#### **DEDICATION AND RESERVATIONS:**

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS CROSSINGS OF WESTLAKE, BEING IN PART A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, AND OPEN SPACE TRACT # 1, ILEX WAY - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117, AND OPEN SPACE TRACT # 2, PERSIMMON BOULEVARD EAST - PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF SECTION 1 TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, 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 2051.80 FEET; THENCE N.01°10'57"E., A DISTANCE OF 78.32 FEET TO A POINT ON THE SOUTH LINE OPEN SPACE TRACT # 2, AS SHOWN ON PERSIMMON BOULEVARD EAST - PLAT 2, RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS AND THE **POINT OF BEGINNING**; THENCE N.88°17'08"W., ALONG SAID SOUTH LINE OF OPEN SPACE TRACT # 2, A DISTANCE OF 15.64 FEET; THENCE N.76°58'32"W., ALONG SAID SOUTH LINE OF OPEN SPACE TRACT #2, A DISTANCE OF 76.49 FEET; THENCE N.88°17'08"W., ALONG SAID SOUTH LINE OF OPEN SPACE TRACT #2, A DISTANCE OF 237.97 FEET TO THE NORTHEAST CORNER OF PERSIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS; THENCE N.88°16'09"W., ALONG THE NORTHERLY BOUNDARY OF SAID PERSIMMON BOULEVARD EAST - PLAT 1, A DISTANCE OF 5.31 FEET; THENCE N.45°29'10"W.. ALONG SAID NORTHERLY BOUNDARY OF PERSIMMON BOULEVARD EAST - PLAT 1. A DISTANCE OF 54.25 FEET TO THE MOST NORTHWESTERLY CORNER OF PERSIMMON BOULEVARD EAST - PLAT 2. AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS, THENCE N.89°16'35"E., A DISTANCE OF 0.07 FEET TO THE SOUTHWEST CORNER OF OPEN SPACE TRACT # 1, ILEX WAY -PHASE 1, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117, OF SAID PUBLIC RECORDS, AND ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 867.00 FEET, AND A RADIAL BEARING OF S.87°19'04"W., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND THE WEST LINE OF SAID OPEN SPACE TRACT #1, THROUGH A CENTRAL ANGLE OF 07°12'12", A DISTANCE OF 109.00 FEET TO A POINT ON THE EAST LINE OF TRACT PC-5 TAX COLLECTOR, AS RECORDED IN PLAT BOOK 130, PAGES 184 AND 185, OF SAID PUBLIC RECORDS: THENCE N.00°00'00"E., ALONG SAID EAST LINE OF TRACT PC-5 TAX COLLECTOR, A DISTANCE OF 712.88 FEET; THENCE N.90°00'00"E., ALONG SAID EAST LINE OF TRACT PC-5 TAX COLLECTOR, A DISTANCE OF 32.00 FEET; THENCE N.00°00'00"E., ALONG SAID EAST LINE OF TRACT PC-5 TAX COLLECTOR, A DISTANCE OF 202.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND NORTHERLY LINE OF OPEN SPACE TRACT # 2. TOWN CENTER PARKWAY SOUTH - PHASE II. AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS; THENCE BY SAID SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND NORTHERLY LINE OF OPEN SPACE TRACT # 2 FOR THE FOLLOWING SEVEN (7) COURSES: 1) N.90°00'00"E., A DISTANCE OF 165.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 920.03 FEET; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°05'40", A DISTANCE OF 97.86 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 450.00 FEET; 3) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°15'07", A DISTANCE OF 80.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 247.73 FEET; 4) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°12'01", A DISTANCE OF 156.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 450.00 FEET; 5) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°40'17", A DISTANCE OF 83.81 FEET TO A POINT OF NON-TANGENT INTERSECTION; 6) THENCE S.47°48'04"E., A DISTANCE OF 39.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5.00 FEET; 7) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°54'56", A DISTANCE OF 1.91 FEET TO A POINT OF NON-TANGENT INTERSECTION AND A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF TOWN CENTER PARKWAY SOUTH; THENCE N.64°13'14"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF TOWN CENTER PARKWAY SOUTH, A DISTANCE OF 92.97 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT # 1, TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS; THENCE N.00°18'17"W., ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND THE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT # 1, TOWN CENTER PARKWAY SOUTH-PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS, A DISTANCE OF 43.50 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1050.00 FEET, AND A RADIAL BEARING OF N.29°27'58"W., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY SOUTH AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OPEN SPACE TRACT # 1, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'02", A DISTANCE OF 173.19 FEET TO THE SOUTHERLY MOST NORTHWEST CORNER OF SKY COVE PHASE 1A, AS RECORDED IN PLAT BOOK 128, PAGES 129 THROUGH 137, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.25°53'21"E., ALONG SAID WESTERLY BOUNDARY OF SKY COVE - PHASE 1A, A DISTANCE OF 491.64 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1533.00 FEET, AND A RADIAL BEARING OF N.34°46'15"W., AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY BOUNDARY OF SKY COVE - PHASE 1A AND SKY COVE - PHASE 1B, AS RECORDED IN PLAT BOOK 130, PAGES 162 THROUGH 167, OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 27°46'53", A DISTANCE OF 743.31 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.00°00'00E., ALONG THE WESTERLY LINE OF SAID SKY COVE - PHASE 1B, A DISTANCE OF 614.58 FEET TO THE POINT OF BEGINNING.

CONTAINING: 702,056 SQUARE FEET OR 16.117 ACRES, MORE OR LESS.

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

## ROAD RIGHT-OF-WAY

TRACT "A", SHOWN HEREON AS KINGFISHER BOULEVARD, OAKVIEW DRIVE, THATCHER COURT AND WILLOW CREEK DRIVE, ARE HEREBY DEDICATED TO THE CROSSINGS 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 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 WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, THIS 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.

## **ALLEYWAYS**

TRACTS "B-1" THROUGH "B-8" SHOWN HEREON AS LIBERTY COURT, OAKVIEW COURT, MILLENIUM COURT, HELIX COURT AND CAPILANO COURT ARE HEREBY DEDICATED TO THE CROSSINGS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AS A PRIVATE ALLEYWAY STATE OF FLORIDA FOR THE PRIVATE INGRESS AND EGRESS OF THE ADJOINING LOT OWNERS OF SAID TRACTS, ACCESS, UTILITIES AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS NOTARIZATION, THIS UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO STORMWATER, WATER, REUSE WATER AND PRODUCED\_ WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT UPGRADE AND MAINTENANCE OF WATER, REUSE WATER, WASTEWATER, AND WATER MANAGEMENT MY CO 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 TRACTS 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 TRACTS 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.

## CROSSINGS OF WESTLAKE

BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, AND A PORTION OF OPEN SPACE TRACT #1, ILEX WAY - PHASE I, PLAT BOOK 126, PAGES 116 AND 117, AND A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19 INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

## **OPEN SPACE TRACTS**

TRACTS O.S.T. #1 THROUGH O.S.T. #5, AND O.S.T. #14, AS SHOWN HEREON, ARE HEREBY DEDICATED TO CROSSINGS OF WESTLAKE 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.

#### TRACTS

TRACTS #6 THROUGH #12, AS SHOWN HEREON, ARE HEREBY DEDICATED TO CROSSINGS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

#### **OPEN SPACE TRACTS**

TRACTS O.S.T. #13 AND O.S.T. #15, 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 AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

#### LIFT STATION PARCEL

LIFT STATION PARCEL, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

### DRAINAGE EASEMENTS

THE 20-FOOT-WIDE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON IS 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.

### DRAINAGE EASEMENTS (PRIVATE)

THE DRAINAGE EASEMENTS (PRIVATE) - WIDTHS VARY - AS SHOWN HEREON, ARE HEREBY DEDICATED TO CROSSINGS OF WESTLAKE 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.

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS 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, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

## 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 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 EASEMENTS DESCRIBED ON THE PLAT, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING CABLES, CONDUITS, APPURTENANT EOUIPMENT, AND APPURTENANT ABOVE-GROUND EOUIPMENT) TO BE INSTALLED FROM TIME TO TIME; TOGETHER WITH THE RIGHT TO PERMIT FPL 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 FPL'S COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES.

IN WITNESS WHEREOF, MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO STORMWATER, WATER, REUSE WATER AND SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS

HIS DAY OF	, 2021.	
ITNESS:		MINTO PBLH, LLC A FLORIDA LIMITED LIABILITY COMPANY
RINT NAME:		BY:
ITNESS:		JOHN F. CARTER, MANAGER

## ACKNOWLEDGEMENT

PRINT NAME:

COUNTY OF PALM BEACH

(SEAL)

ASSOCIATION. AN EASEMENT OVER AND UNDER SAID TRACTS AS SHOWN HEREON IS ALSO DEDICATED TO THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF 

PHYSICAL PRESENCE OR 
ONLINE DAY OF , 20 , BY JOHN CARTER, AS MANGER FOR MINTO PBLH, LLC, A SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF, PUBLIC FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS 

PERSONALLY KNOWN TO ME OR HAS AS IDENTIFICATION.

COMMISSION EXPIRES:	
	SIGNATURE

(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 DAY OF

WITNESS:	SEMINOLE IMPROVEMENT DISTRICT AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA
PRINT NAME:	BY: SCOTT MASSEY, PRESIDENT
PRINT NAME:	
WITNESS:	
PRINT NAME:	
ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH	
ONLINE NOTARIZATION, THIS DA SEMINOLE IMPROVEMENT DISTRICT, AN INDEPE	LEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  Y OF, 20, BY SCOTT MASSEY AS PRESIDENT F ENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ON BEHA KNOWN TO ME OR HAS PRODUCED
MY COMMISSION EXPIRES:	
	SIGNATURE
	(PRINT NAME) - NOTARY PUBLIC
(SEAL)	

## ACCEPTANCE OF DEDICATION STATE OF FLORIDA

, 2021.

COUNTY OF PALM BEACH

CROSSINGS OF WESTLAKE 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

WITNESS:	CROSSINGS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT	
PRINT NAME:	BY: JOHN CARTER, PRESIDENT	
WITNESS:	JOHN CARTER, I RESIDENT	
PRINT NAME:		

#### ACKNOWLEDGEMENT STATE OF FLORIDA

COUNTY OF PALM BEACH

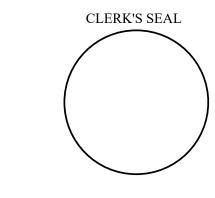
(SEAL)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  $\square$  PHYSICAL PRESENCE OR  $\square$  PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ONLINE NOTARIZATION, THIS CROSSINGS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION, WHO IS UNDER THE GUARANTEES POSTED WITH THE CITY OF WESTLAKE FOR THE PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES:		
	SIGNATURE	
	(PRINT NAME) - NOTARY PUBLIC	

# SEMINOLE IMPROVEMENT CROSSINGS OF WESTLAKE SURVEYOR'S SEAL HOMEOWNERS ASSOCIATION

TOWN CENTER PARKWAY STATE OF FLORIDA COUNTY OF PALM BEACH \ S.S. THIS INSTRUMENT WAS FILED FOR RECORD AT \_\_\_\_\_.M. ΓHIS \_\_\_\_ DAY OF \_\_\_\_\_\_ 2021 AND DULY RECORDED IN PLAT BOOK NO.\_\_\_\_\_ON PAGE \_\_\_\_\_ OKEECHOBEE BLVD. JOSEPH ABRUZZO, SOUTHERN CLERK AND COMPTROLLER BOULEVARD T:\_\_\_\_\_, D.C.



#### SURVEYORS NOTES

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■ "A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4"x24" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: " • " A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". (UNLESS OTHERWISE NOTED)

- 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 THE 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 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.
- 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.
- 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 BI SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 7. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE
- 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 OUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

## **SURVEYOR & MAPPER'S CERTIFICATE**

THIS INSTRUMENT PREPARED BY

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 DAY OF , 20 , BY JOHN CARTER, AS PRESIDENT FOR ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET 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.

GARY A. RAGER, P.S.M. LICENSE NO. LS4828 STATE OF FLORIDA

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

4152 W. Blue Heron Blvd. Suite 105

Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768

Riviera Beach, FL 33404 Sheet No. 1 of 5 Sheets CROSSINGS OF WESTLAKE

BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND A PORTION OF OPEN SPACE TRACT #2, TOWN CENTER PARKWAY SOUTH - PHASE II, PLAT BOOK 126, PAGES 114 AND 115, AND A PORTION OF OPEN SPACE TRACT #1, ILEX WAY - PHASE I, PLAT BOOK 126, PAGES 116 AND 117, AND A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,

CITY OF	WESTI AIZEIS	ADDDOMAI
CITYOF	WESTLAKE'S	APPKUVAI

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 \_\_\_\_\_ 2021, 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: \_\_\_\_\_CITY MANAGER , KEN CASSEL

BY: \_\_\_\_\_CITY MAYOR, ROGER MANNING

#### **TITLE CERTIFICATION**

STATE OF FLORIDA COUNTY OF \_\_\_

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 HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PBLH, 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, FOUNDERS TITLE

## AREA TABULATION (IN ACRES)

AREA TABULATION (IN ACRES)	
SINGLE FAMILY LOTS (130 LOTS):	9.249
ROADWAY TRACT (TRACT "A"):	3.809
TRACT "B-1":	0.084
TRACT "B-2":	0.090
TRACT "B-3":	0.090
TRACT "B-4:	0.090
TRACT "B-5":	0.068
TRACT "B-6":	0.073
TRACT "B-7":	0.073
TRACT "B-8":	0.073
LIFT STATION PARCEL:	0.128
OPEN SPACE TRACT #1:	0.228
OPEN SPACE TRACT #2:	0.158
OPEN SPACE TRACT #3:	0.496
OPEN SPACE TRACT #4:	0.041
OPEN SPACE TRACT #5:	0.139
TRACT #6:	0.078
TRACT #7:	0.040
TRACT #8:	0.040
TRACT #9:	0.039
TRACT #10:	0.033
TRACT #11:	0.033
TRACT #12:	0.033
OPEN SPACE TRACT #13:	0.115
OPEN SPACE TRACT #14:	0.274
OPEN SPACE TRACT #15:	0.543
TOTAL ACRES, MORE OR LESS:	16.117





Sheet No. 2 of 5 Sheets

