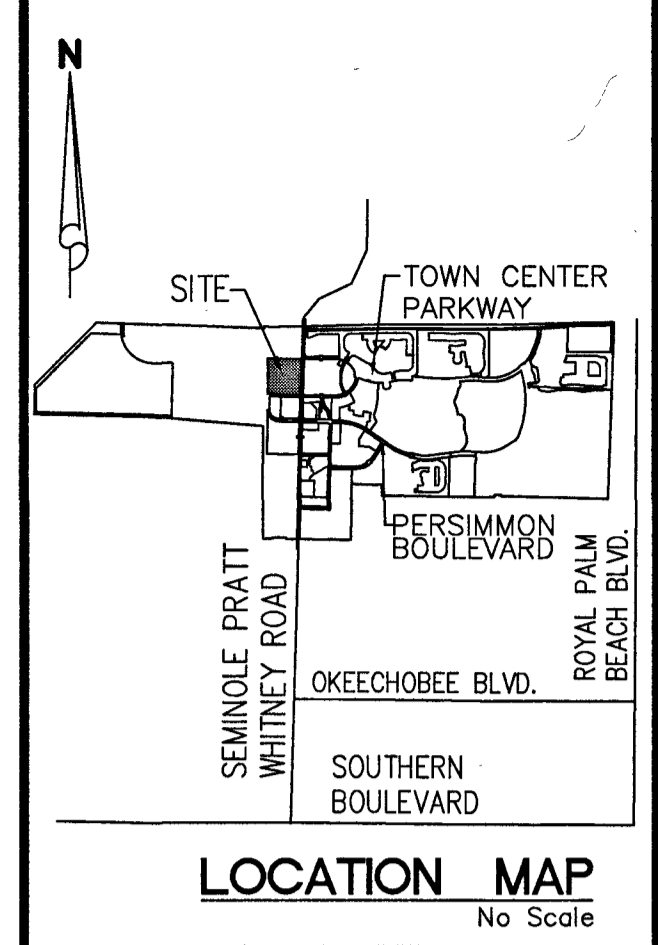


WESTLAKE POD G - NORTH

BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING, IN PART, A REPLAT OF ALL OF TRACT "B", TOWN CENTER PARKWAY SOUTH - WEST, PLAT BOOK 132, PAGES 57 AND 58, AND A PORTION OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD WEST - PLAT 2, PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



STATE OF FLORIDA } COUNTY OF PALM BEACH } S.S. THIS INSTRUMENT WAS FILED FOR RECORD AT 3:28 P.M. THIS 5 DAY OF August 2024 AND DULY RECORDED IN PLAT BOOK NO. 138 ON PAGE 3-5. JOSEPH ABRUZZO, CLERK AND COMPTROLLER BY: [Signature] D.C.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS WESTLAKE POD G - NORTH, BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING, IN PART, A REPLAT OF ALL OF TRACT "B", TOWN CENTER PARKWAY SOUTH - WEST, PLAT BOOK 132, PAGES 57 AND 58, AND A PORTION OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD WEST - PLAT 2, PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.00°59'07"W., ALONG THE WEST LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 1825.69 FEET; THENCE S.89°00'53"E., DEPARTING SAID WEST LINE OF SECTION 1, A DISTANCE OF 178.93 FEET TO A POINT ON THE EAST LINE OF M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF FUTURE TOWN CENTER PARKWAY NORTH-WEST FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE S.89°22'48"E., A DISTANCE OF 1123.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 9442.00 FEET; 2) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°05'41", A DISTANCE OF 189.94 FEET TO A POINT OF NON-TANGENCY; 3) THENCE S.88°17'08"E., A DISTANCE OF 204.85 FEET TO A POINT ON THE WESTERLY LINE OF EXISTING RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY LINE OF EXISTING RIGHT-OF-WAY FOR SEMINOLE-PRATT WHITNEY ROAD FOR THE FOLLOWING TEN (10) COURSES: 1) THENCE S.43°17'08"E., A DISTANCE OF 41.00 FEET; 2) THENCE S.01°42'52"W., A DISTANCE OF 385.12 FEET; 3) THENCE S.00°47'52"W., A DISTANCE OF 250.03 FEET; 4) THENCE S.01°42'52"W., A DISTANCE OF 388.19 FEET; 5) THENCE S.02°37'53"W., A DISTANCE OF 250.00 FEET; 6) THENCE S.01°42'52"W., A DISTANCE OF 2.77 FEET; 7) THENCE S.15°07'01"W., A DISTANCE OF 51.77 FEET; 8) THENCE S.01°42'52"W., A DISTANCE OF 256.29 FEET; 9) THENCE S.46°42'52"W., A DISTANCE OF 56.57 FEET; 10) THENCE N.88°17'08"W., A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A", AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY SOUTH-WEST, RECORDED IN PLAT BOOK 132, PAGES 57 AND 58, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A", AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - PLAT 2, RECORDED IN PLAT BOOK 134, PAGES 164 THROUGH 166, OF SAID PUBLIC RECORDS FOR THE FOLLOWING SEVEN (7) COURSES: 1) THENCE N.89°35'54"W., A DISTANCE OF 108.28 FEET; 2) THENCE N.75°52'41"W., A DISTANCE OF 23.18 FEET; 3) THENCE N.88°17'08"W., A DISTANCE OF 383.07 FEET; 4) THENCE S.46°42'52"W., A DISTANCE OF 15.56 FEET; 5) THENCE N.88°17'08"W., A DISTANCE OF 443.35 FEET; 6) THENCE N.75°52'41"W., A DISTANCE OF 51.20 FEET; 7) THENCE N.88°17'08"W., A DISTANCE OF 397.67 FEET TO A POINT ON THE EAST LINE OF M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, OF SAID PUBLIC RECORDS; THENCE N.00°20'11"E., ALONG SAID EAST LINE OF M-2 CANAL EASEMENT, A DISTANCE OF 1626.39 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,508,849 SQUARE FEET OR 57.595 ACRES, MORE OR LESS.

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

UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THIS 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 WITH 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.

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.

LOT

LOT 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

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 9 DAY OF July, 2024.

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

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 9 DAY OF July, 2024, 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: 9/15/2026 [Signature] BRENNAN CHACE (PRINT NAME) - NOTARY PUBLIC

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND ITS MAINTENANCE OBLIGATIONS FOR SAME, AND HEREBY JOINS IN AND CONSENTS TO THE UTILITY EASEMENTS' DEDICATION, DATED THIS 9 DAY OF July, 2024.

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

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 9 DAY OF July, 2024, BY SCOTT MASSEY AS PRESIDENT FOR SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ON BEHALF OF THE DISTRICT, WHO IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED [] AS IDENTIFICATION.

MY COMMISSION EXPIRES: 9/15/2026 [Signature] BRENNAN CHACE (PRINT NAME) - NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF MIAMI-DADE WE, WINSTON & STRAWN LLP, MEMBERS OF THE FLORIDA BAR, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THAT CERTAIN PLAT PROPERTY INFORMATION REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (THE "TITLE EVIDENCE") WITH AN EFFECTIVE DATE OF JANUARY 10, 2024 AT 5:00 P.M. (THE "EFFECTIVE DATE"), WITH RESPECT TO THE PROPERTY MORE PARTICULARLY DEPICTED AND DESCRIBED HEREIN AS "WESTLAKE POD G - NORTH" (THE "PROPERTY"). BASED SOLELY ON OUR REVIEW OF THE TITLE EVIDENCE, AND WITHOUT INDEPENDENT INVESTIGATION, WE HEREBY CERTIFY THAT, AS OF THE EFFECTIVE DATE, (1) FEE SIMPLE TITLE TO THE PROPERTY WAS VESTED IN MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), (2) REAL ESTATE TAXES FOR THE PROPERTY FOR THE YEAR 2023 HAVE BEEN PAID, AND (3) THERE ARE NO RECORDED MORTGAGES ENCUMBERING THE PROPERTY.

THIS TITLE CERTIFICATION IS FURNISHED BY US TO THE CITY OF WESTLAKE (THE "CITY") AND IS RENDERED SOLELY IN CONNECTION WITH THE OWNER'S SUBMISSION OF THIS PLAT TO THE CITY. THIS TITLE CERTIFICATION MAY BE RELIED UPON BY ANY OTHER PERSON OR ENTITY IN ANY MANNER WHATSOEVER.

DATED THIS 10 DAY OF July, 2024. WINSTON & STRAWN LLP BY: [Signature] RAFAEL A. AGUILAR, PARTNER

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 9 DAY OF July, 2024, IN ACCORDANCE WITH SEC. 177.07(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.08(1), F.S.

ATTEST: [Signature] CITY MANAGER, KEN CASSEL BY: [Signature] CITY MAYOR, JOHN PAUL O'CONNOR

AREA TABULATION (IN ACRES)

LOT 1: 57.595 TOTAL: 57.595 TOTAL ACRES, MORE OR LESS

SURVEYORS NOTES

- 1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: SET "•" A 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB7768". 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 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF N.89°51'15"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

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(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: May 23, 2024 [Signature] 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. GEOPPOINT SURVEYING, INC. 4152 WEST BLUE HERON BOULEVARD, SUITE 106 RIVIERA BEACH, FLORIDA 33404. CERTIFICATE OF AUTHORIZATION NO. LB7768

(SEAL) BRENNAN CHACE State of Florida - Notary Public Commission # HH 312761 My Commission Expires 09/15/2026

MINTO PBLH, LLC SEAL 2014 SEMINOLE IMPROVEMENT DISTRICT Established June 26, 1970 CITY OF WESTLAKE SURVEYOR'S SEAL

GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 106 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768 SHEET 1 OF 3 SHEETS