



CITY OF WESTLAKE
Engineering Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

STAFF MEMORANDUM

DATE: 4/19/2021
PETITION NO.: ENG-2021-03
DESCRIPTION: Review of Plat for Cresswind Palm Beach (Pod P-1) Phase 3
APPLICANT: Cotleur and Hearing
OWNER: KH Westlake, LLC
REQUEST: Applicant (KH Westlake, LLC) is requesting approval of the Plat for Cresswind Palm Beach (Pod P-1) Phase 3

Final Recommendation

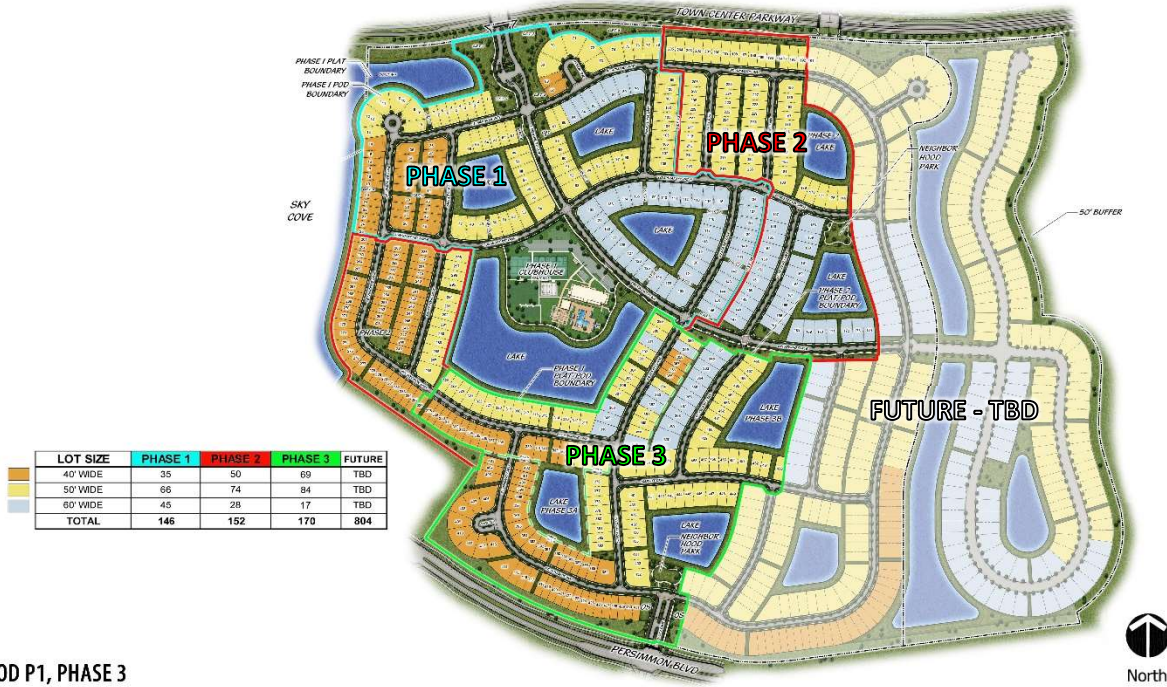
The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. Approval by the Seminole Improvement District's Engineering Department and Board of Supervisors is scheduled for May 3, 2021.

Discussion

Phase 3 of Pod P-1 (Cresswind of Palm Beach) will contain 170 dwelling units and 51.4294 acres of land. Pod P-1 is situated in the central portion of the TTD, east of Seminole Pratt Whitney Road, south of Town Center Parkway, and north of Persimmon Boulevard. Pod P-1 has a Residential 2 land use designation and R-2 TTD/TND zoning designation and is approved for 195.14 acres and 651 single family detached homes, as described in the Final Master Plan. The subject request is for Phase 3 only, and depicted in the graphics below.

Location Maps





POD P1, PHASE 3

Pod P-1 is an active adult community and will include a variety of single-family products with three different lot sizes. Phase 3 of the development proposes 40-foot, 50-foot, and 60-foot-wide lots with a depth of 135 feet. The community will have a net density of 3.47 dwelling units per acre. To enhance diversity and character of the community, varying lot sizes are interspersed with each other. The homes will front on a series of lakes and greenspaces. All drainage and water management systems will be owned and operated by SID. It is proposed that Pod P runoff be directed to on-site inlets and storm sewer and the connected to the Master Drainage System for water quality treatment and attenuation.

The Legal Description of the Plat can be found in Exhibit A. Replications of the plat and topographical survey can be found in Exhibits B and C.

Review Criteria

Plats shall be prepared in accordance with the provisions of Chapter 177 F.S., as amended, and the City of Westlake Land Development Regulations. The plat was reviewed for clarity, legibility, and conformance with this statute and City requirements. The plat provides a graphic depiction of the legal description through geometric data. The data includes but is not limited to parcel, block, tract, right-of-way, street and associated names, easement, permanent reference monuments and permanent control points, and interior excepted parcels. Other requirements such as paper size, line work, layout of sheet and required content including the subdivision name, title, legal description, key map, vicinity map, north arrow, scale, and legend are verified in the Engineering Department review.

Conclusion

Three (3) reviews of the plat occurred, which resulted in an acceptable plat. The review was done for compliance with Chapters 177, 5J-17, Florida Statutes, and the City of Westlake’s codes and ordinances. All comments have been adequately addressed and the plat is in compliance. We therefore recommend that the plat be approved for recording.

Exhibit "A"
Legal Description
Cresswind Palm Beach Phase 3

BEGINNING AT THE NORTHEAST CORNER OF TRACT W-5, CRESSWIND PALM BEACH PHASE 1, AS RECORDED IN PLAT BOOK 128, PAGES 96 THROUGH 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.32°22'33"E., A RADIAL DISTANCE OF 1,670.00 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1 ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°36'14", A DISTANCE OF 105.04 FEET; THENCE S.15°20'22"E. ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1, A DISTANCE OF 34.53 FEET; THENCE S.63°02'55"E. ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1, A DISTANCE OF 56.14 FEET; THENCE 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 CURVE OF A NON TANGENT 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; THE PREVIOUS FIVE COURSES AND DISTANCES ARE ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE N.28°09'40"W., A DISTANCE OF 34.77 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT O.S.T. 20 AND A POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.16°19'54"E., A RADIAL DISTANCE OF 1670.00 FEET, THENCE EASTERLY ALONG SAID NORTH LINE OF TRACT O.S.T. 20 ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°38'13", A DISTANCE OF 106.00 FEET; THENCE S.59°56'06"W, A DISTANCE OF 35.16 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID O.S.T. 20; THENCE S.69°48'37"E., DISTANCE OF 129.18 FEET TO THE POINT OF CURVE OF A NON TANGENT 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 CURVE OF A NON TANGENT 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 CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.88°42'26"E., A RADIAL DISTANCE OF 2028.54 FEET, THE PREVIOUS THREE COURSES AND DISTANCES ARE ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE SOUTHERLY ALONG THE LAST DESCRIBED CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°41'55", A DISTANCE OF 24.74 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.89°40'14"W., A RADIAL DISTANCE OF 196.92 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°24'54", A DISTANCE OF 63.29 FEET; THENCE S.16°16'48"W., A DISTANCE OF 317.01 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.73°24'03"E., A RADIAL DISTANCE OF 1,295.47 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 13°06'43", A DISTANCE OF 296.46 FEET; THENCE S.10°53'13"W., A DISTANCE OF 56.01 FEET; THENCE S.57°18'31"W., A DISTANCE OF 35.62 FEET; THENCE N.78°06'51"W., A DISTANCE OF 56.00 FEET; THENCE N.33°06'51"W., A DISTANCE OF 35.36 FEET; THENCE N.78°06'51"W., A DISTANCE OF 24.70 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,172.00 FEET AND A CENTRAL ANGLE OF 03°55'43"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 80.36 FEET; THENCE S.11°53'09"W., A DISTANCE OF 199.93 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 742.00 FEET AND A CENTRAL ANGLE OF 22°44'41"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 294.55 FEET; THENCE S.34°37'50"W., A DISTANCE OF 49.53 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.25°04'33"W., A RADIAL DISTANCE OF 458.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 09°51'49", A DISTANCE OF 78.85 FEET; THENCE N.74°47'16"W., A DISTANCE OF 56.57 FEET; THENCE S.15°12'44"W., A DISTANCE OF 130.00 FEET; THENCE S.74°47'16"E., A DISTANCE OF 50.00 FEET; THENCE S.06°43'42"W., A DISTANCE OF 56.63 FEET;

THENCE S.15°35'19"W., A DISTANCE OF 241.18 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 3, AS RECORDED IN ROAD PLAT BOOK 12, PAGES 158 THROUGH 160 OF SAID PUBLIC RECORDS; THENCE N.75°15'28"W. ALONG SAID NORTH LINE AND THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19 OF SAID PUBLIC RECORDS, A DISTANCE OF 117.03 FEET; THENCE S.14°45'31"W. ALONG THE NORTH LINE OF PERSIMMON BOULEVARD EAST - PLAT 2, A DISTANCE OF 11.00 FEET; THENCE N.75°14'29"W., ALONG THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 2 AND THE WESTERLY PROJECTION THEREOF, A DISTANCE OF 204.37 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 2,797.00 FEET AND A CENTRAL ANGLE OF 19°52'51"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 970.52 FEET; THENCE N.55°21'38"W., A DISTANCE OF 213.23 FEET; THENCE N.34°38'22"E., A DISTANCE OF 470.25 FEET; THENCE S.67°44'31"E., A DISTANCE OF 25.73 FEET; THENCE N.14°36'19"E., A DISTANCE OF 100.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.15°05'17"E., A RADIAL DISTANCE OF 858.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 19°33'05", A DISTANCE OF 292.78 FEET; THENCE N.55°21'38"W., A DISTANCE OF 158.27 FEET; THENCE N.34°38'22"E., A DISTANCE OF 130.00 FEET; THENCE S.55°21'38"E., A DISTANCE OF 40.06 FEET; THENCE N.34°38'22"E., A DISTANCE OF 186.00 FEET, THE PREVIOUS SEVEN COURSES AND DISTANCES ARE ALONG THE EASTERLY BOUNDARY LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE S.55°21'30"E., A DISTANCE OF 118.19 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 542.00 FEET AND A CENTRAL ANGLE OF 25°17'11"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 239.20 FEET; THENCE S.80°38'41"E., A DISTANCE OF 496.13 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.69°28'42"E., A RADIAL DISTANCE OF 1,083.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°27'25", A DISTANCE OF 197.66 FEET; THENCE N.30°58'43"E., A DISTANCE OF 449.55 FEET TO THE POINT OF BEGINNING, THE PREVIOUS FIVE COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINES OF AFORESAID THE TRACT W-5.

CONTAINING 2,240,263 SQUARE FEET OR 51.4294 ACRES, MORE OR LESS

Exhibit 'B'
CRESSWIND PALM BEACH PHASE 3
PLAT

THIS PAGE WAS LEFT BLANK ON PURPOSE

CRESSWIND PALM BEACH PHASE 3

BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

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 3, BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT W-5, CRESSWIND PALM BEACH PHASE 1, AS RECORDED IN PLAT BOOK 128, PAGES 96 THROUGH 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.3222'33"E., A RADIAL DISTANCE OF 1,670.00 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1 ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°36'14", A DISTANCE OF 105.04 FEET; THENCE S.15°20'22"E. ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1, A DISTANCE OF 34.53 FEET; THENCE S.63°02'55"E. ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1, A DISTANCE OF 56.14 FEET; THENCE 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 CURVE OF A NON TANGENT 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; THE PREVIOUS FIVE COURSES AND DISTANCES ARE ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE N.28°09'40"W., A DISTANCE OF 34.77 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT O.S.T. 20 AND A POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.1619'54"E., A RADIAL DISTANCE OF 1670.00 FEET, THENCE EASTERLY ALONG SAID NORTH LINE OF TRACT O.S.T. 20 ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°38'13", A DISTANCE OF 106.00 FEET; THENCE S.59°56'06"W., A DISTANCE OF 35.16 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID O.S.T. 20; THENCE S.69°48'37"E., DISTANCE OF 129.18 FEET TO THE POINT OF CURVE OF A NON TANGENT 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 CURVE OF A NON TANGENT 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 CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.88°42'26"E., A RADIAL DISTANCE OF 2028.54 FEET, THE PREVIOUS THREE COURSES AND DISTANCES ARE ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE SOUTHERLY ALONG THE LAST DESCRIBED CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°41'55", A DISTANCE OF 24.74 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.89°40'14"W., A RADIAL DISTANCE OF 196.92 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°24'54", A DISTANCE OF 63.29 FEET; THENCE S.16°16'48"W., A DISTANCE OF 317.01 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.73°24'03"E., A RADIAL DISTANCE OF 1,295.47 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 13°06'43", A DISTANCE OF 296.46 FEET; THENCE S.10°53'13"W., A DISTANCE OF 56.01 FEET; THENCE S.57°18'31"W., A DISTANCE OF 35.62 FEET; THENCE N.78°06'51"W., A DISTANCE OF 56.00 FEET; THENCE N.33°09'51"W., A DISTANCE OF 35.36 FEET; THENCE N.78°06'51"W., A DISTANCE OF 24.70 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,172.00 FEET AND A CENTRAL ANGLE OF 03°55'43"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 80.36 FEET; THENCE S.11°53'09"W., A DISTANCE OF 199.93 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 742.00 FEET AND A CENTRAL ANGLE OF 22°44'41"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 294.55 FEET; THENCE S.34°37'50"W., A DISTANCE OF 49.53 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.25°04'33"W., A RADIAL DISTANCE OF 458.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 09°51'49", A DISTANCE OF 78.85 FEET; THENCE N.74°47'16"W., A DISTANCE OF 56.57 FEET; THENCE S.15°12'44"W., A DISTANCE OF 130.00 FEET; THENCE S.74°47'16"E., A DISTANCE OF 50.00 FEET; THENCE S.06°43'42"W., A DISTANCE OF 56.63 FEET; THENCE S.15°35'19"W., A DISTANCE OF 241.18 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 3, AS RECORDED IN ROAD PLAT BOOK 12, PAGES 158 THROUGH 160 OF SAID PUBLIC RECORDS; THENCE N.75°15'26"W. ALONG SAID NORTH LINE AND THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19 OF SAID PUBLIC RECORDS, A DISTANCE OF 117.03 FEET; THENCE S.14°45'31"W. ALONG THE NORTH LINE OF PERSIMMON BOULEVARD EAST - PLAT 2, A DISTANCE OF 11.00 FEET; THENCE N.75°14'29"W., ALONG THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 2 AND THE WESTERLY PROJECTION THEREOF, A DISTANCE OF 204.37 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 2,797.00 FEET AND A CENTRAL ANGLE OF 19°52'51"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 970.52 FEET; THENCE N.55°21'38"W., A DISTANCE OF 213.23 FEET; THENCE N.34°38'22"E., A DISTANCE OF 470.25 FEET; THENCE S.67°44'31"E., A DISTANCE OF 25.73 FEET; THENCE N.14°36'19"E., A DISTANCE OF 100.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.15°05'17"E., A RADIAL DISTANCE OF 858.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 19°33'05", A DISTANCE OF 292.78 FEET; THENCE N.55°21'38"W., A DISTANCE OF 158.27 FEET; THENCE N.34°38'22"E., A DISTANCE OF 130.00 FEET; THENCE S.55°21'38"E., A DISTANCE OF 40.06 FEET; THENCE N.34°38'22"E., A DISTANCE OF 186.00 FEET, THE PREVIOUS SEVEN COURSES AND DISTANCES ARE ALONG THE EASTERLY BOUNDARY LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE S.55°21'30"E., A DISTANCE OF 118.19 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 542.00 FEET AND A CENTRAL ANGLE OF 25°17'11"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 239.20 FEET; THENCE S.80°38'41"E., A DISTANCE OF 496.13 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.69°28'42"E., A RADIAL DISTANCE OF 1,083.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°27'25", A DISTANCE OF 197.66 FEET; THENCE N.30°58'43"E., A DISTANCE OF 449.55 FEET TO THE POINT OF BEGINNING, THE PREVIOUS FIVE COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINES OF THE AFORESAID TRACT W-5.

CONTAINING 2,240,263 SQUARE FEET OR 51.4294 ACRES, MORE OR LESS.

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

ROADS

TRACT R1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, 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 R1, AS SHOWN HEREON, IS ALSO RESERVED IN FAVOR OF THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, RECLAIMED WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, RECLAIMED 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 TRACT R1, 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 AREAS OR SAID TRACT R1, EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE SEMINOLE IMPROVEMENT DISTRICT, AND FOR MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE'S SERVICE VEHICLES AND EMERGENCY VEHICLES.

OPEN SPACE TRACTS

TRACTS O.S.T. 1 THROUGH O.S.T. 24, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM LOCATED WITHIN THE OPEN SPACE TRACTS.

RECREATION TRACT

TRACT REC, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 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, 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 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 EASEMENT DESCRIBED ON THIS 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 FPL'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-8, W-9 AND W-10, 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.

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

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 _____, 2021.

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 _____

AREA TABULATION

SINGLE FAMILY LOTS	27.4296 ACRES
ROADWAY TRACT	8.7491 ACRES
OPEN SPACE TRACTS	4.4496 ACRES
WATER MANAGEMENT TRACTS	10.2136 ACRES
RECREATION TRACT	0.5875 ACRES
TOTAL THIS PLAT	51.4294 ACRES

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 _____, 2021, BY _____ AS MANAGER OF 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, 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.

(SEAL)

NOTARY PUBLIC

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 _____, 2021.

WITNESS: _____

PRINT NAME _____

BY: _____

WITNESS: _____

PRINT NAME _____

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

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 _____ DAY OF _____, 2021, 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.

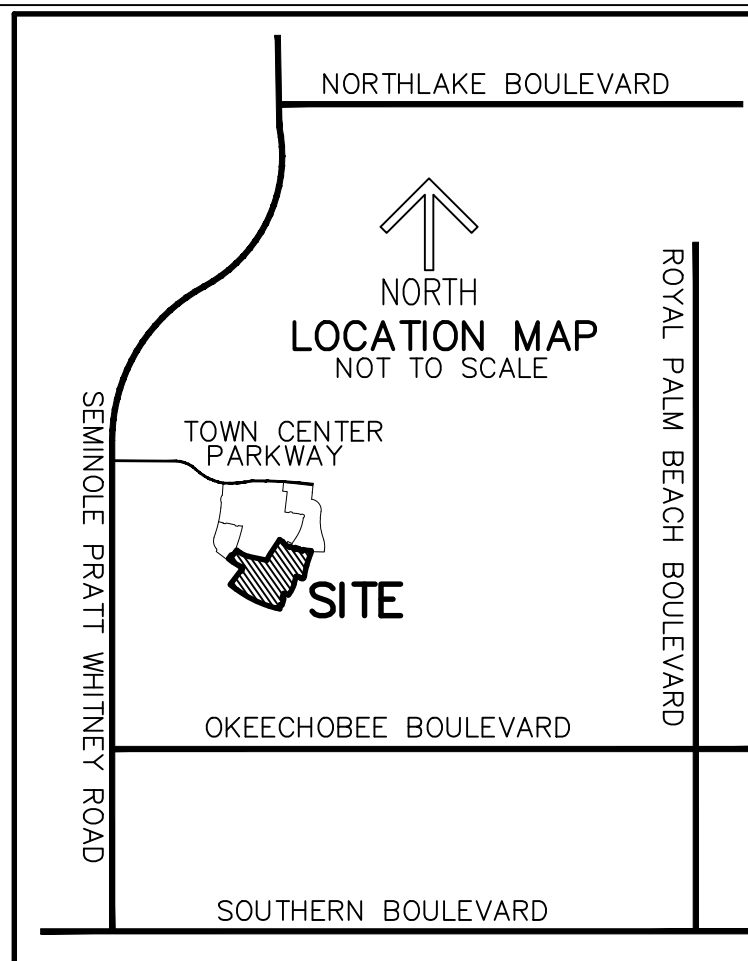
(SEAL)

NOTARY PUBLIC

PRINT NAME

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____



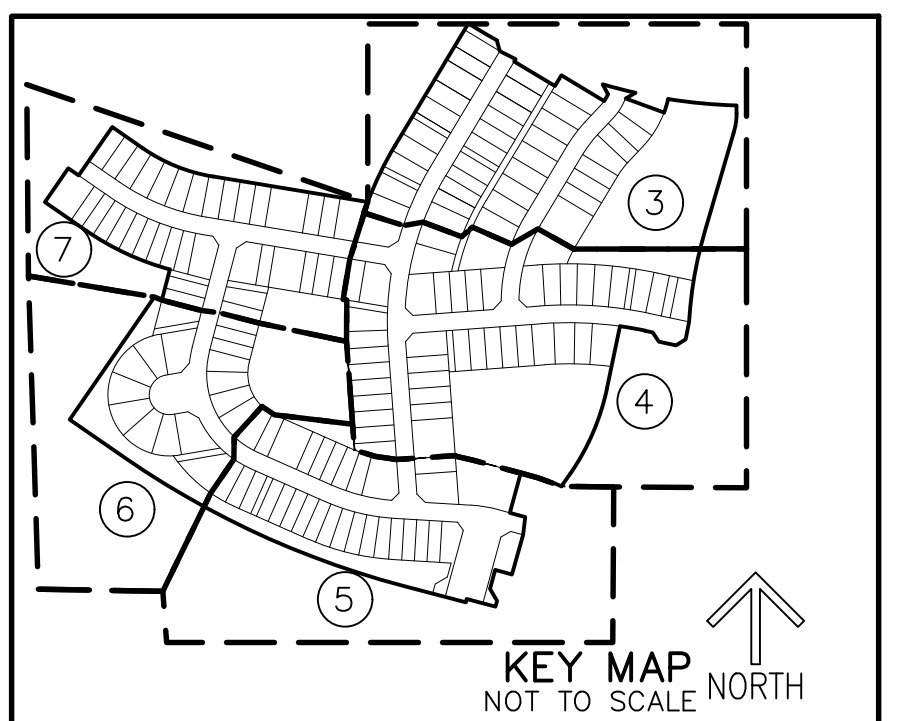
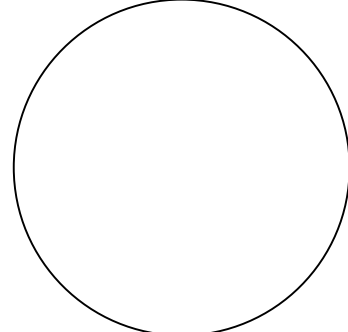
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2021 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ THROUGH _____

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 1 OF 7

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



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 _____, 2021, IN ACCORDANCE WITH SEC. 177.07(1), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SECTION 177.08(1), F.S.

BY: _____
KEN CASSELL
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 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: _____

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

SURVEYOR & MAPPER'S NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WESTLAKE ZONING REGULATIONS.
- 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 ENROACHMENTS. THERE WILL BE NO ABOVE GROUND ENROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS COINCIDE.
- BEARINGS SHOWN HEREON ARE BASED ON A RECORD PLAT BEARING OF S.80°38'41"E. ALONG THE SOUTH LINE OF TRACT W-5, CRESSWIND PALM BEACH PHASE 1, AS RECORDED IN PLAT BOOK 128, PAGES 96 THROUGH 105 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).
- 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 GLOBAL POSITIONING SYSTEM (G.P.S.) OBSERVATIONS UTILIZING THE CERTIFIED LENGEMAN NETWORK.
- LINES INTERSECTING CURVES ARE RADIAL UNLESS SHOWN OTHERWISE.
- "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.

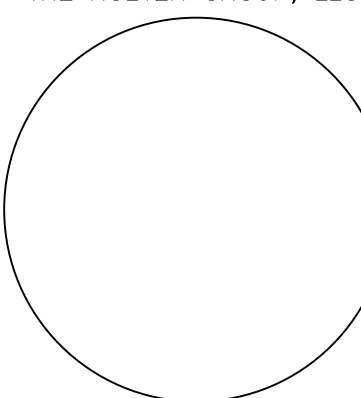
SURVEYOR & MAPPER'S CERTIFICATE:

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.

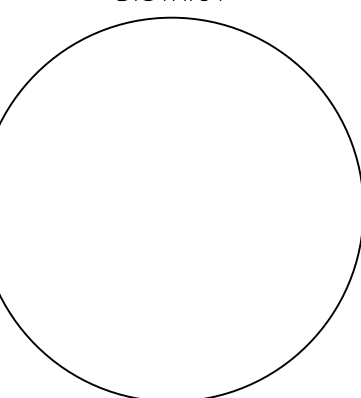
DATED: _____

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

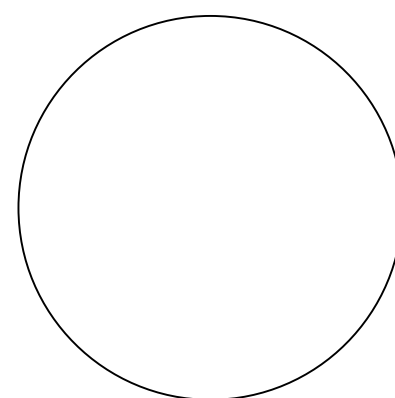
THE KOLTER GROUP, LLC



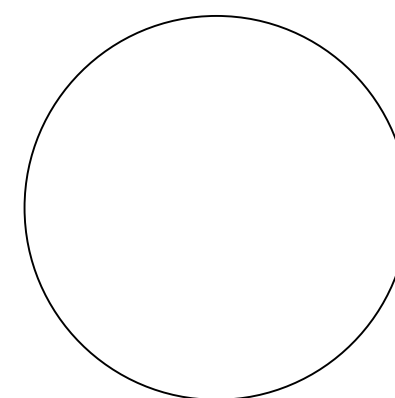
SEMINOLE IMPROVEMENT DISTRICT



CITY OF WESTLAKE



SURVEYOR



CRESSWIND PALM BEACH PHASE 3

BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2,
AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & 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 SENIOR VICE PRESIDENT THIS _____ DAY OF _____, 2021.

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

WITNESS: _____ BY: _____
PRINT NAME _____ THOMAS G. WALKER
WITNESS: _____ SENIOR VICE PRESIDENT
PRINT NAME _____

ACKNOWLEDGEMENT:

STATE OF _____)
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY THOMAS G. WALKER 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.

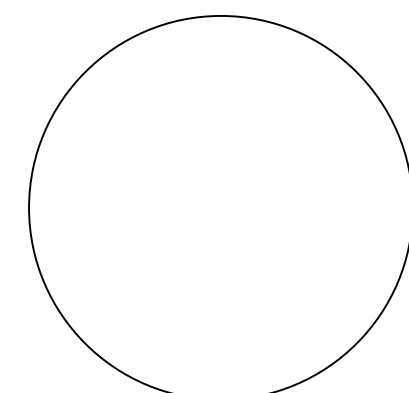
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC

PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

(SEAL)

U.S. BANK NATIONAL ASSOCIATION



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 _____, 2021.

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

WITNESS: _____ BY: _____
PRINT NAME _____ WAYNE SOOJIAN
WITNESS: _____ PRESIDENT
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 _____, 2021, 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.

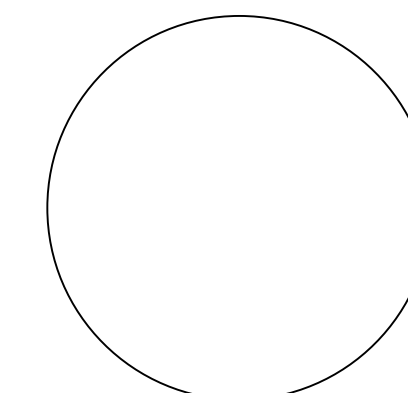
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC

PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

(SEAL)

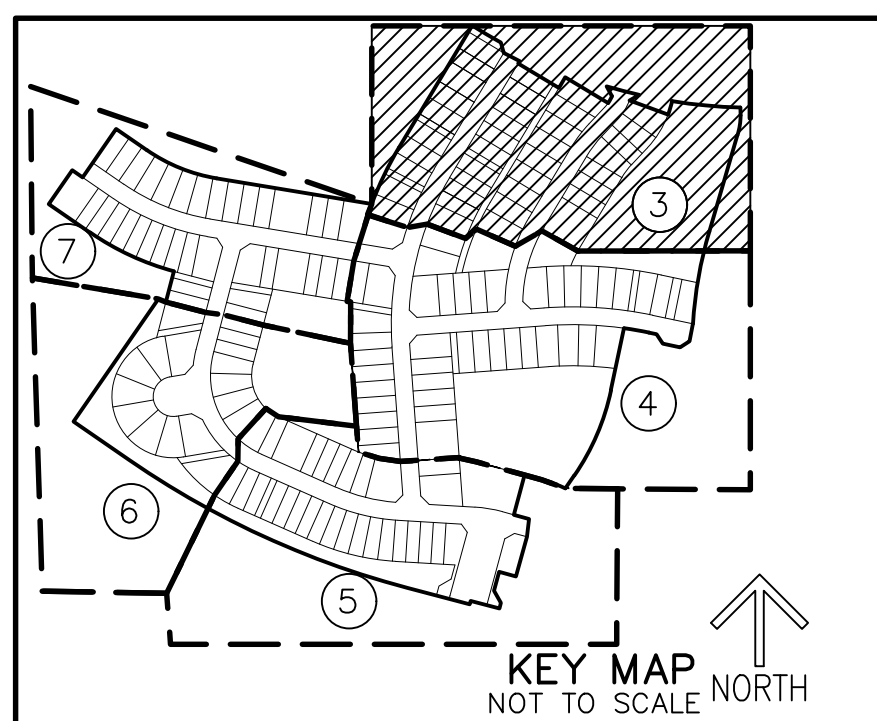
HOMEOWNERS
ASSOCIATION



CRESSWIND PALM BEACH PHASE 3

BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2,
AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

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



SHEET 3 OF 7

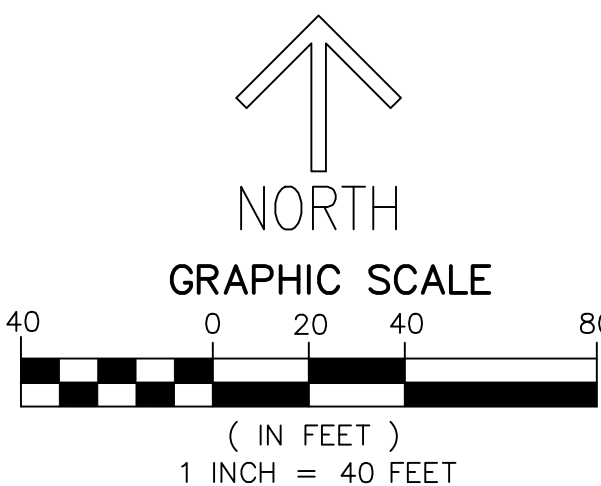
LEGEND/ABBREVIATIONS

- C - 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
- LB - LICENSED BUSINESS
- N - NORTHING (WHEN USED WITH COORDINATES)
- (R) - RADIAL LINE
- O.S.T. - OPEN SPACE TRACT
- (P2) - CRESSWIND PALM BEACH PHASE 2
PLAT BOOK 130, PAGES 199-205
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PNT - POINT OF NON-TANGENCY
- PRC - POINT OF REVERSE CURVATURE
- R - RADIUS
- RPE - RURAL PARKWAY EASEMENT
- UE - UTILITY EASEMENT
- - SET PERMANENT CONTROL POINT
NAIL AND DISK STAMPED "C&W PRM LB3591"
- - SET PERMANENT REFERENCE MONUMENT
SET 5/8" IRON ROD WITH CAP
STAMPED "C&W PRM LB3591"
- - FOUND PERMANENT REFERENCE MONUMENT
4" x 4" x 24" CONCRETE MONUMENT WITH
DISK STAMPED "PRM LB7768"

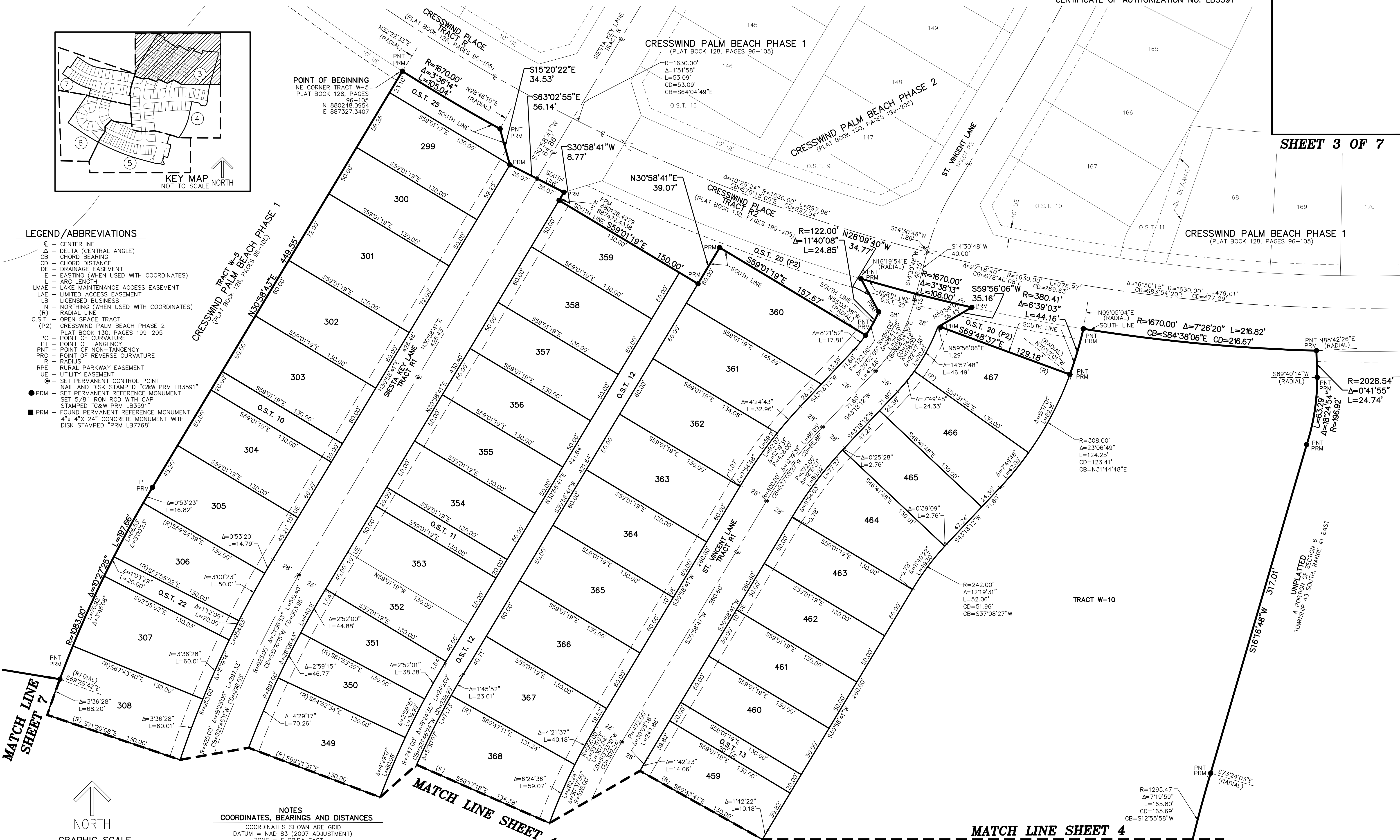
MATCH LINE SHEET 7

MATCH LINE SHEET 4

MATCH LINE SHEET 4



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.

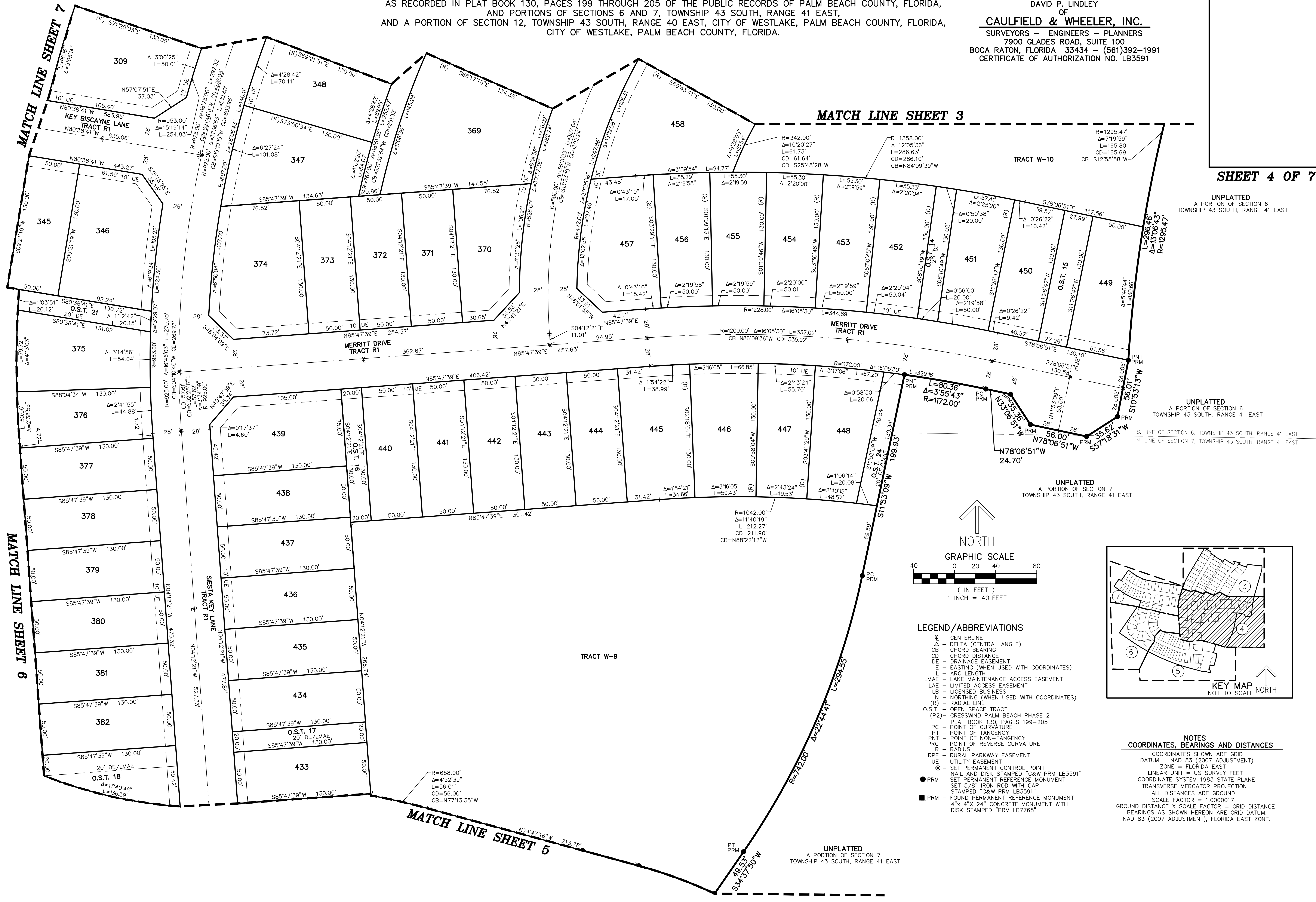


UNPLATTED
A PORTION OF SECTION 6
TOWNSHIP 43 SOUTH, RANGE 41 EAST

CRESSWIND PALM BEACH PHASE 3

BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2,
AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

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

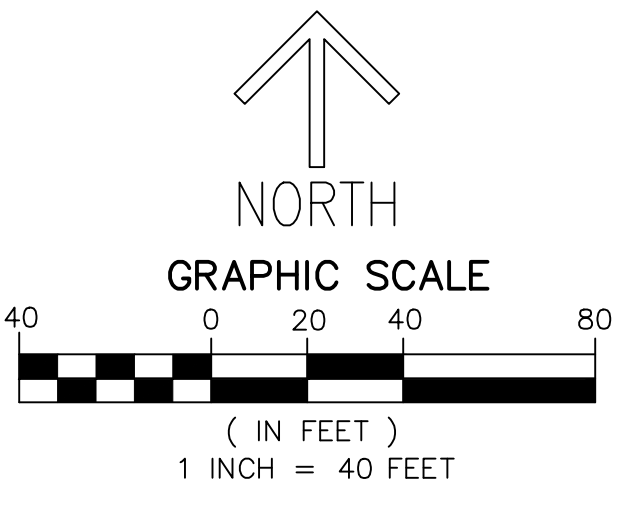
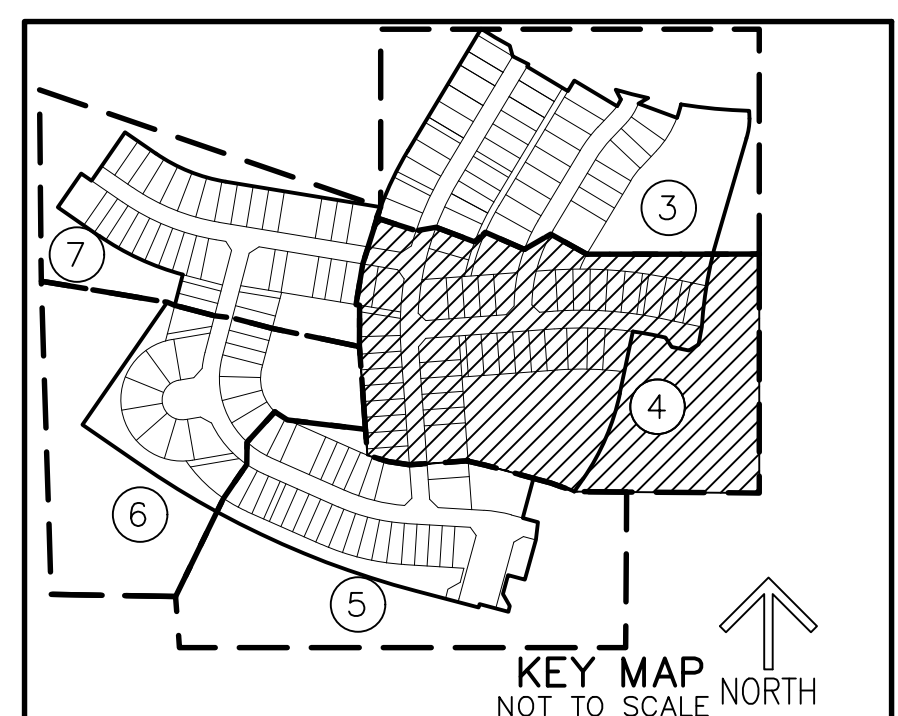


SHEET 4 OF 7

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

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

UNPLATTED
A PORTION OF SECTION 7
TOWNSHIP 43 SOUTH, RANGE 41 EAST



- 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
 - LB - LICENSED BUSINESS
 - N - NORTHING (WHEN USED WITH COORDINATES)
 - (R) - RADIAL LINE
 - O.S.T. - OPEN SPACE TRACT
 - (P2) - CRESSWIND PALM BEACH PHASE 2
 - PLAT BOOK 130, PAGES 199-205
 - PC - POINT OF CURVATURE
 - PT - POINT OF TANGENCY
 - PNT - POINT OF NON-TANGENCY
 - PRC - POINT OF REVERSE CURVATURE
 - R - RADIUS
 - RPE - RURAL PARKWAY EASEMENT
 - UE - UTILITY EASEMENT
 - - SET PERMANENT CONTROL POINT
 - - NAIL AND DISK STAMPED "C&W PRM LB3591"
 - - SET PERMANENT REFERENCE MONUMENT
 - - SET 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB3591"
 - - 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 = 1.000017
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

MATCH LINE SHEET 7

MATCH LINE SHEET 3

MATCH LINE SHEET 6

MATCH LINE SHEET 5

KEY BISCAYNE LANE TRACT R1

MERRITT DRIVE TRACT R1

MERRITT DRIVE TRACT R1

SIESTA KEY LANE TRACT R1

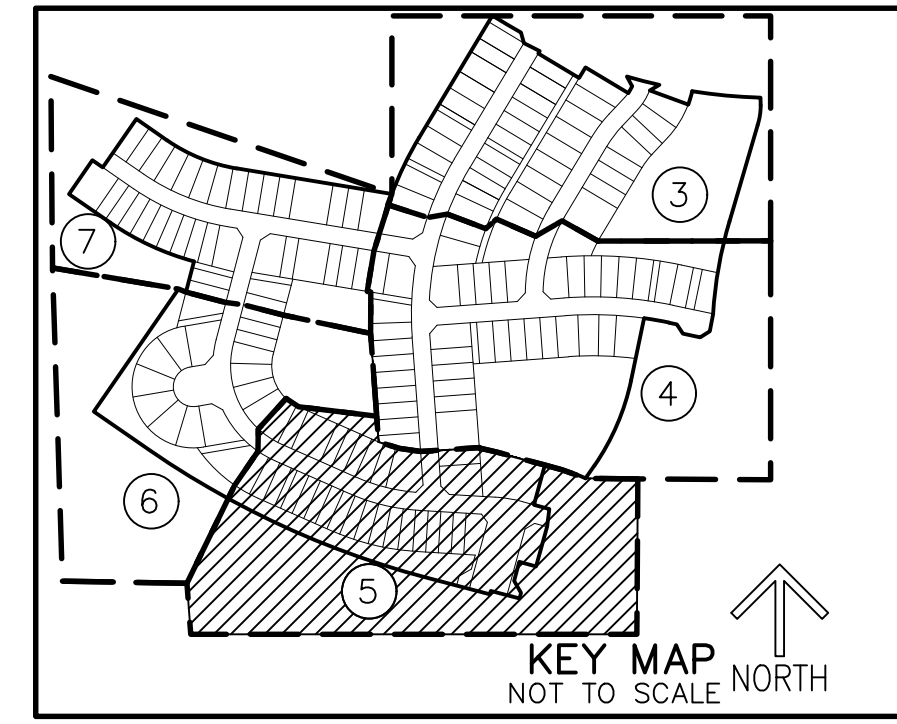
TRACT W-9

TRACT W-10

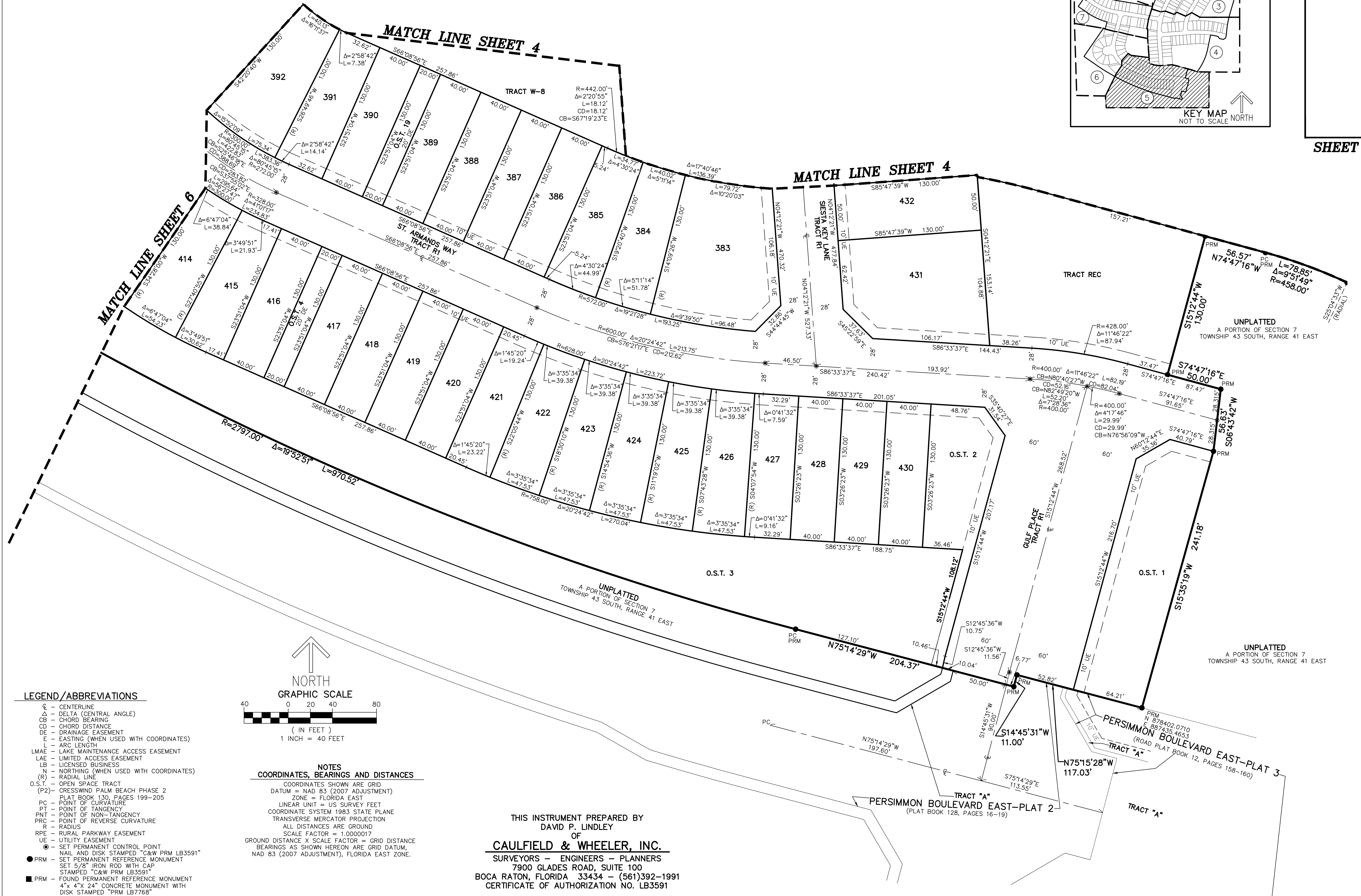
UNPLATTED
A PORTION OF SECTION 7
TOWNSHIP 43 SOUTH, RANGE 41 EAST

CRESSWIND PALM BEACH PHASE 3

BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2,
AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

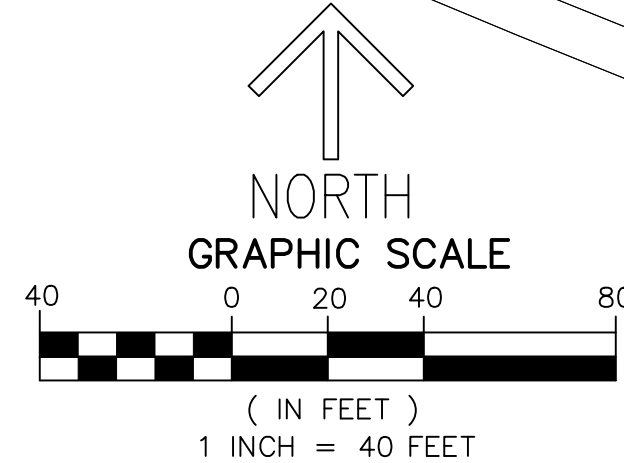


SHEET 5 OF 7



LEGEND/ABBREVIATIONS

- CL - CENTERLINE
- DA - 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
- LB - LICENSED BUSINESS
- N - NORTHING (WHEN USED WITH COORDINATES)
- (R) - RADIAL LINE
- O.S.T. - OPEN SPACE TRACT
- (P2) - CRESSWIND PALM BEACH PHASE 2
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PNT - POINT OF NON-TANGENCY
- PRC - POINT OF REVERSE CURVATURE
- R - RADIUS
- RPE - RURAL PARKWAY EASEMENT
- UE - UTILITY EASEMENT
- CP - SET PERMANENT CONTROL POINT
- ND - NAIL AND DISK STAMPED "C&W PRM LB3591"
- PRM - SET PERMANENT REFERENCE MONUMENT
- IR - SET 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB3591"
- PRM - FOUND PERMANENT REFERENCE MONUMENT
- PRM - 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.

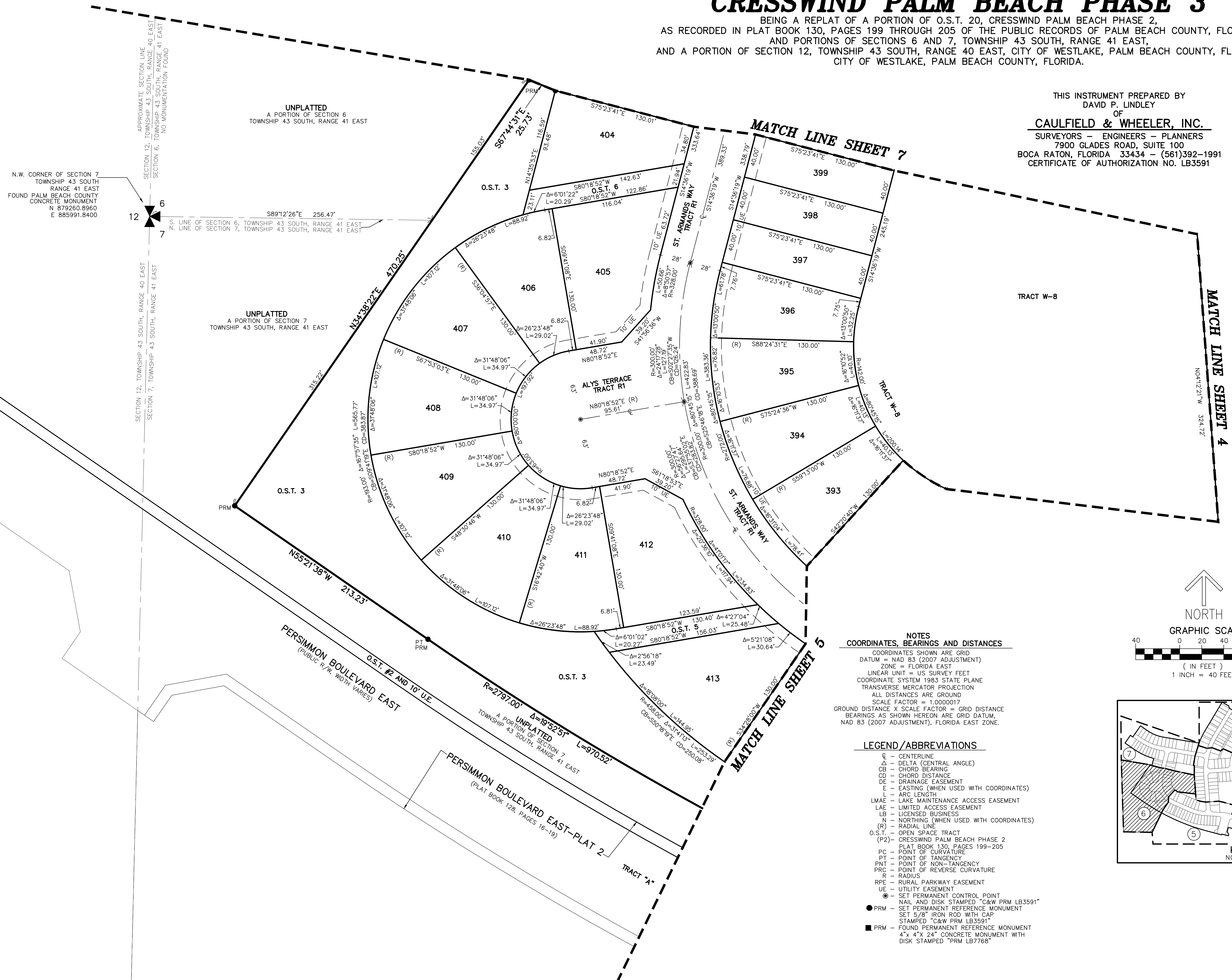
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

CRESSWIND PALM BEACH PHASE 3

BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2,
AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

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

SHEET 6 OF 7



N.W. CORNER OF SECTION 7
TOWNSHIP 43 SOUTH
RANGE 41 EAST
FOUND PALM BEACH COUNTY
CONCRETE MONUMENT
N 879260.8960
E 885991.8400

S. LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST
N. LINE OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST

SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST
SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST

UNPLATTED
A PORTION OF SECTION 7
TOWNSHIP 43 SOUTH, RANGE 41 EAST

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

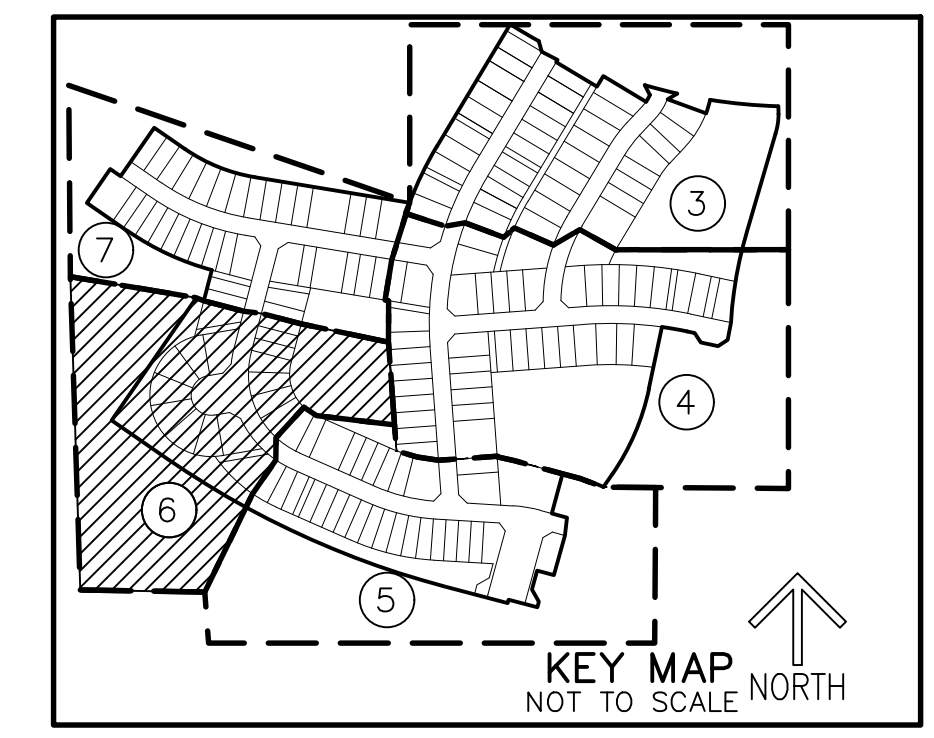
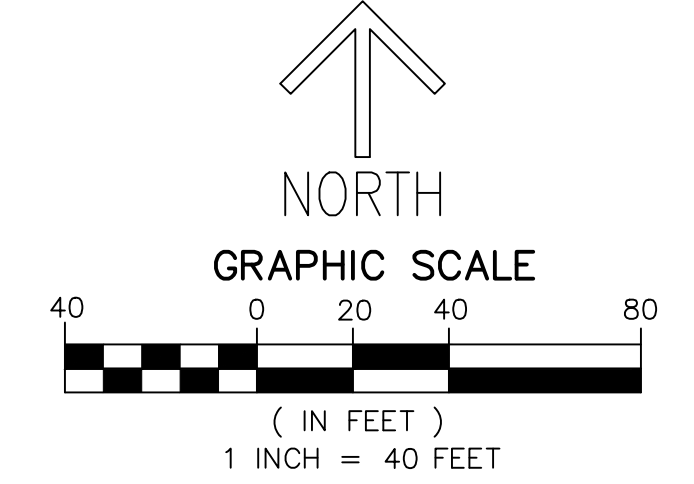
PERSIMMON BOULEVARD EAST
(PUBLIC R/W, WIDTH VARIES)

UNPLATTED
A PORTION OF SECTION 7
TOWNSHIP 43 SOUTH, RANGE 41 EAST

PERSIMMON BOULEVARD EAST—PLAT 2
(PLAT BOOK 128, PAGES 16-19)

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.

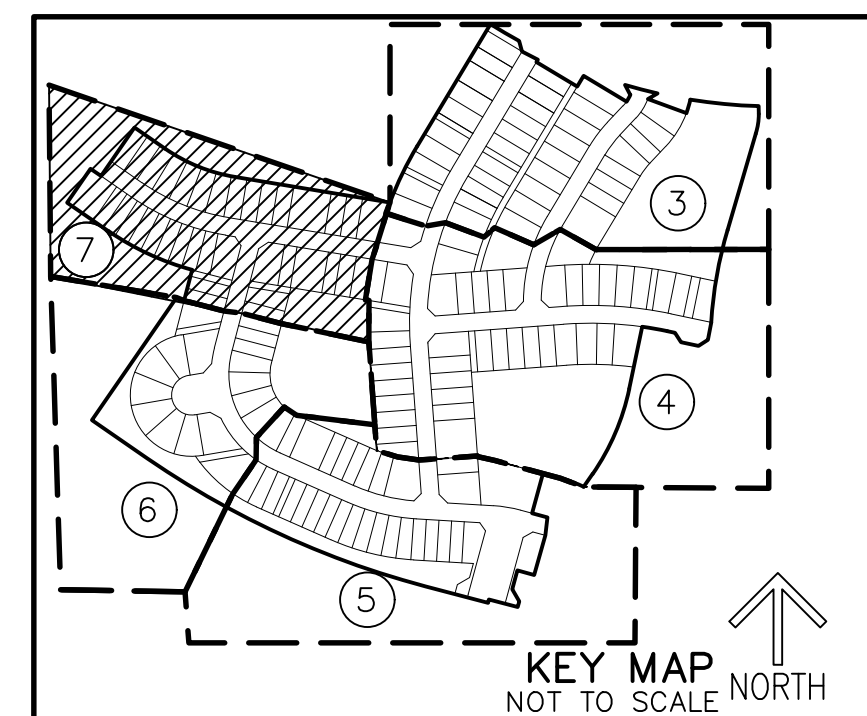
LEGEND/ABBREVIATIONS
CL — CENTERLINE
CA — DELTA (CENTRAL ANGLE)
CB — CHORD BEARING
CD — CHORD DISTANCE
DE — DRAINAGE EASEMENT
E — EASTING (WHEN USED WITH COORDINATES)
L — ARC LENGTH
LMAE — LAKE MAINTENANCE ACCESS EASEMENT
LAE — LIMITED ACCESS EASEMENT
LB — LICENSED BUSINESS
N — NORTHING (WHEN USED WITH COORDINATES)
(R) — RADIAL LINE
O.S.T. — OPEN SPACE TRACT
(P2) — CRESSWIND PALM BEACH PHASE 2
PLAT BOOK 130, PAGES 199-205
PC — POINT OF CURVATURE
PT — POINT OF TANGENCY
PNT — POINT OF NON-TANGENCY
PRC — POINT OF REVERSE CURVATURE
R — RADIUS
RPE — RURAL PARKWAY EASEMENT
UE — UTILITY EASEMENT
● — SET PERMANENT CONTROL POINT
NAIL AND DISK STAMPED "C&W PRM LB3591"
● — SET PERMANENT REFERENCE MONUMENT
SET 5/8" IRON ROD WITH CAP
STAMPED "C&W PRM LB3591"
■ — FOUND PERMANENT REFERENCE MONUMENT
4" x 4" x 24" CONCRETE MONUMENT WITH
DISK STAMPED "PRM LB7768"



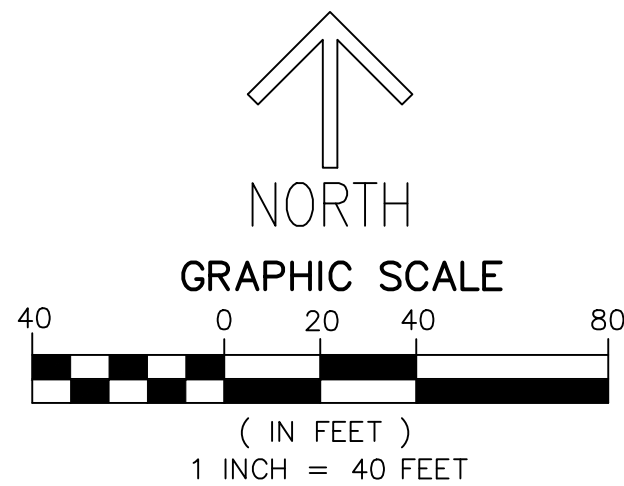
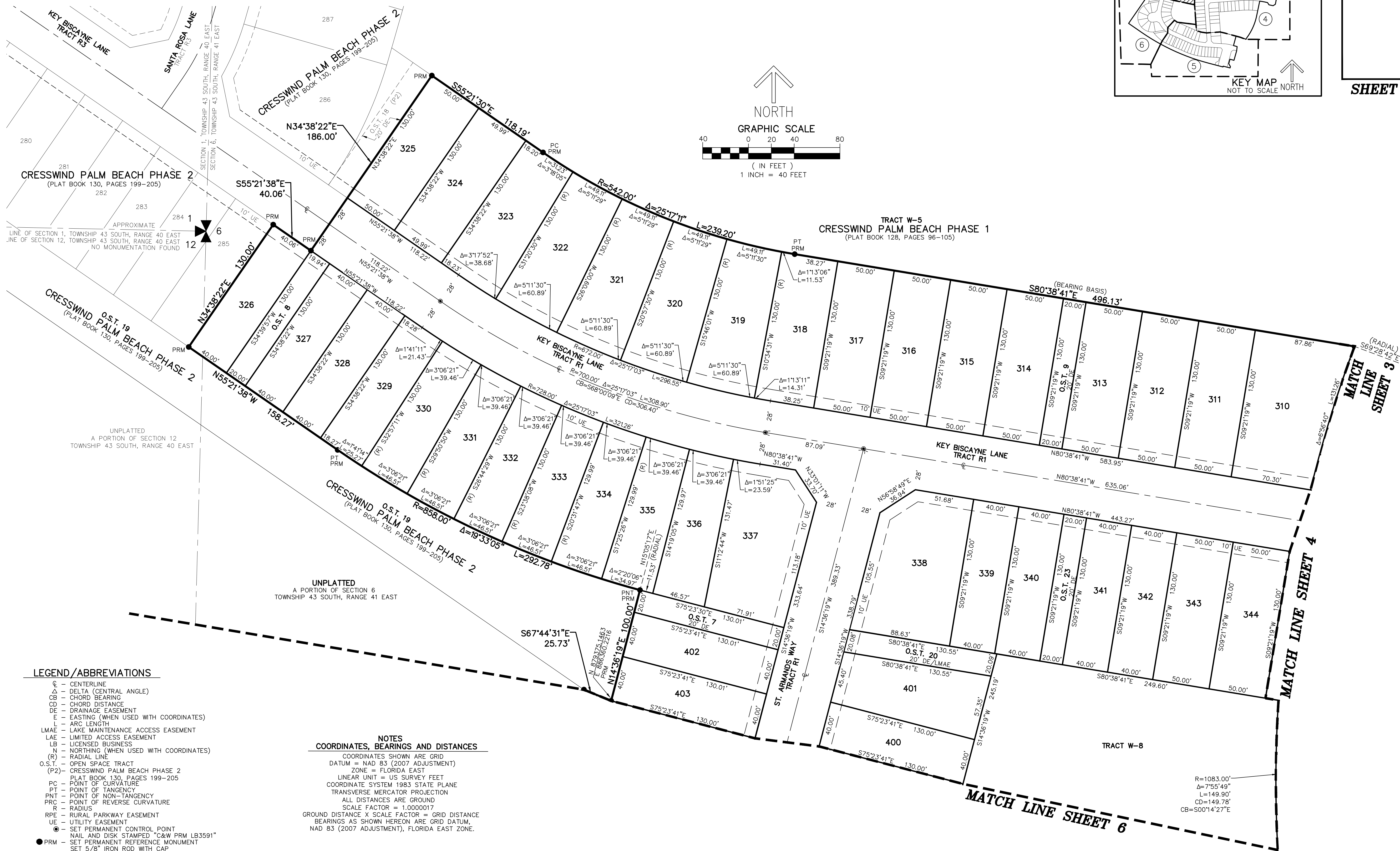
CRESSWIND PALM BEACH PHASE 3

BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2,
AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

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



SHEET 7 OF 7



- LEGEND/ABBREVIATIONS**
- CL - 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
 - LB - LICENSED BUSINESS
 - N - NORTHING (WHEN USED WITH COORDINATES)
 - R - RADIAL LINE
 - (R) - RADIAL LINE
 - O.S.T. - OPEN SPACE TRACT
 - (P2) - CRESSWIND PALM BEACH PHASE 2 PLAT BOOK 130, PAGES 199-205
 - PC - POINT OF CURVATURE
 - PT - POINT OF TANGENCY
 - PNT - POINT OF NON-TANGENCY
 - PRC - POINT OF REVERSE CURVATURE
 - R - RADIUS
 - RPE - RURAL PARKWAY EASEMENT
 - UE - UTILITY EASEMENT
 - - SET PERMANENT CONTROL POINT NAIL AND DISK STAMPED "C&W PRM LB3591"
 - - SET PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB3591"
 - - 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 = 1.000017
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

MATCH LINE SHEET 3
(RADIAL)
S69°28'42"E
L=131.26'

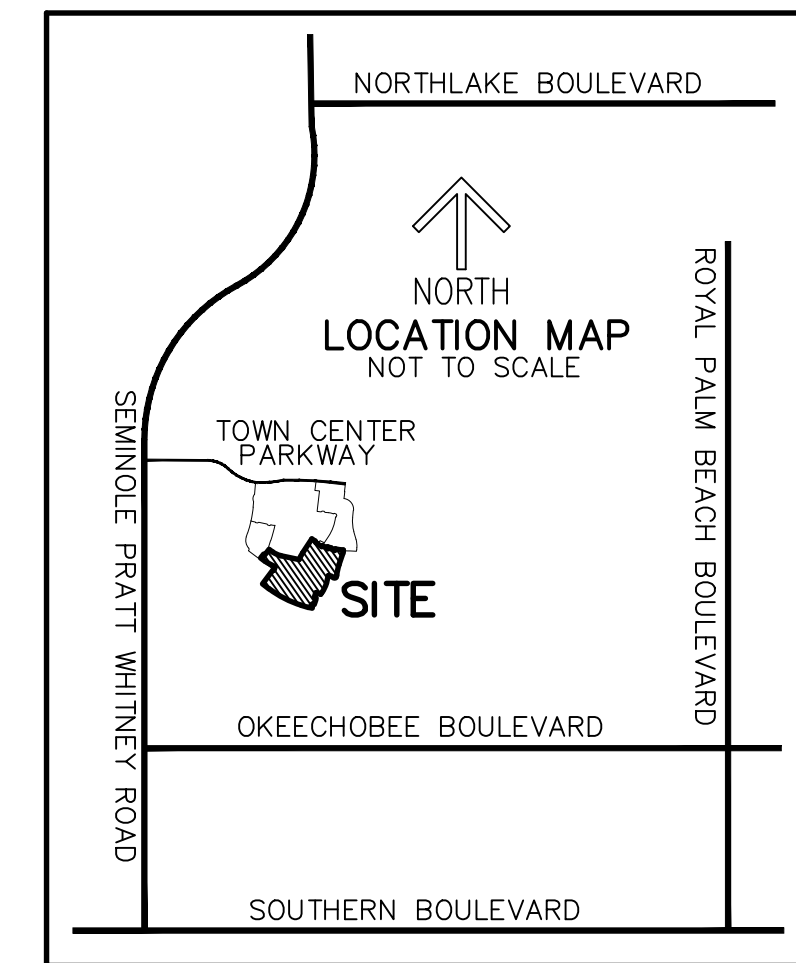
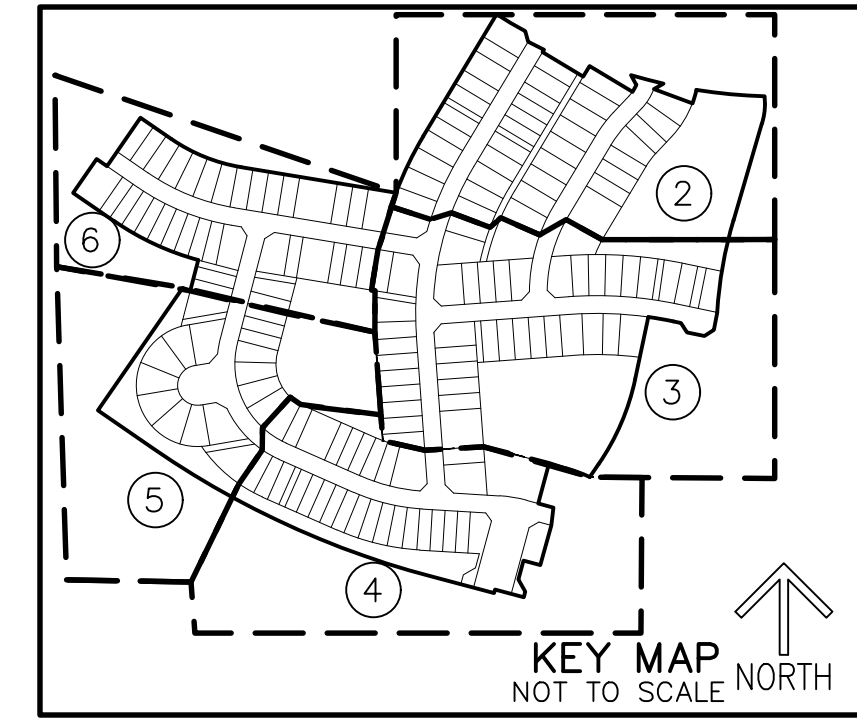
MATCH LINE SHEET 4

MATCH LINE SHEET 6

R=1083.00'
Δ=7°55'49"
L=149.90'
CD=149.78'
CB=S00°14'27"E

Exhibit 'C'
CRESSWIND PALM BEACH PHASE 3
TOPOGRAPHICAL SURVEY

THIS PAGE WAS LEFT BLANK ON PURPOSE



SHEET 1 OF 7

**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.

LEGEND/ABBREVIATIONS

- ☉ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- D.E. - DRAINAGE EASEMENT
- E - EASTING (WHEN USED WITH COORDINATES)
- L - ARC LENGTH
- L.A.E. - LIMITED ACCESS EASEMENT
- LB - LICENSED BUSINESS
- L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT
- N - NORTHING (WHEN USED WITH COORDINATES)
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PNT - POINT OF NON-TANGENCY
- PRC - POINT OF REVERSE CURVATURE
- R - RADIUS
- R.P.E. - RURAL PARKWAY EASEMENT
- U.E. - UTILITY EASEMENT
- PRM - SET PERMANENT REFERENCE MONUMENT
SET 5/8" IRON ROD WITH CAP
STAMPED "G&W PRM LB3591"
- PRM - FOUND PERMANENT REFERENCE MONUMENT
4"x 4"x 24" CONCRETE MONUMENT WITH
DISK STAMPED "PRM LB7768"

DESCRIPTION:

A PORTION OF TRACT O.S.T. 20, CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PLAT OF A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST AND SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT W-5, CRESSWIND PALM BEACH PHASE 1, AS RECORDED IN PLAT BOOK 128, PAGES 96 THROUGH 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.32°22'33"E., A RADIAL DISTANCE OF 1,670.00 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1 ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°36'14", A DISTANCE OF 105.04 FEET; THENCE S.15°20'22"E. ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1, A DISTANCE OF 34.53 FEET; THENCE S.63°02'55"E. ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1, A DISTANCE OF 56.14 FEET; THENCE 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 CURVE OF A NON TANGENT 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; THE PREVIOUS FIVE COURSES AND DISTANCES ARE ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE N.28°09'40"W., A DISTANCE OF 34.77 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT O.S.T. 20 AND A POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.16°19'54"E., A RADIAL DISTANCE OF 1670.00 FEET, THENCE EASTERLY ALONG SAID NORTH LINE OF TRACT O.S.T. 20 ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°38'13", A DISTANCE OF 106.00 FEET; THENCE S.59°56'06"W., A DISTANCE OF 35.16 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID O.S.T. 20; THENCE S.69°48'37"E., A DISTANCE OF 129.18 FEET TO THE POINT OF CURVE OF A NON TANGENT 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 CURVE OF A NON TANGENT 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 CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.88°42'26"E., A RADIAL DISTANCE OF 2028.54 FEET, THE PREVIOUS THREE COURSES AND DISTANCES ARE ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE SOUTHERLY ALONG THE LAST DESCRIBED CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°41'55", A DISTANCE OF 24.74 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.89°40'14"W., A RADIAL DISTANCE OF 196.92 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°24'54", A DISTANCE OF 63.29 FEET; THENCE S.16°16'48"W., A DISTANCE OF 317.01 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.73°24'03"E., A RADIAL DISTANCE OF 1,295.47 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 13°06'43", A DISTANCE OF 296.46 FEET; THENCE S.10°53'13"W., A DISTANCE OF 56.01 FEET; THENCE S.57°18'31"W., A DISTANCE OF 35.62 FEET; THENCE N.78°06'51"W., A DISTANCE OF 56.00 FEET; THENCE N.33°06'51"W., A DISTANCE OF 35.36 FEET; THENCE N.78°06'51"W., A DISTANCE OF 24.70 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,172.00 FEET AND A CENTRAL ANGLE OF 03°55'43"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 80.36 FEET; THENCE S.11°53'09"W., A DISTANCE OF 199.93 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 742.00 FEET AND A CENTRAL ANGLE OF 22°44'41"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 294.55 FEET; THENCE S.34°37'50"W., A DISTANCE OF 49.53 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.25°04'33"W., A RADIAL DISTANCE OF 458.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 09°51'49", A DISTANCE OF 78.85 FEET; THENCE N.74°47'16"W., A DISTANCE OF 56.57 FEET; THENCE S.15°12'44"W., A DISTANCE OF 130.00 FEET; THENCE S.74°47'16"E., A DISTANCE OF 50.00 FEET; THENCE S.06°43'42"W., A DISTANCE OF 56.63 FEET; THENCE S.15°35'19"W., A DISTANCE OF 241.18 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 3, AS RECORDED IN ROAD PLAT BOOK 12, PAGES 158 THROUGH 160 OF SAID PUBLIC RECORDS; THENCE N.75°15'28"W. ALONG SAID NORTH LINE AND THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19 OF SAID PUBLIC RECORDS, A DISTANCE OF 117.03 FEET; THENCE S.14°45'31"W. ALONG THE NORTH LINE OF PERSIMMON BOULEVARD EAST - PLAT 2, A DISTANCE OF 11.00 FEET; THENCE N.75°14'29"W. ALONG THE NORTH LINE OF PERSIMMON BOULEVARD EAST- PLAT 2 AND THE WESTERLY PROJECTION THEREOF, A DISTANCE OF 204.37 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 2,797.00 FEET AND A CENTRAL ANGLE OF 19°52'51"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 970.52 FEET; THENCE N.55°21'38"W., A DISTANCE OF 213.23 FEET; THENCE N.34°38'22"E., A DISTANCE OF 470.25 FEET; THENCE S.67°44'31"E., A DISTANCE OF 25.73 FEET; THENCE N.14°36'19"E., A DISTANCE OF 100.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.15°05'17"E., A RADIAL DISTANCE OF 858.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 19°33'05", A DISTANCE OF 292.78 FEET; THENCE N.55°21'38"W., A DISTANCE OF 158.27 FEET; THENCE N.34°38'22"E., A DISTANCE OF 130.00 FEET; THENCE S.55°21'38"E., A DISTANCE OF 40.06 FEET; THENCE N.34°38'22"E., A DISTANCE OF 186.00 FEET, THE PREVIOUS SEVEN COURSES AND DISTANCES ARE ALONG THE EASTERLY BOUNDARY LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE S.55°21'30"E., A DISTANCE OF 118.19 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 542.00 FEET AND A CENTRAL ANGLE OF 25°17'11"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 239.20 FEET; THENCE S.80°38'41"E., A DISTANCE OF 496.13 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.69°28'42"E., A RADIAL DISTANCE OF 1,083.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°27'25", A DISTANCE OF 197.66 FEET; THENCE N.30°58'43"E., A DISTANCE OF 449.55 FEET TO THE POINT OF BEGINNING, THE PREVIOUS FIVE COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINES OF THE AFORESAID TRACT W-5.

CONTAINING 2,240,263 SQUARE FEET OR 51.4294 ACRES, MORE OR LESS.

SURVEYOR'S NOTES AND REPORT:

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT A SIGNED AND SEALED OR VERIFIABLE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
4. BEARINGS SHOWN HEREON ARE BASED ON A RECORD PLAT BEARING OF S.80°38'41"E. ALONG THE SOUTH LINE OF TRACT W-5, CRESSWIND PALM BEACH PHASE 1, AS RECORDED IN PLAT BOOK 128, PAGES 96 THROUGH 105 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).
5. 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.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON FEBRUARY 24, 2021. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

REVISIONS	DATE	BY

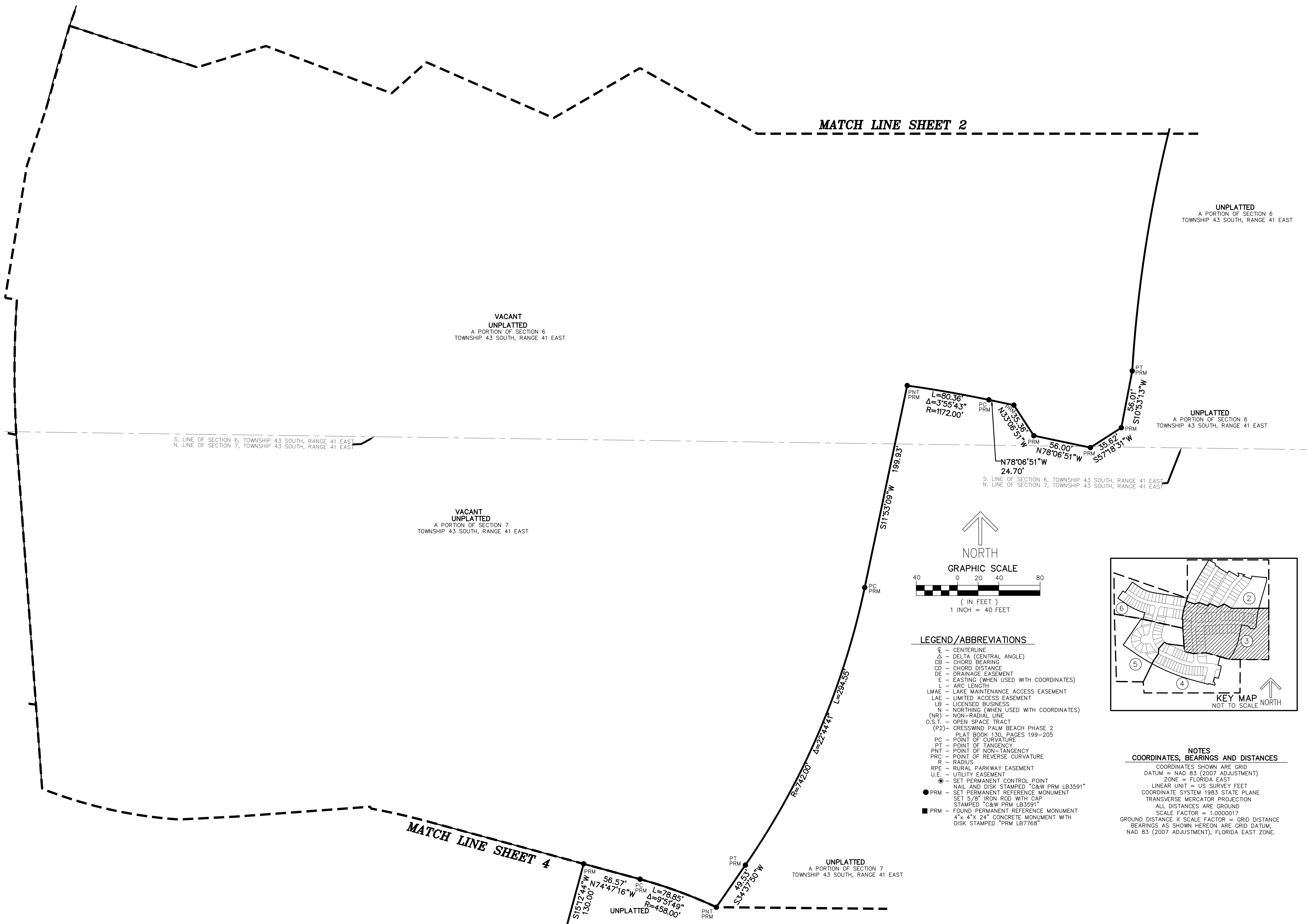
CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

BOUNDARY SURVEY
 A PORTION OF SECTION 12
 TOWNSHIP 43 SOUTH, RANGE 40 EAST
 TOWNSHIP 43 SOUTH, RANGE 41 EAST
 CITY OF WESTLAKE
 PALM BEACH COUNTY, FLORIDA

DATE	2/24/20
DRAWN BY	dl
F.B./ PG.	ELEC.
SCALE	AS SHOWN

DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 I.B. 3591

JOB #	8272-2
SHT. NO.	1
OF	6 SHEETS



MATCH LINE SHEET 2

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

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

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

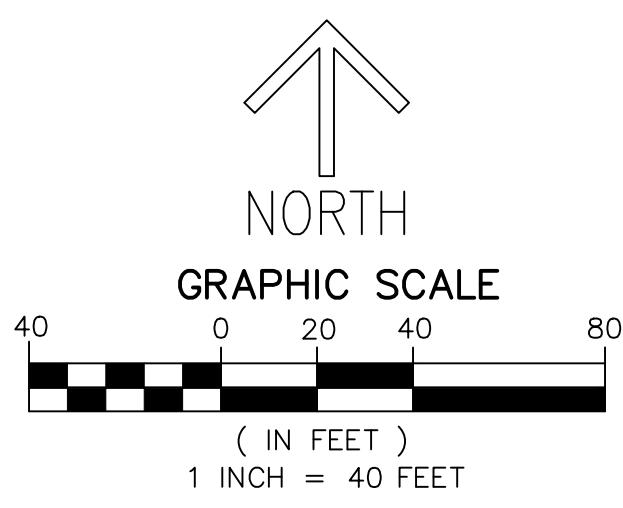
VACANT
UNPLATTED
A PORTION OF SECTION 7
TOWNSHIP 43 SOUTH, RANGE 41 EAST

UNPLATTED
A PORTION OF SECTION 7
TOWNSHIP 43 SOUTH, RANGE 41 EAST

MATCH LINE SHEET 4

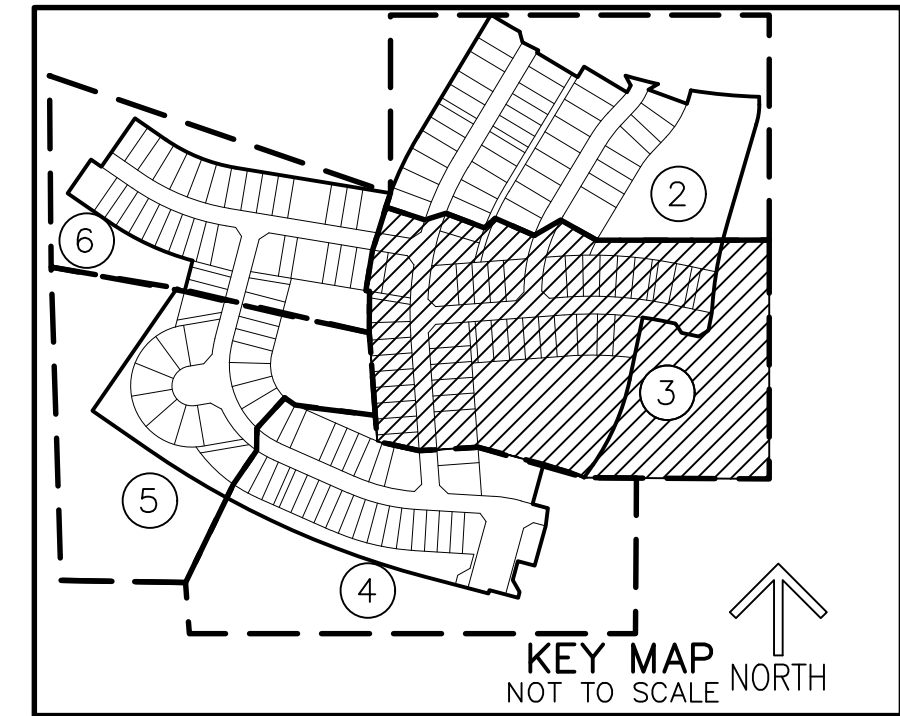
S. LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST
N. LINE OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST

S. LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST
N. LINE OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST



LEGEND/ABBREVIATIONS

- CL - 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
- LB - LICENSED BUSINESS
- N - NORTHING (WHEN USED WITH COORDINATES)
- (NR) - NON-RADIAL LINE
- O.S.T. - OPEN SPACE TRACT
- (P2) - CRESSWIND PALM BEACH PHASE 2
- PLAT BOOK 130, PAGES 199-205
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PNT - POINT OF NON-TANGENCY
- PRC - POINT OF REVERSE CURVATURE
- R - RADIUS
- RPE - RURAL PARKWAY EASEMENT
- U.E. - UTILITY EASEMENT
- - SET PERMANENT CONTROL POINT
- - NAIL AND DISK STAMPED "C&W PRM LB3591"
- - SET PERMANENT REFERENCE MONUMENT
- - SET 5/8" IRON ROD WITH CAP
- - STAMPED "C&W PRM LB3591"
- - 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.

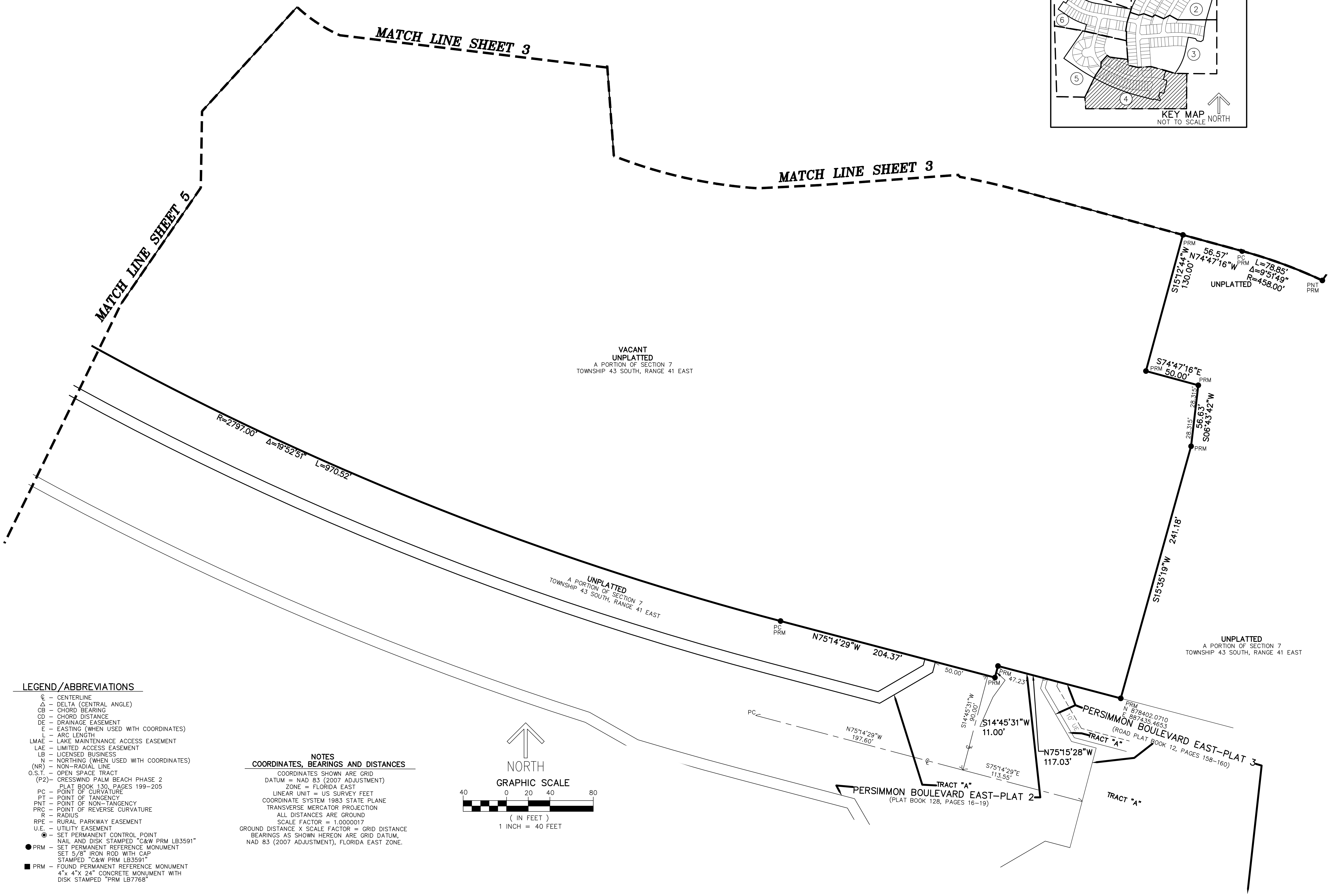
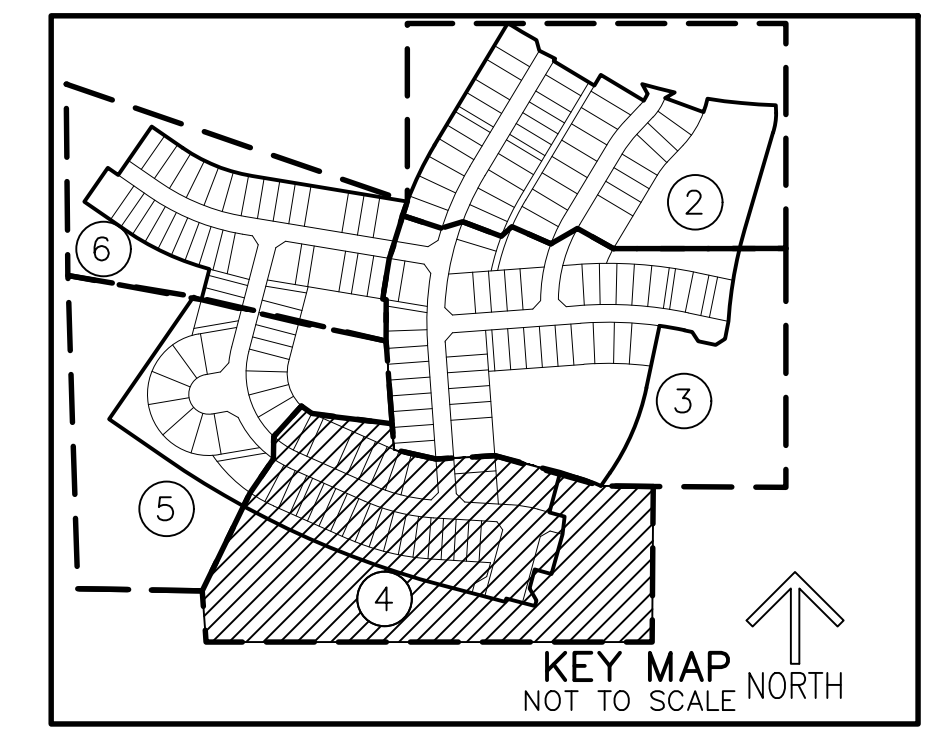
REVISIONS	DATE	BY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

BOUNDARY SURVEY 12
A PORTION OF SECTION 40 EAST
TOWNSHIP 43 SOUTH, RANGE 40 EAST
AND SECTIONS 6 AND 7
TOWNSHIP 43 SOUTH, RANGE 41 EAST
CITY OF WESTLAKE
PALM BEACH COUNTY, FLORIDA

DATE 2/24/20
DRAWN BY dl
F.B./ PG. ELEC
SCALE AS SHOWN

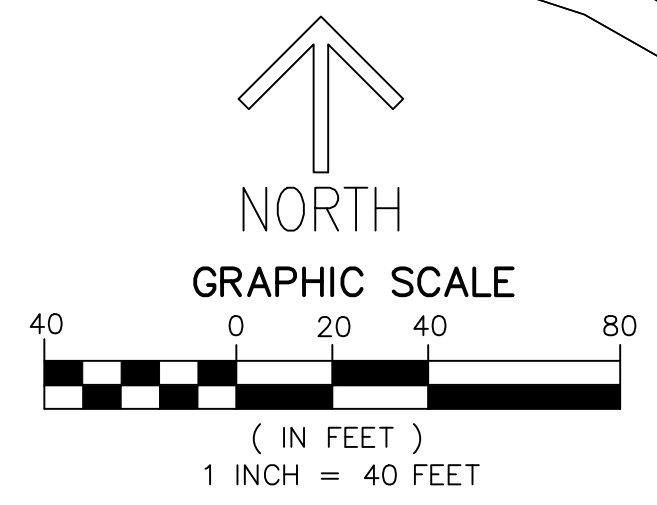
JOB # 8272-2
SHT.NO.
3
OF 6 SHEETS



- LEGEND/ABBREVIATIONS**
- CL - 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
 - LB - LICENSED BUSINESS
 - N - NORTHING (WHEN USED WITH COORDINATES)
 - (NR) - NON-RADIAL LINE
 - O.S.T. - OPEN SPACE TRACT
 - (P2) - CRESSWIND PALM BEACH PHASE 2
 - PC - POINT OF CURVATURE
 - PT - POINT OF TANGENCY
 - PNT - POINT OF NON-TANGENCY
 - PRC - POINT OF REVERSE CURVATURE
 - R - RADIUS
 - RPE - RURAL PARKWAY EASEMENT
 - U.E. - UTILITY EASEMENT
 - - SET PERMANENT CONTROL POINT
NAIL AND DISK STAMPED "C&W PRM LB3591"
 - - SET PERMANENT REFERENCE MONUMENT
SET 5/8" IRON ROD WITH CAP
STAMPED "C&W PRM LB3591"
 - - 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.

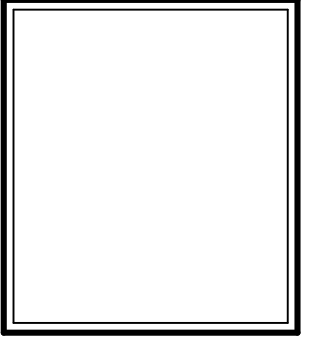


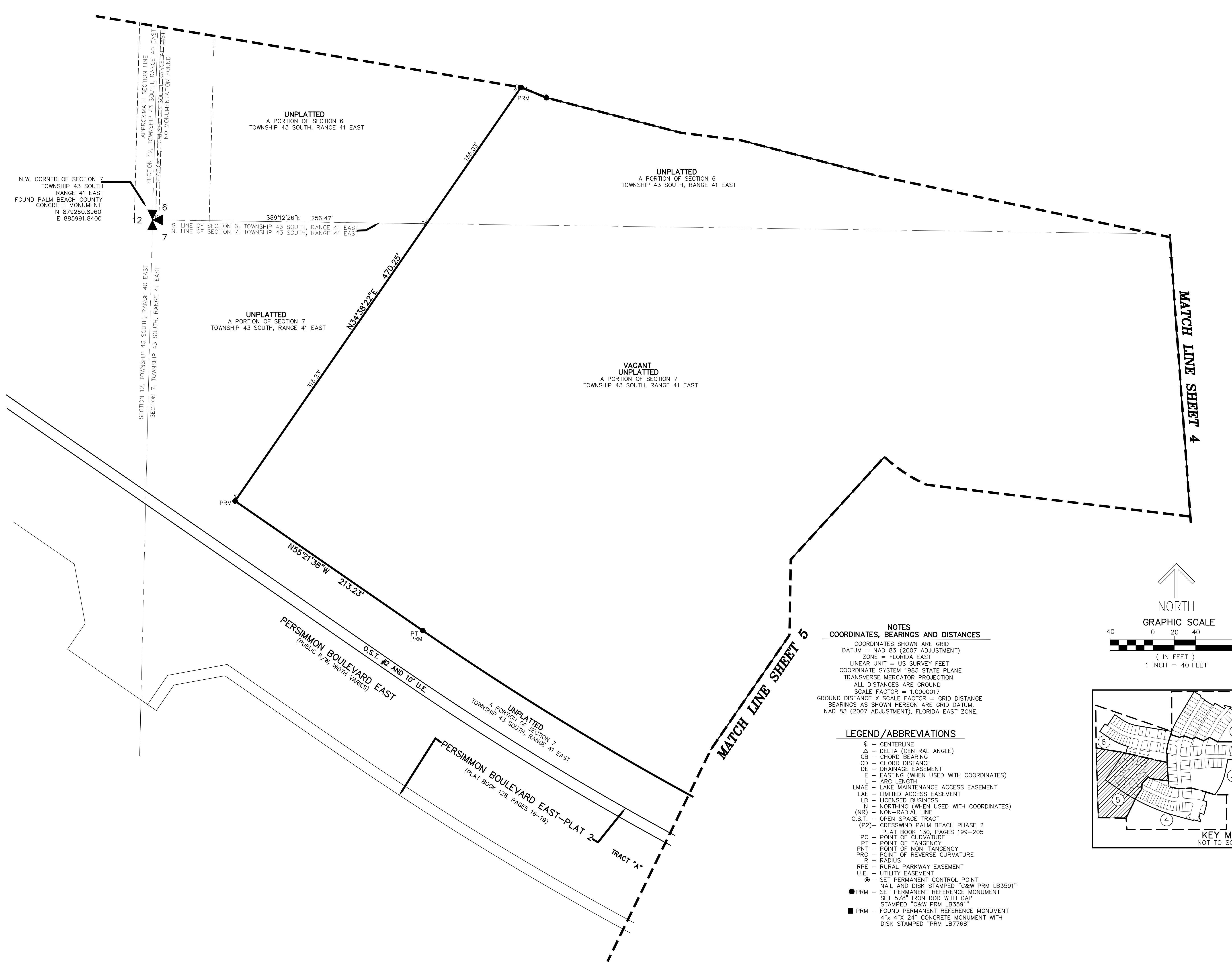
NO.	DATE	BY

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

BOUNDARY SURVEY 12
 A PORTION OF SECTION 40 EAST
 TOWNSHIP 43 SOUTH, RANGE 40 EAST
 AND SECTIONS 6 AND 7
 TOWNSHIP 43 SOUTH, RANGE 41 EAST
 CITY OF WESTLAKE
 PALM BEACH COUNTY, FLORIDA

DATE 2/24/20
 DRAWN BY dl
 F.B./ PG. ELEC
 SCALE AS SHOWN





N.W. CORNER OF SECTION 7
 TOWNSHIP 43 SOUTH
 RANGE 41 EAST
 FOUND PALM BEACH COUNTY
 CONCRETE MONUMENT
 N 879260.8960
 E 885991.8400

APPROXIMATE SECTION LINE
 SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST
 SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST
 NO MONUMENTATION FOUND

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

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

UNPLATTED
 A PORTION OF SECTION 7
 TOWNSHIP 43 SOUTH, RANGE 41 EAST

VACANT
 UNPLATTED
 A PORTION OF SECTION 7
 TOWNSHIP 43 SOUTH, RANGE 41 EAST

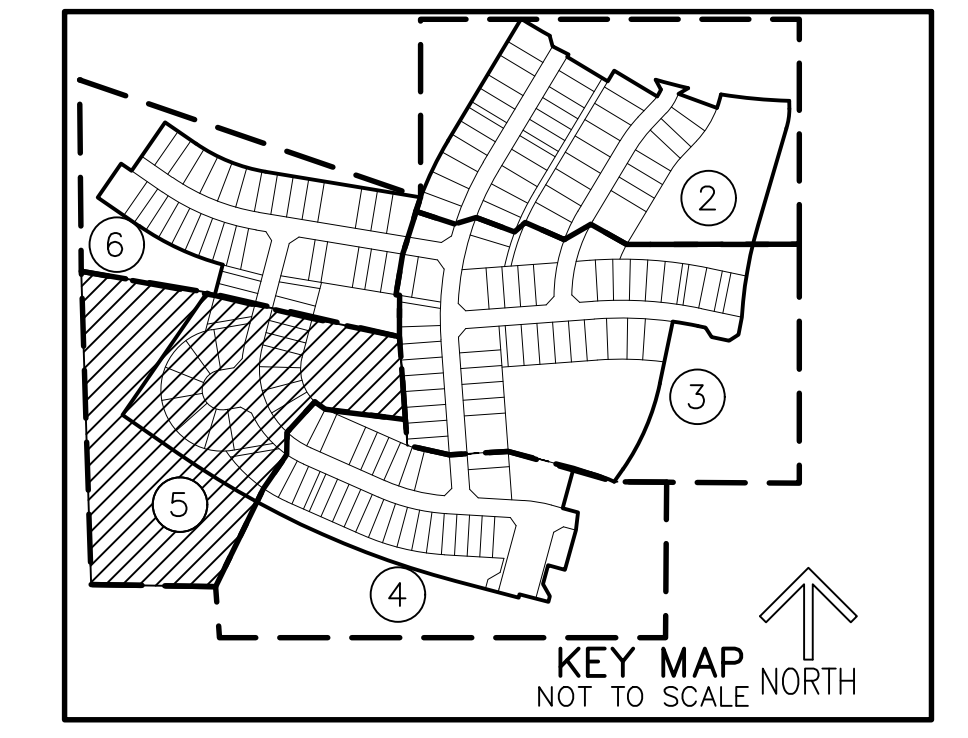
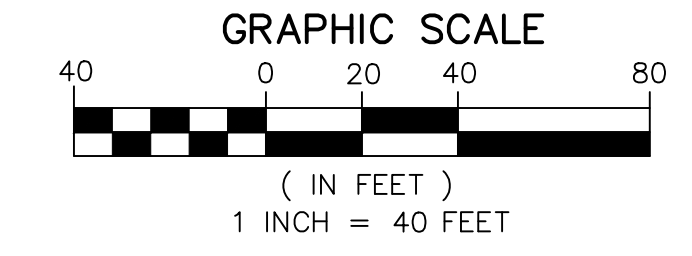
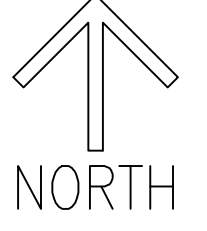
PERSIMMON BOULEVARD EAST
 (PUBLIC R/W, WIDTH VARIES)

O.S.T. #2 AND 10' U.E.

PERSIMMON BOULEVARD EAST-PLAT 2
 (PLAT BOOK 128, PAGES 16-19)

UNPLATTED
 A PORTION OF SECTION 7
 TOWNSHIP 43 SOUTH, RANGE 41 EAST

TRACT "A"



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.

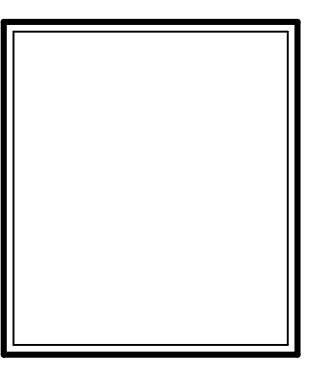
- LEGEND/ABBREVIATIONS**
- C - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - E - EASTING (WHEN USED WITH COORDINATES)
 - L - ARC LENGTH
 - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
 - LAE - LIMITED ACCESS EASEMENT
 - LB - LICENSED BUSINESS
 - N - NORTHING (WHEN USED WITH COORDINATES)
 - (NR) - NON-RADIAL LINE
 - O.S.T. - OPEN SPACE TRACT
 - (P2) - CRESSWIND PALM BEACH PHASE 2
 - PLAT BOOK 130, PAGES 199-205
 - PC - POINT OF CURVATURE
 - PT - POINT OF TANGENCY
 - PNT - POINT OF NON-TANGENCY
 - PRC - POINT OF REVERSE CURVATURE
 - R - RADIUS
 - RPE - RURAL PARKWAY EASEMENT
 - U.E. - UTILITY EASEMENT
 - - SET PERMANENT CONTROL POINT
 NAIL AND DISK STAMPED "C&W PRM LB3591"
 - - SET PERMANENT REFERENCE MONUMENT
 SET 5/8" IRON ROD WITH CAP
 STAMPED "C&W PRM LB3591"
 - - FOUND PERMANENT REFERENCE MONUMENT
 4" x 4" x 24" CONCRETE MONUMENT WITH
 DISK STAMPED "PRM LB7768"

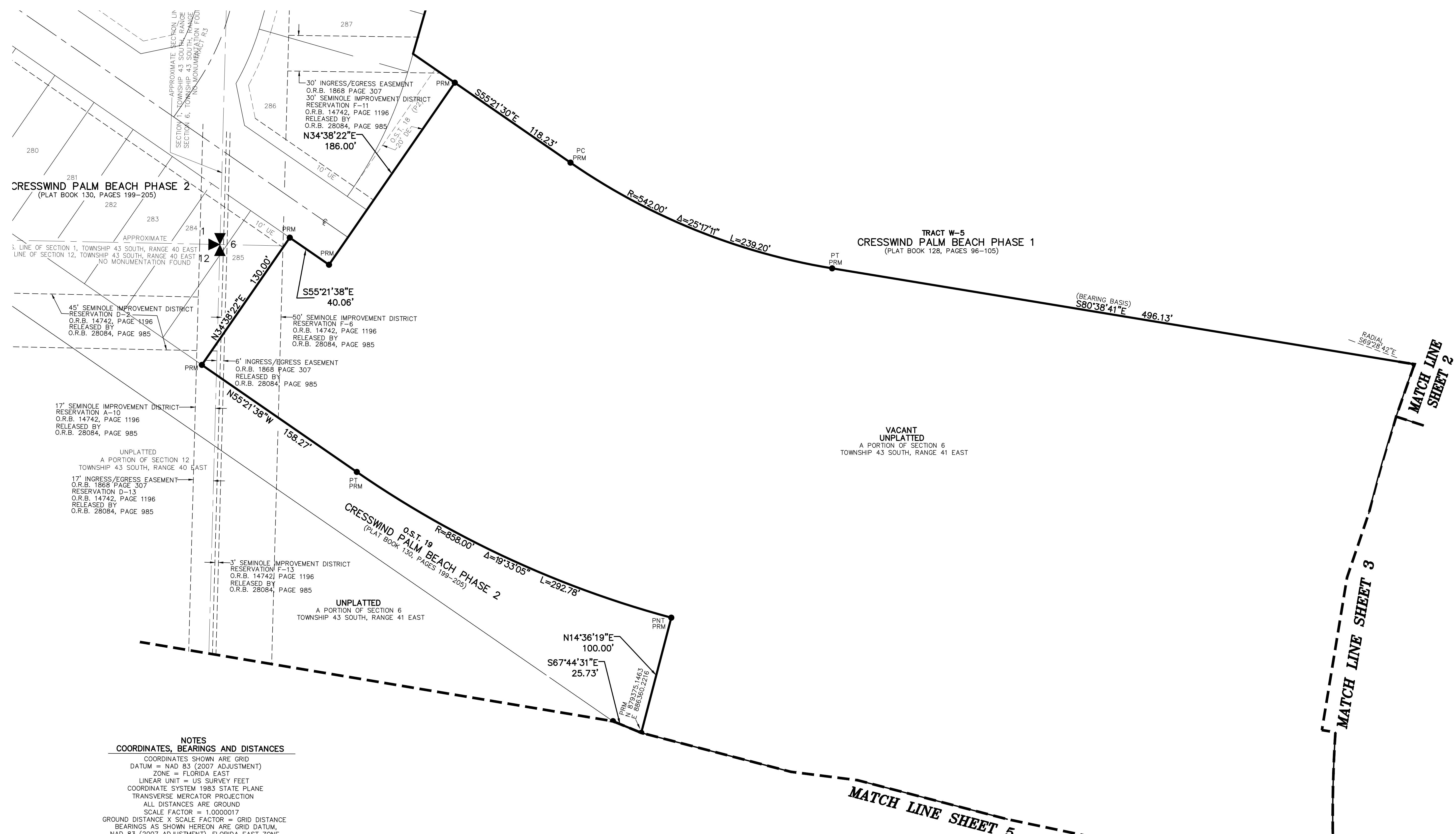
REVISIONS	DATE	BY

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

BOUNDARY SURVEY 12
 A PORTION OF SECTION 40 EAST
 TOWNSHIP 43 SOUTH, RANGE 40 EAST
 AND SECTIONS 6 AND 7
 TOWNSHIP 43 SOUTH, RANGE 41 EAST
 CITY OF WESTLAKE
 PALM BEACH COUNTY, FLORIDA

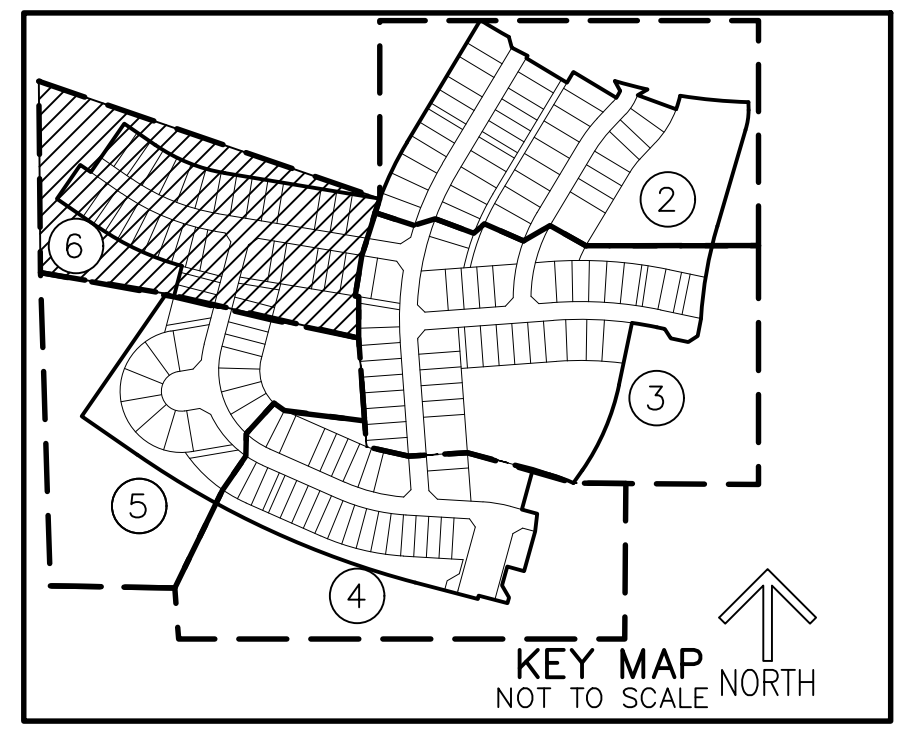
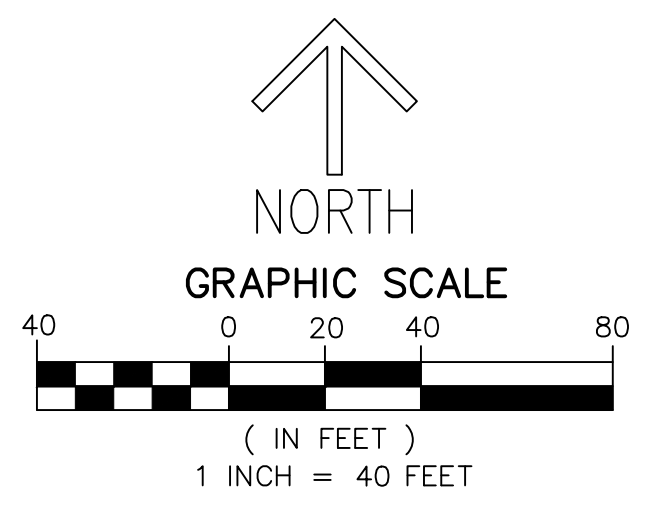
DATE 2/24/20
 DRAWN BY dl
 F.B./ PG. ELEC
 SCALE AS SHOWN





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.

- 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
 - LB - LICENSED BUSINESS
 - N - NORTHING (WHEN USED WITH COORDINATES)
 - (NR) - NON-RADIAL LINE
 - O.S.T. - OPEN SPACE TRACT
 - (P2) - CRESSWIND PALM BEACH PHASE 2
 - PLB - PLAT BOOK 130, PAGES 199-205
 - PC - POINT OF CURVATURE
 - PT - POINT OF TANGENCY
 - PNT - POINT OF NON-TANGENCY
 - PRC - POINT OF REVERSE CURVATURE
 - R - RADIUS
 - RPE - RURAL PARKWAY EASEMENT
 - U.E. - UTILITY EASEMENT
 - ⊙ - SET PERMANENT CONTROL POINT
 NAIL AND DISK STAMPED "O&W PRM LB3591"
 - - SET PERMANENT REFERENCE MONUMENT
 SET 5/8" IRON ROD WITH CAP
 STAMPED "C&W PRM LB3591"
 - - FOUND PERMANENT REFERENCE MONUMENT
 4" 4" 24" CONCRETE MONUMENT WITH
 DISK STAMPED "PRM LB7768"



REVISIONS	DATE	BY

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-992-1991 / FAX (561)-750-1452

BOUNDARY SURVEY
 A PORTION OF SECTION 12
 TOWNSHIP 43 SOUTH, RANGE 40 EAST
 AND SECTIONS 6 AND 7
 TOWNSHIP 43 SOUTH, RANGE 41 EAST
 CITY OF WESTLAKE
 PALM BEACH COUNTY, FLORIDA

DATE 2/24/20
 DRAWN BY dl
 F.B. / PG. ELEC
 SCALE AS SHOWN

