CRESSWIND PALM BEACH PHASE 2

BEING A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
AND SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392–1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT KH WESTLAKE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS CRESSWIND PALM BEACH PHASE 2, BEING A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT O.S.T. 3, CRESSWIND PALM BEACH PHASE 1, AS RECORDED IN PLAT BOOK 128, PAGES 96 THROUGH 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE EASTERLY LINE OF SAID CRESSWIND PALM BEACH PHASE 1, THE FOLLOWING NINETEEN (19) COURSES AND DISTANCES; S.04°07'45"W., A DISTANCE OF 180.00 FEET; THENCE S.04°38'29"W., A DISTANCE OF 56.00 FEET; THENCE S.85°52'14"E., A DISTANCE OF 125.00 FEET; THENCE S.04°07'46"W., A DISTANCE OF 551.71 FEET; THENCE S.85°52'14"E., A DISTANCE OF 105.00 FEET; THENCE N.49°07'46"E., A DISTANCE OF 35.36 FEET; THENCE S.85°52'14"E., A DISTANCE OF 56.00 FEET; THENCE S.40°52'14"E., A DISTANCE OF 35.36 FEET; THENCE S.85°52'14"E., A DISTANCE OF 95.27 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 528.00 FEET AND A CENTRAL ANGLE OF 13°52'53"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 127.92 FEET; THENCE N.65°28'30"E., A DISTANCE OF 36.03 FEET; THENCE S.67°28'33"E., A DISTANCE OF 56.23 FEET; THENCE S.22°29'02"E., A DISTANCE OF 35.61 FEET; THENCE S.22°55'26"W., A DISTANCE OF 56.00 FEET; THENCE N.67°04'27"W., A DISTANCE OF 12.50 FEET TO THE POINT OF A NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.86°01'47"W., A RADIAL DISTANCE OF 1,178.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 27°00'28", A DISTANCE OF 555.28 FEET TO A POINT OF TANGENCY; THENCE S.30°58'41"W., A DISTANCE OF 202.60 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.20°20'35"E., A RADIAL DISTANCE OF 1,598.66 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 04°32'02", A DISTANCE OF 126.50 FEET; THENCE S.30°58'12"W., A DISTANCE OF 70.38 FEET; THENCE S.73°16'07"W., A DISTANCE OF 36.99 FEET; THENCE DEPARTING SAID EASTERLY LINE, S.30°58'41"W., A DISTANCE OF 8.77 FEET; THENCE S.59°01'19"E., A DISTANCE OF 150.00 FEET; THENCE N.30°58'41"E., A DISTANCE OF 39.07 FEET; THENCE S.59°01'19"E., A DISTANCE OF 157.67 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.55°03'38"W., A RADIAL DISTANCE OF 122.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°40'08", A DISTANCE OF 24.85 FEET; THENCE S.75°27'54"E., A DISTANCE OF 56.45 FEET; THENCE N.59°56'06"E., A DISTANCE OF 1.29 FEET; THENCE S.69°48'37"E., A DISTANCE OF 129.18 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.70°12'01"W., A RADIAL DISTANCE OF 380.41 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06°39'03", A DISTANCE OF 44.16 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.09°05'04"E., A RADIAL DISTANCE OF 1,670.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°26'20", A DISTANCE OF 216.82 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.88°42'26"E., A RADIAL DISTANCE OF 2,028.54 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°41'55", A DISTANCE OF 24.74 FEET; THENCE N.89°33'32"E., A DISTANCE OF 130.00 FEET; THENCE N.87°40'33"E., A DISTANCE OF 56.03 FEET; THENCE N.89°16'47"E., A DISTANCE OF 170.36 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.79°47'28"W., A RADIAL DISTANCE OF 642.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 02°42'31", A DISTANCE OF 30.35 FEET; THENCE N.87°40'33"E., A DISTANCE OF 8.20 FEET; THENCE N.02°19'27"W., A DISTANCE OF 70.00 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.88°47'33"W., A RADIAL DISTANCE OF 642.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 19°44'56", A DISTANCE OF 221.29 FEET TO A POINT OF TANGENCY; THENCE N.18°32'29"W., A DISTANCE OF 216.38 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 958.00 FEET AND A CENTRAL ANGLE OF 22°35'27"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 377.72 FEET TO A POINT OF TANGENCY; THENCE N.04°02'58"E., A DISTANCE OF 185.50 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 292.00 FEET AND A CENTRAL ANGLE OF 88°50'21"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 452.76 FEET; THENCE N.04°07'46"E., A DISTANCE OF 186.02 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.04°47'23"W., A RADIAL DISTANCE OF 478.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°39'37", A DISTANCE OF 5.51 FEET; THENCE N.85°52'14"W., A DISTANCE OF 0.99 FEET; THENCE N.04°07'46"E., A DISTANCE OF 180.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACT O.S.T. 2, TOWN CENTER PARKWAY – PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38 OF SAID PUBLIC RECORDS; THENCE N.85°52'14"W. ALONG SAID SOUTH LINE, A DISTANCE OF 790.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 25, CRESSWIND PALM BEACH PHASE 1, AS RECORDED IN PLAT BOOK 128, PAGES 96 THROUGH 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID CRESSWIND PALM BEACH PHASE 1, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES; S.79°53'54"E., A DISTANCE OF 130.00 FEET; THENCE S.10°12'43"W., A DISTANCE OF 13.01 FEET; THENCE S.79°40'40"E., A DISTANCE OF 56.00 FEET; THENCE N.54°49'50"E., A DISTANCE OF 35.53 FEET; THENCE S.80°27'10"E., A DISTANCE OF 230.01 FEET; THENCE S.35°11'27"E., A DISTANCE OF 35.19 FEET; THENCE S.80°27'10"E., A DISTANCE OF 56.00 FEET; THENCE N.54°47'49"E., A DISTANCE OF 35.52 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.09°17'29"E., A RADIAL DISTANCE OF 728.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°17'54", A DISTANCE OF 105.44 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.80°15'23"W., A RADIAL DISTANCE OF 3,902.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06°15'20", A DISTANCE OF 426.02 FEET TO A POINT OF TANGENCY; THENCE S.15°59'57"W., A DISTANCE OF 214.29 FEET; THENCE S.55°21'30"E., A DISTANCE OF 42.64 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, S.34°38'22"W., A DISTANCE OF 186.00 FEET; THENCE N.55°21'38"W., A DISTANCE OF 40.06 FEET; THENCE S.34°38'22"W., A DISTANCE OF 130.00 FEET; THENCE S.55°21'38"E., A DISTANCE OF 158.27 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 858.00 FEET AND A CENTRAL ANGLE OF 19°33'05"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 292.78 FEET; THENCE S.14°36'19"W., A DISTANCE OF 100.00 FEET; THENCE N.67°44'31"W., A DISTANCE OF 25.73 FEET; THENCE N.55°21'38"W., A DISTANCE OF 837.17 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF SKY COVE – PHASE 1A, AS RECORDED IN PLAT BOOK 128, PAGES 129 THROUGH 137 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY LINE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES; N.34°38'22"E., A DISTANCE OF 6.86 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 78°46'08"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 68.74 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 308.00 FEET AND A CENTRAL ANGLE OF 60°07'46"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 323.23 FEET TO A POINT OF TANGENCY; THENCE N.16°00'00"E., A DISTANCE OF 108.64 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 3,250.00 FEET AND A CENTRAL ANGLE OF 05°53'54"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 334.57 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1,845,415 SQUARE FEET/42.3649 ACRES MORE OR LESS.

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

ROADS

TRACTS R1, R2 AND R3, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A PRIVATE ROADWAYS 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 TRACTS R1, R2 AND R3, AS SHOWN HEREON, ARE 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. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENTS, IN ITS SOLE DISCRETION. AN EASEMENT OVER AND UNDER SAID TRACTS R1, R2 AND R3, AS SHOWN HEREON, ARE 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 AREAS OR SAID TRACTS R1, R2 AND R3, EXCEPT 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: _____

_____
TYRONE T. BONGARD
GUNSTER YOAKLEY, P.A.
ATTORNEYS AT LAW

OPEN SPACE TRACTS

TRACTS O.S.T. 1 THROUGH O.S.T. 21, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

RECREATION TRACT

TRACT REC, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS 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, ITS SUCCESSORS AND ASSIGNS IN PERPETUITY, 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 EASEMENT 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 WIRE TO OR WITHIN ANY FACILITIES HEREUNDER AND LAY CABLE AND CONDUIT WITHIN THE EASEMENT AREA AND TO OPERATE THE SAME FOR FP&L'S COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIME.

WATER MANAGEMENT TRACTS

TRACTS W–6 AND W–7, 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 ABSOLUTE, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

LAKE MAINTENANCE ACCESS EASEMENTS

THE LAKE MAINTENANCE ACCESS EASEMENTS, 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 PERPETUITY, 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 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 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.

THE 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 EASEMENTS, LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE NAMED KH WESTLAKE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF KH HOLDCO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF VK JV4, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS _____ DAY OF _____, 2020.

KH WESTLAKE, LLC
A DELAWARE LIMITED LIABILITY COMPANY
AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: VK JV4, LLC
A DELAWARE LIMITED LIABILITY COMPANY
AUTHORIZED TO DO BUSINESS IN FLORIDA
ITS MANAGER

BY: KH HOLDCO, LLC
A FLORIDA LIMITED LIABILITY COMPANY
ITS MANAGER

BY: THE KOLTER GROUP, LLC
A FLORIDA LIMITED LIABILITY COMPANY
ITS MANAGER

WITNESS: _____

PRINT NAME_____ BY: _____

WITNESS: _____ _____
MANAGER

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 _____, 2020, BY _____ AS MANAGER OF THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF KH HOLDCO, LLC, A FLORIDA LIMITED LIABILTY COMPANY, MANAGER OF VK JV4, LLC, A DELAWARE LIMITED LIABILTY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, MANAGER OF KH WESTLAKE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE COMPANY, WHO IS [ ] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2020.

_____
NOTARY PUBLIC

(SEAL) _____
PRINT NAME

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

ACCEPTANCE OF DEDICATIONS:

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS 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 _____, 2020.

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

WITNESS: _____

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 _____, 2020, BY SCOTT MASSEY, AS PRESIDENT OF 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2020.

_____
NOTARY PUBLIC

(SEAL) _____
PRINT NAME

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

CITY OF WESTLAKE 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 AND MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: _____
KEN CASSEL
CITY MANAGER

BY: _____
ROGER MANNING
CITY MAYOR

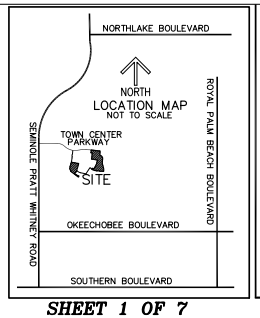
TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, TYRONE T. BONGARD, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN KH WESTLAKE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL DEFERRED 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: _____

_____
TYRONE T. BONGARD
GUNSTER YOAKLEY, P.A.
ATTORNEYS AT LAW



SHEET 1 OF 7

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____ M. THIS _____ DAY OF _____ A.D. 202__ AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____.

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

CLERK

AREA TABULATION

SINGLE FAMILY LOTS	23.7152 ACRES
ROADWAY TRACTS	7.8764 ACRES
OPEN SPACE TRACTS	4.7440 ACRES
WATER MANAGEMENT TRACTS	5.4703 ACRES
RECREATION TRACT	0.5590 ACRES
TOTAL THIS PLAT	42.3649 ACRES

SURVEYOR & MAPPER'S NOTES:

1. 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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WESTLAKE ZONING REGULATIONS.
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 OF WESTLAKE AND 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 COINCIDE.
5. BEARINGS SHOWN HEREON ARE BASED ON A RECORD PLAT BEARING OF N.85°52'14"W. ALONG THE SOUTH LINE OF TRACT O.S.T. 2, TOWN CENTER PARKWAY – PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).
6. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT), AND BASED ON REDUNDANT G.P.S. OBSERVATIONS UTILIZING THE CERTIFIED LENGEMAN NETWORK.
7. LINES INTERSECTING CURVES ARE RADIAL UNLESS SHOWN OTHERWISE.
8. "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.

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) ACCORDING TO SEC. 177.091(9), F.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; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WESTLAKE, FLORIDA.

DATED: _____ _____
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

THE KOLTER GROUP, LLC

SEMINOLE IMPROVEMENT DISTRICT

CITY OF WESTLAKE

SURVEYOR

CRESSWIND PALM BEACH PHASE 2

BEING A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
AND SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392–1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF TEXAS)
COUNTY OF DALLAS)

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 RECORDS BOOK 31126, AT PAGE 486 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT THIS _____ DAY OF _____, 2020.

U.S. BANK NATIONAL ASSOCIATION
D/B/A HOUSING CAPITAL COMPANY

WITNESS: _____

PRINT NAME_____

WITNESS: _____

PRINT NAME_____

BY: _____
JAMIE MILLER
SENIOR VICE 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 _____ DAY OF _____, 2020, BY JANE MILLER AS SENIOR VICE PRESIDENT OF U.S. BANK NATIONAL ASSOCIATION, D/B/A HOUSING CAPITAL COMPANY, ON BEHALF OF THE COMPANY, WHO IS [ ] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2020.

(SEAL)

_____
NOTARY PUBLIC

_____
PRINT NAME

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR 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.

CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: _____
PRINT NAME _____

WITNESS: _____
PRINT NAME _____

BY: _____
WAYNE SOOJIAN
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 _____ DAY OF _____, 2020, BY WAYNE SOOJIAN AS PRESIDENT OF CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS [ ] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2020.

(SEAL)

_____
NOTARY PUBLIC

_____
PRINT NAME

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

U.S. BANK NATIONAL ASSOCIATION

HOMEOWNERS
ASSOCIATION

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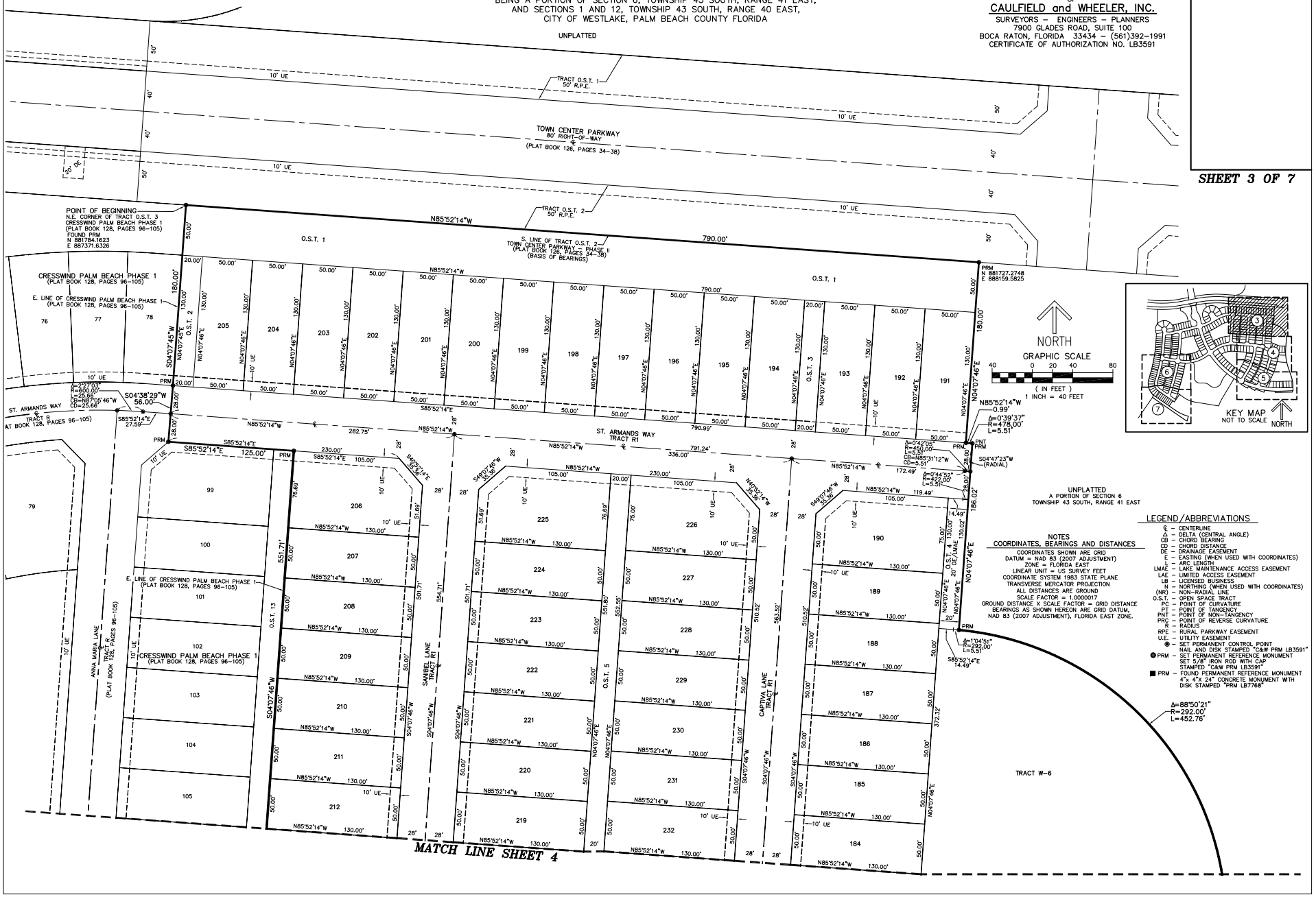

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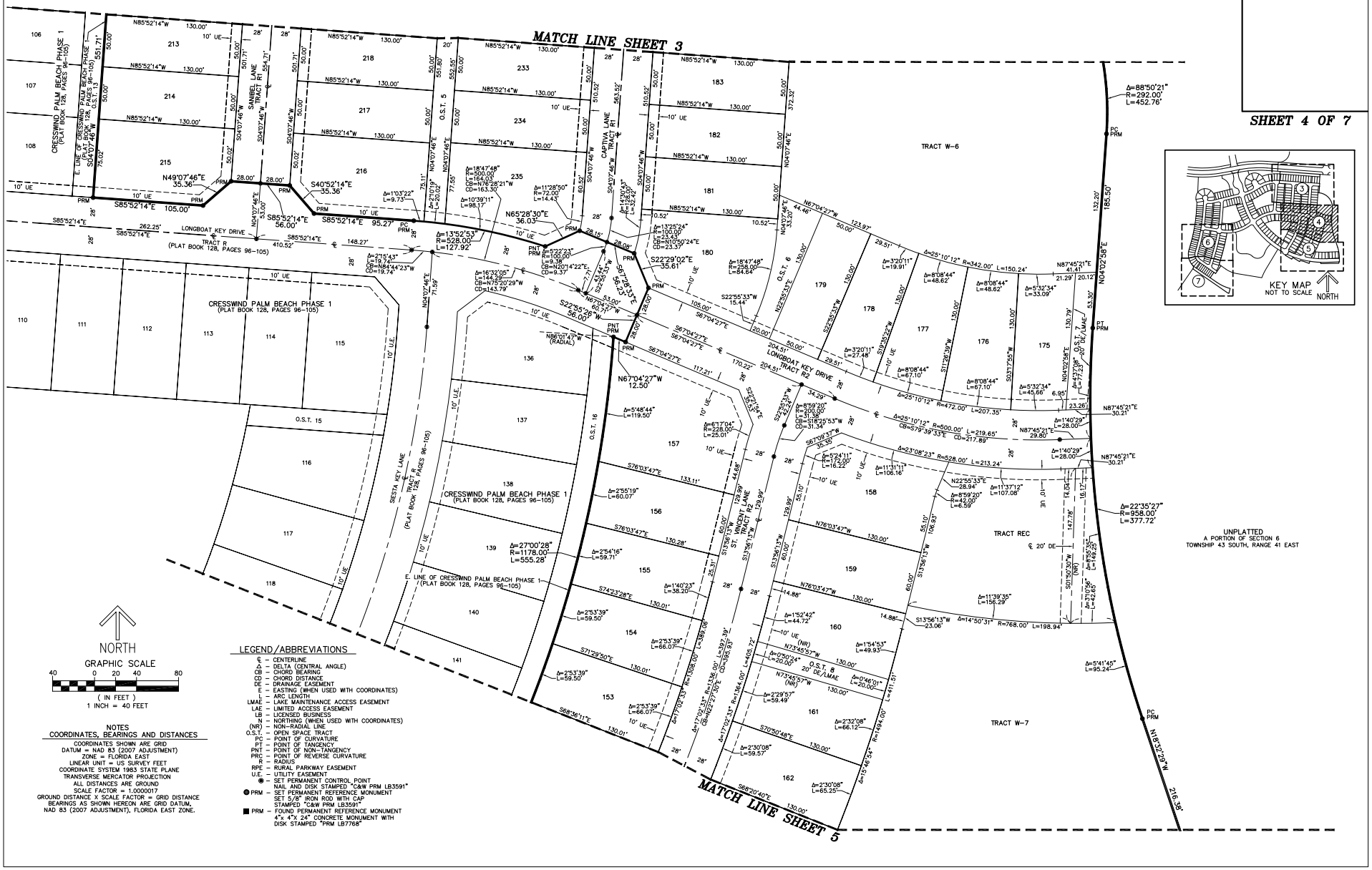

NORTH

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 INCH = 40 FEET

LEGEND/ABBREVIATIONS

℄ – CENTERLINE
Δ – DELTA (CENTRAL ANGLE)
CB – CHORD BEARING
CD – CHORD DISTANCE
DE – DRAINAGE EASEMENT
E – EASTING (WHEN USED WITH COORDINATES)
L – ARC LENGTH
LMAE – LAKE MAINTENANCE ACCESS EASEMENT
LAE – LIMITED ACCESS EASEMENT
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(NR) – NON–RADIAL LINE
O.S.T. – OPEN SPACE TRACT
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R – RADIUS
RPE – RURAL PARKWAY EASEMENT
U.E. – UTILITY EASEMENT
⊕ – SET PERMANENT CONTROL POINT NAIL AND DISK STAMPED "C&W PRM LB3591"
● PRM – SET PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB3591"
■ PRM – FOUND PERMANENT REFERENCE MONUMENT 4"x 4"x 24" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768"

NOTES
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 (2007 ADJUSTMENT)
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000017
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

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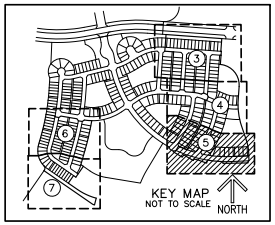
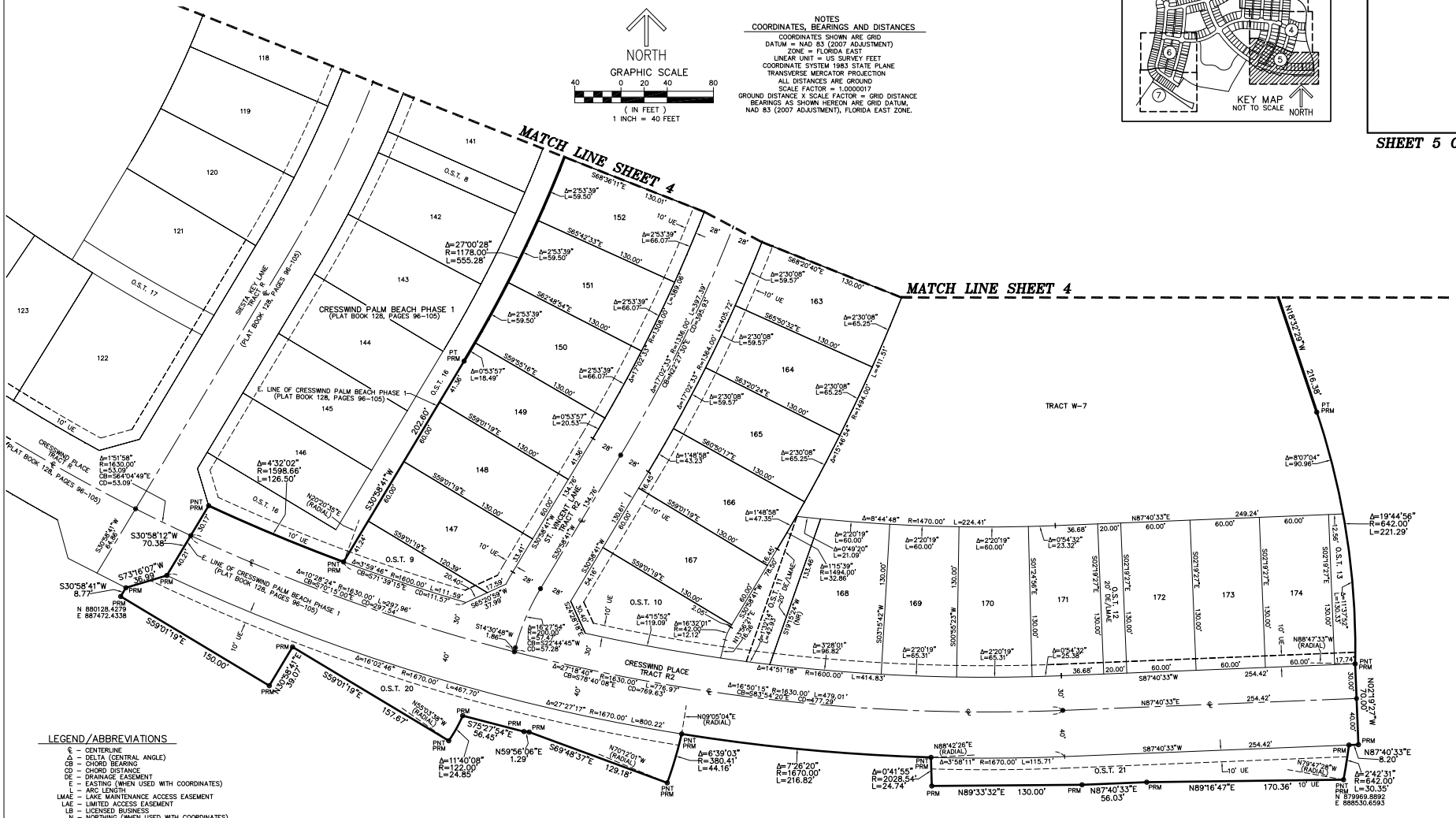


SHEET 5 OF 7



UNPLATTED
A PORTION OF SECTION 6
TOWNSHIP 43 SOUTH, RANGE 41 EAST

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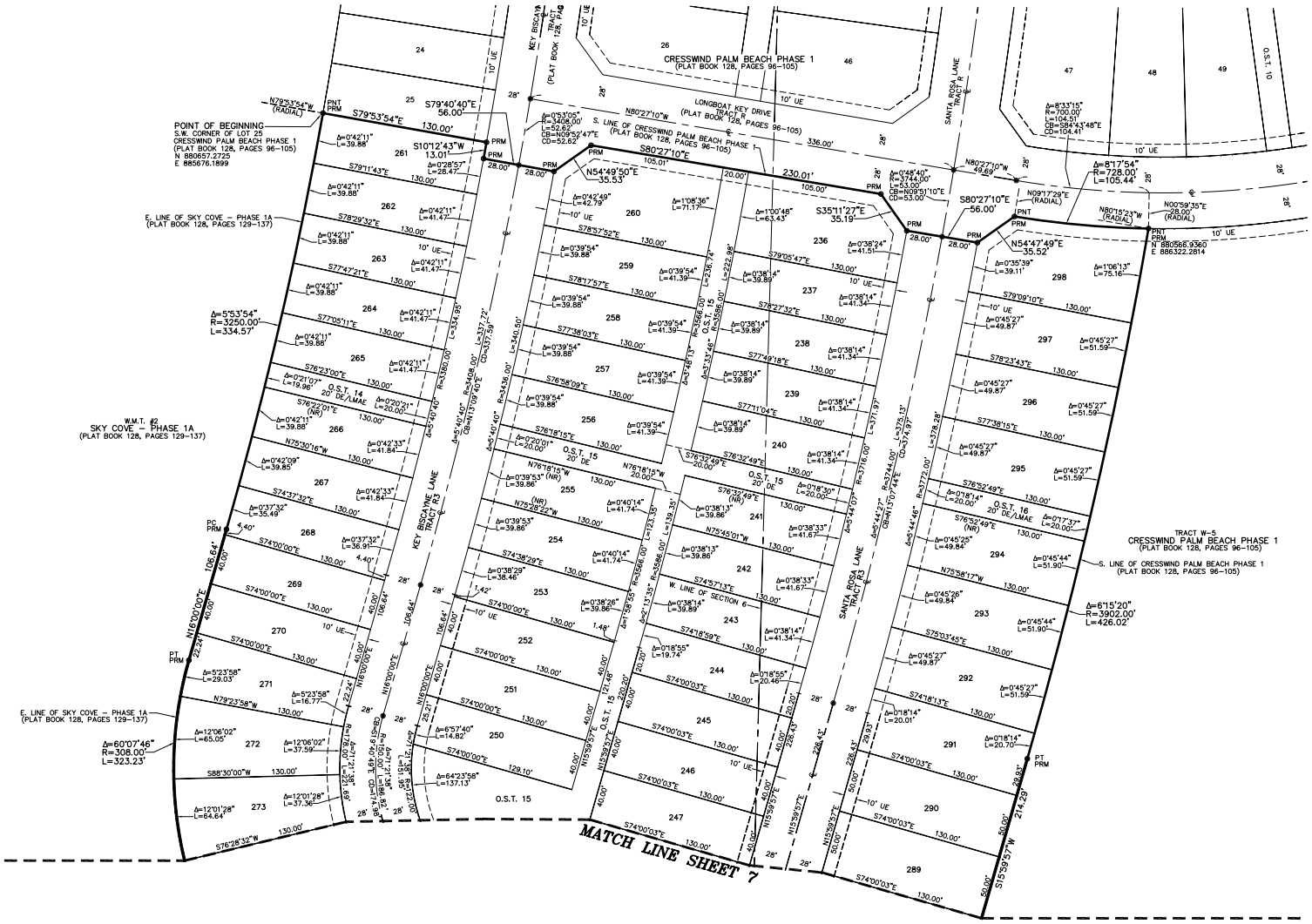

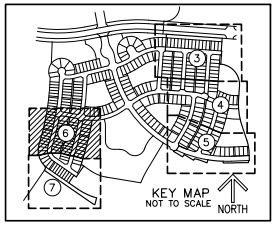

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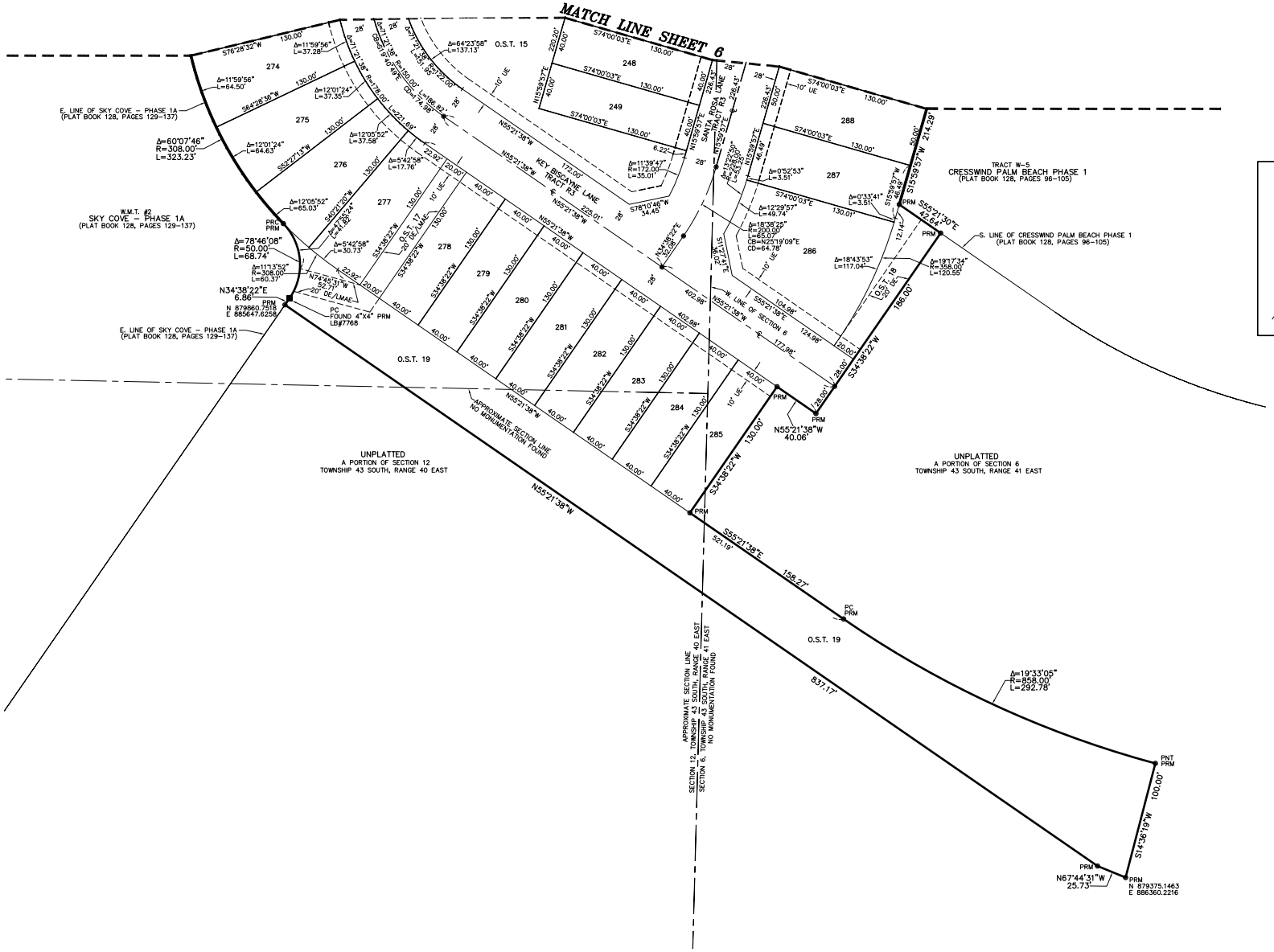

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