### DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA. OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS WESTLAKE AMENITY PARCEL BEING A REPLAT OF O.S.T. 3 AS SHOWN ON TOWN CENTER PARKWAY NORTH, RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

## **DESCRIPTION:**

A PARCEL OF LAND BEING O.S.T. 3 AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY NORTH AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, FLORIDA, AND 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 LINE OF SAID SECTION 1, A DISTANCE OF 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT AS RECORDED IN DEED BOOK 1156, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN IN ROAD PLAT BOOK 6, PAGE 136 OF SAID RECORDS, AND AS MONUMENTED; THENCE S.88°36'57"W. ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT, A DISTANCE OF 2750.66 FEET; THENCE S.01°23'03"E., DEPARTING SAID NORTH LINE OF 80.00 FOOT M-CANAL EASEMENT, A DISTANCE OF 1542.71 FEET TO A POINT ON THE SOUTH BOUNDARY OF TOWN CENTER PARKWAY NORTH AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY OF TOWN CENTER PARKWAY NORTH FOR THE FOLLOWING FOUR (4) COURSES; 1) THENCE N.90°00'00"E., A DISTANCE OF 357.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 950.00 FEET; 2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'15", A DISTANCE OF 408.78 FEET TO A NON-TANGENT INTERSECTION; 3) THENCE S.12°19'26"E., A DISTANCE OF 55.23 FEET; 4) THENCE S.59°12'32"W., A DISTANCE OF 75.09 FEET TO THE **POINT OF** BEGINNING; THE FOLLOWING SIX (6) COURSES BEING ALONG THE SOUTHWESTERLY BOUNDARY LINE OF TOWN CENTER PARKWAY AS SHOWN ON SAID PLAT OF TOWN CENTER PARKWAY NORTH: 1)THENCE N.75°15'27"E... A DISTANCE OF 61.91 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 950.00 FEET AND A RADIAL BEARING OF S.34°05'18"W. AT SAID INTERSECTION; 2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°09'00". A DISTANCE OF 516.48 FEET TO THE POINT OF TANGENCY: 3) THENCE S.24°45'42"E., A DISTANCE OF 66.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 70.00 FEET; 4) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°11'53", A DISTANCE OF 66.22 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE EASTERLY WITH A RADIUS OF 110.00 FEET; 5) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°37'46", A DISTANCE OF 149.04 FEET TO POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 70.00 FEET; 6) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°17'52", A DISTANCE OF 70.00 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 950.00 FEET: THENCE SOUTHWESTERLY ALONG SAID SOUTHWESTERLY BOUNDARY OF TOWN CENTER PARKWAY AND ITS WESTERLY EXTENSION, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°24'52", A DISTANCE OF 852.48 FEET TO A NON-TANGENT INTERSECTION; THENCE N.72°24'54"W., A DISTANCE OF 34.52 FEET; THENCE N.26°06'12"W., A DISTANCE OF 119.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1069.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°06'11", A DISTANCE OF 487.02 FEET TO THE POINT OF TANGENCY; THENCE N.00°00'01"W., A DISTANCE OF 165.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1069.00 FEET: THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°42'52", A DISTANCE OF 535.74 FEET TO THE POINT OF TANGENCY; THENCE N.28°42'51"E., A DISTANCE OF 115.94 FEET; THENCE N.75°15'27"E., A DISTANCE OF 17.96 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 648,192 SQUARE FEET OR 14.880 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS: **DEDICATION:** 

### "AMENITY CENTER" TRACT

TRACT "AMENITY CENTER", AS SHOWN HEREON, IS HEREBY RESERVED FOR WESTLAKE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF CITY OF WESTLAKE, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WESTLAKE MASTER HOMEOWNERS ASSOCIATION. INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF WESTLAKE.

ALL EASEMENTS, DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL RIGHTS AND EASEMENTS ESTABLISHED BY OR RESERVED BY THIS PLAT ARI HEREBY RESERVED 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

# LIMITED ACCESS EASEMENTS

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF WESTLAKE, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF WESTLAKE. CITY OF WESTLAKE SHALL HAVE THE RIGHT. BUT NOT THE OBLIGATION. TO CONSTRUCT AND 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 PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID

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 LUGUS , 2017

PRINT NAME:

# **ACKNOWLEDGEMENT**

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN F. CARTER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2 DAY OF Augus

MY COMMISSION EXPIRES: 6/30/2020

JOHN F. CARTER, MANAGER

COMMISSION NO. 'FF 96

# WESTLAKE AMENITY PARCEL

BEING A REPLAT OF O.S.T. 3 AS SHOWN ON TOWN CENTER PARKWAY NORTH, RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

IN WITNESS WHEREOF, THE ABOVE NAMED INDEPENDENT SPECIAL IMPROVEMENT DISTRICT OF THE STATE OF 

> SEMINOLE IMPROVEMENT DISTRICT AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA

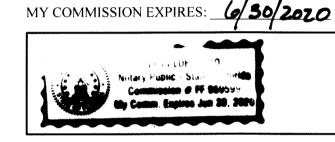
SCOTT MASSEY, PRESIDENT

**ACKNOWLEDGEMENT** STATE OF FLORIDA

**COUNTY OF PALM BEACH** 

BEFORE ME PERSONALLY APPEARED SCOTT MASSEY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SEMINOLE IMPROVEMENT DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE DISTRICT SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND

DEED OF SAID DISTRICT. WITNESS MY HAND AND OFFICIAL SEAL THIS \_915 DAY OF \_ August



PRINT NAME: LYNN Lo Brutto COMMISSION NO. FF 969 599

(SEAL)

## ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON. DATED THIS **9** DAY OF

SEMINOLE IMPROVEMENT DISTRICT

**ACKNOWLEDGEMENT** 

STATE OF FLORIDA **COUNTY OF PALM BEACH** 

PRINT NAME

BEFORE ME PERSONALLY APPEARED SCOTT MASSEY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SEMINOLE IMPROVEMENT DISTRICT. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE DISTRICT SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS **75** DAY OF

MY COMMISSION EXPIRES: 4/30/2020

PRINT NAME: Lynn Lobrutto
COMMISSION NO. FF 96 95 99

# **ACCEPTANCE OF RESERVATIONS**

STATE OF FLORIDA **COUNTY OF PALM BEACH** 

WESTLAKE MASTER 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

August

SHEET-2 SHEET-3 **KEY MAP** 

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN F. CARTER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WESTLAKE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID

WITNESS MY HAND AND OFFICIAL SEAL THIS 2 DAY OF Aug

COMMISSION NO.

WELLS FARGO BANK, NATIONAL ASSOCIATION

# MORTGAGEE'S JOINDER AND CONSENT

LYNN LOGRUTTO

STATE OF FLORIDA COUNTY OF HILLSBOROUGH

OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 28283 AT PAGE[S]

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT THIS **7** DAY OF **August** ,2017.

**ACKNOWLEDGEMENT** STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED

BEFORE ME PERSONALLY APPEARED

BEFORE ME PERSONALLY APPEARED

CHRINTED NAME) WHO IS PERSONALLY

7. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WELLS FARGO BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT [HE] [SHE] EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF



PRINT NAME: Lori A. Jones

COMMISSION NO. \* FF178885

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 2017, 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.

# TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY LICENSED 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, A FLORIDA LIMITED LIABILITY COMPANY AND SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

HARRY BANNE PR FOUNDERS TIT MINTO PBLH, LLC

SEMINOLE IMPROVEMENT

CITY OF WESTLAKE

# SURVEYORS NOTES

BOULEVARD

OKEECHOBEE BLVD.

以 ISOUTHERN BOULEVARD

LOCATION

1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■ " A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4" CONCRETE MONUMENT.

COUNTY OF PALM BEACH \ S.S.

HIS 15 DAY OF Augus

CLERK AND COMPTROLLER

2017\_\_\_\_ AND DULY RECORDED PLAT BOOK NO. \_\_\_\_\_\_ON PAGE \_\_\_\_\_\_

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 THI 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 I PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF AL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OF PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOV GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.

4. THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF WESTLAKE

DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OF DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE RECORDS OF PALM BEACH COUNTY.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OF OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENT SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY US RIGHTS GRANTED

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

# SURVEYOR & MAPPER'S CERTIFICATE

FROM MEASURED VALUES

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 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 17 FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY O

GARY A. RAGER, P.S.M. LICENSE NO. 4828 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 SURVEYOR'S SEAL



4152 W. Blue Heron Blvd. Phone: (561) 444-2720 Riviera Beach, FL 33404 Licensed Business Number LB 7768 Sheet No. 1 of 3 Sheets