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 460.00 FEET AND A RADIAL BEARING OF S.82°58'07"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°58'07", A

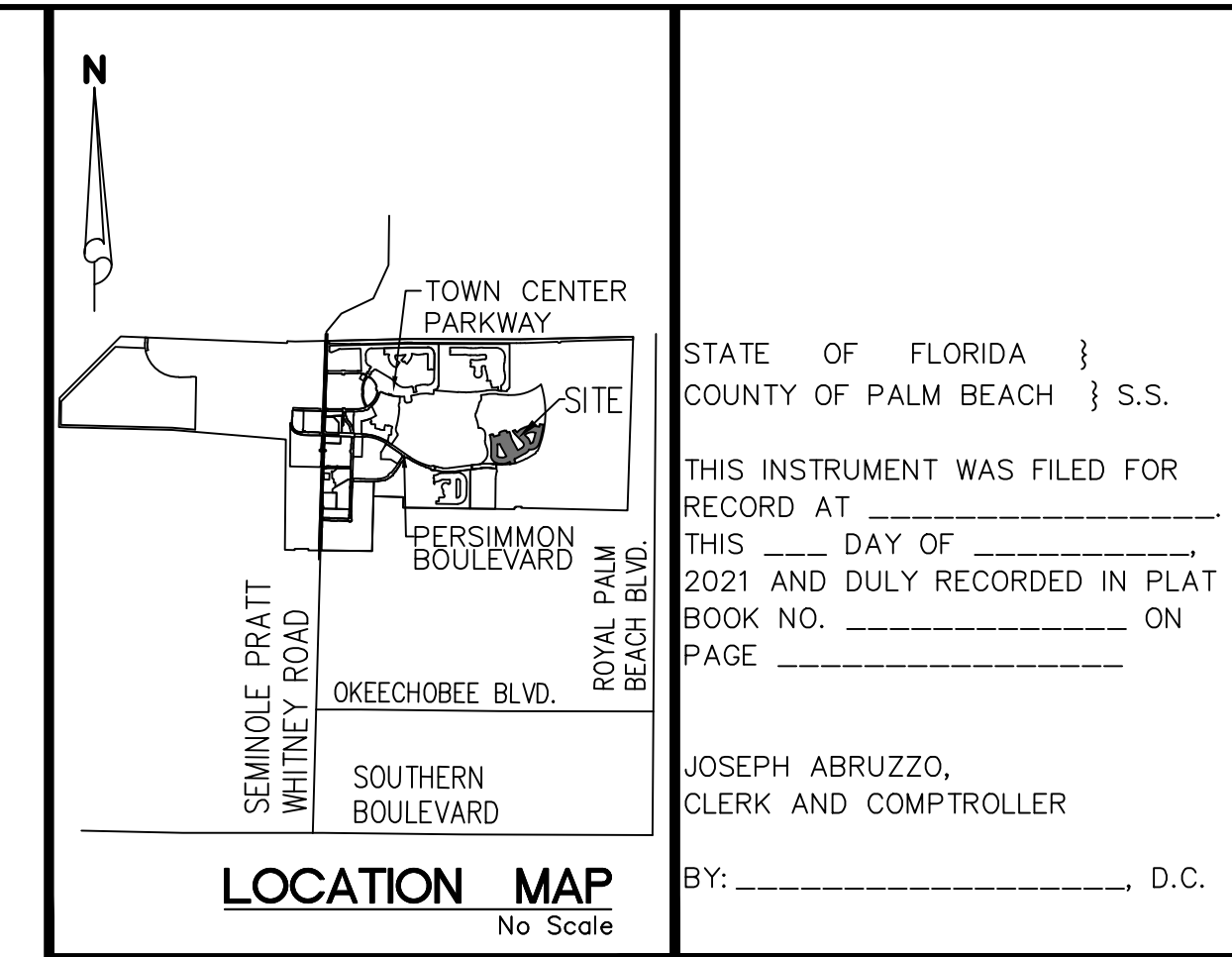
DISTANCE OF 296.80 FEET TO A POINT OF TANGENCY; THENCE N. 44°00'00"W., A DISTANCE OF 175.31 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 538.00 FEET AND A RADIAL BEARING OF S.40°08'18"E., AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°52'34", A DISTANCE OF 477.72 FEET TO A POINT OF TANGENCY; THENCE S 79°15'44" E, A DISTANCE OF 54.18 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 4146.00 FEET AND A RADIAL BEARING OF N.77°11'20"W., AT SAID INTERSECTION; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°32'08", A DISTANCE OF 400.55 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #8.

CONTAINING: 148,413 SQUARE FEET OR 3.407 ACRES, MORE OR LESS.

TOTAL CONTAINING: 2,415,643 SQUARE FEET OR 55.456 ACRES, MORE OR LESS.



ORCHARDS OF WESTLAKE - PHASE II
BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK \_\_\_, PG(s). \_\_\_, \_\_\_,
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.



STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR
RECORD AT \_\_\_\_\_
THIS \_\_\_\_ DAY OF \_\_\_\_\_
2021 AND DULY RECORDED IN PLAT
BOOK NO. \_\_\_\_\_ ON
PAGE \_\_\_\_\_

JOSEPH ABRUZZO,
CLERK AND COMPTROLLER
BY: \_\_\_\_\_, D.C.
CLERK'S SEAL

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS ORCHARDS OF WESTLAKE - PHASE II, BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK \_\_\_, PG(s). \_\_\_, \_\_\_, 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. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.89°48'53"E, ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 5270.23 FEET TO THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.01°57'47"W, ALONG THE EAST LINE OF SAID SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 4600.13 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT "S", AS SHOWN ON ORCHARDS OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK \_\_\_, PAGES \_\_\_ THROUGH \_\_\_, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE BY THE FOLLOWING EIGHT (8) COURSES BEING ALONG SAID NORTHERLY LINE OF TRACT "S": 1) N.46°00'00"E, A DISTANCE OF 176.16 FEET; 2) THENCE N.66°33'06"E, A DISTANCE OF 251.59 FEET; 3) THENCE N.73°00'00"E, A DISTANCE OF 105.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 844.00 FEET; 4) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°32'40", A DISTANCE OF 376.28 FEET TO A POINT OF TANGENCY; 5) THENCE S.81°27'20"E, A DISTANCE OF 211.22 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 4271.00 FEET AND A RADIAL BEARING OF N.81°27'20" W AT SAID INTERSECTION; 6) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°32'11", A DISTANCE OF 114.52 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE S. 85°07'38"E, A DISTANCE OF 50.03 FEET; 8) THENCE S.83°01'00"E, A DISTANCE OF 125.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "S" AND A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 4446.00 FEET AND A RADIAL BEARING OF N.83°01'00" W AT SAID INTERSECTION; THENCE BY THE FOLLOWING SEVENTEEN (17) COURSES BEING ALONG SAID EASTERLY AND SOUTHERLY LINE OF SAID TRACT "S": 1) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°21'48", A DISTANCE OF 881.76 FEET TO A POINT OF TANGENCY AND REFERENCE POINT "A"; 2) THENCE S.18°20'48" W, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 400.00 FEET; 3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°40'26", A DISTANCE OF 598.12 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 460.00 FEET, AND A RADIAL BEARING OF N.59°00'05"W, AT SAID INTERSECTION; 4) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°30'05", A DISTANCE OF 244.88 FEET TO A POINT OF TANGENCY; 5) THENCE S.61°30'00"W, A DISTANCE OF 526.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 61.00 FEET; 6) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°22'25", A DISTANCE OF 90.90 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WESTERLY, WITH A RADIUS OF 100.00 FEET; 7) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°58'51", A DISTANCE OF 17.42 FEET TO A POINT OF TANGENCY; 8) THENCE S.13°54'00"E, A DISTANCE OF 93.14 FEET; 9) THENCE S.59°50'47" E, A DISTANCE OF 43.12 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 1998.00 FEET AND A RADIAL BEARING OF N.15°47'34"W, AT SAID INTERSECTION; 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THENCE BY THE FOLLOWING THIRTEEN (13) COURSES, BEING ALONG SAID NORTHERLY LINE OF TRACT "S": 1) THENCE N.73°15'00"E, A DISTANCE OF 125.00 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1775.00 FEET AND A RADIAL BEARING OF S.73°34'22"W, AT SAID INTERSECTION; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°58'17", A DISTANCE OF 30.09 FEET TO A NON-TANGENT INTERSECTION; 3) THENCE N.74°42'49"E, A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1825.00 FEET AND A RADIAL BEARING OF S.74°32'55"W, AT SAID INTERSECTION; 4) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°09'57", A DISTANCE OF 100.84 FEET TO A NON-TANGENT INTERSECTION; 5) THENCE N.73°00'00"E, A DISTANCE OF 280.28 FEET TO A POINT; 6) THENCE N.17°00'00"W, A DISTANCE OF 100.00 FEET; 7) THENCE N.73°00'00"E, A DISTANCE OF 50.00 FEET; 8) THENCE N.28°00'00"E, A DISTANCE OF 35.36 FEET; 9) THENCE N.73°00'00"E, A DISTANCE OF 212.00 FEET; 10) THENCE S.62°00'00"E, A DISTANCE OF 35.36 FEET; 11) THENCE N.73°00'00"E, A DISTANCE OF 50.00 FEET; 12) THENCE S.17°00'00"E, A DISTANCE OF 100.00 FEET; 13) THENCE N.73°00'00"E, A DISTANCE OF 125.00 FEET TO A POINT ON THE BOUNDARY OF WATER MANAGEMENT TRACT #7, AS SHOWN ON PROPOSED PLAT OF ORCHARDS OF WESTLAKE - PHASE I; THENCE BY THE FOLLOWING SEVEN (7) COURSES, BEING ALONG SAID BOUNDARY OF WATER MANAGEMENT TRACT #7: 1) THENCE S.17°00'00"E, A DISTANCE OF 200.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 189.00 FEET; 2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°30'00", A DISTANCE OF 308.70 FEET TO A POINT OF TANGENCY; 3) THENCE S.28°30'00"E, A DISTANCE OF 425.18 FEET; 4) THENCE N.61°30'00"E, A DISTANCE OF 233.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 160.00 FEET; 5) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 105°30'00", A DISTANCE OF 294.61 FEET TO A POINT OF TANGENCY; 6) THENCE N.44°00'00"W, A DISTANCE OF 553.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 650.00 FEET; 7) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°32'56", A DISTANCE OF 165.05 FEET TO A NON-TANGENT INTERSECTION AND A POINT ON SAID NORTHERLY LINE OF TRACT "S"; THENCE THE FOLLOWING FOUR (4) COURSES, BEING ALONG SAID NORTHERLY LINE OF TRACT "S": 1) THENCE N.73°00'00"E, A DISTANCE OF 128.76 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 525.00 FEET AND A RADIAL BEARING OF N.57°31'04"E, AT SAID INTERSECTION; 2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°31'04", A DISTANCE OF 105.54 FEET TO A POINT OF TANGENCY; 3) THENCE S.44°00'00"E, A DISTANCE OF 26.47 FEET; 4) THENCE N.46°00'00"E, A DISTANCE OF 16.64 FEET TO THE POINT OF BEGINNING.
CONTAINING: 2,726,235 SQUARE FEET OR 62.586 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #6 AS SHOWN ON THE PLAT OF ORCHARDS OF WESTLAKE - PHASE I PER PLAT BOOK \_\_\_, PAGES \_\_\_ THROUGH \_\_\_, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE ON SAID REFERENCE POINT "B"; THENCE S.89°40'00"E, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #6; THENCE N.00°20'00"E, A DISTANCE OF 487.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1950.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°29'00", A DISTANCE OF 50.48 FEET TO A NON-TANGENT INTERSECTION; THENCE N.88°51'00"E, A DISTANCE OF 62.05 FEET; THENCE N.85°46'05"E, A DISTANCE OF 50.09 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 2150.00 FEET AND A RADIAL BEARING OF N.67°23'24"E, AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°53'24", A DISTANCE OF 221.02 TO A POINT OF TANGENCY; THENCE S.28°30'00"E, A DISTANCE OF 425.18 FEET; THENCE S.61°30'00"W, A DISTANCE OF 56.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 212.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°00'00", A DISTANCE OF 125.80 FEET TO A POINT OF TANGENCY; THENCE N.84°30'00"W, A DISTANCE OF 184.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 64.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°50'00", A DISTANCE OF 94.76 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #6.
CONTAINING: 162,179 SQUARE FEET OR 3.723 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #8 AS SHOWN ON THE PLAT OF ORCHARDS OF WESTLAKE - PHASE I PER PLAT BOOK \_\_\_, PAGES \_\_\_ THROUGH \_\_\_, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE ON SAID REFERENCE POINT "A"; THENCE N.27°39'12"W, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #8; THENCE S.18°20'48"W, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH CENTRAL ANGLE OF 83°39'12", A DISTANCE OF 146.00 FEET TO A POINT OF TANGENCY; THENCE N.78°00'00"W, A DISTANCE OF 14.19 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 460.00 FEET AND A RADIAL BEARING OF S.82°58'07"W, AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°58'07", A DISTANCE OF 296.80 FEET TO A POINT OF TANGENCY; THENCE N.44°00'00"W, A DISTANCE OF 175.31 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 538.00 FEET AND A RADIAL BEARING OF S.49°08'18"E, AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°52'34", A DISTANCE OF 477.72 FEET TO A POINT OF TANGENCY; THENCE S.79°15'44" E, A DISTANCE OF 54.18 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 4146.00 FEET AND A RADIAL BEARING OF N.77°11'20"W, AT SAID INTERSECTION; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°32'08", A DISTANCE OF 400.55 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #8.
CONTAINING: 148,413 SQUARE FEET OR 3.407 ACRES, MORE OR LESS.
TOTAL CONTAINING: 2,415,643 SQUARE FEET OR 55.456 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" SHOWN HEREON AS EMPIRE DRIVE, LIBERTY LANE, MACOON WAY, PECAN DRIVE AND REDCOVE PLACE ARE HEREBY DEDICATED TO THE ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AS A PRIVATE ROADWAY FOR INGRESS AND EGRESS, ACCESS, UTILITIES AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AN EASEMENT OVER AND UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, REUSE WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, REUSE WATER, WASTEWATER, AND WATER MANAGEMENT FACILITIES. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION, AN EASEMENT UNDER SAID TRACT "A" AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF WESTLAKE FOR SERVICE VEHICLES AND EMERGENCY VEHICLES. THE CITY OF WESTLAKE AND THE SEMINOLE IMPROVEMENT DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SAID TRACT "A" EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE SEMINOLE IMPROVEMENT DISTRICT, AND FOR MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE'S SERVICE VEHICLES AND EMERGENCY VEHICLES.

OPEN SPACE TRACTS

TRACTS O.S.T. #14 AND O.S.T. #15, AS SHOWN HEREON, ARE HEREBY DEDICATED TO ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AND AN EASEMENT IS ALSO DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR LAKE MAINTENANCE ACCESS AND ALL OTHER PROPER PURPOSES OF THE DISTRICT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

OPEN SPACE TRACTS

TRACTS O.S.T. #16 THROUGH O.S.T. #21, AS SHOWN HEREON, ARE HEREBY DEDICATED TO ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

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 RESTRICTIONS 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 FLORIDA POWER & LIGHT 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 FLORIDA POWER & LIGHT'S COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES.

LAKE MAINTENANCE ACCESS EASEMENTS

THE LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

DRAINAGE EASEMENTS

THE 20-FOOT-WIDE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE.
CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR DRAINAGE PURPOSES, ANY AND ALL DRAINAGE AREAS, LAKE MAINTENANCE AREAS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

DRAINAGE EASEMENT (PRIVATE)

THE 12-FOOT-WIDE DRAINAGE EASEMENTS (PRIVATE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.
CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR DRAINAGE PURPOSES, ANY AND ALL DRAINAGE AREAS, LAKE MAINTENANCE AREAS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

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 \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

WITNESS: \_\_\_\_\_ MINTO PBLH, LLC
A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_
JOHN F. CARTER, MANAGER
WITNESS: \_\_\_\_\_
PRINT NAME: \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY JOHN CARTER, AS MANAGER 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: \_\_\_\_\_ SIGNATURE
(PRINT NAME) - NOTARY PUBLIC

(SEAL)

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 \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

WITNESS: \_\_\_\_\_ SEMINOLE IMPROVEMENT DISTRICT
AN INDEPENDENT SPECIAL DISTRICT
OF THE STATE OF FLORIDA

PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_
SCOTT MASSEY, PRESIDENT

(SEAL)

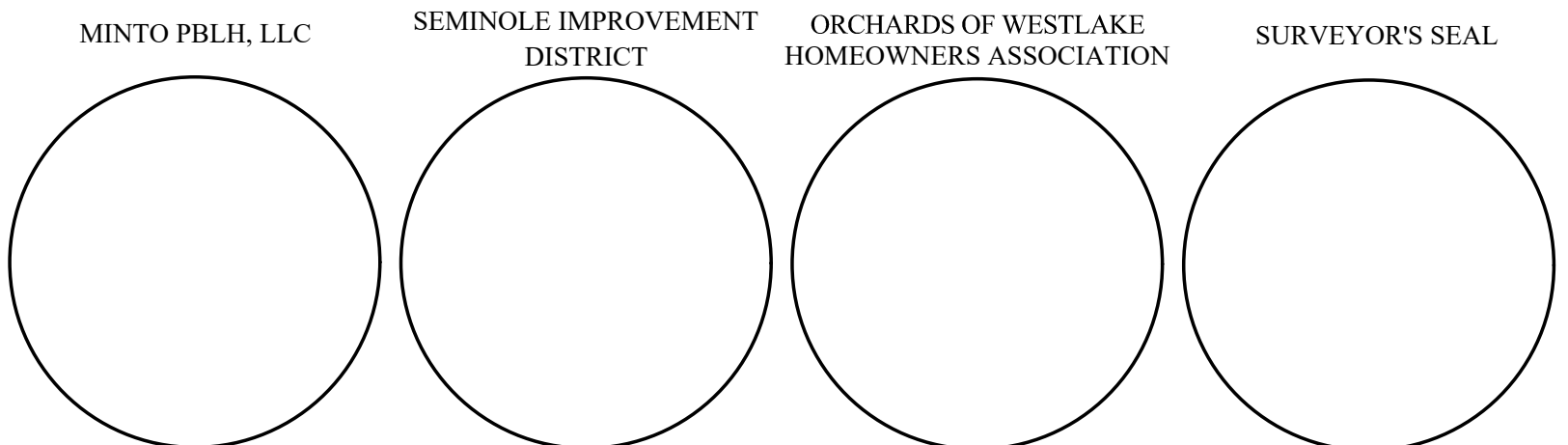
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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: \_\_\_\_\_ SIGNATURE
(PRINT NAME) - NOTARY PUBLIC

(SEAL)



ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

WITNESS: \_\_\_\_\_ ORCHARDS OF WESTLAKE
HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_
JOHN CARTER, PRESIDENT

(SEAL)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY JOHN CARTER, AS PRESIDENT FOR ORCHARDS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_ SIGNATURE
(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. 177.091(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: \_\_\_\_\_ 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



4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

**ORCHARDS OF WESTLAKE - PHASE II**  
 BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK \_\_\_, PG(s) \_\_\_, \_\_\_,  
 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.

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021, IN ACCORDANCE WITH SEC. 177.071(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: \_\_\_\_\_  
 CITY MANAGER, KEN CASSEL

BY: \_\_\_\_\_  
 CITY MAYOR, ROGER MANNING

**TITLE CERTIFICATION**

STATE OF FLORIDA  
 COUNTY OF \_\_\_\_\_

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: \_\_\_\_\_

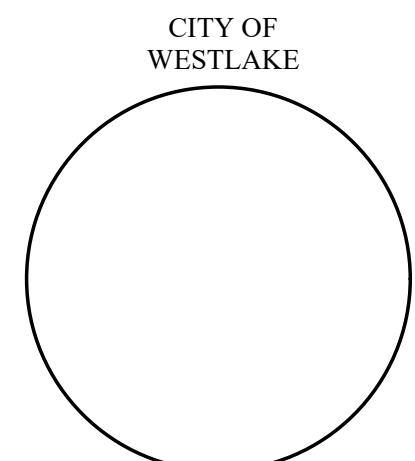
\_\_\_\_\_  
 HARRY BINNIE, PRESIDENT, FOUNDERS TITLE

**AREA TABULATION (IN ACRES)**

SINGLE FAMILY LOTS (240 LOTS):	42.761
ROADWAY TRACT (TRACT "A"):	10.492
OPEN SPACE TRACT #14:	0.057
OPEN SPACE TRACT #15:	0.057
OPEN SPACE TRACT #16:	0.339
OPEN SPACE TRACT #17:	0.371
OPEN SPACE TRACT #18:	0.238
OPEN SPACE TRACT #19:	0.108
OPEN SPACE TRACT #20:	0.320
OPEN SPACE TRACT #21:	0.713
 TOTAL ACRES, MORE OR LESS:	 55.456

**SURVEYORS NOTES**

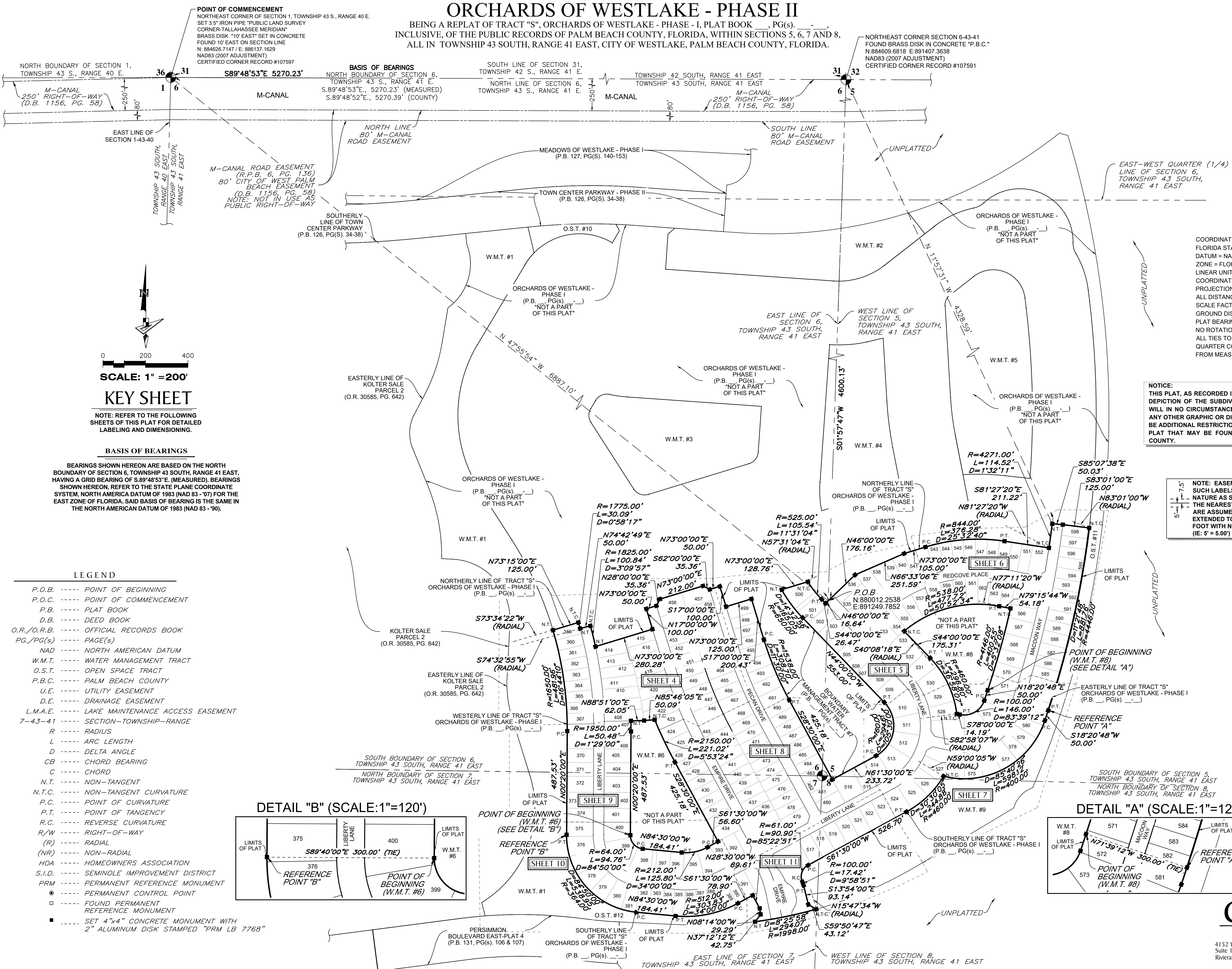
1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■" = A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4"x24" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "●" = A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". (UNLESS OTHERWISE NOTED)
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH 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).
3. 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.
4. THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF WESTLAKE ZONING REGULATIONS.
5. 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.
6. 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.
7. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
8. 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





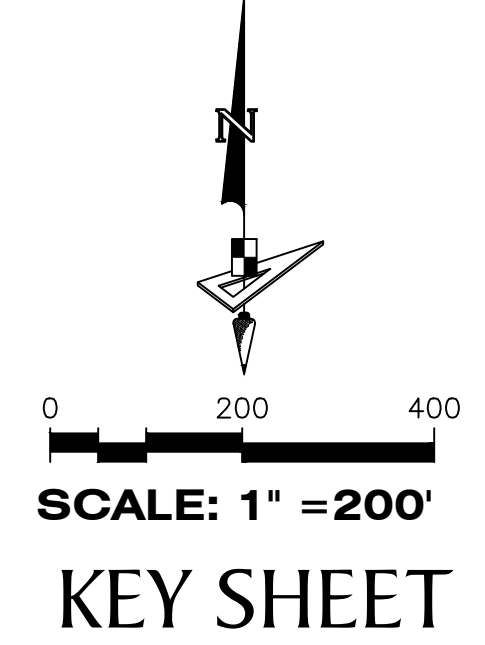
# ORCHARDS OF WESTLAKE - PHASE II

BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE I, PLAT BOOK \_\_\_\_\_, PG(S) \_\_\_\_\_, 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.



**POINT OF COMMENCEMENT**  
 NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.  
 SET 3" IRON PIPE "PUBLIC LAND SURVEY  
 CORNER-TALLAHASSEE MERIDIAN"  
 BRASS DISK "10" EAST" SET IN CONCRETE  
 FOUND 10' EAST ON SECTION LINE  
 N. 884626.7147 / E. 886137.1629  
 NAD83 (2007 ADJUSTMENT)  
 CERTIFIED CORNER RECORD #107597

NORTHEAST CORNER SECTION 6-43-41  
 FOUND BRASS DISK IN CONCRETE "P.B.C."  
 N.884609.6818 E.891407.3638  
 NAD83 (2007 ADJUSTMENT)  
 CERTIFIED CORNER RECORD #107591



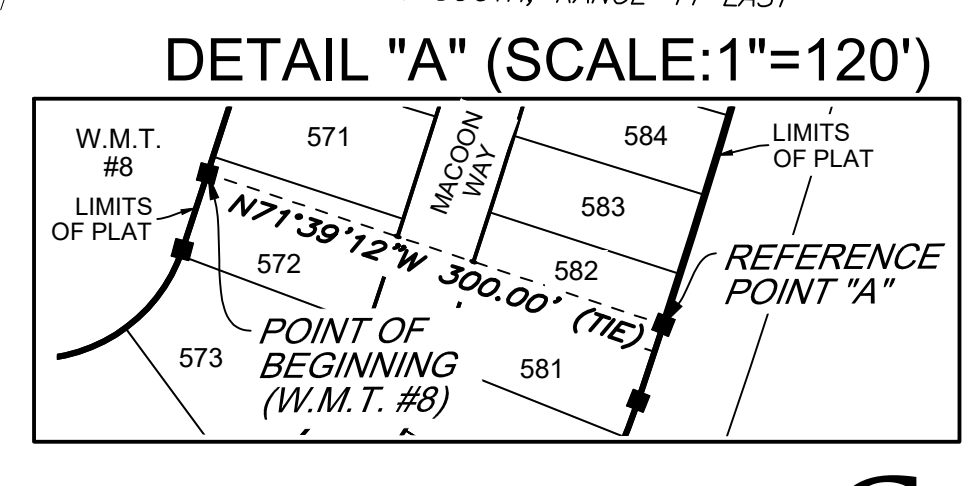
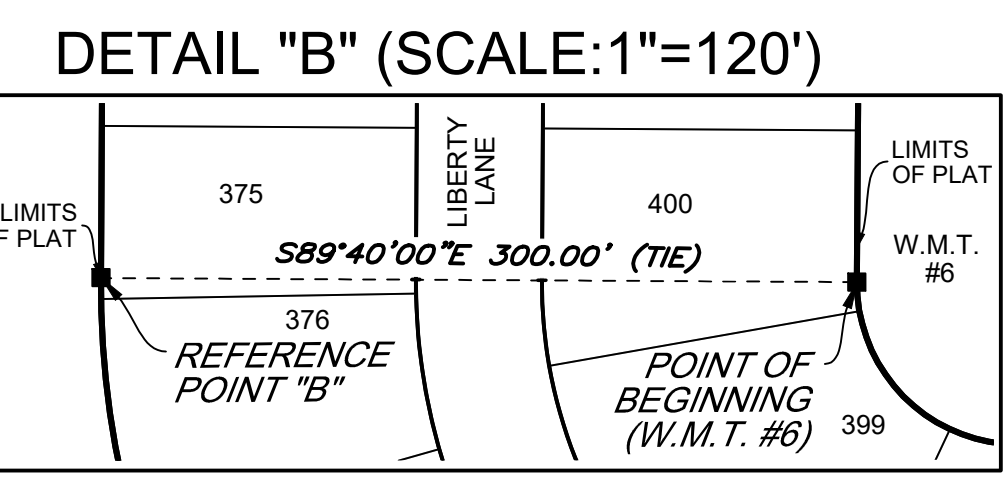
NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

### BASIS OF BEARINGS

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. (MEASURED). BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA 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).

### LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- PG./PG(S) ----- PAGE(S)
- NAD ----- NORTH AMERICAN DATUM
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- 7-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- N.T. ----- NON-TANGENT
- N.T.C. ----- NON-TANGENT CURVATURE
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- R.C. ----- REVERSE CURVATURE
- R/W ----- RIGHT-OF-WAY
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- HOA ----- HOMEOWNERS ASSOCIATION
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



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

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NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.000) (IE: 7.5' = 7.500)



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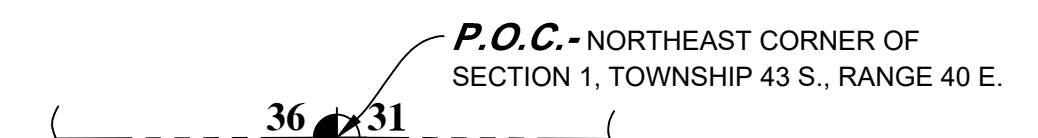
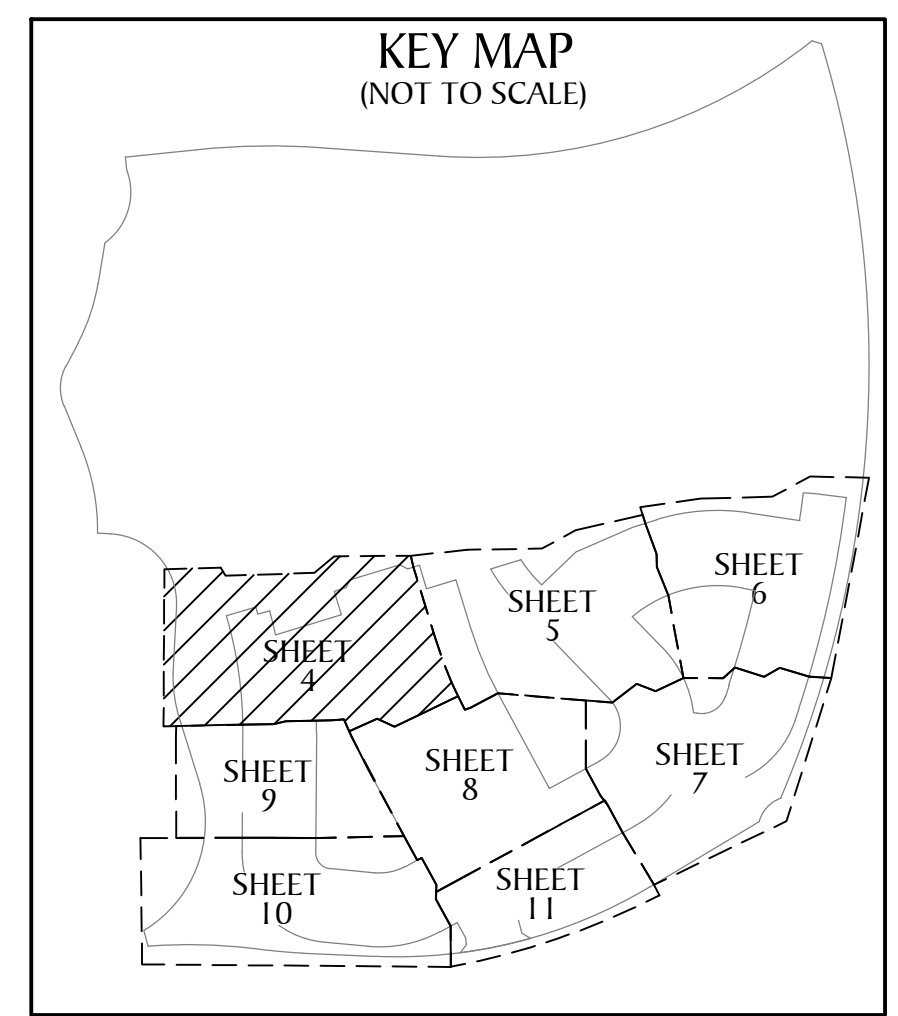
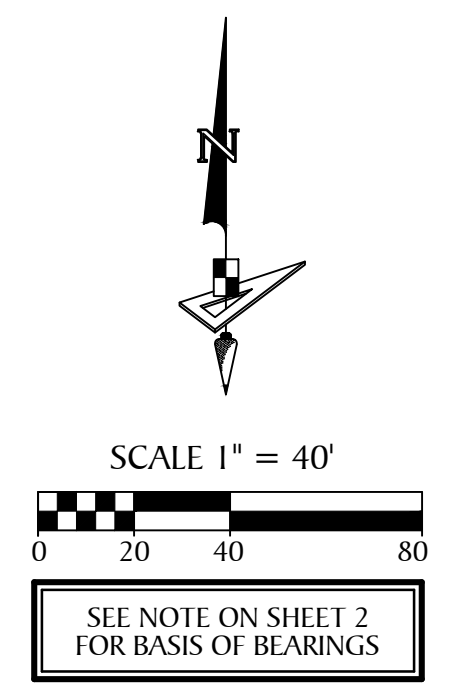


# ORCHARDS OF WESTLAKE - PHASE II

BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK \_\_\_\_\_, PG(s) \_\_\_\_\_,  
 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.

### LEGEND

P.O.B. ----- POINT OF BEGINNING	L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT	R/W ----- RIGHT-OF-WAY
P.O.C. ----- POINT OF COMMENCEMENT	7-43-41 ----- SECTION-TOWNSHIP-RANGE	(R) ----- RADIAL
P.B. ----- PLAT BOOK	R ----- RADIUS	(NR) ----- NON-RADIAL
D.B. ----- DEED BOOK	L ----- ARC LENGTH	HOA ----- HOMEOWNERS ASSOCIATION
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK	D ----- DELTA ANGLE	S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
PG./PG(s) ----- PAGE(S)	CB ----- CHORD BEARING	PRM ----- PERMANENT REFERENCE MONUMENT
NAD ----- NORTH AMERICAN DATUM	C ----- CHORD	● ----- PERMANENT CONTROL POINT
W.M.T. ----- WATER MANAGEMENT TRACT	N.T. ----- NON-TANGENT	□ ----- FOUND PERMANENT REFERENCE MONUMENT
O.S.T. ----- OPEN SPACE TRACT	N.T.C. ----- NON-TANGENT CURVATURE	■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
P.B.C. ----- PALM BEACH COUNTY	P.C. ----- POINT OF CURVATURE	
U.E. ----- UTILITY EASEMENT	P.T. ----- POINT OF TANGENCY	
D.E. ----- DRAINAGE EASEMENT	R.C. ----- REVERSE CURVATURE	



# ORCHARDS OF WESTLAKE - PHASE II

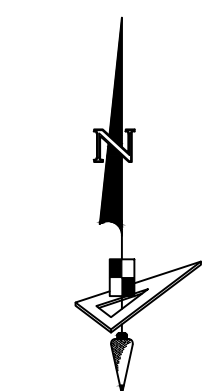
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## LEGEND

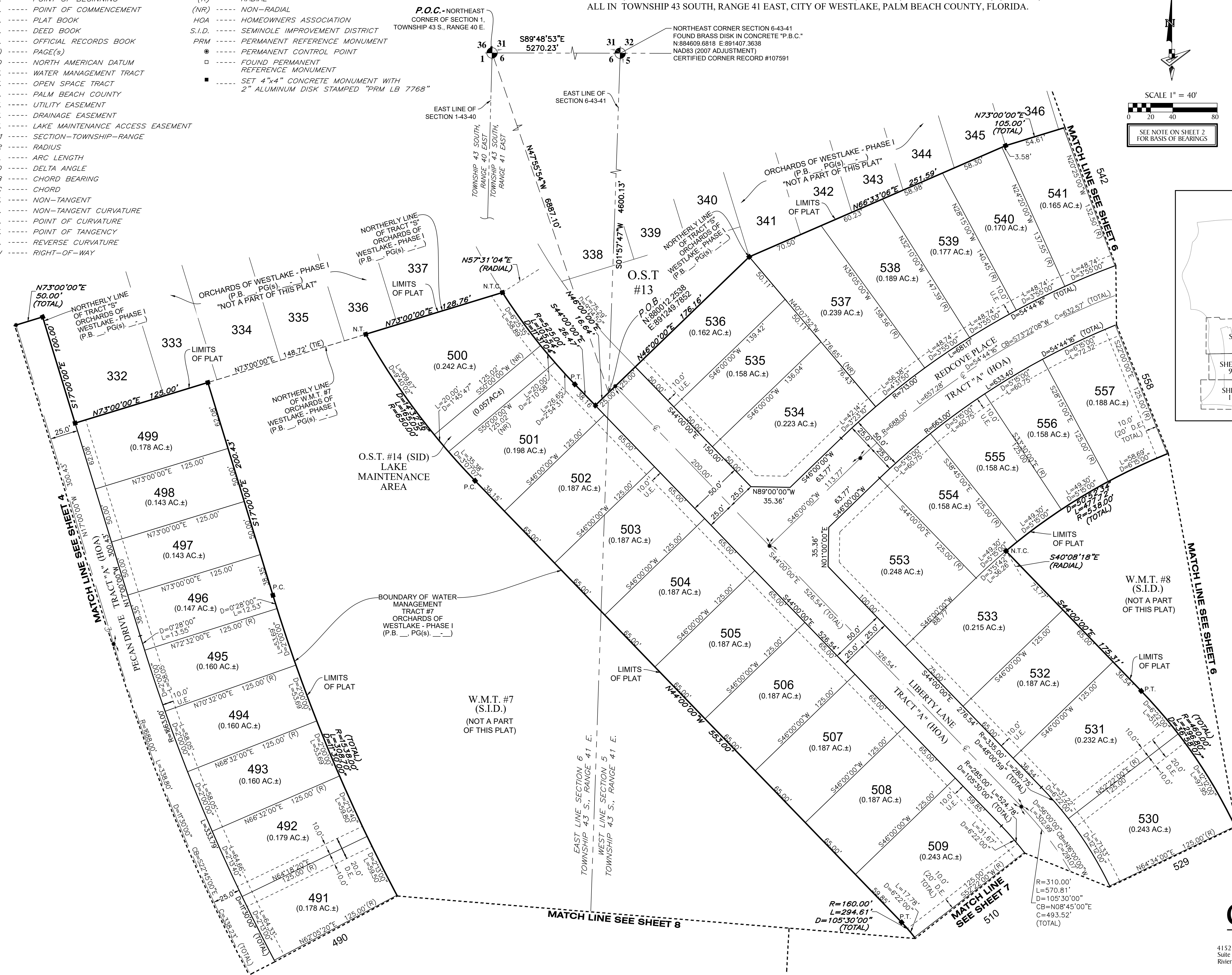
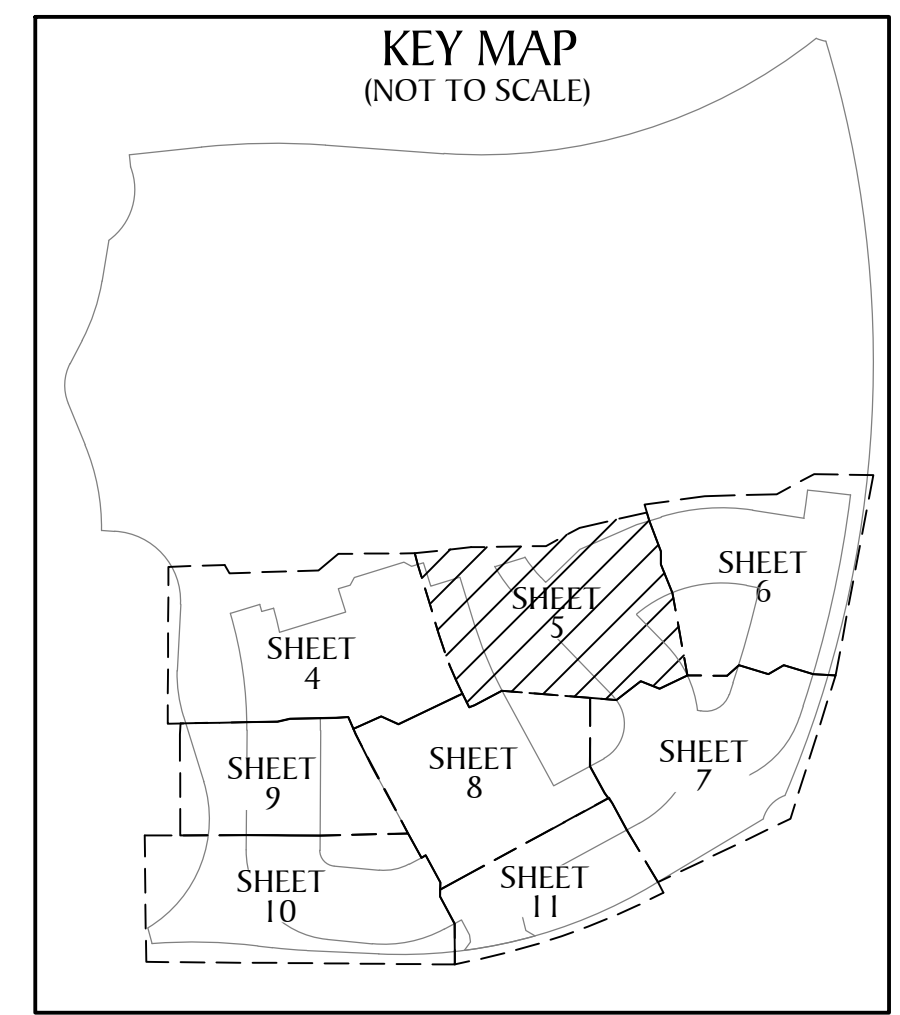
- |   |   |
|---|---|
| P.O.B. ----- POINT OF BEGINNING                 | (R) ----- RADIAL  |
| P.O.C. ----- POINT OF COMMENCEMENT              | (NR) ----- NON-RADIAL   |
| P.B. ----- PLAT BOOK                            | HOA ----- HOMEOWNERS ASSOCIATION  |
| D.B. ----- DEED BOOK                            | S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT                                      |
| O.R./O.R.B. ----- OFFICIAL RECORDS BOOK         | PRM ----- PERMANENT REFERENCE MONUMENT  |
| PG./PG(S) ----- PAGE(S)                         | ● ----- PERMANENT CONTROL POINT   |
| NAD ----- NORTH AMERICAN DATUM                  | □ ----- FOUND PERMANENT REFERENCE MONUMENT                                      |
| W.M.T. ----- WATER MANAGEMENT TRACT             | ■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768" |
| O.S.T. ----- OPEN SPACE TRACT                   |   |
| P.B.C. ----- PALM BEACH COUNTY                  |   |
| U.E. ----- UTILITY EASEMENT                     |   |
| D.E. ----- DRAINAGE EASEMENT                    |   |
| L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT |   |
| 7-43-41 ----- SECTION-TOWNSHIP-RANGE            |   |
| R ----- RADIUS                                  |   |
| L ----- ARC LENGTH                              |   |
| D ----- DELTA ANGLE                             |   |
| CB ----- CHORD BEARING                          |   |
| C ----- CHORD                                   |   |
| N.T. ----- NON-TANGENT                          |   |
| N.T.C. ----- NON-TANGENT CURVATURE              |   |
| P.C. ----- POINT OF CURVATURE                   |   |
| P.T. ----- POINT OF TANGENCY                    |   |
| R.C. ----- REVERSE CURVATURE                    |   |
| R/W ----- RIGHT-OF-WAY                          |   |

P.O.C. - NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.

NORTHEAST CORNER SECTION 6-43-41 FOUND BRASS DISK IN CONCRETE "P.B.C." N:884609.6818 E:891407.3638 NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #107591



SCALE 1" = 40'  
0 20 40 80  
SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS

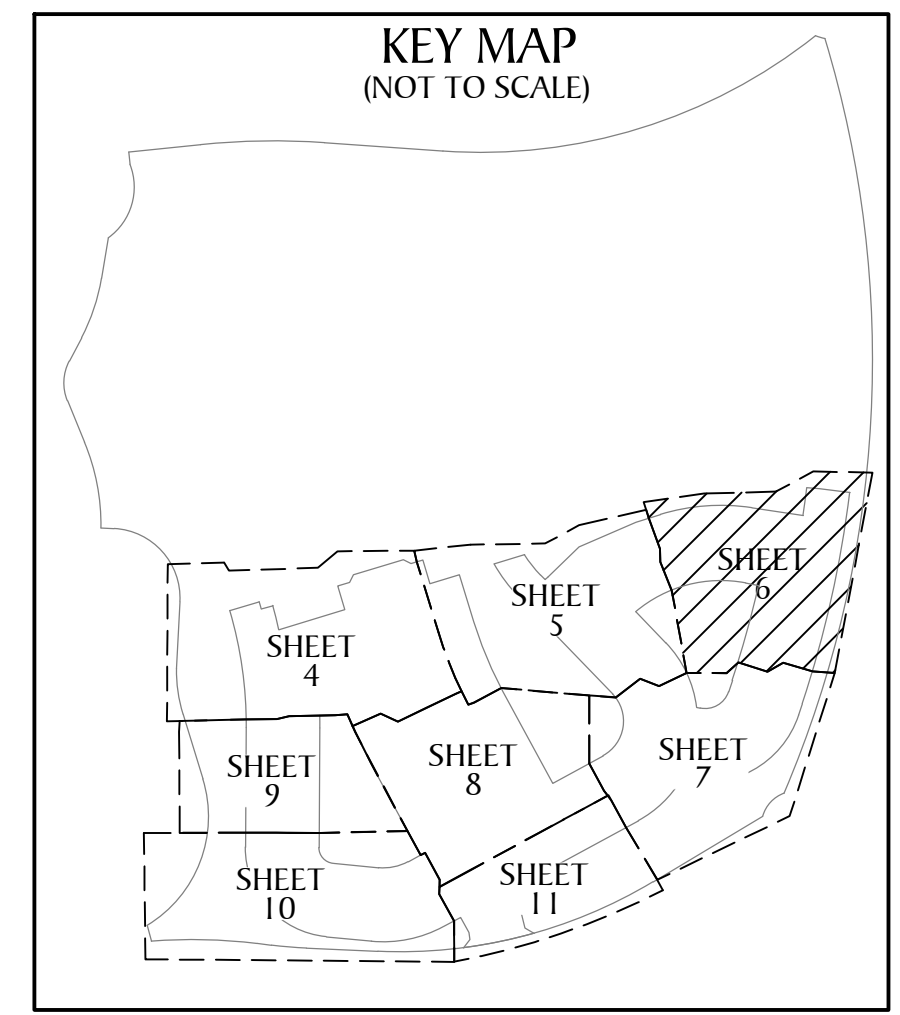
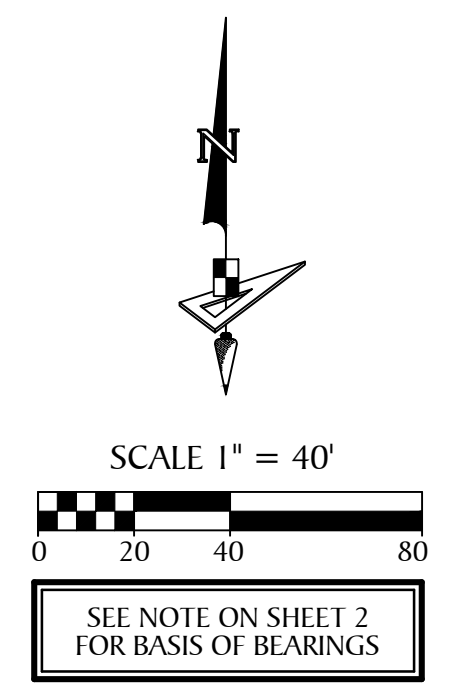
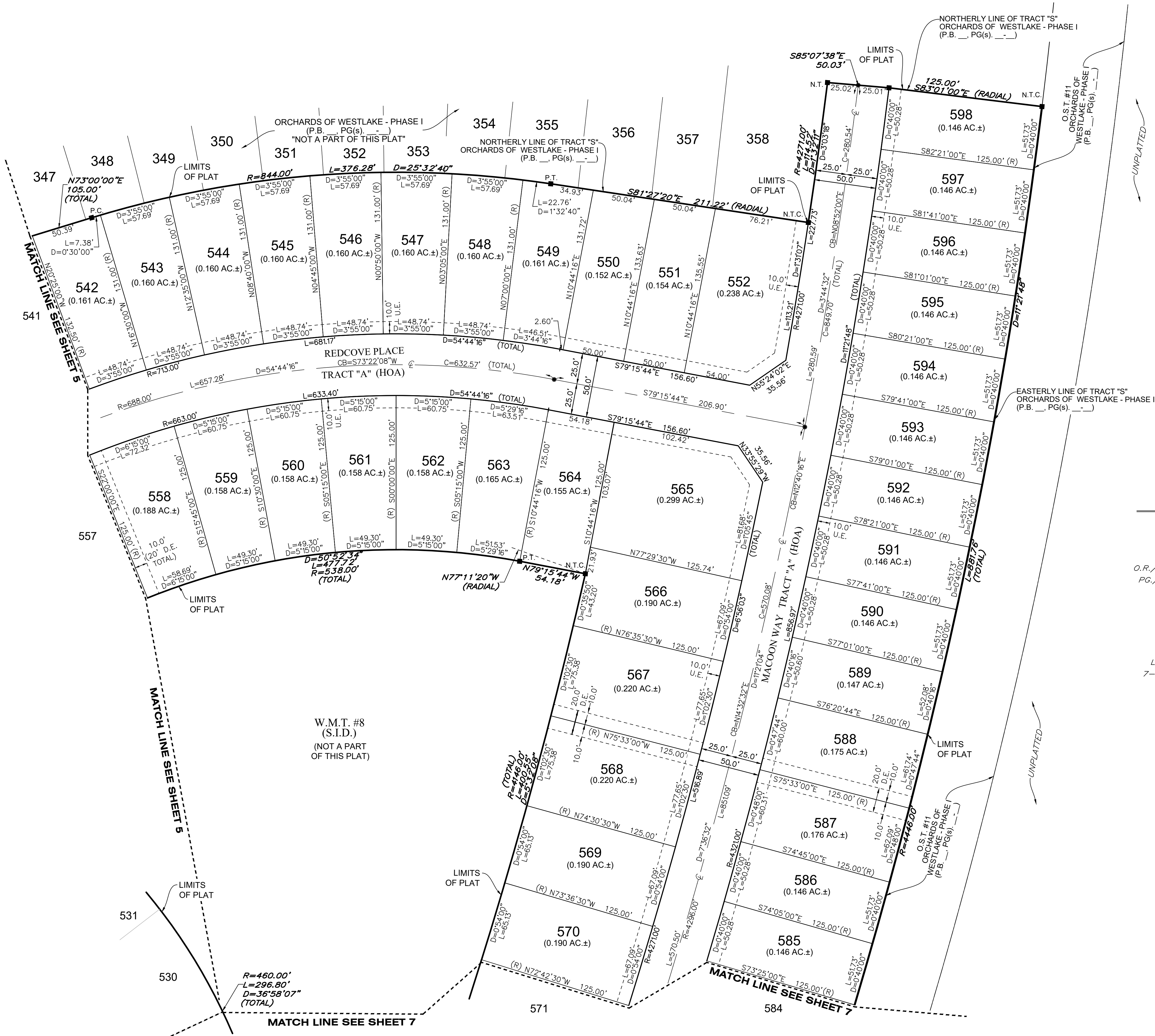


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Sheet No. 5 of 11 Sheets



# ORCHARDS OF WESTLAKE - PHASE II

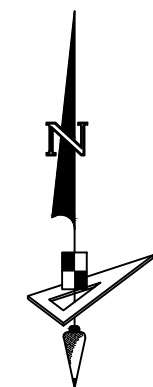
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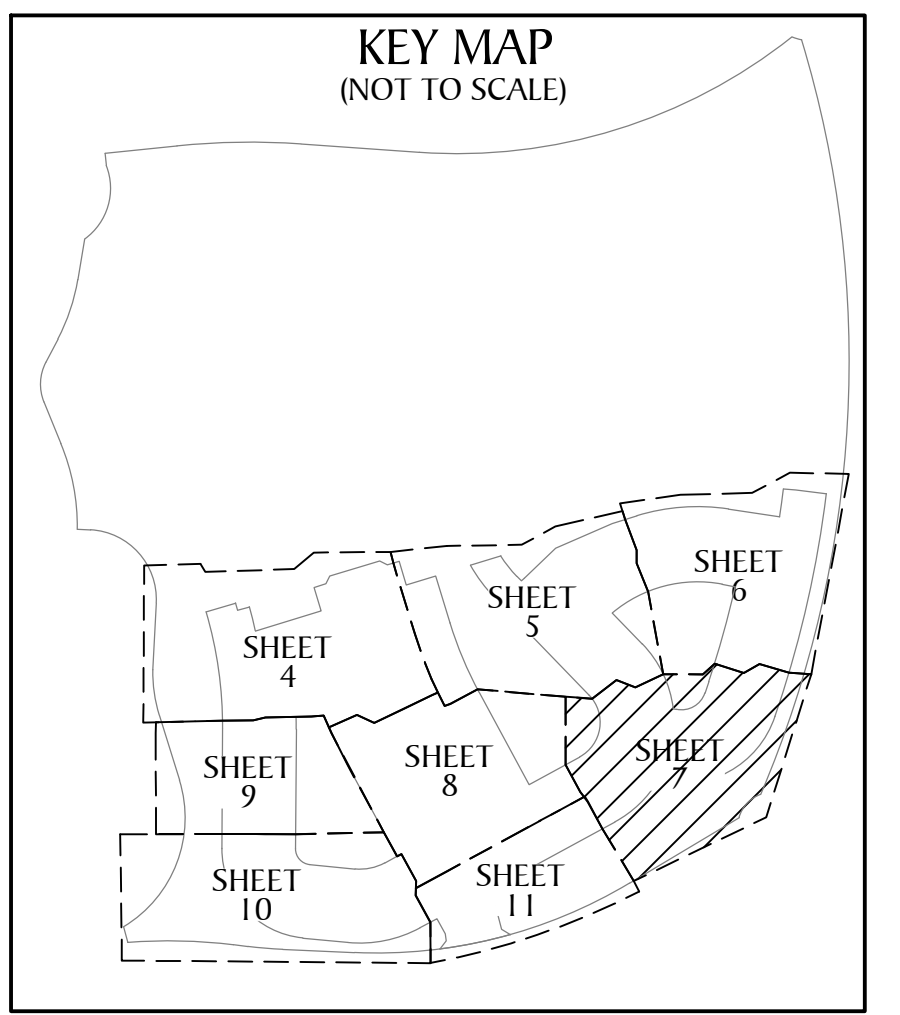
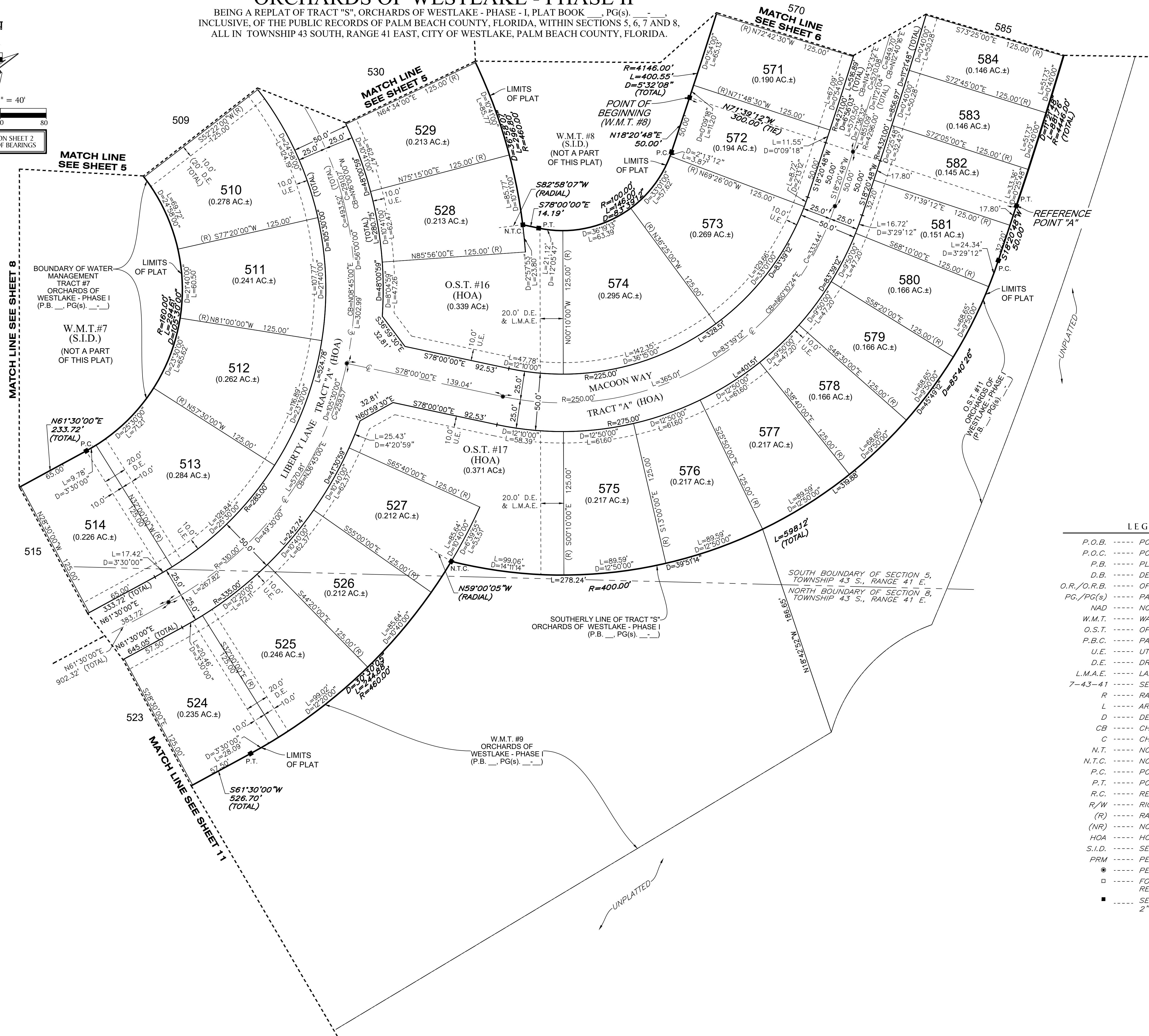
- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
  - P.O.C. ----- POINT OF COMMENCEMENT
  - P.B. ----- PLAT BOOK
  - D.B. ----- DEED BOOK
  - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
  - PG./PG(S) ----- PAGE(S)
  - NAD ----- NORTH AMERICAN DATUM
  - W.M.T. ----- WATER MANAGEMENT TRACT
  - O.S.T. ----- OPEN SPACE TRACT
  - P.B.C. ----- PALM BEACH COUNTY
  - U.E. ----- UTILITY EASEMENT
  - D.E. ----- DRAINAGE EASEMENT
  - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
  - 7-43-41 ----- SECTION-TOWNSHIP-RANGE
  - R ----- RADIUS
  - L ----- ARC LENGTH
  - D ----- DELTA ANGLE
  - CB ----- CHORD BEARING
  - C ----- CHORD
  - N.T. ----- NON-TANGENT
  - N.T.C. ----- NON-TANGENT CURVATURE
  - P.C. ----- POINT OF CURVATURE
  - P.T. ----- POINT OF TANGENCY
  - R.C. ----- REVERSE CURVATURE
  - R/W ----- RIGHT-OF-WAY
  - (R) ----- RADIAL
  - (NR) ----- NON-RADIAL
  - HOA ----- HOMEOWNERS ASSOCIATION
  - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
  - PRM ----- PERMANENT REFERENCE MONUMENT
  - ----- PERMANENT CONTROL POINT
  - ----- FOUND PERMANENT REFERENCE MONUMENT
  - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



**ORCHARDS OF WESTLAKE - PHASE II**  
 BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK \_\_\_\_\_, PG(S) \_\_\_\_\_,  
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SCALE 1" = 40'  
 0 20 40 80  
 SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS

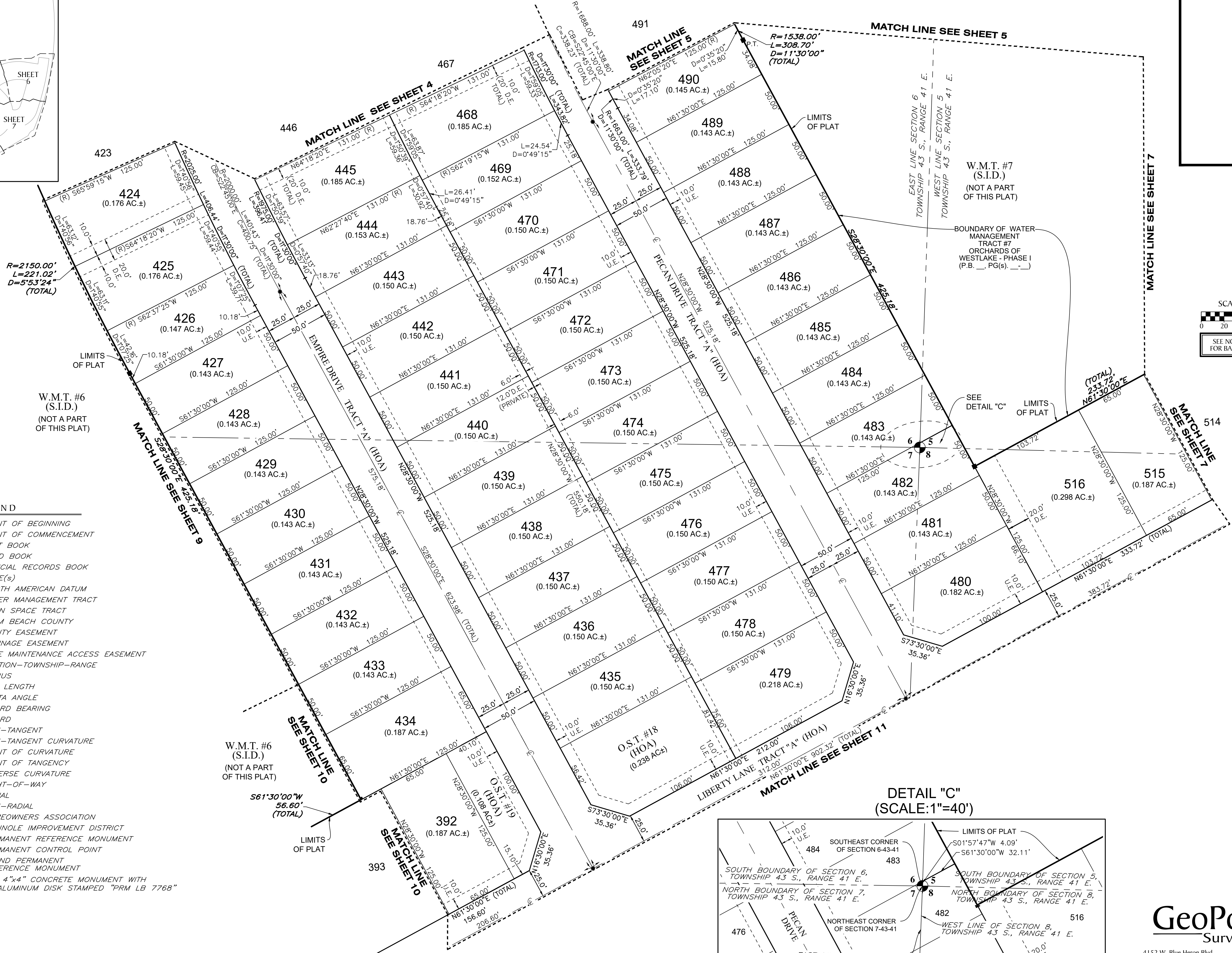
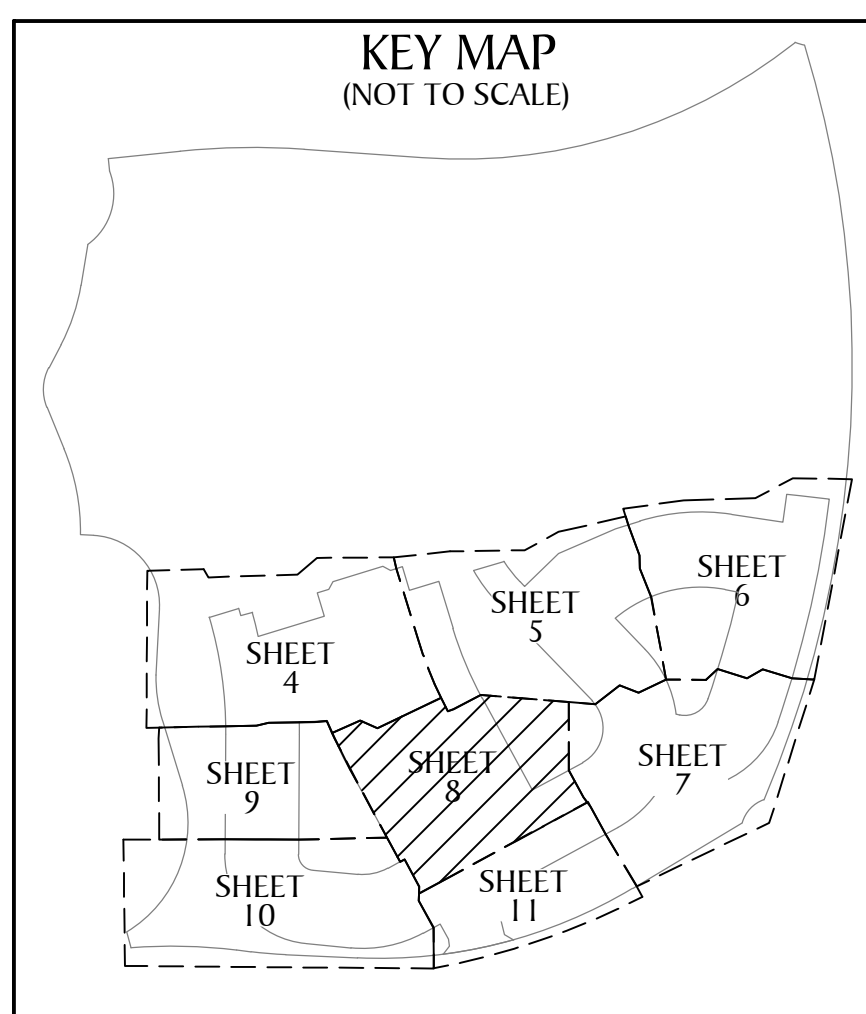


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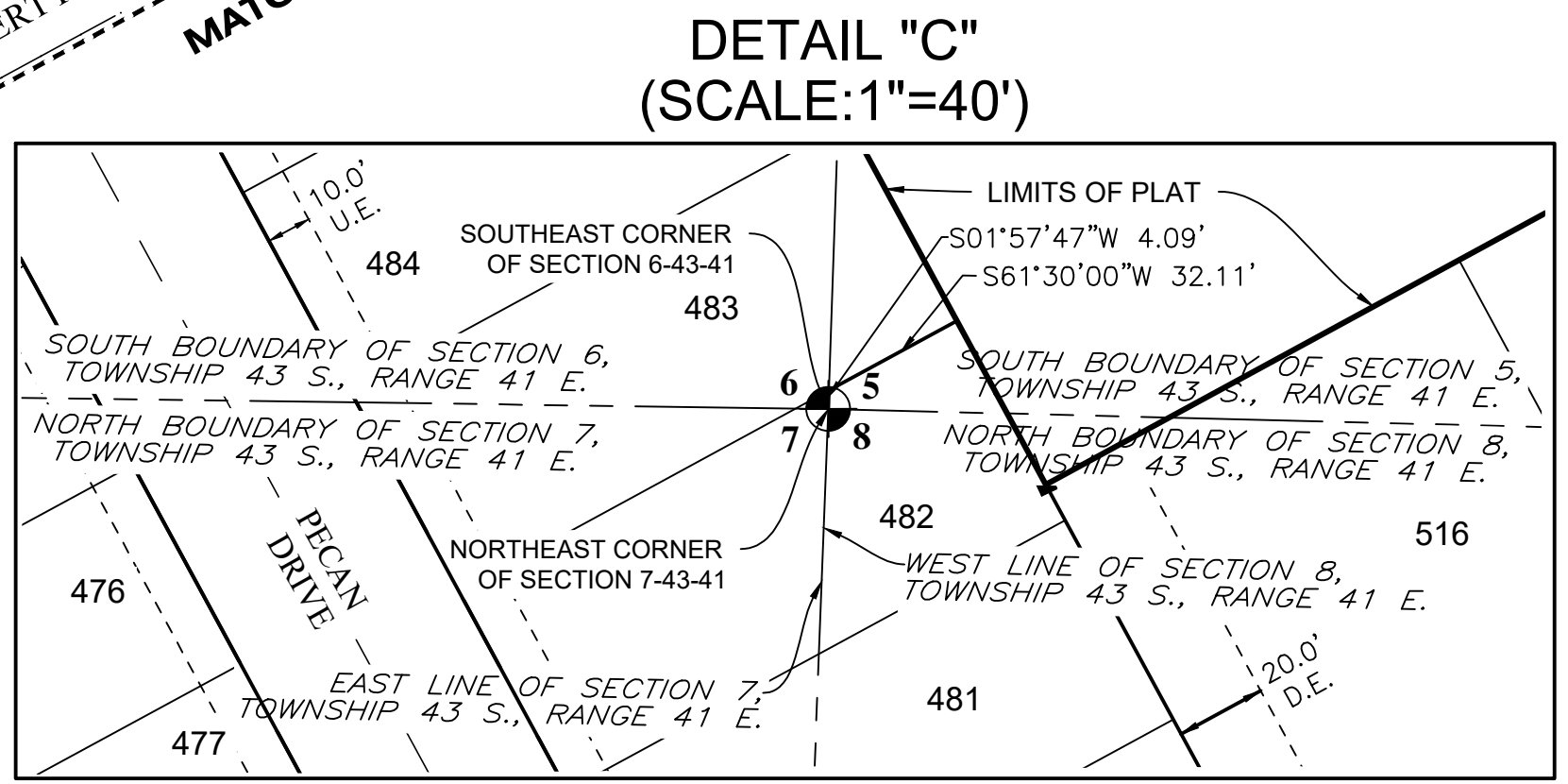
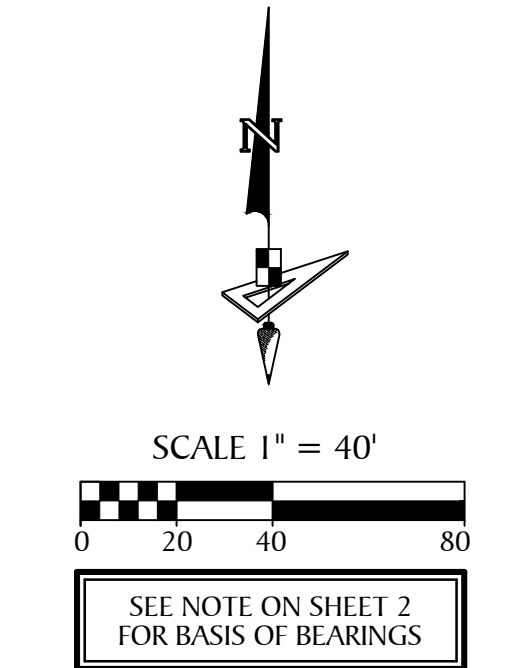
P.O.B. -----	POINT OF BEGINNING
P.O.C. -----	POINT OF COMMENCEMENT
P.B. -----	PLAT BOOK
D.B. -----	DEED BOOK
O.R./O.R.B. -----	OFFICIAL RECORDS BOOK
PG./PG(S) -----	PAGE(S)
NAD -----	NORTH AMERICAN DATUM
W.M.T. -----	WATER MANAGEMENT TRACT
O.S.T. -----	OPEN SPACE TRACT
P.B.C. -----	PALM BEACH COUNTY
U.E. -----	UTILITY EASEMENT
D.E. -----	DRAINAGE EASEMENT
L.M.A.E. -----	LAKE MAINTENANCE ACCESS EASEMENT
7-43-41 -----	SECTION-TOWNSHIP-RANGE
R -----	RADIUS
L -----	ARC LENGTH
D -----	DELTA ANGLE
CB -----	CHORD BEARING
C -----	CHORD
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R.C. -----	REVERSE CURVATURE
R/W -----	RIGHT-OF-WAY
(R) -----	RADIAL
(NR) -----	NON-RADIAL
HOA -----	HOMEOWNERS ASSOCIATION
S.I.D. -----	SEMINOLE IMPROVEMENT DISTRICT
PRM -----	PERMANENT REFERENCE MONUMENT
● -----	PERMANENT CONTROL POINT
□ -----	FOUND PERMANENT REFERENCE MONUMENT
■ -----	SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

# ORCHARDS OF WESTLAKE - PHASE II

BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK \_\_\_\_\_, PG(S) \_\_\_\_\_, 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.

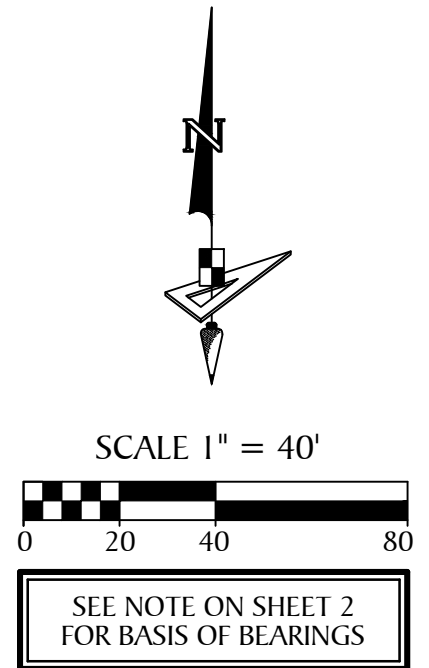
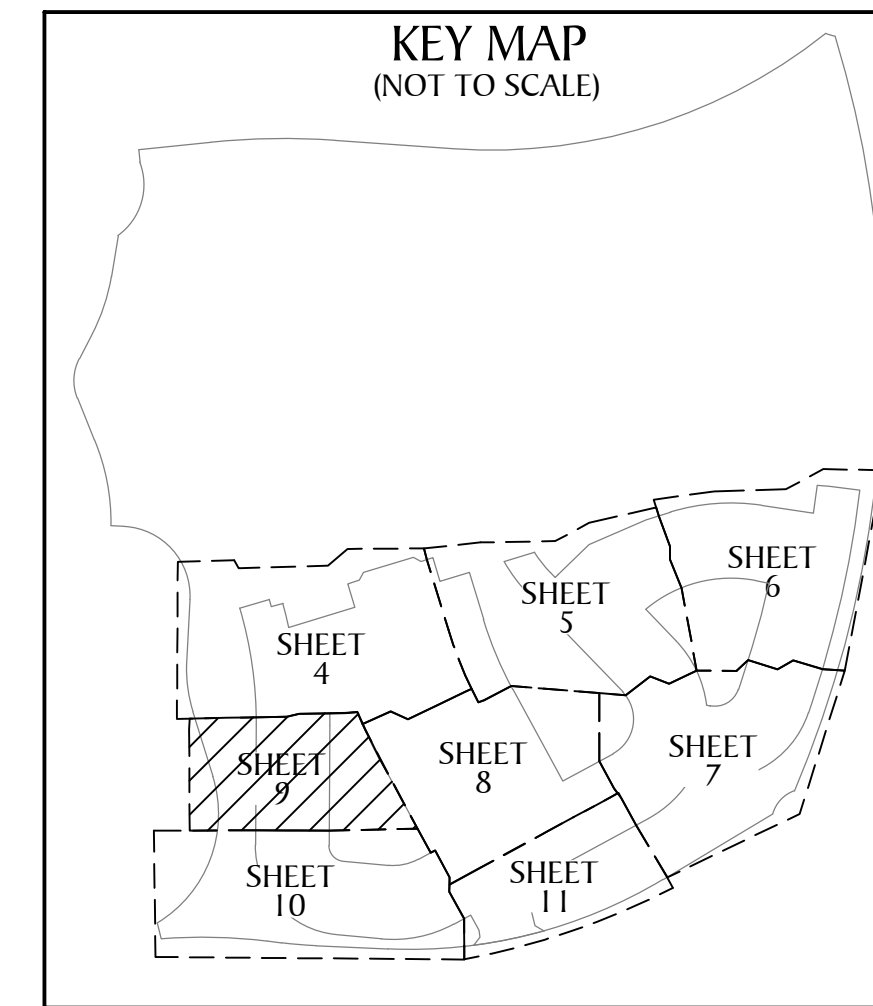


- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
  - P.O.C. ----- POINT OF COMMENCEMENT
  - P.B. ----- PLAT BOOK
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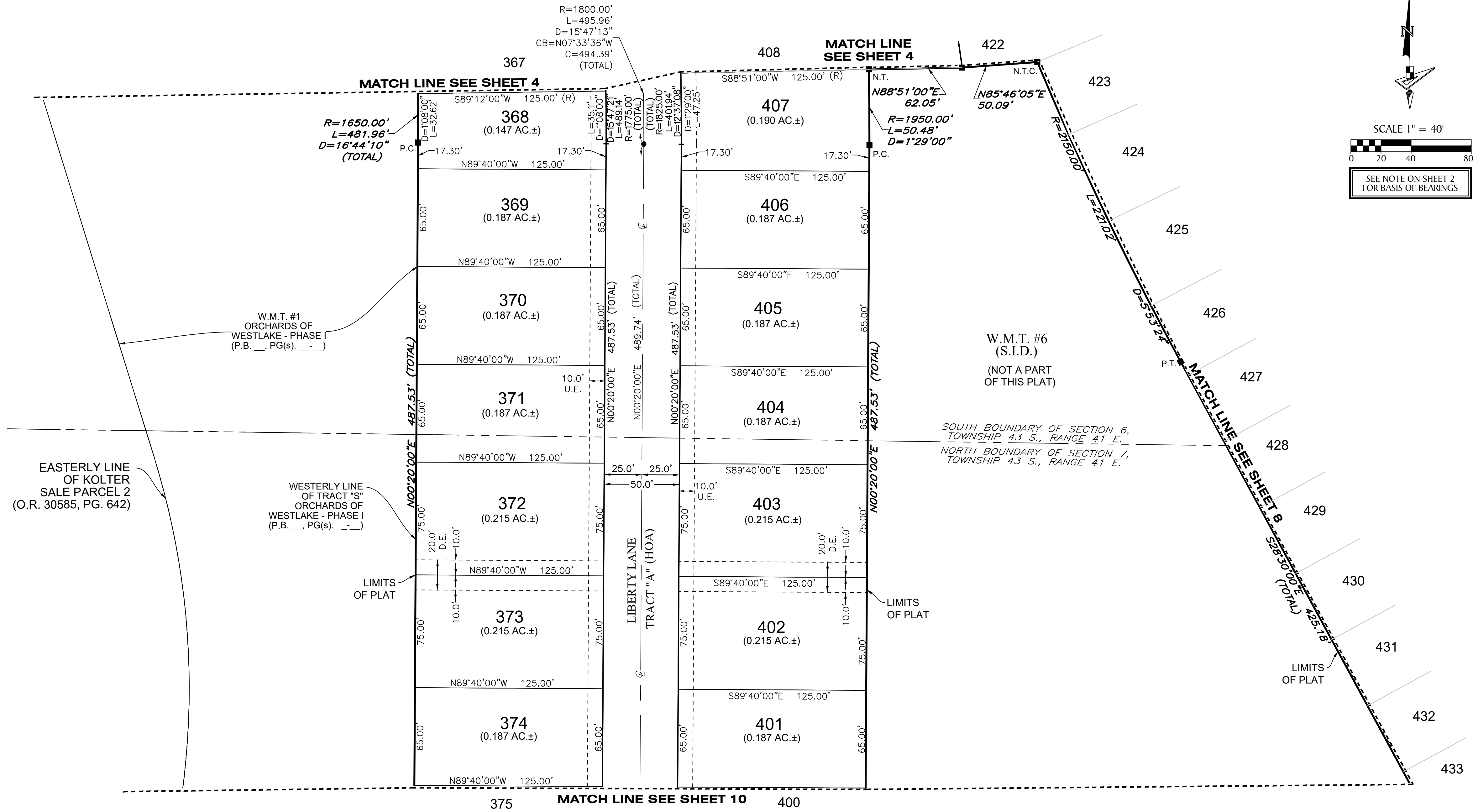




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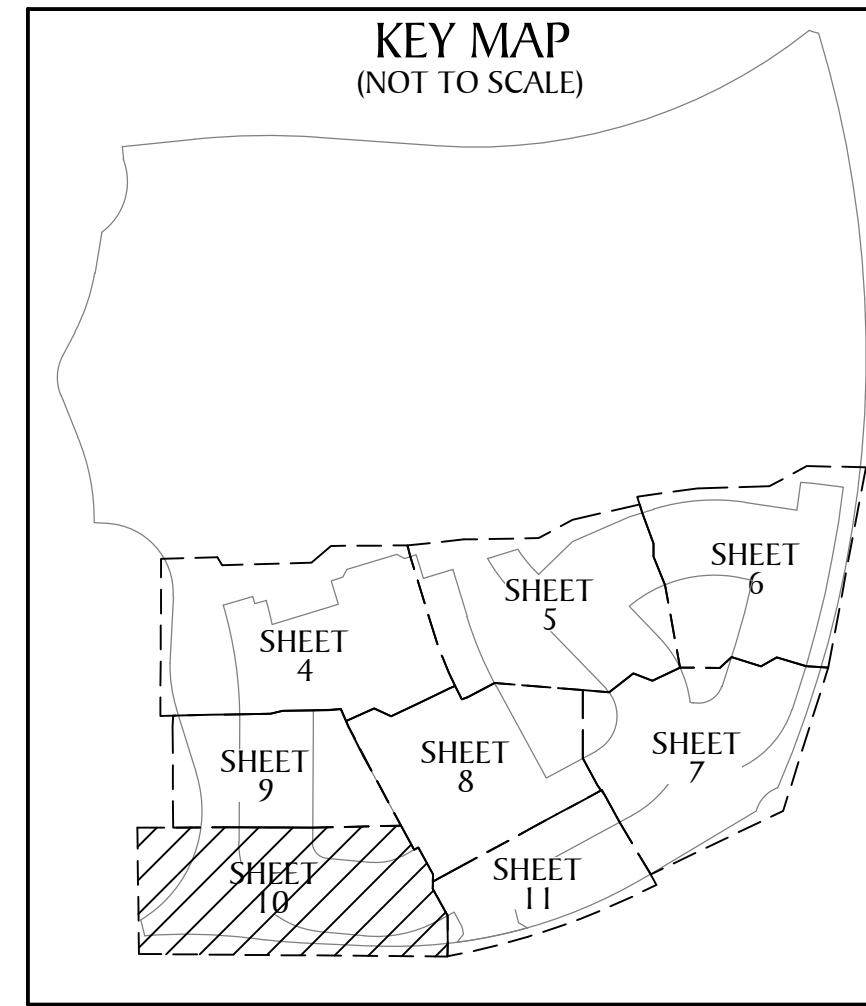


- LEGEND**
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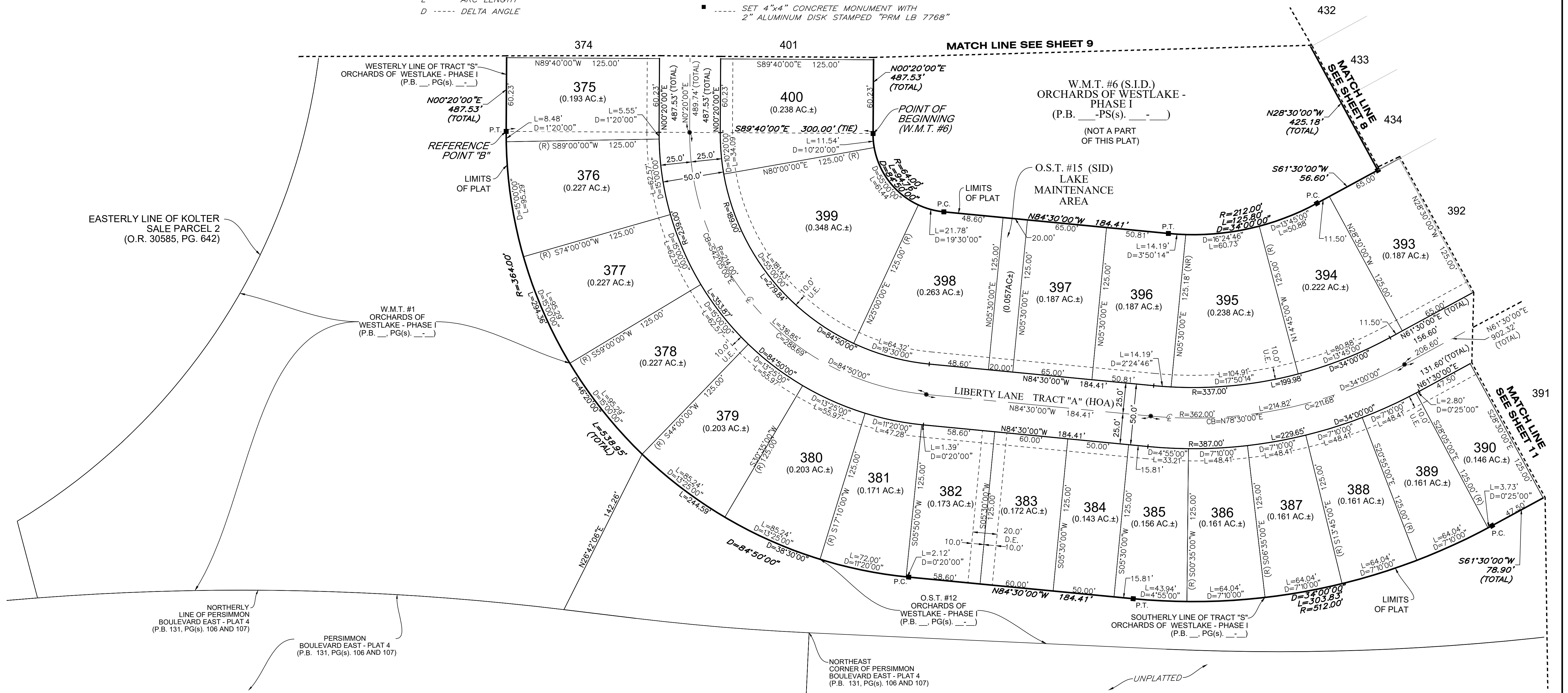
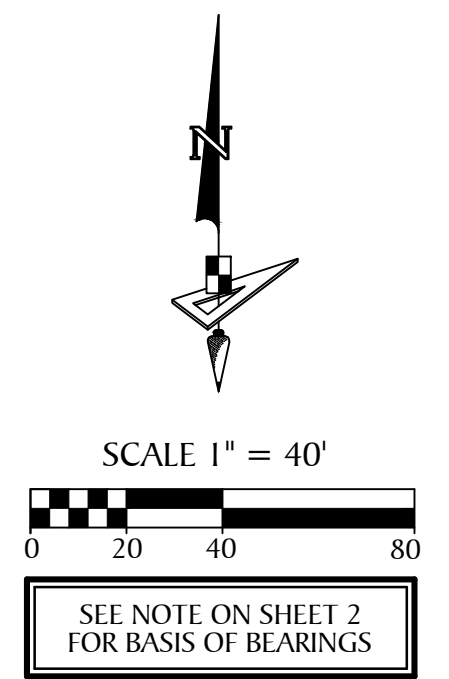
# ORCHARDS OF WESTLAKE - PHASE II

BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK \_\_\_\_\_, PG(s) \_\_\_\_\_, 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.



## LEGEND

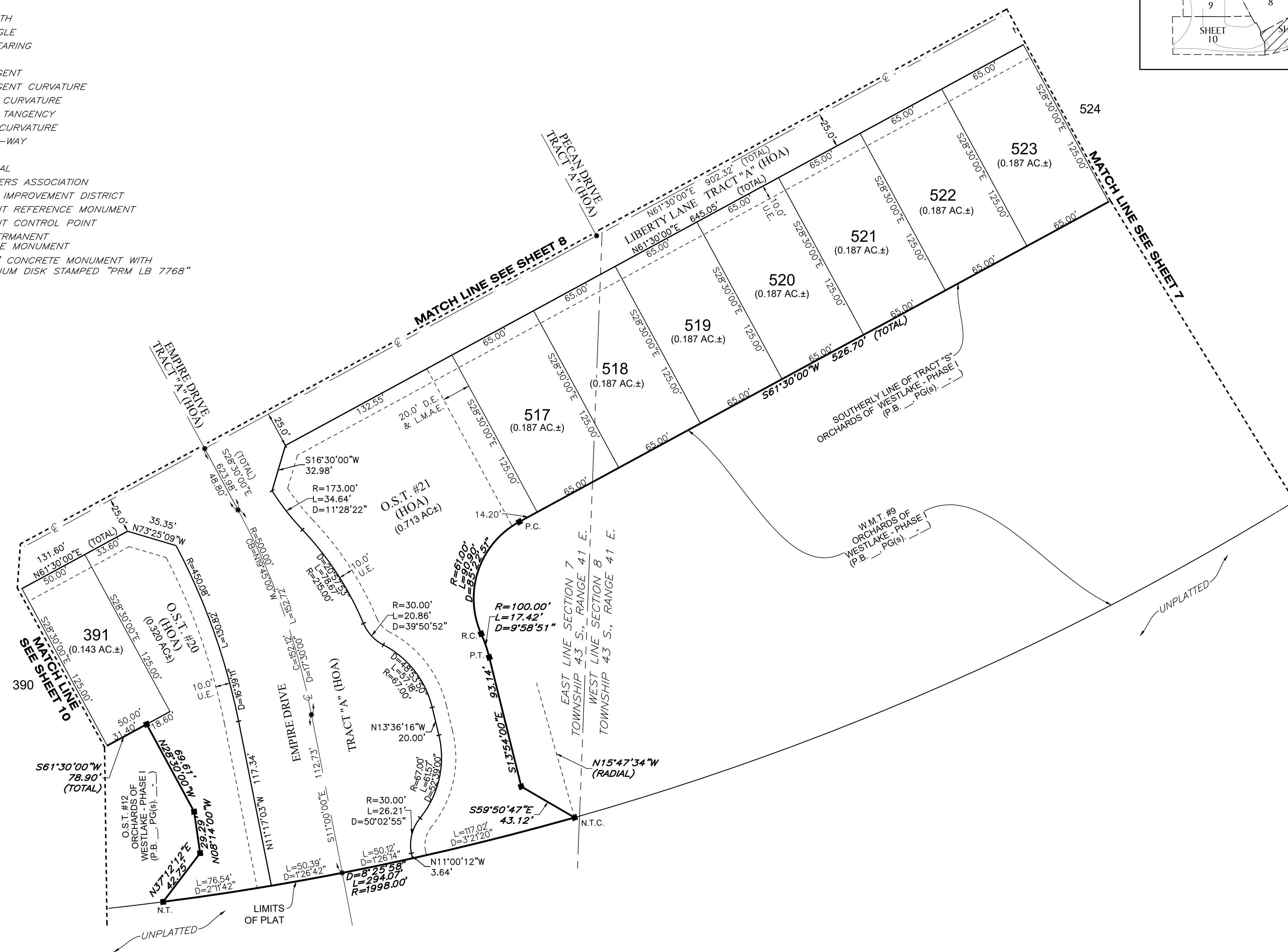
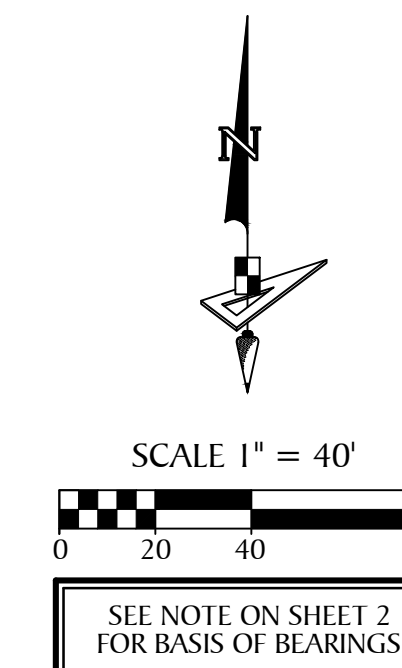
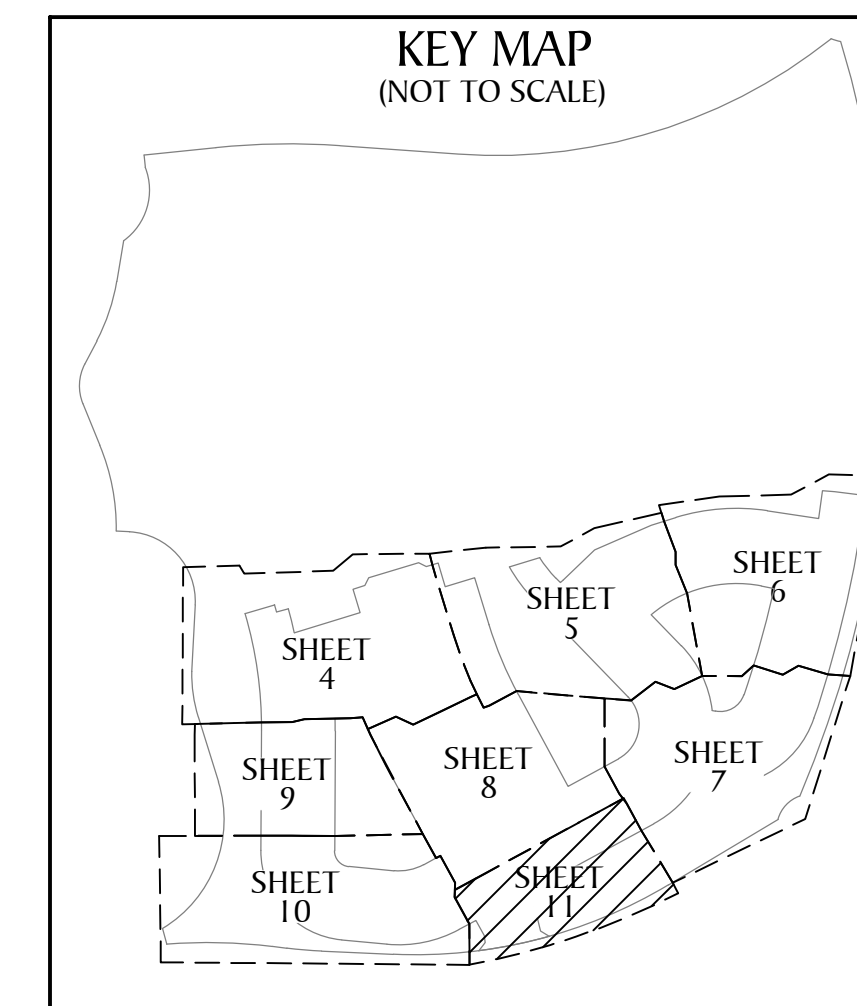
- |   |   |
|---|---|
| P.O.B. ----- POINT OF BEGINNING                 | CB ----- CHORD BEARING  |
| P.O.C. ----- POINT OF COMMENCEMENT              | C ----- CHORD   |
| P.B. ----- PLAT BOOK                            | N.T. ----- NON-TANGENT  |
| D.B. ----- DEED BOOK                            | N.T.C. ----- NON-TANGENT CURVATURE  |
| O.R./O.R.B. ----- OFFICIAL RECORDS BOOK         | P.C. ----- POINT OF CURVATURE   |
| PG./PG(s) ----- PAGE(s)                         | P.T. ----- POINT OF TANGENCY  |
| NAD ----- NORTH AMERICAN DATUM                  | R.C. ----- REVERSE CURVATURE  |
| W.M.T. ----- WATER MANAGEMENT TRACT             | R/W ----- RIGHT-OF-WAY  |
| O.S.T. ----- OPEN SPACE TRACT                   | (R) ----- RADIAL  |
| P.B.C. ----- PALM BEACH COUNTY                  | (NR) ----- NON-RADIAL   |
| U.E. ----- UTILITY EASEMENT                     | HOA ----- HOMEOWNERS ASSOCIATION  |
| D.E. ----- DRAINAGE EASEMENT                    | S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT                                      |
| L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT | PRM ----- PERMANENT REFERENCE MONUMENT  |
| 7-43-41 ----- SECTION-TOWNSHIP-RANGE            | ● ----- PERMANENT CONTROL POINT   |
| R ----- RADIUS                                  | □ ----- FOUND PERMANENT REFERENCE MONUMENT                                      |
| L ----- ARC LENGTH                              | ■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768" |
| D ----- DELTA ANGLE                             |   |



# ORCHARDS OF WESTLAKE - PHASE II

BEING A REPLAT OF TRACT "S", ORCHARDS OF WESTLAKE - PHASE - I, PLAT BOOK \_\_\_\_\_, PG(S) \_\_\_\_\_, 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.

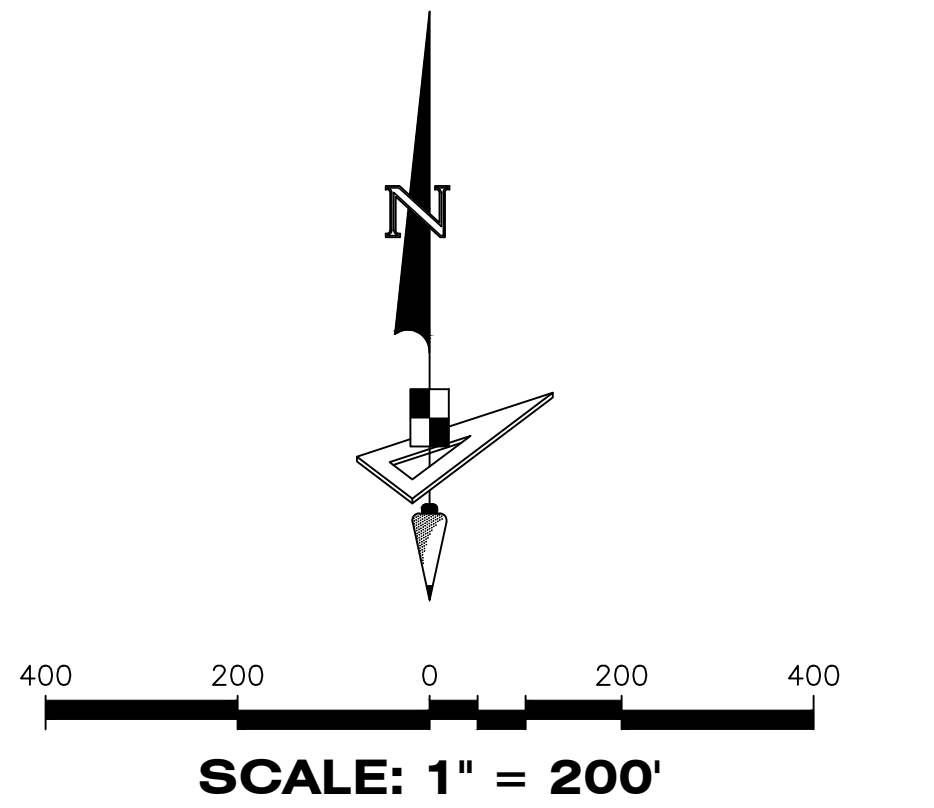
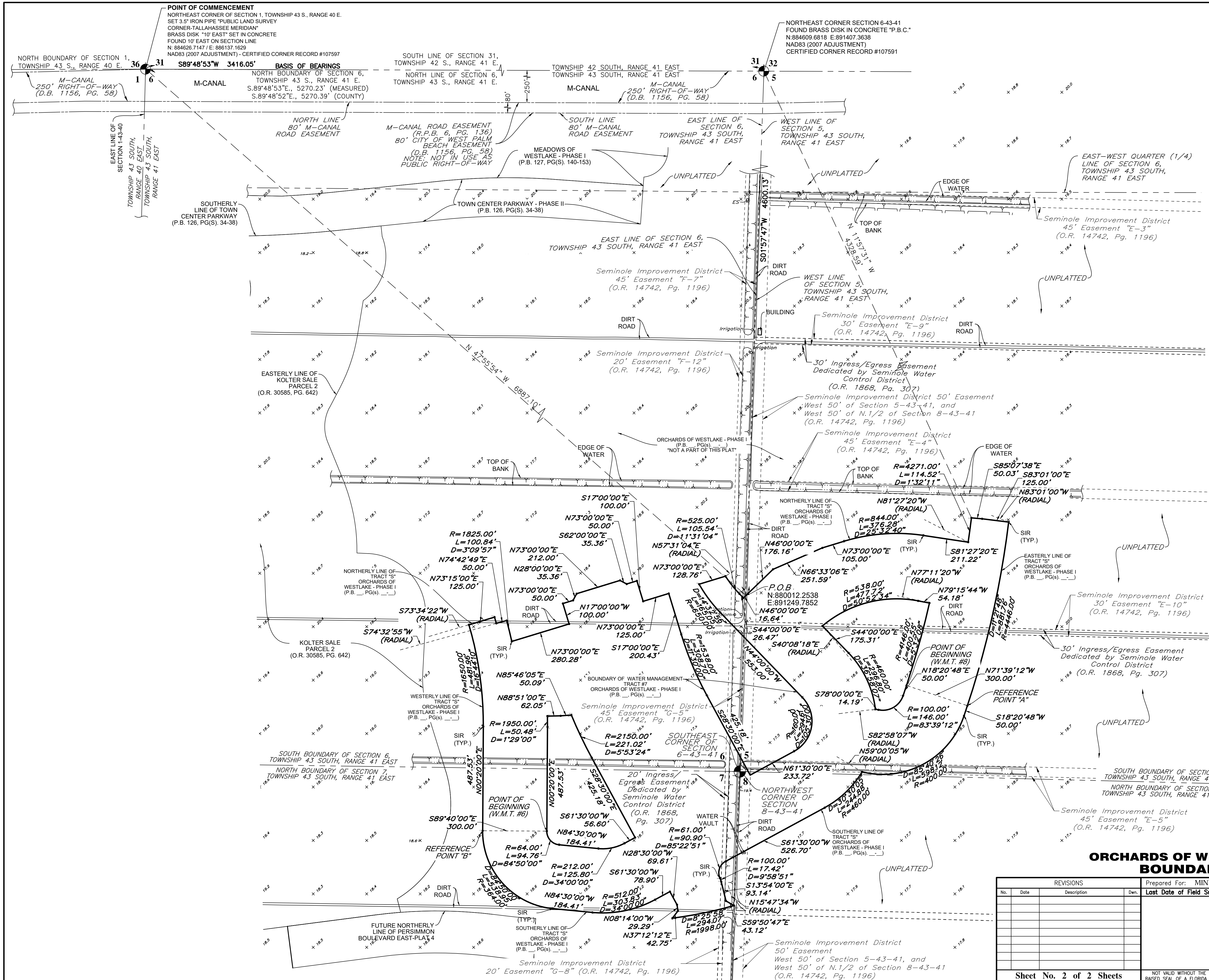
LEGEND	
P.O.B. -----	POINT OF BEGINNING
P.O.C. -----	POINT OF COMMENCEMENT
P.B. -----	PLAT BOOK
D.B. -----	DEED BOOK
O.R./O.R.B. -----	OFFICIAL RECORDS BOOK
PG./PG(S) -----	PAGE(S)
NAD -----	NORTH AMERICAN DATUM
W.M.T. -----	WATER MANAGEMENT TRACT
O.S.T. -----	OPEN SPACE TRACT
P.B.C. -----	PALM BEACH COUNTY
U.E. -----	UTILITY EASEMENT
D.E. -----	DRAINAGE EASEMENT
L.M.A.E. -----	LAKE MAINTENANCE ACCESS EASEMENT
7-43-41 -----	SECTION-TOWNSHIP-RANGE
R -----	RADIUS
L -----	ARC LENGTH
D -----	DELTA ANGLE
CB -----	CHORD BEARING
C -----	CHORD
N.T. -----	NON-TANGENT
N.T.C. -----	NON-TANGENT CURVATURE
P.C. -----	POINT OF CURVATURE
P.T. -----	POINT OF TANGENCY
R.C. -----	REVERSE CURVATURE
R/W -----	RIGHT-OF-WAY
(R) -----	RADIAL
(NR) -----	NON-RADIAL
HOA -----	HOMEOWNERS ASSOCIATION
S.I.D. -----	SEMINOLE IMPROVEMENT DISTRICT
PRM -----	PERMANENT REFERENCE MONUMENT
● -----	PERMANENT CONTROL POINT
□ -----	FOUND PERMANENT REFERENCE MONUMENT
■ -----	SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"











**LEGEND**

- P.O.B. --- POINT OF BEGINNING
- O.R./O.R.B. --- OFFICIAL RECORD BOOK
- PG.(S) --- PAGE(S)
- D.B. --- DEED BOOK
- W.M.T. --- WATER MANAGEMENT TRACT
- P.B.C. --- PALM BEACH COUNTY
- 6-43-41 --- SECTION-TOWNSHIP-RANGE
- R --- RADIUS
- L --- ARCH LENGTH
- D --- DELTA ANGLE
- P.C. --- POINT OF CURVATURE
- P.T. --- POINT OF TANGENCY
- NAD83 --- NORTH AMERICAN DATUM 1983
- FCM --- FOUND CONCRETE MONUMENT
- BD --- BRASS DISK
- PBC --- PALM BEACH COUNTY
- TYP. --- TYPICAL
- EP --- ELECTRIC PEDESTAL
- ES --- ELECTRIC SWITCH BOX
- IBV --- IRRIGATION BUTTERFLY VALVE
- SIR --- SET 5/8" IRON ROD LB7768
- FOUND PERMANENT REFERENCE MONUMENT LB7768
- EP --- ELECTRIC PEDESTAL
- ICV --- IRRIGATION CONTROL VALVE
- MW --- MONITORING WELL
- W --- WATER GATE VALVE
- WBV --- WATER BUTTERFLY VALVE
- TOP OF BANK
- EDGE OF WATER

**ORCHARDS OF WESTLAKE - PHASE II  
BOUNDARY SURVEY**

REVISIONS			Prepared For: MINTO COMMUNITIES, LLC	
No.	Date	Description	By	Last Date of Field Survey: 12/11/17

**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd.  
Suite 105  
Riviera Beach, FL 33404

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

Drawn: SWM Date: 01/09/19 Data File: Westlake Pod S  
Check: GAR P.C.: Field Book:  
Sections: 5, 6, 7 & 8 Twp. 43S Rng. 41E Job #: POD S\_BS

FILED BY: SERGIO MACHADO, ON: 2/22/2018, 2:28 PM, LAST SAVED BY: SERGIO, ON: 2/22/2018, 3:27 PM



**CITY OF WESTLAKE**  
**Engineering Department**  
4001 Seminole Pratt Whitney Road  
Westlake, Florida 33470  
Phone: (561) 530-5880  
[www.westlakegov.com](http://www.westlakegov.com)

---

**DATE:** 2/22/2021  
**PETITION NUMBER:** ENG-2020-34  
**DESCRIPTION:** Orchards (Pod S) Phase 2 – Plat  
**APPLICANT:** Cotleur & Hearing  
**OWNER:** Minto PBLH, LLC  
**REQUEST:** Plat & Boundary Survey Review  
**LOCATION:** Westlake, Florida  
**STAFF REVIEW:** **RECOMMENDED APPROVAL**

This is the fourth review of this Plat. This review is done for compliance with Chapters 177, 5J-17, Florida Statutes, and the City of Westlake’s codes and ordinances. All of our previous comments have been adequately addressed. We can therefore recommend that the plat be approved for recording.

---

This letter has been prepared by the following individual, in association with their consultants and subconsultants:

A handwritten signature in blue ink, appearing to read "Suzanne Dombrowski".

Suzanne Dombrowski, P.E.  
Chen Moore and Associates  
Tel: 561.746.6900 x 1035  
Email: [sdombrowski@chenmoore.com](mailto:sdombrowski@chenmoore.com)

**File Attachments for Item:**

A. Proposal for Goals and Objectives Sessions

**Submitted By:** Administration



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>		3/8/2021	<b>Submitted By:</b> Administration	
<b>SUBJECT:</b> <i>This will be the name of the Item as it will appear on the Agenda</i>		Goals and Objectives		
<b>STAFF RECOMMENDATION:</b> (MOTION READY)		<b>Approve Goals and Objectives proposal proposed by Inframark</b>		
<b>SUMMARY and/or JUSTIFICATION:</b>		Goals and objectives are proposed at no cost this year to facilitate the budgeting process and vision for future years.		
<b>SELECT, if applicable</b>	<b>AGREEMENT:</b>		<b>BUDGET:</b>	
	<b>STAFF REPORT:</b>		<b>PROCLAMATION:</b>	
	<b>EXHIBIT(S):</b>		<b>OTHER:</b>	
<b>IDENTIFY EACH ATTACHMENT.</b> <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Proposal for Goals and Objectives sessions			
<b>SELECT, if applicable</b>	<b>RESOLUTION:</b>		<b>ORDINANCE:</b>	
<b>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE</b> <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank) <b><u>Please keep text indented.</u></b></i>				
<b>FISCAL IMPACT (if any):</b>	None		\$	

## Goals and Objectives Process

### City of Westlake

#### **Introduction:**

The Goals and Objectives process is designed to accomplish the following:

- Allows the City Council to identify a specific set of goals that they wish to accomplish over the coming year;
- Gives the City Staff three to five goals from which to build an annual work plan to accomplish the goals;
- Allows the City Council to focus the City's financial and staff resources to accomplish the goals the Council desires to have completed;
- Provides a good tool for measuring the performance of the City Staff/Inframark by holding them accountable for the completion of the City Council's goals.

#### **The Process:**

- Each Council member provides three to five (broad goals), individually to Inframark;
- Inframark then takes the goals provided individually and consolidates all responses. The responses are placed into like categories and presented to the City Council;
- Once the City Council reviews the results of the individual responses and agrees on a set of three to five goals, Inframark then takes the results of the City Council input and creates the proposed Goals and Objectives for the City for City Council approval.
- After approval of the Goals & Objectives, Inframark creates an annual work plan for accomplishing the goals. From the City Council goals, Inframark develops a specific set of action items (objectives) for accomplishing each goal.
- As part of the development of the set of objectives, Inframark will identify any resources that may be required to accomplish the goals set forth by the City Council. The resource analysis will be presented to the City Council along with the final Goals and Objectives document.
- The final Goals and Objectives document will be brought to the City Council for final approval and to address any resources needed as part of implementation of the Goals and Objectives process.
- Once the City Council approves final document, the City Staff/Inframark will move forward with the implementation of the objectives.
- The City Staff/Inframark will provide a quarterly report on the progress of implementation of the Goals and Objectives.

**File Attachments for Item:**

B. Release of Unity of Title

**Submitted By:** Administration





# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>		March 8, 2021	<b>Submitted By:</b> Administration		
<b>SUBJECT:</b> <i>This will be the name of the Item as it will appear on the Agenda</i>		Release of Unity of Title			
<b>STAFF RECOMMENDATION:</b> <b>(MOTION READY)</b>		Motion to approve Release of Unity of Title			
<b>SUMMARY and/or JUSTIFICATION:</b>		The Unity of Title provides for the release upon cessation of the use of the property as a mobile home use. Minto PBH LLC has requested a release of the Unity of Title for the purposes of developing the property for non-residential use.			
<b>SELECT, if applicable</b>		<b>AGREEMENT:</b>		<b>BUDGET:</b>	
		<b>STAFF REPORT:</b>		<b>PROCLAMATION:</b>	
		<b>EXHIBIT(S):</b>	X	<b>OTHER:</b>	X
<b>IDENTIFY EACH ATTACHMENT.</b> <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Item Cover Sheet Release of Unity of Title Unity of Title – Mobile Home			
<b>SELECT, if applicable</b>		<b>RESOLUTION:</b>		<b>ORDINANCE:</b>	
<b>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE</b> <i>(if Item is <b>not</b> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i>					
<b>FISCAL IMPACT (if any):</b>				\$	

## RELEASE OF UNITY OF TITLE

**Whereas**, on or about April 30, 1980, Callery Judge Grove, in particular William G. Edwards, sought a permit for development purposes from Palm Beach County; and

**Whereas**, as a condition of the issuance of the permit, a Unity of Title was required for development upon the parcel in question, a copy of the Unity of Title is attached hereto as Exhibit "A"; and

**Whereas**, a Unity of Title was recorded on the following described property "the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  o the Northwest  $\frac{1}{4}$  and also the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 12, Township 43 South, Range 40 east," in the Official Records Book 3289, Page 1012; and

**Whereas**, the property consisted of a minimum of 10.3 acres, which parcel was to be considered as one parcel of land for development purposes, and no portion of the land could be transferred, conveyed, sold or divided into any unit, other than the entirety as one lot or parcel of land; and

**Whereas**, the Unity of Title provided for a release of the unity of title upon cessation of the use of the property as a mobile home use or removal of the mobile home; and

**Whereas**, Minto PBLH, acquired the property on or about September 19, 2013, through a purchase and sale agreement, and

**Whereas**, the property is no longer used for a mobile home and the mobile home has been removed, therefore, the current owner of the property has requested a release of the Unity of Title as recorded in the public records in and for Palm Beach County,

**Now Therefore**, the Parties for good and valuable consideration, do agree as follows:

1. The City Council for the City of Westlake having reviewed the request for release of the Unity of Title and being the party with jurisdiction over the development and permitting process for properties within the City of Westlake, hereby agrees to release the Unity of Title.
2. The Unity of Title recorded on or about April 30, 1980, recorded at official record book 3289, page 1012 of the Public Records for Palm Beach County, Florida, is hereby

released, discharged and rendered a nullity by the execution and recording of this instrument.

- 3. In accordance with the codes for the City of Westlake, the parcels may be developed independently of each other.

**IN WITNESS WHEREOF**, we have set out hands and seals this \_\_\_\_\_ day of March, 2021.

City of Westlake, a Florida Municipality

By \_\_\_\_\_

Roger Manning, Mayor

Attest:

\_\_\_\_\_

Zoie Burgess, City Clerk

STATE OF FLORIDA, COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of March, 2021, by \_\_\_\_\_ Roger Manning, Mayor and Zoie Burgess, City Clerk of the City of Westlake for the municipal corporation. They are personally known to me or have produced \_\_\_\_\_ as identification and did take an oath.

\_\_\_\_\_

Print Name

Notary Public, State of Florida

My Commission Expires:

UNITY OF TITLE - MOBILE HOME

In consideration of the issuance of a Permit to Gallery-Judge Grove

for the use of a mobile home subject to special permit regulations in Palm Beach County, Florida, and for other good and valuable considerations, the undersigned hereby agree(s) to restrict the use of lots(s) \_\_\_\_\_, Block \_\_\_\_\_, of Plat Book \_\_\_\_\_ at Page \_\_\_\_\_ of the Public Records of Palm Beach County, Florida, or a parcel otherwise described by a metes and bounds descriptions as follows:

The South 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4

and also the North 1/4 of the Southwest 1/4 of the Northwest 1/4 of the

Northwest 1/4 of Section 12, Township 43 South, Range 40 East

in the following manner:

1. That said property containing a minimum of 10.3 acres shall be considered as one (1) lot and parcel of land, held under single ownership, and that no portion of said lot and parcel of land shall be eligible for further subdivision, shall be transferred, conveyed, sold or divided into any unit other than in its entirety as one (1) lot and parcel of land.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs and assigns until such time as the mobile home use is discontinued, the mobile home removed from the above described property, and a sworn affidavit acknowledging said removal is received by the Department of Planning, Zoning and Building of Palm Beach County, Florida.
3. Upon the discontinuance of the mobile home use, removal of the mobile home, and receipt of the notarized affidavit, the Unity of Title for Mobile Home Agreement shall cease and the parties thereto shall be released from all responsibilities and obligations thereunder.
4. The undersigned further agrees that this instrument shall be recorded in the Public Records of Palm Beach County, Florida, along with the notarized Mobile Home Use Release instrument which shall be executed by Palm Beach County upon the completion of the above requirements.

Signed, sealed, executed, and acknowledged on this 30 day of April, 1980, at West Palm Beach, Florida.

WITNESSES:

William S. Edwards  
Donald J. Fisher

Easton C. Jones (SEAL)  
Gallery Judge Grove  
MANAGING PARTNER (SEAL)

\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)

80 004891

REC'D MAY 12 PM 3:18

760

Building Zoning Dept

B3289 P1012

UNITY OF TITLE - MOBILE HOME

STATE OF FLORIDA )  
 ) ss.  
COUNTY OF PALM BEACH )

I HEREBY CERTIFY that on this 30th day of April, A.D. 19 80, before me personally appeared Callery-Judge Grove and Gaston C. Jones, to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged to me the execution thereof to be their free act and deed for the uses and purposes therein mentioned.

WITNESS my signature and official seal at West Palm Beach in the County and State aforesaid, the day and year last aforesaid.

Norma R. Brooks  
Notary Public  
NOTARY PUBLIC STATE OF FLORIDA - AT LARGE  
MY COMMISSION EXPIRES 2001 - 13 1981  
BONDED THREE GENERAL INS. UNDERWRITERS

This is not a certified copy

RECORD VERIFIED  
PALM BEACH COUNTY, FLA  
JOHN B. DUNKLE  
CLERK CIRCUIT COURT

83269 P1013

**File Attachments for Item:**

A. Palm Beach County Fire Rescue - Monthly Report: January

**Submitted By:** William J. Rowley, District Chief

For Informational Purposes Only





2/2/2021

# Palm Beach County Fire Rescue

## Westlake Response Time Report

### 20210101 to 20210131

Event #	Station	Sit Disp	Location of Event	Date	Received	Entered	Dispatch	Enroute	Oncene	Close	Disp Hand	Turnout	Travel	Resp Time*
<b>Emergency Calls:</b>														
F21002931	22	900	60TH ST N/SEMINOLE PRATT WHITNEY RD \	01/05/2021	17:01:56	17:02:24	17:02:34	17:03:10	17:05:38	18:01:46	0:00:38	0:00:36	0:02:28	0:03:42
F21006997	22	400	SEMINOLE PRATT WHITNEY RD/TOWN CENTE	01/12/2021	07:39:54	07:41:07	07:41:19	07:41:55	07:45:04	07:57:11	0:01:25	0:00:36	0:03:09	0:05:10
F21008801	22	136	5867 WHIPPOORWILL CIR WLK	01/14/2021	19:25:20	19:25:47	19:25:55	19:26:44	19:38:42	20:09:24	0:00:35	0:00:49	0:11:58	0:13:22
F21009602	22	133	16062 RAIN LILLY WAY WLK	01/16/2021	02:18:47	02:19:37	02:19:44	02:20:54	02:26:09	03:07:52	0:00:57	0:01:10	0:05:15	0:07:22
F21013039	22	210	16034 WHIPPOORWILL CIR WLK	01/21/2021	19:14:02	19:14:38	19:14:44	19:15:37	19:19:43	19:36:42	0:00:42	0:00:53	0:04:06	0:05:41
F21018208	22	110	5411 STARFISH RD WLK	01/29/2021	22:30:34	22:31:01	22:31:11	22:31:31	22:44:38	23:07:30	0:00:37	0:00:20	0:13:07	0:14:04
<b>Average Response Times:</b>											<b>0:00:49</b>	<b>0:00:44</b>	<b>0:06:41</b>	<b>0:08:14</b>
<b>Non Emergency Calls:</b>														
F21010795	22	77	5424 STARFISH RD WLK	01/18/2021	04:54:54	04:55:19	04:55:27	04:57:27	05:01:27	05:53:14	0:00:33	0:02:00	0:04:00	0:06:33
F21010826	22	61	PERSIMMON BLVD E/ILEX WAY WLK	01/18/2021	07:18:32	07:21:25	07:21:31	07:21:53	07:27:33	08:36:20	0:02:59	0:00:22	0:05:40	0:09:01

**Total number of Events: 8**

\*Represents call received to arrival. If there is no received time, the County annual average call received to call entered time is used.



2/2/2021

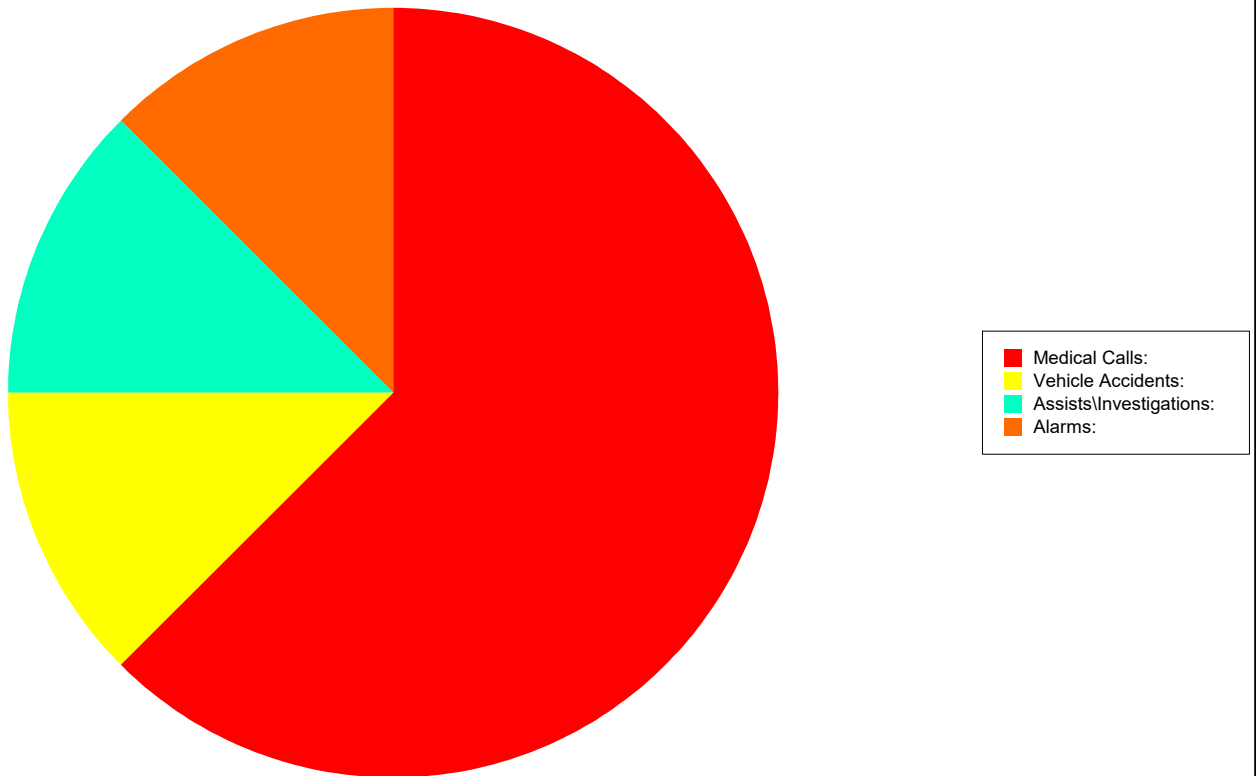
# Palm Beach County Fire Rescue

## Westlake - # of Calls by Type

20210101 to 20210131

<u>Type - Situation Dispatched</u>	<u># of Incidents</u>
Medical Calls:	5
Vehicle Accidents:	1
Assists\Investigations:	1
Alarms:	1
<b>Total number of Events:</b>	<b>8</b>

### Calls by Situation Dispatched



**File Attachments for Item:**

B. Palm Beach County Sheriff's Office - Annual Report

**Submitted By:** Captain Craig Turner, Commander

For Informational Purposes Only



# 2020 Annual Report



Palm Beach County Sheriff's Office  
District 18 - City of Westlake

# Table of Contents

1. Cover Page
2. Table of Contents
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4. Annual Numbers
5. Self Initiated Calls
6. Person Crime
7. Property Crime – Burglaries
8. Map of Burglaries
9. Property Crime – Stolen Vehicles and Vehicle Recoveries
10. Map of Stolen Vehicles and Recoveries
11. Property Crime – Theft and Vandalism
12. Map of Theft and Vandalism
13. Motor Vehicle Crashes and Hit and Runs
14. Traffic Citations, Warnings, and Stops
15. Arrests & NTAs
16. Questions



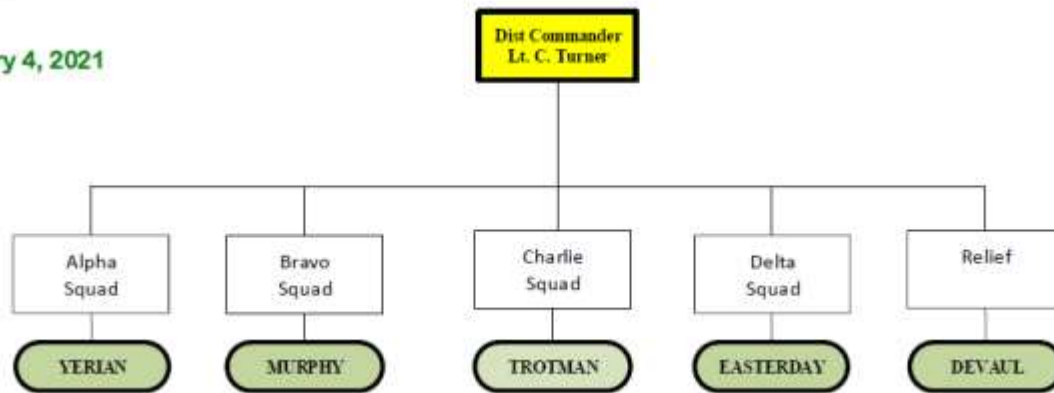
# Organizational Chart



## PBSO District 18 – Westlake Organizational Chart

Sworn: 5  
TDY: 0

January 4, 2021



# Annual Numbers

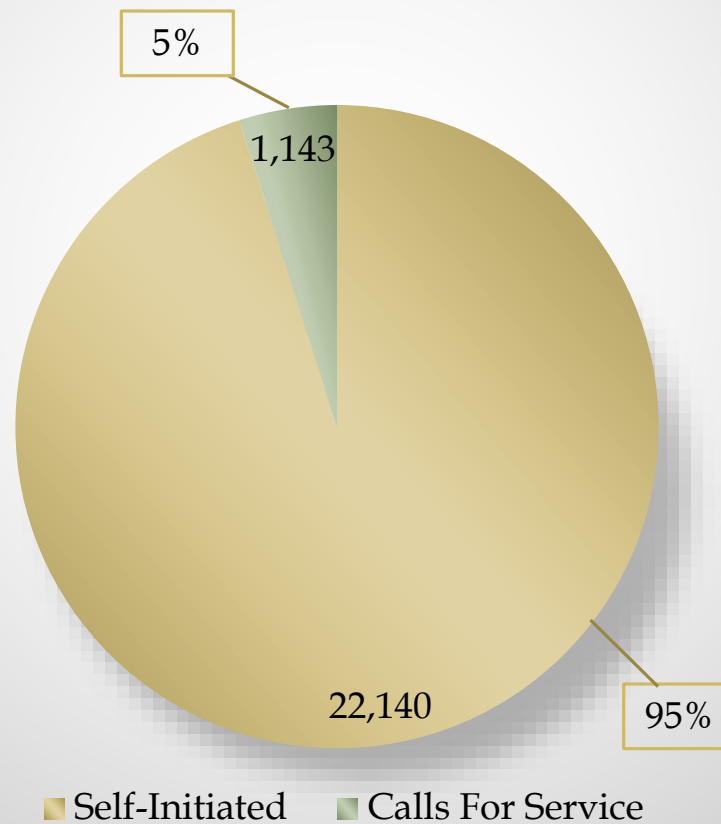
Crime		Annual				
		2019	2020		+/-	Percent Change
Person	Homicide	0	0	—	0	N/C
	Robbery	0	0	—	0	N/C
	Sexual Assault	0	2	▲	2	INC
	Shooting	1	0	▼	-1	-100%
	Stabbing	0	0	—	0	N/C
Property	Burglary Business	1	0	▼	-1	-100%
	Burglary Construction	2	3	▲	1	50%
	Burglary Residential	0	0	—	0	N/C
	Burglary Vehicle	0	0	—	0	N/C
	Larceny	0	6	▲	6	INC
	Stolen Vehicle	1	3	▲	2	200%
	Stolen Vehicle Recovery	0	0	—	0	N/C
	Vandalism	0	2	▲	2	INC
Statistics	Arrests and NTAs	10	17	▲	7	70%
	Traffic Crashes (3's & 4's)	13	43	▲	30	231%
	Total CAD Incidents	5,515	23,283	▲	17768	322%
	Traffic Stop (1050)	197	678	▲	481	244%
	Business/Residence (1061)	4,990	21,462	▲	16472	330%
	CAD Inc.(less 1050 & 1061)	328	1,143	▲	815	248%
FIR	Total FIR's	50	116	▼	66	132 %
	Gang FIR's	0	0	—	0	N/C
	Truant FIR's	0	0	—	0	N/C
	FIR's (Less truant & gang)	50	116	▼	66	132 %

The information in this report is based on beats within the district. Miscellaneous incident Type codes: PPI, RED, REPO, RMS, TEST and WEL are excluded from the total CAD incidents. FIR data is collected from the FIR track application. This report is dynamic and subject to change.

# Self-Initiated Calls

Data Source: Motorola P1

Self-Initiated Calls equal the total number of traffic stops and business/residence checks. Calls for Service includes all other calls.



# Person Crime

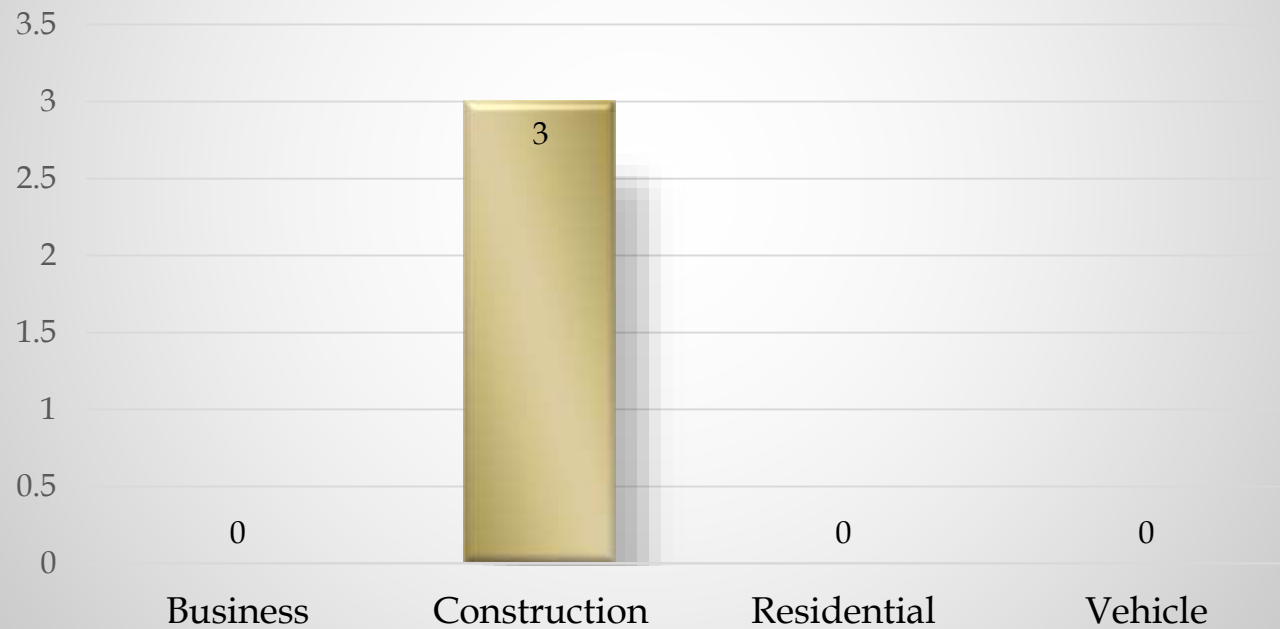
Data Source: Motorola P1



# Property Crime

Data Source: Motorola P1

## Burglaries





# Map of Burglaries

Data Source: Crimeview Dashboard



# Property Crime

Data Source: Motorola P1

## Stolen Vehicles and Recoveries





# Property Crime

Data Source: Motorola P1

## Theft and Vandalism

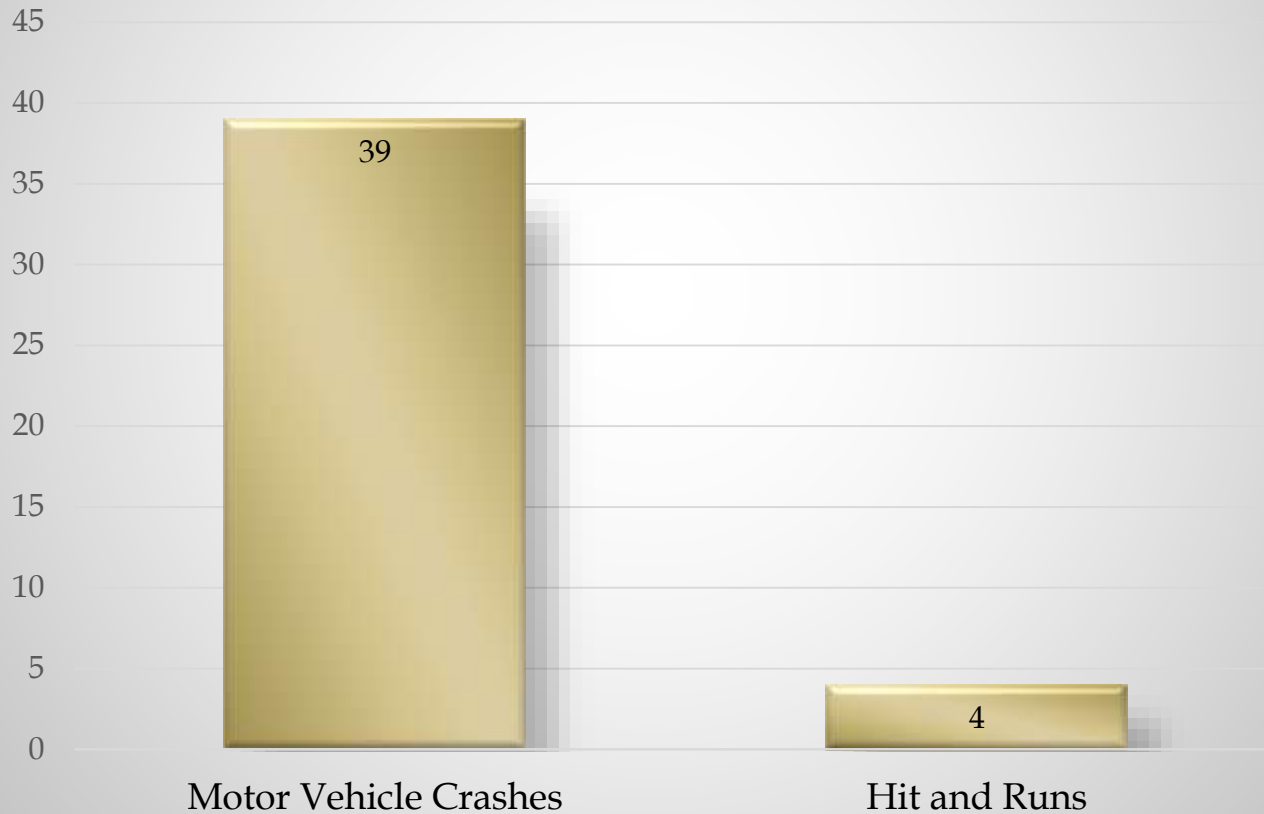






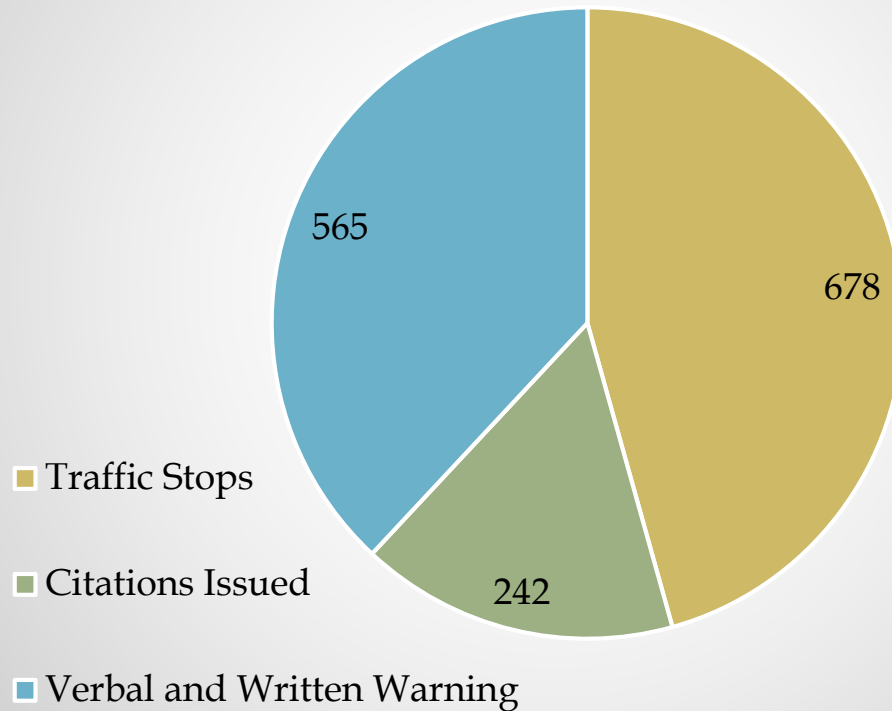
# Motor Vehicle Crashes and Hit and Runs

Data Source: Motorola P1



# Traffic Citations, Warnings, and Stops

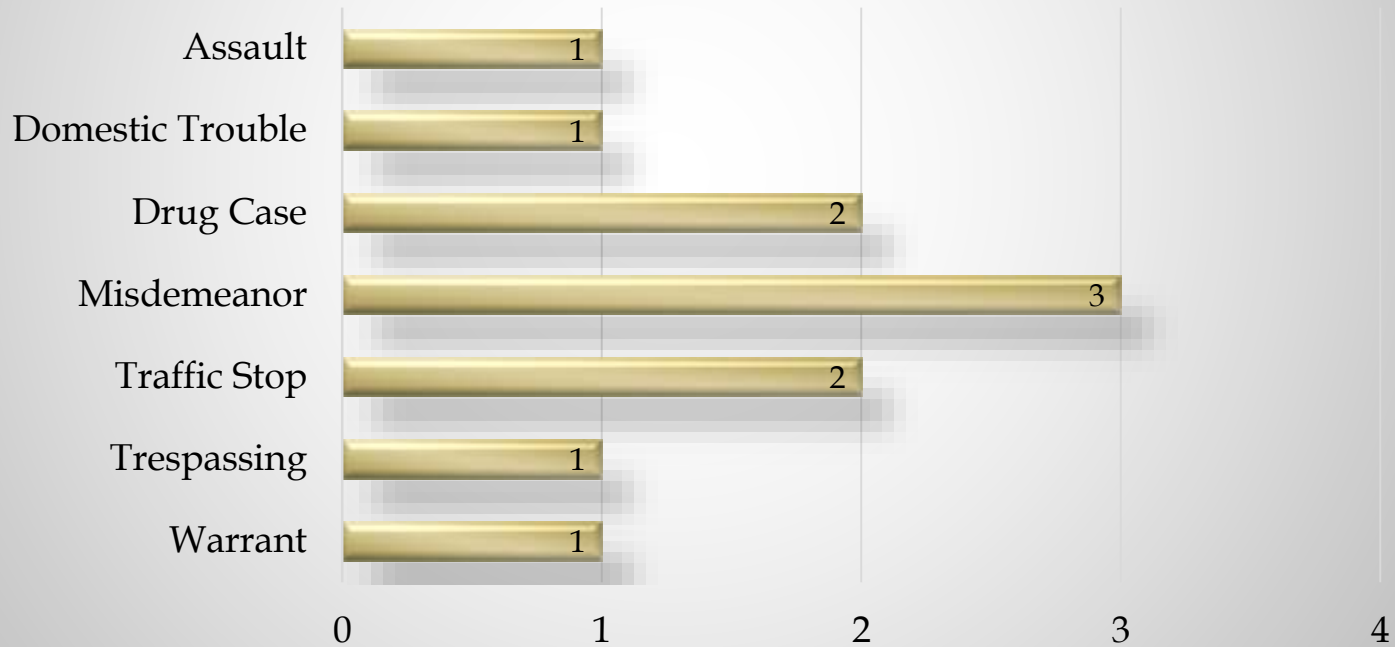
Data Source: Motorola P1



# Arrests & NTAs

Data Source: PALMS

Arrest & NTA total: 11



# Questions



PowerPoint and research completed by:  
Criminal Intelligence Analyst Allison Frankiewicz  
Crime Analysis Unit

**File Attachments for Item:**

A. Monthly Report - February



## MEMORANDUM

TO: CITY COUNCIL

FROM: PAM E. BOOKER, CITY ATTORNEY

DATE: February 28, 2021

REFERENCE: February Monthly Legal Update

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### **SID/ITID Litigation:**

Review of court files and pleadings to stay apprised of litigation status. The Parties filed a Joint Motion to Compel Mediation on November 17, 2020, in an attempt to resolve the outstanding dispute. Mediation was held on February 3, 2021, with retired Judge Fred Hazouri as the mediator. The Parties did not resolve the outstanding issues. The Parties subsequently filed a Joint Motion to Lift Abeyance and Drop Affirmative Defenses. Circuit Court Judge Janis Brustares Keyser, entered an order on or about February 9, 2021, granting the Agreed Order Lifting Abeyance and Dropping Affirmative Defenses. Copies of the pleading are available upon request. The case will proceed through discovery and normal litigation proceedings.

Review of proposed local bill for Indian Trail Improvement District, presented by Betty Argue to revise the boundaries of the District, providing a procedure for a feasibility study of an elector-initiated conversion of the District to a municipality, requiring execution of agreements, providing powers for a Safe Neighborhood Program, providing for a transition schedule, providing for a referendum and an effective date. Schedule of conference call with the City Manager and District Council regarding the proposed local bill. The public hearing on the local bill was held on January 7, 2021. The bill passed favorably by the Delegation on January 7, 2021.

### **Ordinances & Resolutions:**

Prepare ordinances and resolutions for the following:

- Proposed Amendments to Chapter 3
- Orchards of Westlake Phase 2 Plat
- Community Outreach and Advisory Board
- POD M-2 Crossings of Westlake Plat
- Temporary Uses and Dumpster locations

Research for drafting ordinance for dumpster placement, location, quantity, etc. for amendment and inclusion into Chapter 3, as additional regulations for the City. The amendment to Chapter 3, includes research for drafting ordinance for special events and temporary uses within the City. The initial draft is under discussion with staff and the City Manager.

Continued discussions and review of research materials for additional edits to the proposed noise ordinance. Discussions with Minto's counsel and with staff regarding additional changes.

Florida Public Utilities: Discussions with Attorney Jeffrey Decker regarding franchise agreement with Florida Public Utilities and SID's authority regarding the road rights of way and waiver of

permit fees. The Parties are awaiting follow-up conference calls regarding the structure of proposed agreement. Discussions between the Parties will continue in March.

Chapter 5, revisions with comments from SID and the agreed upon language by the City Engineer and SID's Engineer. The revisions have been provided to SID and the City Manager. Meetings are being held to finalize the final language for consideration by the Council for first reading.

**Code Inquiries:** Review the City's Interim code and the City's adopted code in response to potential non-conforming use application for the Packing House. Provide response and direction in responding to applicant. Review codes in preparation for drafting ordinance amendment to Chapter 2, implementing procedures for applicants with non-conforming uses and/or structures.

Discuss, review and revise golf cart applications for consistency with Florida Statutes and the City's adopted ordinance. The revisions have been implemented by the City Clerk.

Discuss process and procedure for Cresswinds to obtain a site plan amendment for a temporary uses of a single family home for construction services purposes. The proposed code amendments to Chapter 3, may provide a method for the utilization for construction services purposed.

**Bond Reviews/Reductions and Release:**

The following bond reduction requests have been reviewed and approved through coordination with SID's Engineer, the City Engineer and the Developer.

Review of documents for approval of recordation of Letter of Credit for Sky Cove South plat recordation.

Review reduction of bond for Persimmon Blvd East Phase 2

Review reduction of bond for Persimmon Blvd East Phase 3A

Review reduction of bond for Persimmon Blvd East Phase 4

Review reduction of bond for Green Lane

Review reduction of bond for Ilex Way Phase 2

Review reduction of bond for Ilex Way Phase 3

**Agreements:**

Review of Parking Enforcement Agreement for the Meadows with Palm Beach County Sheriff's office. Documents were submitted to Palm Beach County Sheriff's office for review and approval. Continued discussions with Attorney from PBSO and Minto regarding final edits and suggested changes. The changes as discussed at the meeting with Minto's Counsel and the Attorney from PBSO will be incorporated into the agreement prior to execution.

**Public Records Request:**

None this month.

**Lien Search:**

Received, review and draft responses to Lien Search Requests.

**HAPPY PROGRAM:**

- Review of applications and provide responses to applicants, lenders and attorneys for the applicants regarding the program and status of the files.
- Draft Award Letter, Promissory Note & Second Mortgage for closings.
- Correspond via email and telephone with FBC Mortgage & Loan Depot.
- Review of revised loan documents for applicants with February closing dates and follow-up with title companies for closing documents.

**General meetings:**

Attend regular weekly staff meetings and follow-up as needed for various applications. Phone calls and meetings with City Council members regarding questions, inquiries and agenda review. Prepare items for agenda review and finalization. Provide corrections on agenda items for execution as necessary.

- Attended Regular Council Meeting February 8, 2021
- Attend first board meeting for the Education and Youth Advisory Board.
- Attended State Mandated Continuing Education in Ethics Course.

**Community Meetings:**

Florida Bar Constitutional Judiciary Committee, Florida Bar Meeting  
Florida Bar, City, County and Local Government Law Section meeting  
Palm Beach County Bar Association  
F. Malcolm Cunningham, Sr. Bar Association  
Palm Beach County League of Cities Luncheon  
First Tee of the Gold Coast Meetings, Board of Directors  
PACE Center for Girls Meetings, Board of Directors  
Florida Association of Women Lawyers (FAWL)  
Suits for Seniors, Mentor