



# 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  
BY: \_\_\_\_\_  
THOMAS G. WALKER  
SENIOR VICE PRESIDENT  
WITNESS: \_\_\_\_\_  
PRINT NAME \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

### ACKNOWLEDGEMENT:

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

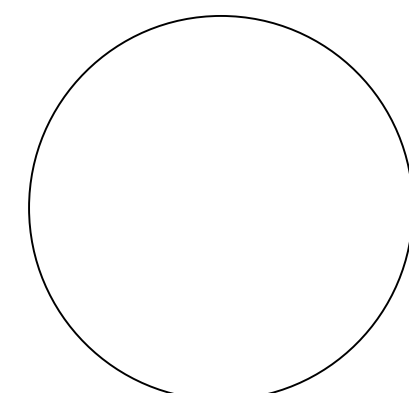
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY THOMAS G. WALKER AS SENIOR VICE PRESIDENT OF U.S. BANK NATIONAL ASSOCIATION, D/B/A HOUSING CAPITAL COMPANY, ON BEHALF OF THE COMPANY, WHO IS [ ] 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

BY: \_\_\_\_\_  
WAYNE SOOJIAN  
PRESIDENT  
WITNESS: \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

### ACKNOWLEDGEMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

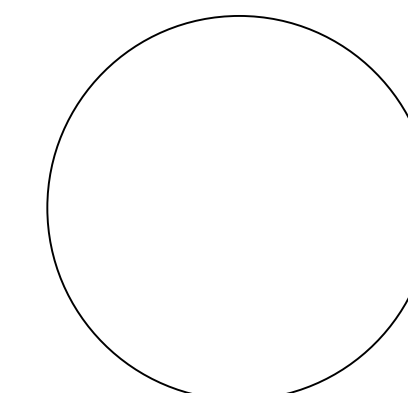
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY WAYNE SOOJIAN AS PRESIDENT OF CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS [ ] PERSONALLY KNOWN 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)

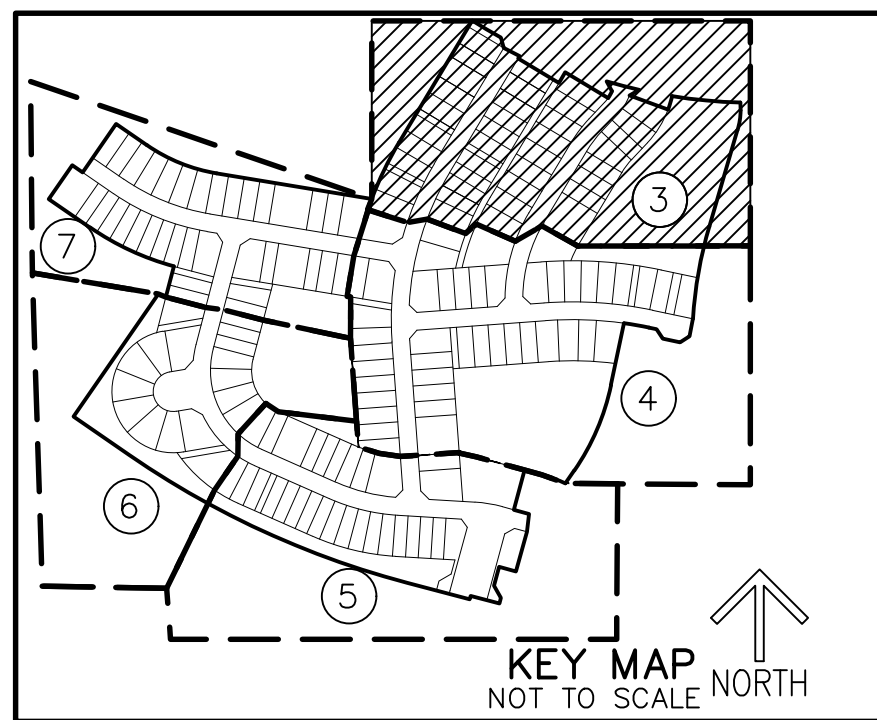
HOMEOWNERS ASSOCIATION



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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  
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SHEET 3 OF 7

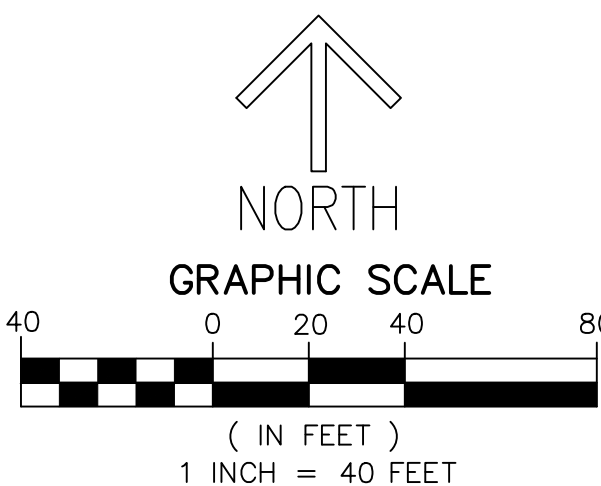
### LEGEND/ABBREVIATIONS

- 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.

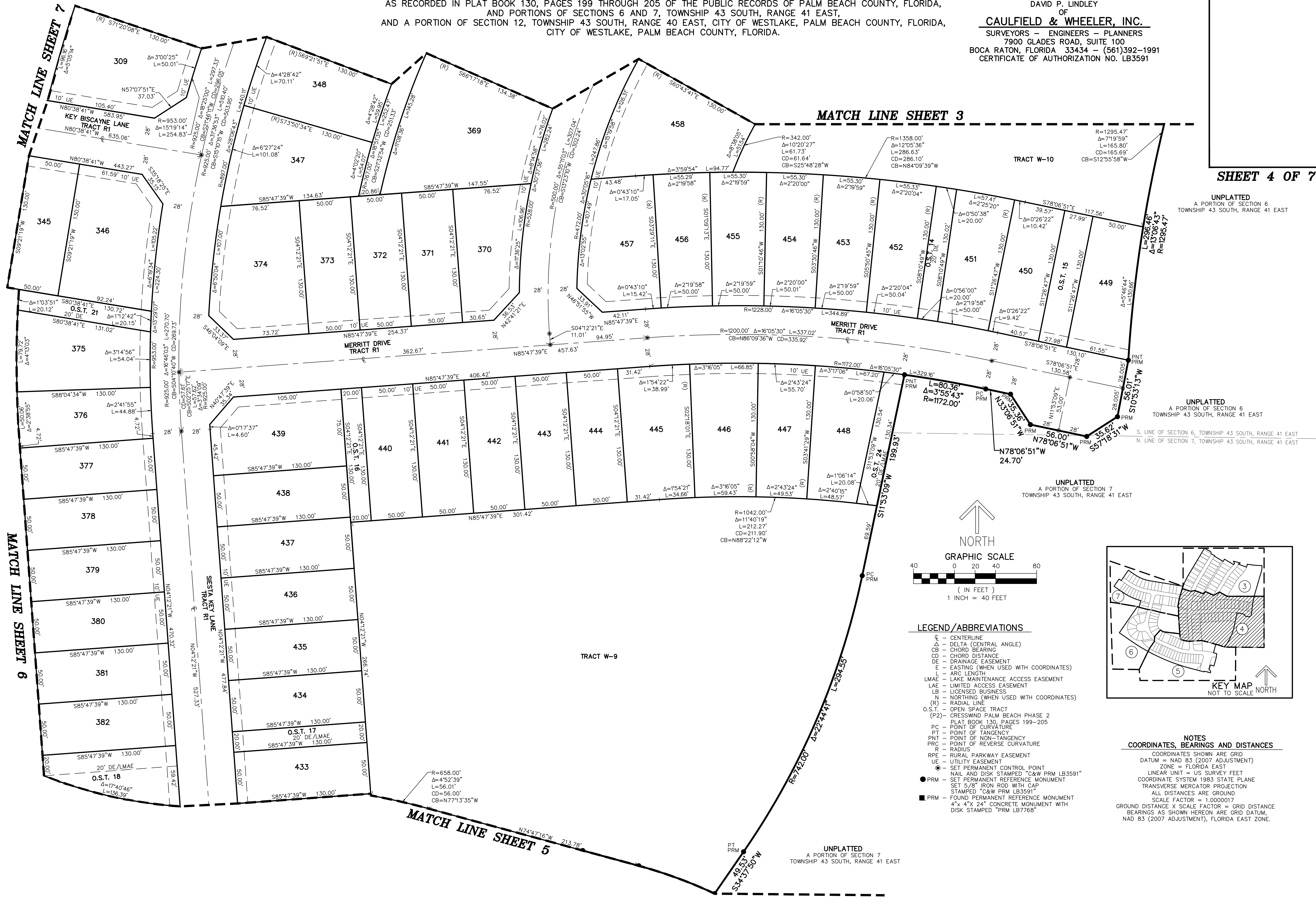


UNPLATTED  
A PORTION OF SECTION 6  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

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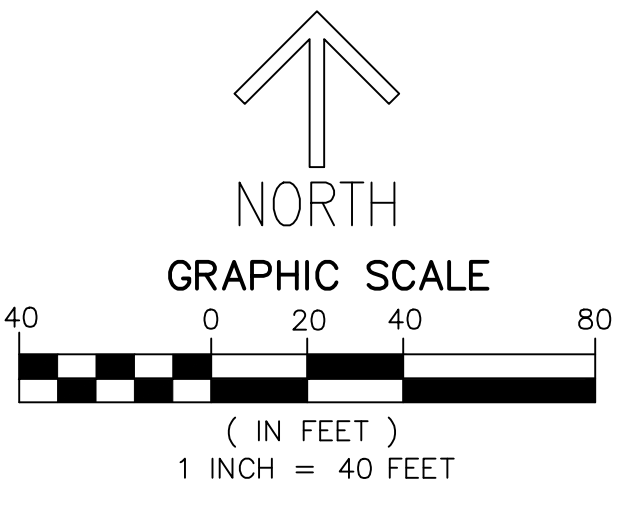
SHEET 4 OF 7

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

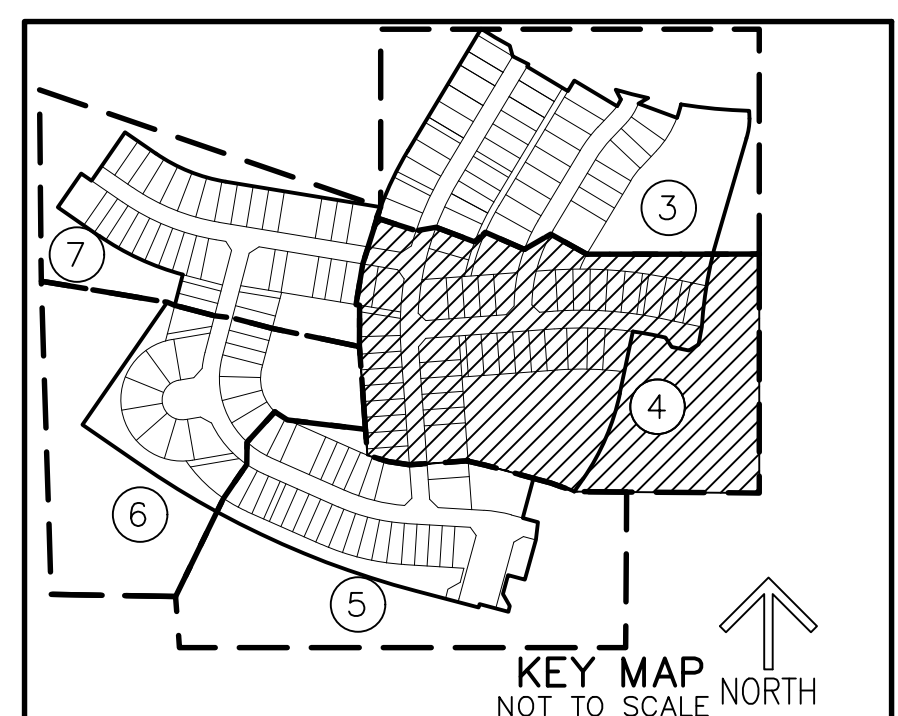
UNPLATTED  
A PORTION OF SECTION 6  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

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

NOTES  
COORDINATES, BEARINGS AND DISTANCES

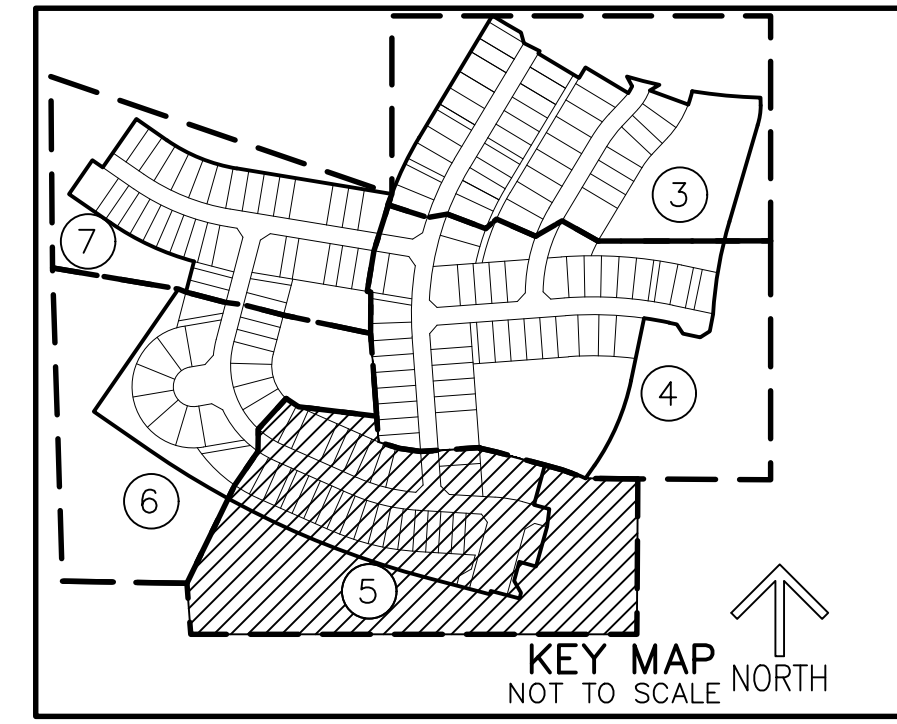


- LEGEND / ABBREVIATIONS**
- ⊙ - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - E - EASTING (WHEN USED WITH COORDINATES)
  - L - ARC LENGTH
  - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
  - LAE - LIMITED ACCESS EASEMENT
  - LB - LICENSED 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"

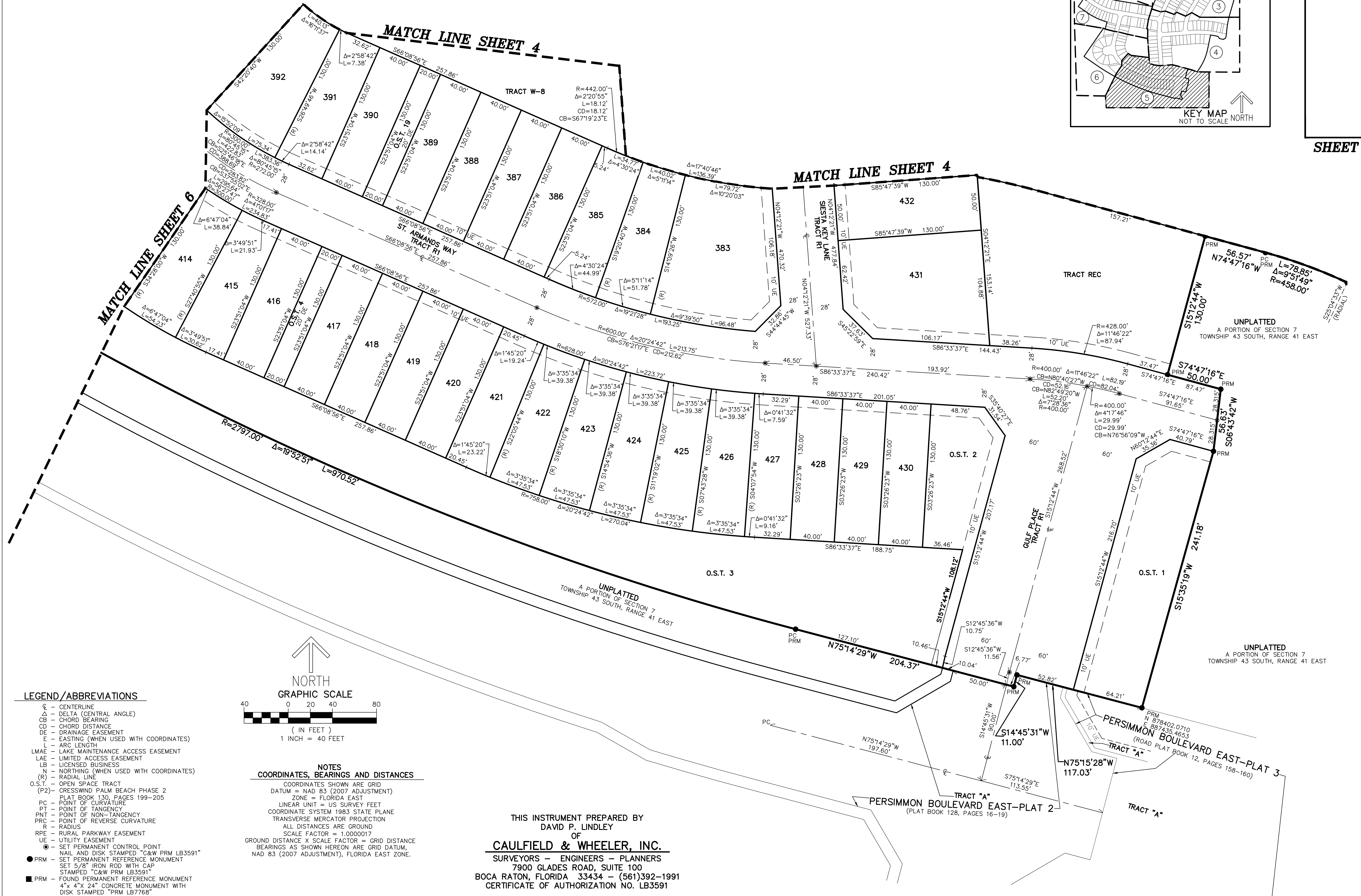


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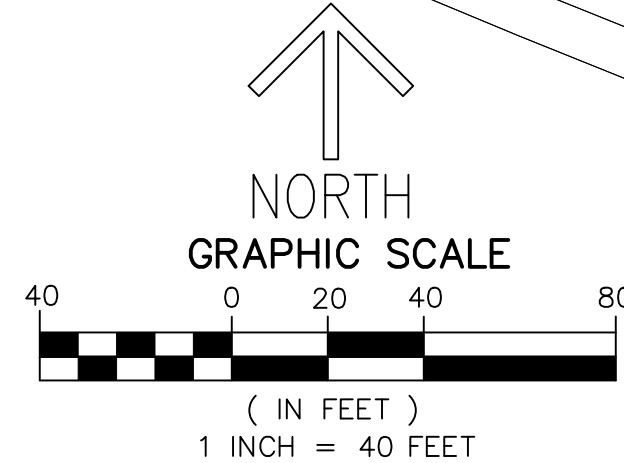


SHEET 5 OF 7



### 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
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- 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"
- PRM - SET PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB3591"
- PRM - FOUND PERMANENT REFERENCE MONUMENT 4"x 4"x 24" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768"



NOTES  
COORDINATES, BEARINGS AND DISTANCES

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

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

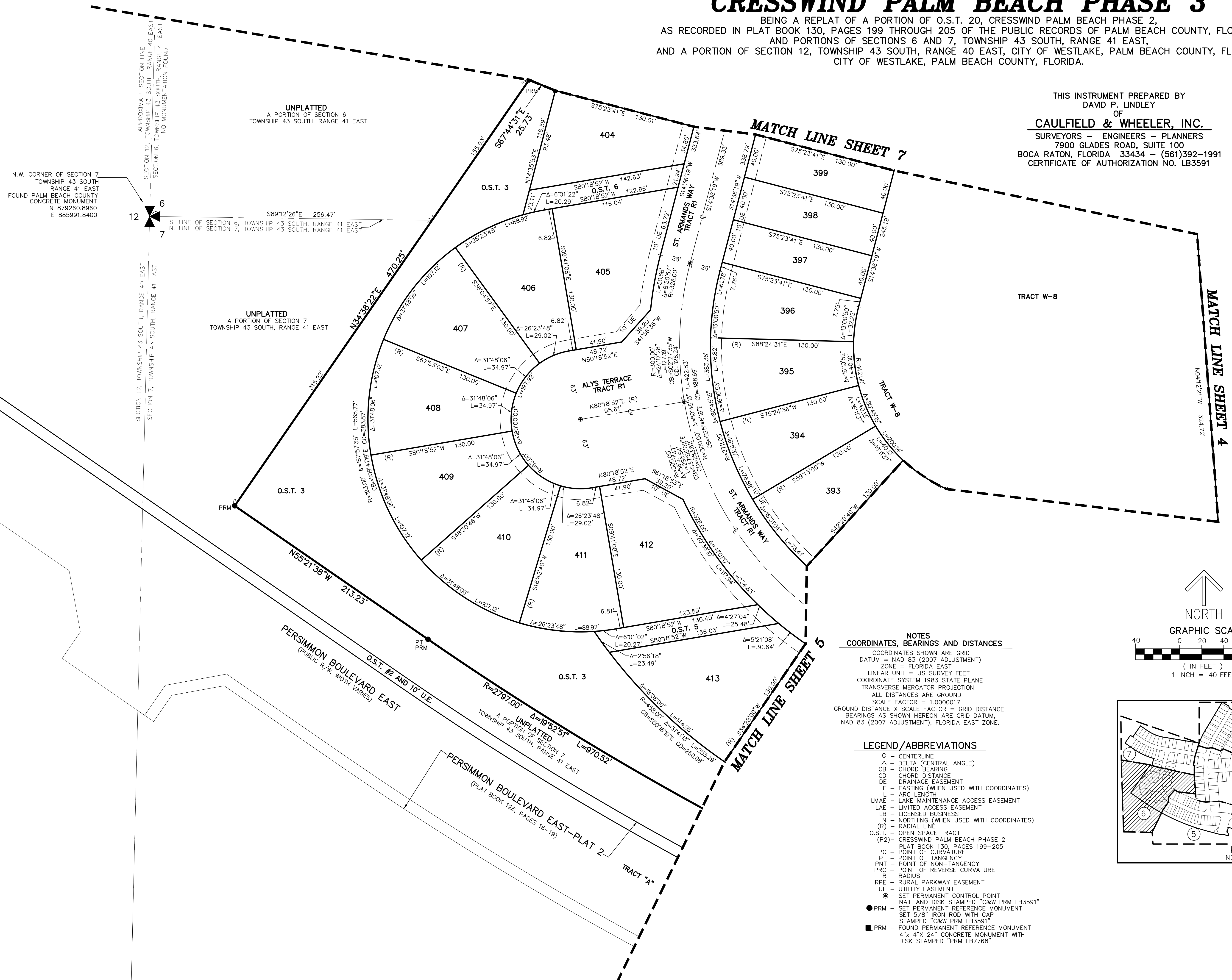
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SHEET 6 OF 7



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

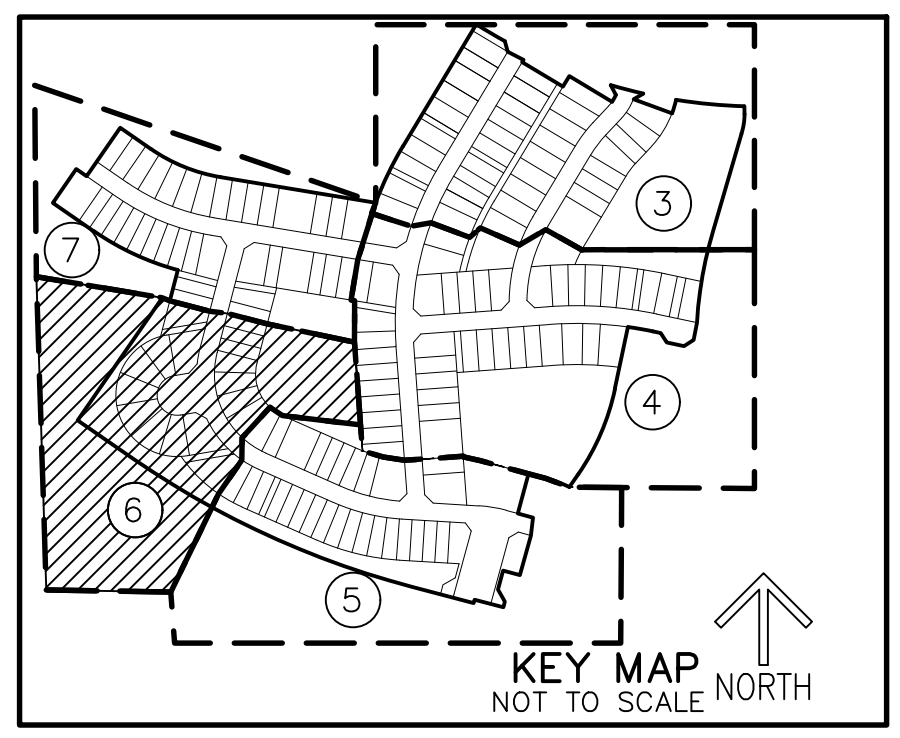
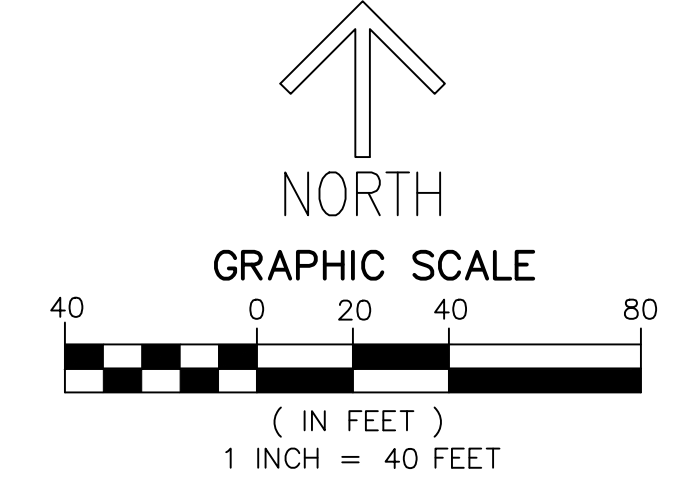
S. LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
N. LINE OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST

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

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

**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  
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BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

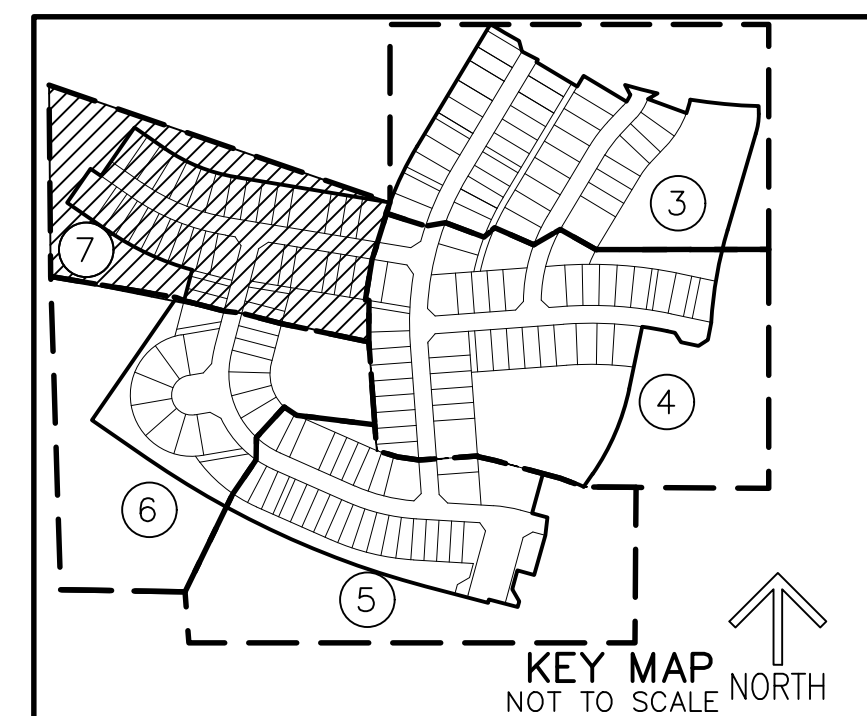
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PC - POINT OF CURVATURE  
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PRC - POINT OF REVERSE CURVATURE  
R - RADIUS  
RPE - RURAL PARKWAY EASEMENT  
UE - UTILITY EASEMENT  
● - SET PERMANENT CONTROL POINT  
NAIL AND DISK STAMPED "C&W PRM LB3591"  
● - 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"



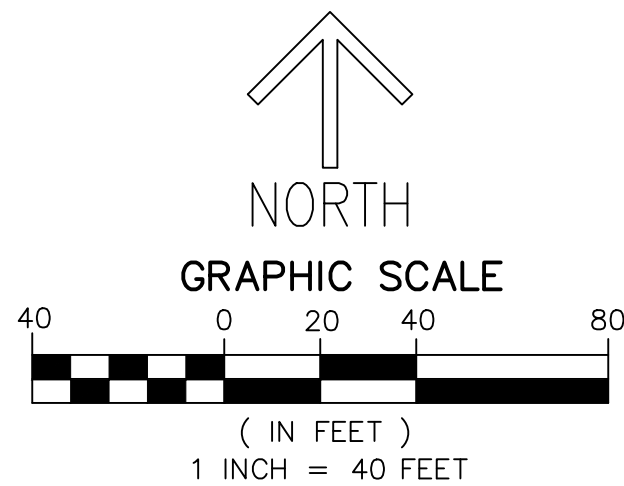
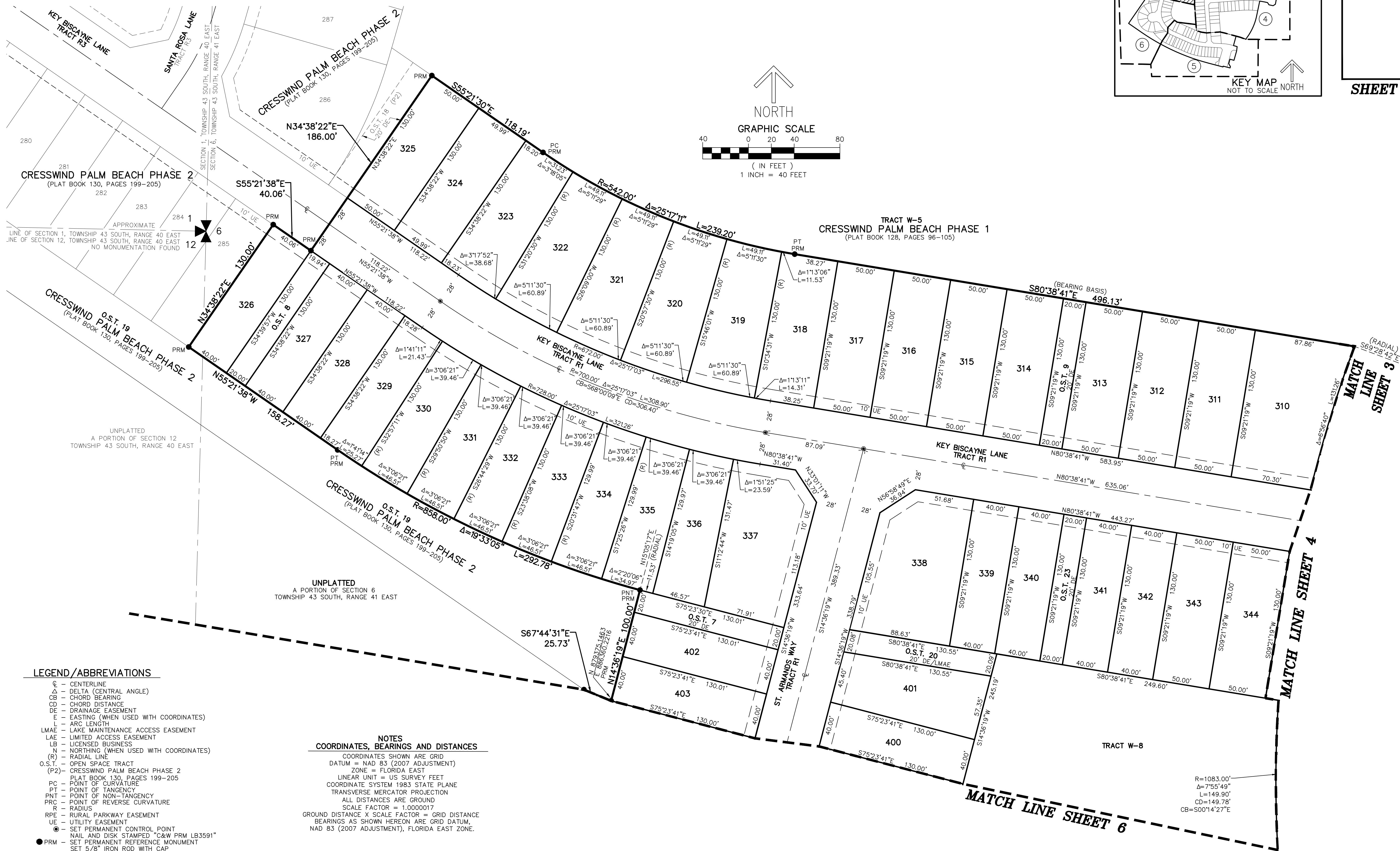
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SHEET 7 OF 7



- LEGEND/ABBREVIATIONS**
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  - 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 = 1.0000017  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

MATCH LINE SHEET 6

MATCH LINE SHEET 4

MATCH LINE SHEET 3

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