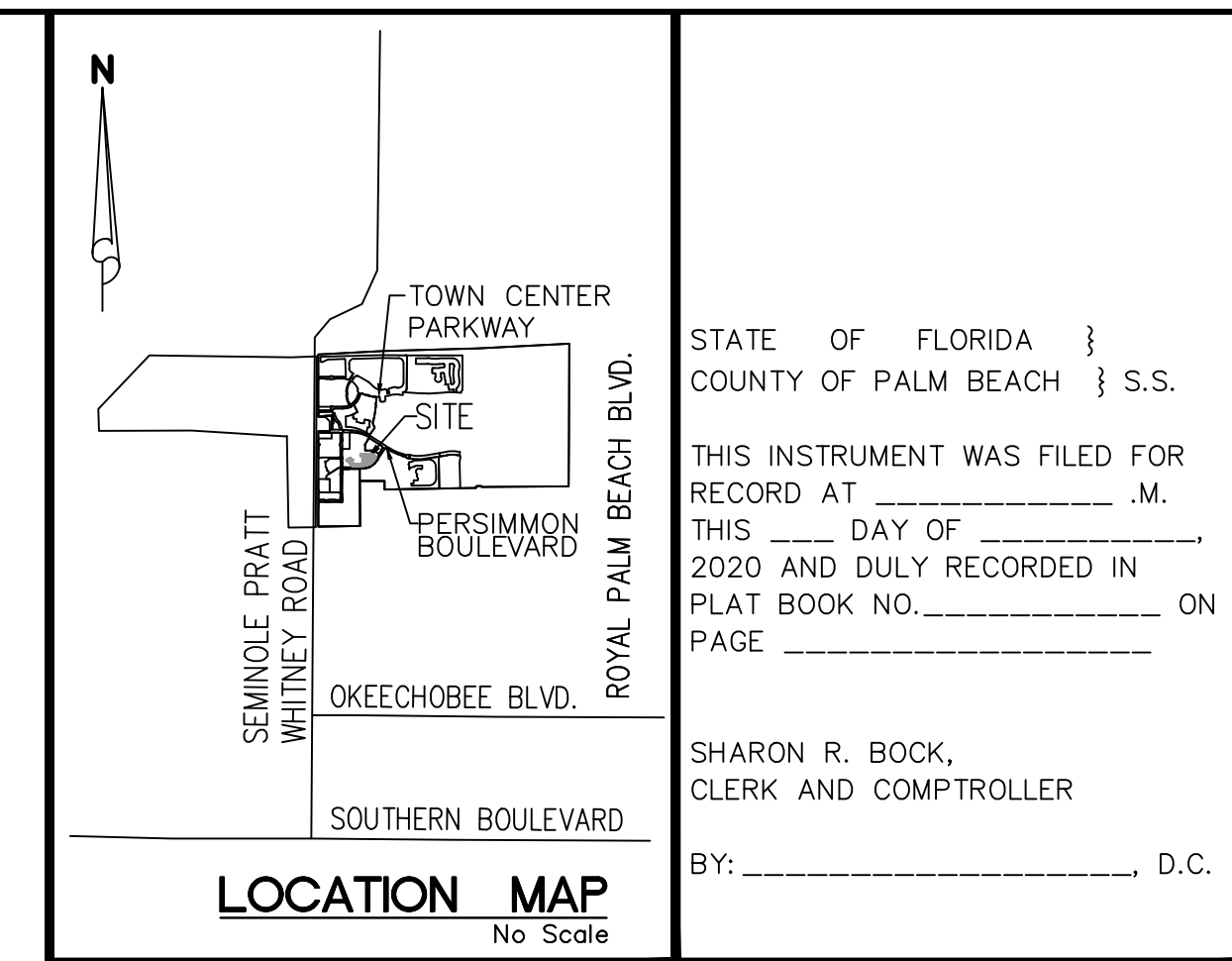


# SKY COVE SOUTH - PHASE 1 B

A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "N", SKY COVE SOUTH - PHASE 1 A, PLAT BOOK \_\_\_, PAGES \_\_\_ THROUGH \_\_\_, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



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

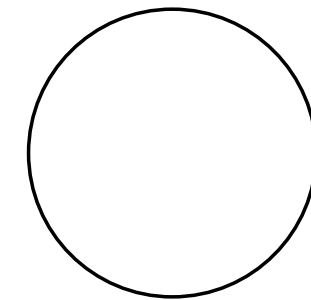
THIS INSTRUMENT WAS FILED FOR RECORD AT \_\_\_\_\_ M. THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2020 AND DULY RECORDED IN PLAT BOOK NO. \_\_\_\_\_ ON PAGE \_\_\_\_\_

SHARON R. BOCK, CLERK AND COMPTROLLER

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

**LOCATION MAP**  
No Scale

CLERK'S 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 ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME, AND HEREBY JOINS IN AND CONSENTS TO THE UTILITY EASEMENTS DEDICATION, DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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

SKY COVE SOUTH 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 \_\_\_\_\_, 2020.

WITNESS: \_\_\_\_\_ SKY COVE SOUTH HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT-FOR-PROFIT

PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_  
GARY BROWN, 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 GARY BROWN, AS PRESIDENT FOR SKY COVE SOUTH 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)

### OPEN SPACE TRACTS

TRACTS O.S.T. #19 AND O.S.T. #20, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SKY COVE SOUTH 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 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.

### 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, 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 12.0 FEET DRAINAGE EASEMENTS (PRIVATE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO SKY COVE SOUTH 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, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, SKY COVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

WITNESS: \_\_\_\_\_ SKY COVE, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_  
HARRY L. POSIN, 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 HARRY L. POSIN AS PRESIDENT FOR SKY COVE, 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)

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT SKY COVE LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS SKY COVE SOUTH - PHASE 1 B, A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "N", SKY COVE SOUTH - PHASE 1 A, PLAT BOOK \_\_\_, PAGES \_\_\_ THROUGH \_\_\_, INCLUSIVE, PUBLIC RECORDS OF 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 871.66 FEET; THENCE S.01°10'57"W. A DISTANCE OF 321.07 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST PLAT 2, RECORDED IN PLAT BOOK 128, PAGE 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.32°01'05"W. A DISTANCE OF 124.85 FEET TO A POINT ON THE BOUNDARY OF SCHOOL SITE PLAT, AS RECORDED IN PLAT BOOK 128, PAGE 20 AND 21, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING COURSE BEING ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID SCHOOL SITE PLAT; THENCE S.32°15'14"W. A DISTANCE OF 330.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 100.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°37'49", A DISTANCE OF 53.46 FEET; THENCE S.01°37'25"W. A DISTANCE OF 301.20 FEET; THENCE S.88°20'27"E. A DISTANCE OF 407.12 FEET; THENCE S.01°39'33"E. DEPARTING SAID SOUTHERLY LINE OF SCHOOL SITE PLAT, A DISTANCE OF 184.00 FEET TO THE POINT OF BEGINNING; THENCE S.57°43'57"E. A DISTANCE OF 236.29 FEET; THENCE S.12°30'00"E. A DISTANCE OF 133.64 FEET; THENCE S.32°16'03"W. A DISTANCE OF 75.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 854.50 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°57'14", A DISTANCE OF 864.31 FEET TO A POINT OF TANGENCY; THENCE N.89°46'43"W. A DISTANCE OF 108.89 FEET; THENCE S.88°56'35"W. A DISTANCE OF 67.28 FEET; THENCE N.89°46'44"W. A DISTANCE OF 437.04 FEET; THENCE N.48°50'00"W. A DISTANCE OF 125.13 FEET; THENCE N.00°57'31"E. A DISTANCE OF 53.69 FEET; THENCE N.48°50'00"W. A DISTANCE OF 346.00 FEET; THENCE N.41°10'00"E. A DISTANCE OF 125.00 FEET; THENCE S.48°50'00"E. A DISTANCE OF 57.57 FEET; THENCE N.41°10'00"E. A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 35.00 FEET AND A RADIAL BEARING OF N.41°10'00"E. AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°30'00", A DISTANCE OF 30.85 FEET; THENCE N.57°26'00"E. A DISTANCE OF 134.72 FEET; THENCE S.88°20'00"E. A DISTANCE OF 13.62 FEET; THENCE S.01°40'00"W. A DISTANCE OF 33.34 FEET; THENCE S.48°50'00"E. A DISTANCE OF 215.30 FEET; THENCE S.41°10'00"W. A DISTANCE OF 125.00 FEET; THENCE S.48°50'00"E. A DISTANCE OF 149.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 55.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°56'44", A DISTANCE OF 39.30 FEET; THENCE S.89°46'44"E. A DISTANCE OF 202.29 FEET; THENCE S.00°13'16"W. A DISTANCE OF 50.00 FEET; THENCE S.89°46'44"E. A DISTANCE OF 100.03 FEET; THENCE N.00°13'16"E. A DISTANCE OF 50.00 FEET; THENCE S.89°46'44"E. A DISTANCE OF 109.40 FEET; THENCE N.01°40'00"E. A DISTANCE OF 385.14 FEET; THENCE N.88°20'27"W. A DISTANCE OF 110.00 FEET; THENCE N.01°40'27"E. A DISTANCE OF 50.00 FEET; THENCE N.01°39'33"E. A DISTANCE OF 125.00 FEET; THENCE S.88°20'27"E. A DISTANCE OF 685.27 FEET TO THE POINT OF BEGINNING.

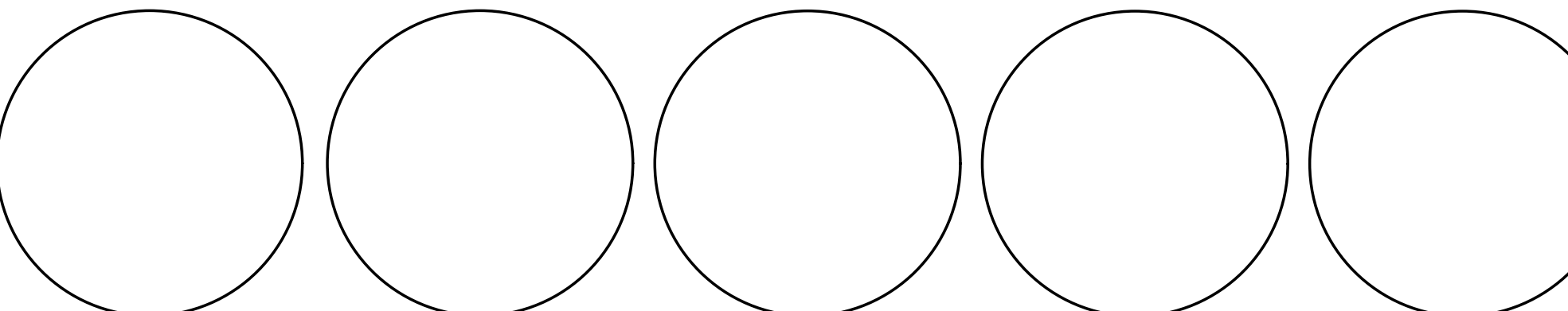
**CONTAINING:** 694,659 SQUARE FEET OR 15,947 ACRES, MORE OR LESS.

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" AND TRACT "B", SHOWN HEREON AS SEA TURTLE PLACE ARE HEREBY DEDICATED TO THE SKY COVE SOUTH 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 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.

SKY COVE, LLC SEMINOLE IMPROVEMENT DISTRICT CITY OF WESTLAKE ACCEPTANCE SKY COVE SOUTH HOMEOWNERS ASSOCIATION SURVEYOR'S 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. 177.09(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: \_\_\_\_\_ GARY A. RAGER, P.S.M.  
LICENSE NO. 1S4828  
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY  
GARY A. RAGER, P.S.M.  
1S4828 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.  
Suite 105  
Riviera Beach, FL 33404  
Phone: (561) 444-2720  
www.geopointsurvey.com  
Licensed Business Number 187668  
Sheet No. 1 of 5 Sheets

# SKY COVE SOUTH - PHASE 1 B

A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE,  
PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "N", SKY COVE SOUTH - PHASE 1 A,  
PLAT BOOK \_\_\_, PAGES \_\_\_ THROUGH \_\_\_, INCLUSIVE, PUBLIC RECORDS OF 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 \_\_\_\_\_ 2020, 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: \_\_\_\_\_ BY: \_\_\_\_\_  
CITY MANAGER, KEN CASSEL CITY MAYOR, ROGER MANNING

**TITLE CERTIFICATION**

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

WE, HB TITLE OF FLORIDA, INC., 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 SKY COVE, 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, HB TITLE OF FLORIDA, INC.

**MORTGAGEE'S JOINDER AND CONSENT**

STATE OF FLORIDA  
COUNTY OF DUVAL

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 \_\_\_\_\_ AT PAGE[S] \_\_\_\_\_ 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 SENIOR VICE PRESIDENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

TD BANK, N.A.,  
A NATIONAL BANKING ASSOCIATION,

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRESIDENT OR VICE PRESIDENT

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

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 \_\_\_\_\_ AS [PRESIDENT] [VICE-PRESIDENT] FOR TD BANK, N.A., A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE ASSOCIATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_  
SIGNATURE

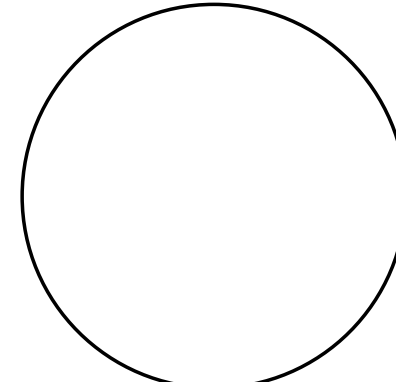
(PRINT NAME) - NOTARY PUBLIC

(SEAL)

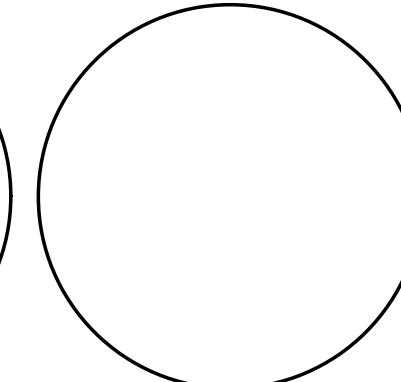
**AREA TABULATION (IN ACRES)**

SINGLE FAMILY LOTS (86 LOTS):	13.151
ROADWAY TRACT (TRACT "A"):	0.765
ROADWAY TRACT (TRACT "B"):	1.859
OPEN SPACE TRACT #19:	0.087
OPEN SPACE TRACT #20:	0.085
<b>TOTAL ACRES, MORE OR LESS:</b>	<b>15.947</b>

MORTGAGEE'S JOINDER  
AND CONSENT



CITY OF WESTLAKE  
APPROVAL

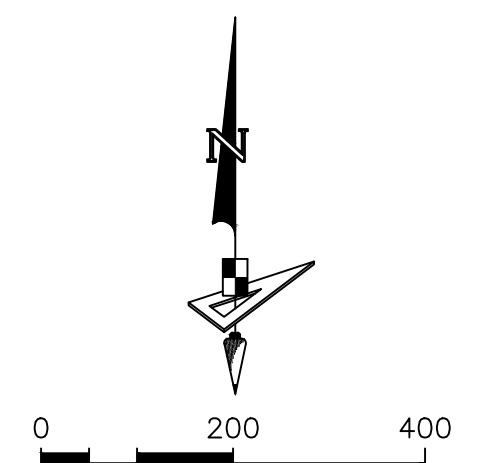
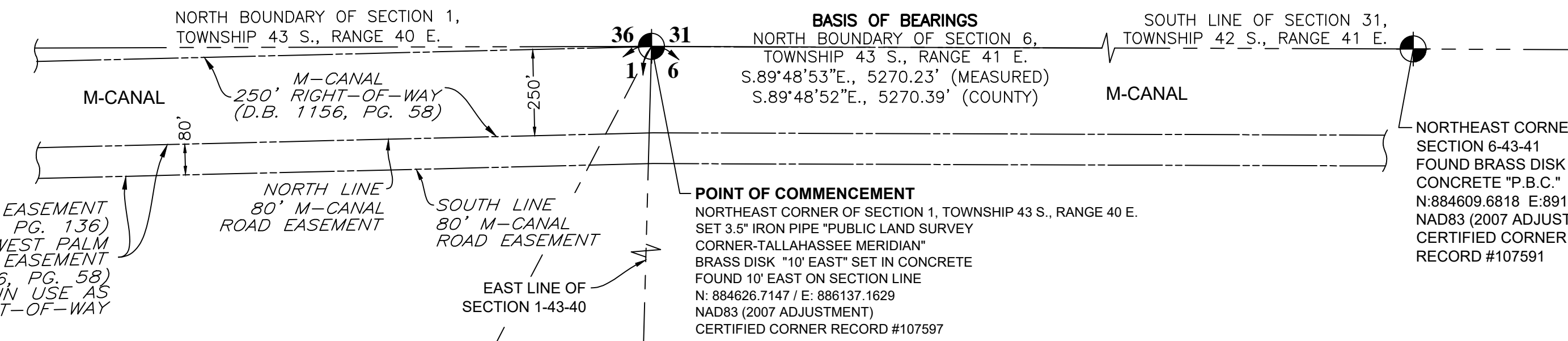


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# SKY COVE SOUTH - PHASE 1 B

A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "N", SKY COVE SOUTH - PHASE 1 A, PLAT BOOK \_\_\_, PAGES \_\_\_ THROUGH \_\_\_, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



SCALE: 1" = 200'

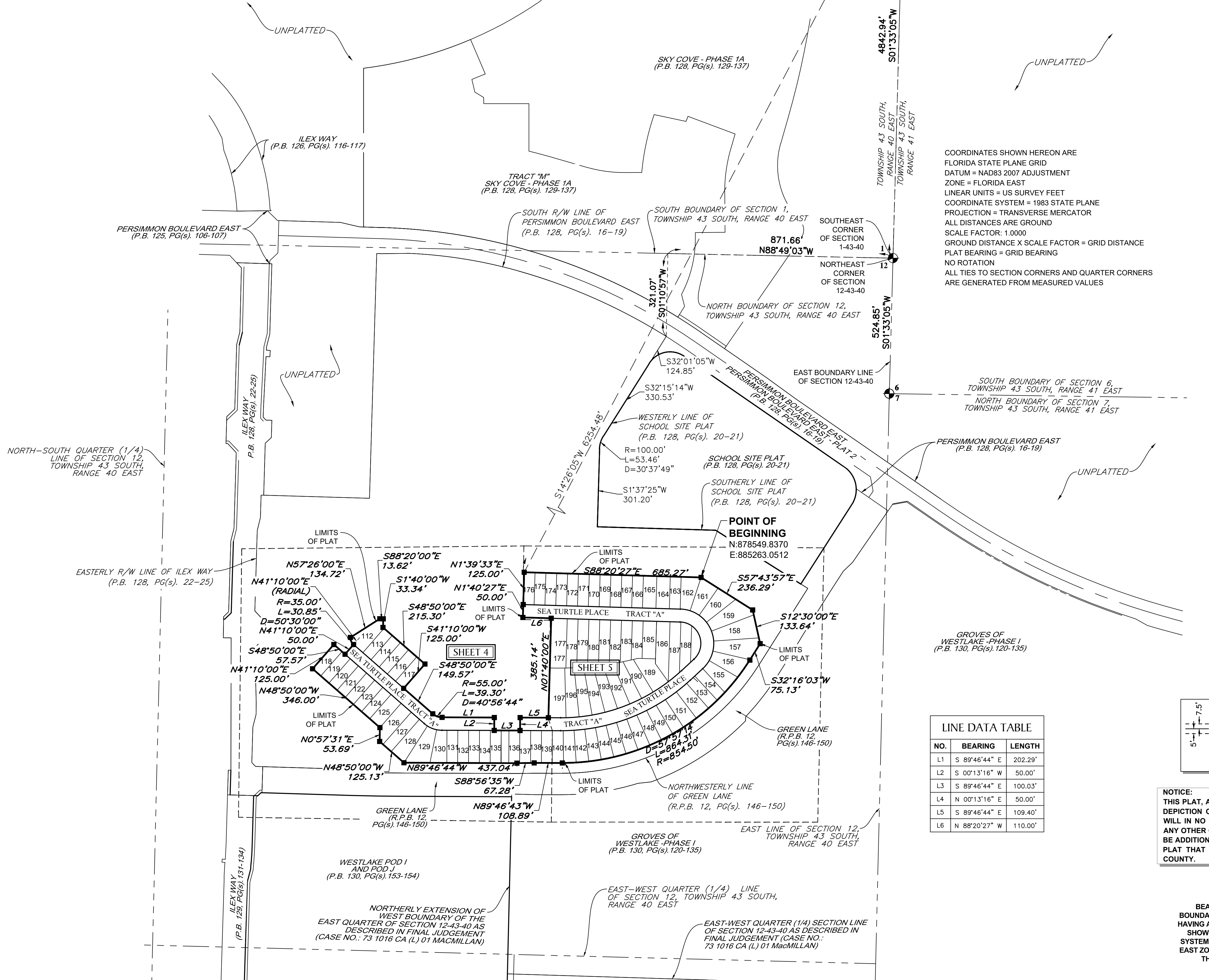
## KEY SHEET

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
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- R.P.B. ----- ROAD PLAT BOOK
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- R.P.E. ----- RURAL PARKWAY EASEMENT
- 7-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- R/W ----- RIGHT-OF-WAY
- CL ----- CENTER LINE OF ROAD
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- PRM ----- PERMANENT REFERENCE MONUMENT
- R.P.E. ----- RURAL PARKWAY EASEMENT
- 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"

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



NO.	BEARING	LENGTH
L1	S 89°46'44" E	202.29'
L2	S 00°13'16" W	50.00'
L3	S 89°46'44" E	100.03'
L4	N 00°13'16" E	50.00'
L5	S 89°46'44" E	109.40'
L6	N 88°20'27" W	110.00'

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' = 5.00') (IE: 7.5' = 7.50')

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 THIS COUNTY.

## 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).



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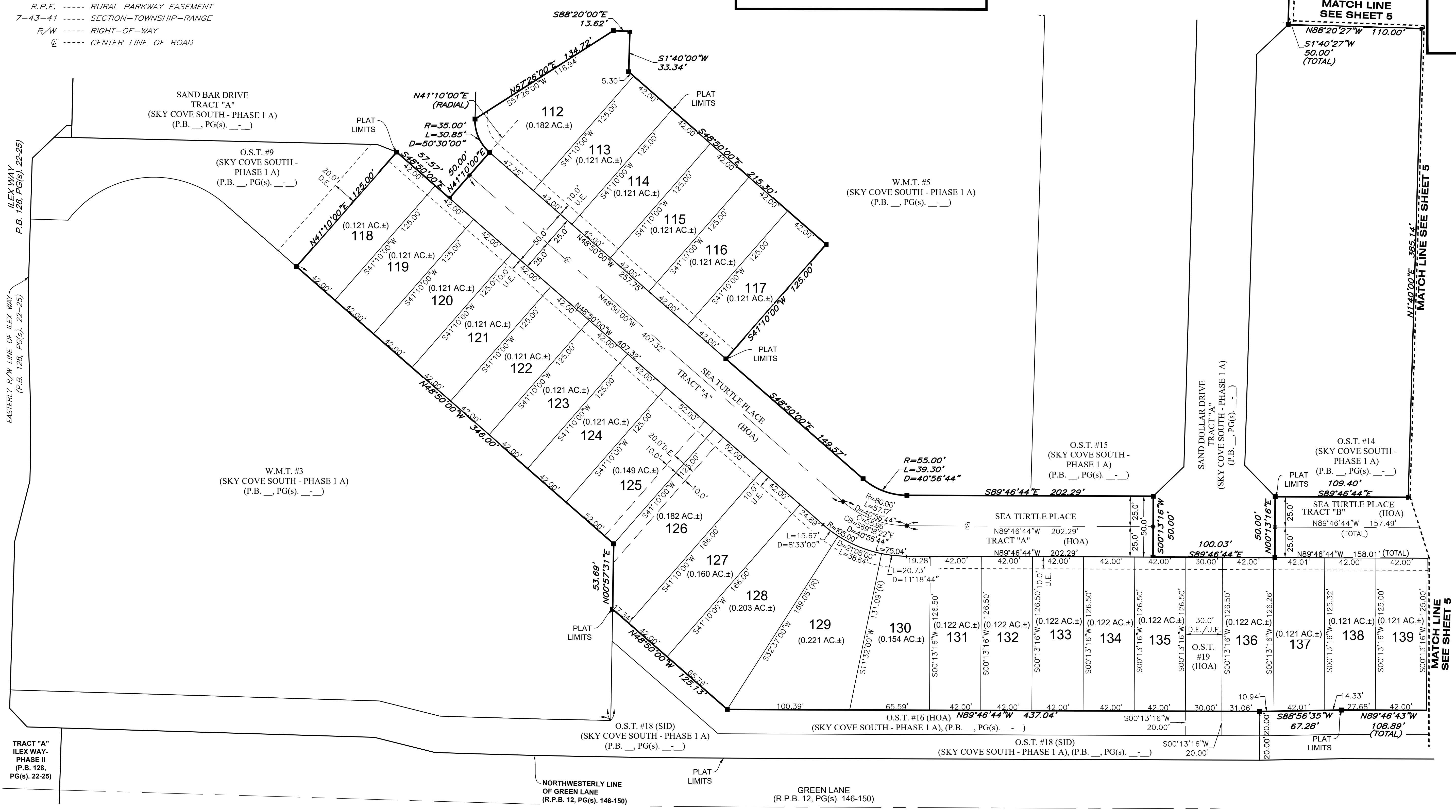
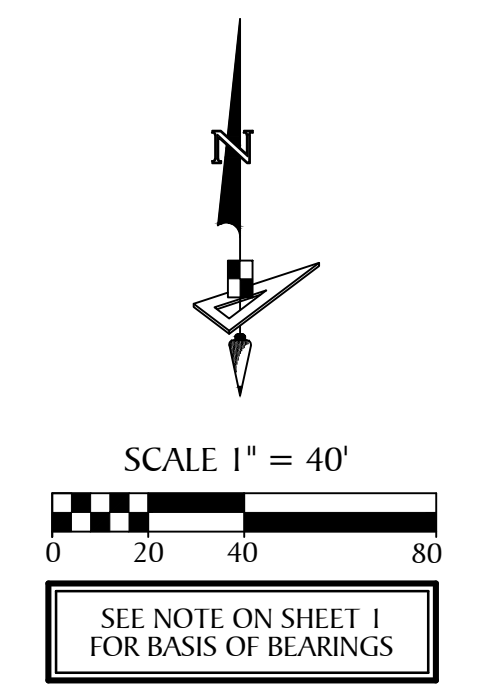
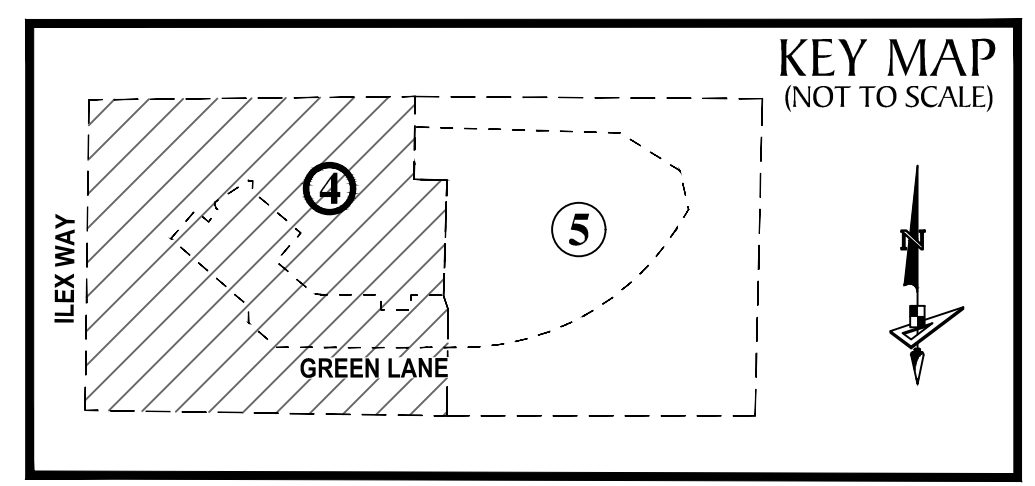


# SKY COVE SOUTH - PHASE 1 B

A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE,  
PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "N", SKY COVE SOUTH - PHASE 1 A,  
PLAT BOOK \_\_, PAGES \_\_ THROUGH \_\_, INCLUSIVE, PUBLIC RECORDS OF 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
  - 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
  - R.P.B. ----- ROAD PLAT BOOK
  - U.E. ----- UTILITY EASEMENT
  - D.E. ----- DRAINAGE EASEMENT
  - R.P.E. ----- RURAL PARKWAY EASEMENT
  - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
  - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
  - R.P.E. ----- RURAL PARKWAY EASEMENT
  - 7-43-41 ----- SECTION-TOWNSHIP-RANGE
  - R/W ----- RIGHT-OF-WAY
  - CL ----- CENTER LINE OF ROAD

- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- PRM ----- PERMANENT REFERENCE MONUMENT
- HOA ----- HOMEOWNERS ASSOCIATION
- PRM ----- PERMANENT REFERENCE MONUMENT
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- ⊙ ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



TRACT "A"  
ILEX WAY -  
PHASE II  
(P.B. 128,  
PG(s) 22-25)

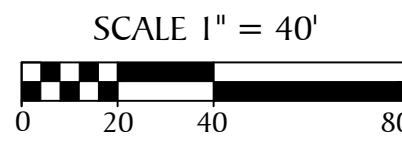
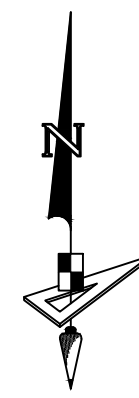
NORTHWESTERLY LINE  
OF GREEN LANE  
(R.P.B. 12, PG(s) 146-150)

GREEN LANE  
(R.P.B. 12, PG(s) 146-150)

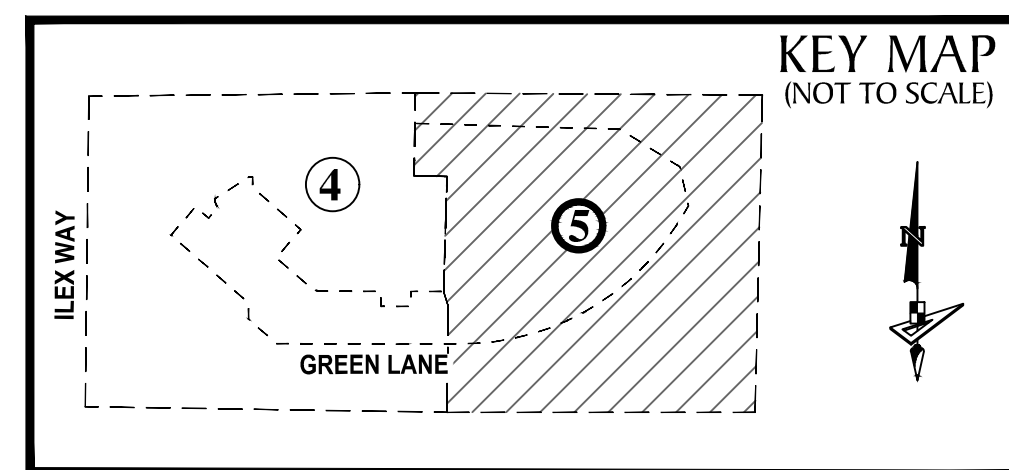
# SKY COVE SOUTH - PHASE 1 B

A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "N", SKY COVE SOUTH - PHASE 1 A, PLAT BOOK \_\_\_, PAGES \_\_ THROUGH \_\_\_, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

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

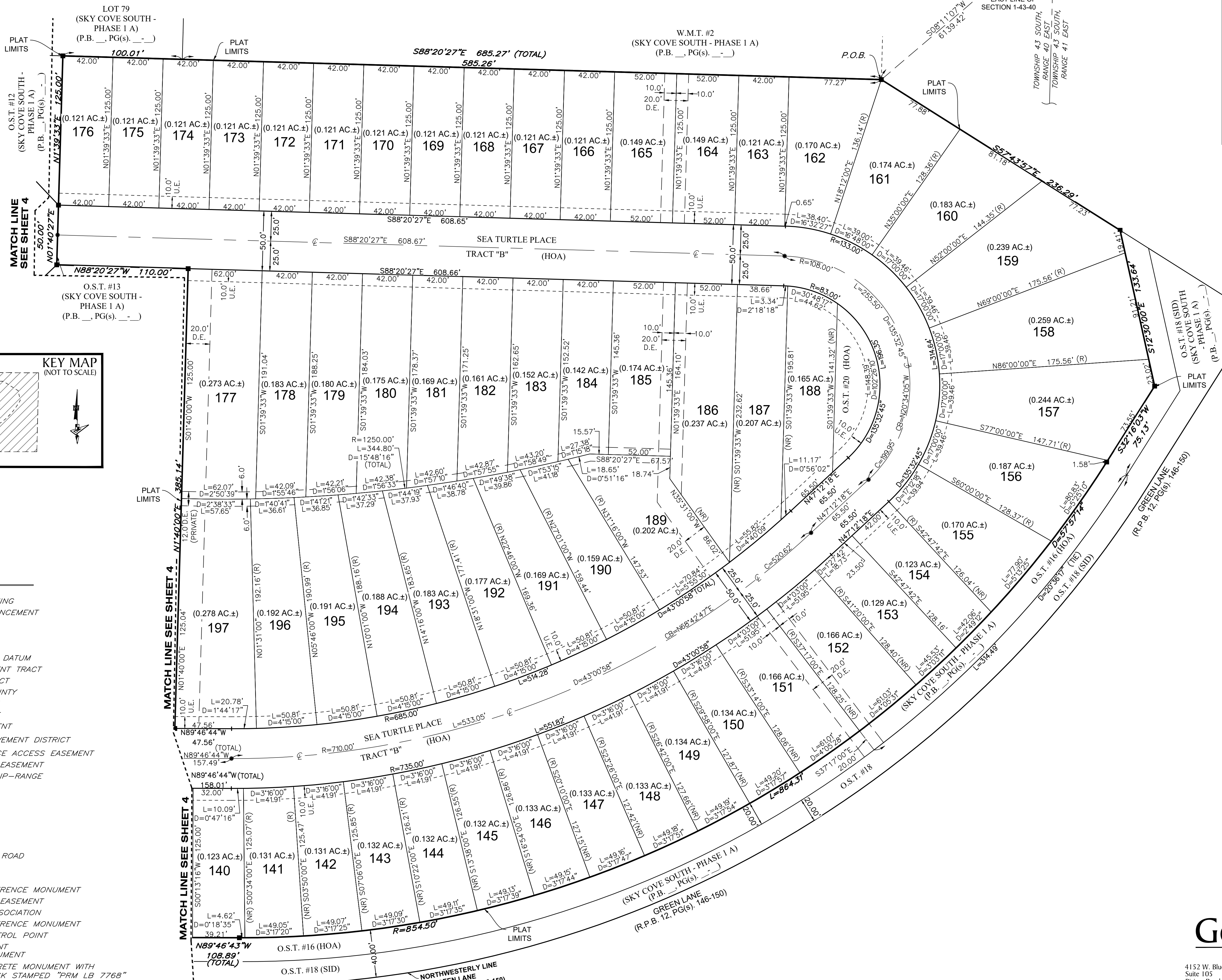


SEE NOTE ON SHEET 1 FOR BASIS OF BEARINGS



## LEGEND

- P.O.B. ----- POINT OF BEGINNING
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