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DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HAMMOCKS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS HAMMOCKS OF WESTLAKE - PHASE II, BEING A REPLAT OF TRACTS "Q-2", O.S.T. #8 AND O.S.T. #9 OF HAMMOCKS OF WESTLAKE PER PLAT BOOK 124, PAGES 71-81, BEING A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.89°48'53"E. ALONG THE NORTH BOUNDARY OF SAID SECTION 6, A DISTANCE OF 1228.85 FEET; THENCE DEPARTING SAID NORTH BOUNDARY OF SECTION 6 S.00°11'07"W., A DISTANCE OF 950.00 FEET TO THE POINT OF BEGINNING; THENCE S.00°11'07"W., A DISTANCE OF 741.19 FEET; THENCE N.89°48'53"W., A DISTANCE OF 125.00 FEET; THENCE N.00°11'07"E., A DISTANCE OF 34.00 FEET; THENCE N.89°48'53"W., A DISTANCE OF 50.00 FEET; THENCE S.89°48'53"W., A DISTANCE OF 35.36 FEET; THENCE N.89°48'53"W., A DISTANCE OF 100.00 FEET; THENCE N.00°11'07"E., A DISTANCE OF 732.19 FEET; THENCE N.89°48'53"W., A DISTANCE OF 89.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 750.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°10'55", A DISTANCE OF 107.10 FEET TO A POINT OF TANGENCY; THENCE S.82°00'14"W., A DISTANCE OF 171.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 550.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°15'42", A DISTANCE OF 165.70 FEET TO A POINT OF TANGENCY; THENCE N.80°44'06"W., A DISTANCE OF 116.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 650.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°50'31", A DISTANCE OF 100.31 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE WESTERLY WITH A RADIUS OF 450.00 FEET AND A RADIAL BEARING OF S.88°29'23"W. AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°56'06", A DISTANCE OF 321.50 FEET TO A POINT OF TANGENCY; THENCE S.39°25'29"W., A DISTANCE OF 218.66 FEET; THENCE N.50°34'31"W., A DISTANCE OF 125.00 FEET; THENCE N.39°25'29"E., A DISTANCE OF 33.00 FEET; THENCE N.50°34'31"W., A DISTANCE OF 50.00 FEET; THENCE S.39°25'29"W., A DISTANCE OF 43.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 625.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°50'02", A DISTANCE OF 20.01 FEET TO A POINT OF TANGENCY; THENCE N.52°24'33"W., A DISTANCE OF 125.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 750.00 FEET AND A RADIAL BEARING OF S.52°24'33"E. AT SAID INTERSECTION; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°50'02", A DISTANCE OF 24.01 FEET TO A POINT OF TANGENCY; THENCE N.39°25'29"E., A DISTANCE OF 228.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 30°12'26", A DISTANCE OF 79.17 FEET TO A POINT OF TANGENCY; THENCE S.81°52'18"W., A DISTANCE OF 137.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 1100.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 13°35'39", A DISTANCE OF 260.99 FEET TO A POINT OF TANGENCY; THENCE N.84°32'03"W., A DISTANCE OF 71.33 FEET; THENCE S.05°27'57"W., A DISTANCE OF 51.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 250.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 65°27'55", A DISTANCE OF 285.65 FEET TO A POINT OF TANGENCY; THENCE S.59°59'58"E., A DISTANCE OF 87.04 FEET; THENCE S.29°15'02"W., A DISTANCE OF 125.00 FEET; THENCE N.59°59'58"W., A DISTANCE OF 22.80 FEET; THENCE S.30°00'02"W., A DISTANCE OF 50.00 FEET; THENCE S.59°59'58"E., A DISTANCE OF 23.46 FEET; THENCE S.29°15'02"W., A DISTANCE OF 125.00 FEET; THENCE N.59°59'58"W., A DISTANCE OF 90.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 550.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°27'55", A DISTANCE OF 628.42 FEET TO A POINT OF TANGENCY; THENCE N.05°27'57"E., A DISTANCE OF 50.99 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 1700.00 FEET AND A RADIAL BEARING OF S.04°25'40"W. AT SAID INTERSECTION; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°48'43", A DISTANCE OF 172.44 FEET TO A POINT OF TANGENCY; THENCE S.88°36'57"W., A DISTANCE OF 62.10 FEET; THENCE N.01°23'03"W., A DISTANCE OF 125.00 FEET; THENCE N.88°36'57"E., A DISTANCE OF 31.07 FEET; THENCE N.01°23'03"W., A DISTANCE OF 50.00 FEET; THENCE S.88°36'57"W., A DISTANCE OF 30.97 FEET; THENCE N.01°23'03"W., A DISTANCE OF 125.00 FEET; THENCE N.88°36'57"E., A DISTANCE OF 119.58 FEET; THENCE S.89°48'53"E., A DISTANCE OF 919.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS 3000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 471.24 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING.

CONTAINING: 1263256 SQUARE FEET OR 29.000 ACRES MORE OR LESS.

DEDICATION:

ROAD RIGHT-OF-WAY

TRACT "A" SHOWN HEREON AS WHIPPOORWILL CIRCLE, RAIN LILLY WAY AND BUTTONBUSH DRIVE, ARE HEREBY DEDICATED TO THE HAMMOCKS 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 RESERVED IN FAVOR OF 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, 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.

OPEN SPACE TRACTS

TRACT O.S.T. #14, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE HAMMOCKS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

RECREATION TRACTS

TRACTS R.T. #6 AND R.T. #7, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HAMMOCKS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR RECREATIONAL PURPOSES AND ARE 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 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 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.

LAKE MAINTENANCE ACCESS EASEMENTS

THE LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED 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 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, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

HAMMOCKS OF WESTLAKE - PHASE II BEING A REPLAT OF TRACTS "Q-2", O.S.T. #8 AND O.S.T. #9 OF HAMMOCKS OF WESTLAKE PER PLAT BOOK 124, PAGES 71-81, BEING A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

IN WITNESS WHEREOF, MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS 22nd DAY OF February, 2018.

MINTO PBLH, LLC A FLORIDA LIMITED LIABILITY COMPANY BY: JOHN F. CARTER, MANAGER

WITNESS: JARED STEWART LINDA RAGAN

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN F. CARTER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A 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 SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF February, 2018.

MY COMMISSION EXPIRES: 6-30-2020 LYAN LO BRUTTO COMMISSION NO. FF 969599

(SEAL)

IN WITNESS WHEREOF, THE ABOVE NAMED HAMMOCKS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS THIS 22nd DAY OF February, 2018.

HAMMOCKS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT BY: JOHN CARTER, PRESIDENT

WITNESS: JARED STEWART LINDA RAGAN

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EDNA F. CASSEL WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A 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 STATUTORY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF February, 2018.

LYAN LO BRUTTO NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES: 6-30-2020 LYAN LO BRUTTO COMMISSION NO. FF 969599

(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 22nd DAY OF February, 2018.

SEMINOLE IMPROVEMENT DISTRICT AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA BY: SCOTT MASSEY, PRESIDENT

WITNESS: MICHELE BOBINSKI ARMY CUTLER

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SCOTT MASSEY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A 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 STATUTORY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF February, 2018.

LYAN LO BRUTTO NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES: 6-30-2020 LYAN LO BRUTTO COMMISSION NO. FF 969599

(SEAL)

ACCEPTANCE OF RESERVATIONS STATE OF FLORIDA COUNTY OF PALM BEACH

HAMMOCKS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, AND HEREBY RELEASES THE DEDICATION OF OPEN SPACE TRACTS #8 AND #9 AS DEDICATED BY PLAT BOOK 124, PAGES 71-81, DATED THIS 22nd DAY OF February, 2018.

HAMMOCKS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT BY: JOHN CARTER, PRESIDENT

WITNESS: JARED STEWART LINDA RAGAN

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 PRESIDENT OF HAMMOCKS OF WESTLAKE 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF February, 2018.

LYAN LO BRUTTO NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES: 6-30-2020 LYAN LO BRUTTO COMMISSION NO. FF 969599

(SEAL)

MORTGAGEE'S JOINDER AND CONSENT STATE OF FLORIDA COUNTY OF HILLSBOROUGH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 28283 AT PAGE[S] 1060 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT THIS 12th DAY OF March, 2018.

WELLS FARGO BANK, NATIONAL ASSOCIATION A NATIONAL BANKING ASSOCIATION BY: BEVERLY J. MATTER VICE PRESIDENT BEVERLY J. MATTER

WITNESS: LINDA BEST CORRI A. JONES

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF HILLSBOROUGH

BEFORE ME PERSONALLY APPEARED BEVERLY MATTER (PRINTED NAME) WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A 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 12th DAY OF March, 2018.

NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES: 2-28-19 CORRI A. JONES COMMISSION NO. FF 193285

(SEAL)

CITY OF WESTLAKE'S APPROVAL

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS 5th DAY OF March, 2018 IN ACCORDANCE WITH SEC. 177.07(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.08(1), F.S.

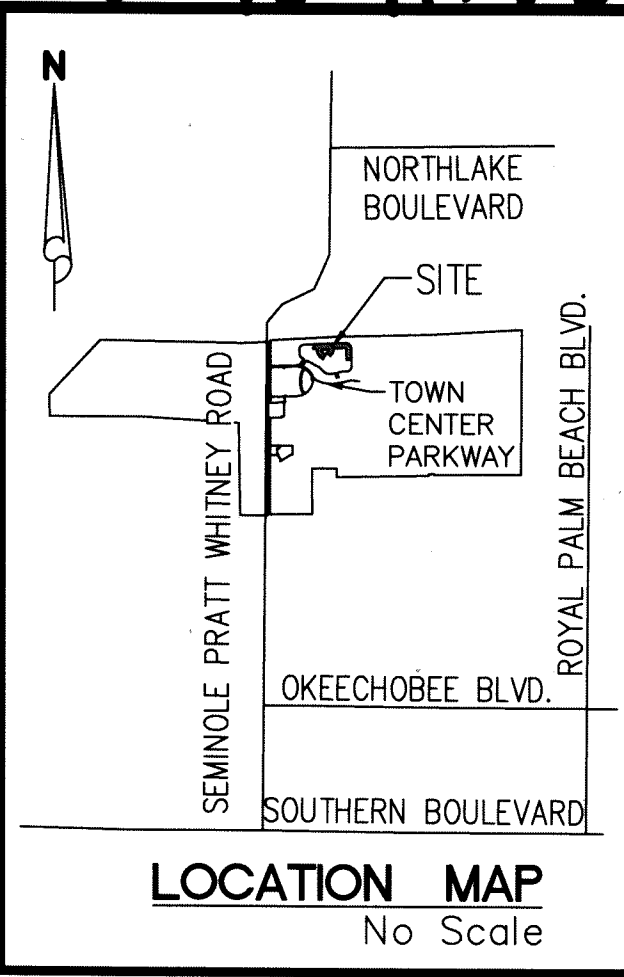
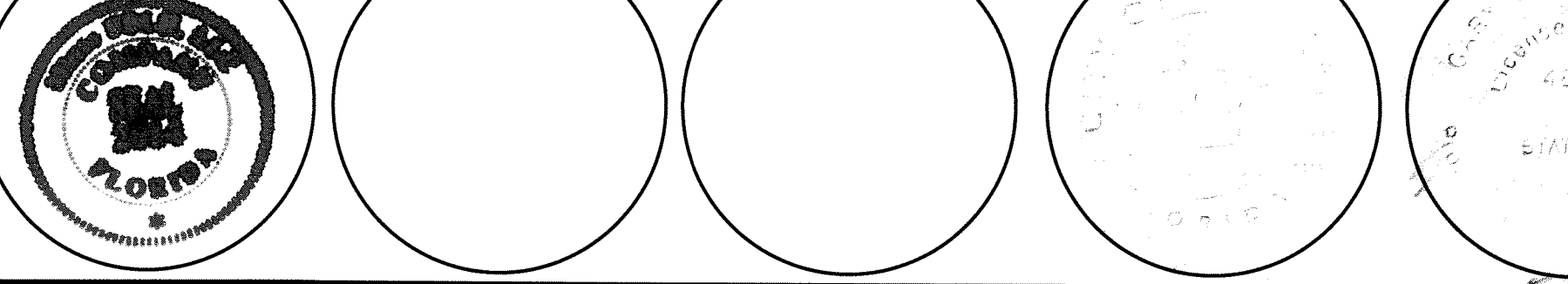
KEN CASSEL CITY MANAGER, ROGER MANNING CITY MAYOR

TITLE CERTIFICATION STATE OF FLORIDA COUNTY OF Broward

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN (NAMES [S] OF OWNER [S]); 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] [THERE ARE NO MORTGAGES OF RECORD]; AND THAT [THERE ARE NO OTHER ENCUMBRANCES OF RECORD] [THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT].

DATED: 3-6-18 HARRY BINNIE, PRESIDENT, FOUNDERS TITLE

MINTO PBLH, LLC SEMINOLE IMPROVEMENT DISTRICT MORTGAGEE'S JOINDER AND CONSENT CITY OF WESTLAKE SURVEYOR'S SEAL



AREA TABULATION (IN ACRES) table with columns for tract type and acreage.

- SURVEYORS NOTES: 1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS: "■" A 1 1/2" BRASS DISK... 2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6... 3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT... 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... 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

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... DATE: 2/21/2018 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

GeoPoint Surveying, Inc. logo and contact information: 4152 W. Blue Heron Blvd. Phone: (561) 444-2720 Suite 105 www.geopointsurvey.com Licensed Business Number LB 7768