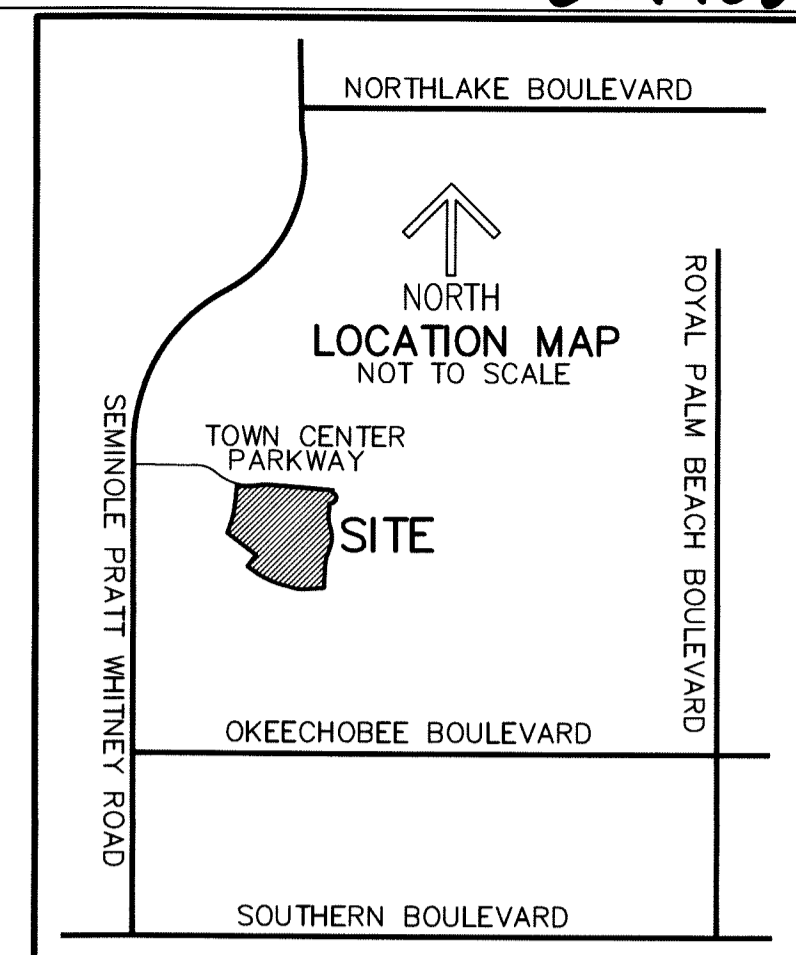


# CRESSWIND PALM BEACH PHASE 1

BEING A REPLAT OF ALL OF TRACT W.M.T. 3 AND A PORTION OF TRACT OS-5, TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA



96  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 11:33 AM  
THIS 4th DAY OF June  
A.D. 2019 AND DULY RECORDED  
IN PLAT BOOK 123 ON  
PAGES 96 AND 105  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *[Signature]*  
DEPUTY CLERK

**DEDICATION AND DESCRIPTION:**  
KNOW ALL MEN BY THESE PRESENTS THAT KH WESTLAKE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, OWNERS OF THE LANDS SHOWN HEREON AS CRESSWIND PALM BEACH PHASE 1, BEING A REPLAT OF ALL OF TRACT W.M.T. 3 AND A PORTION OF TRACT OS-5, TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**DESCRIPTION:**  
ALL OF TRACT W.M.T. 3 AND A PORTION OF TRACT OS-5, TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF TRACT O.S.T. 2, TOWN CENTER PARKWAY - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.85°52'14"E, A DISTANCE OF 180.00 FEET; THENCE S.04°38'29"W, A DISTANCE OF 56.00 FEET; THENCE S.85°52'14"E, A DISTANCE OF 125.00 FEET; THENCE S.04°07'46"W, A DISTANCE OF 551.71 FEET; THENCE S.85°52'14"E, A DISTANCE OF 105.00 FEET; THENCE N.49°07'46"E, A DISTANCE OF 35.36 FEET; THENCE S.85°52'14"E, A DISTANCE OF 56.00 FEET; THENCE S.40°52'14"E, A DISTANCE OF 35.36 FEET; THENCE S.85°52'14"E, A DISTANCE OF 95.27 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 528.00 FEET AND A CENTRAL ANGLE OF 13°52'53"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 127.92 FEET TO A POINT OF NON TANGENCY; THENCE N.65°28'30"E, A DISTANCE OF 36.03 FEET; THENCE S.67°28'33"E, A DISTANCE OF 56.23 FEET; THENCE S.22°29'02"E, A DISTANCE OF 35.61 FEET; THENCE S.22°55'26"W, A DISTANCE OF 56.00 FEET; THENCE N.67°04'27"W, A DISTANCE OF 12.50 FEET TO A POINT OF NON TANGENCY WITH A CURVE CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.86°01'47"W, A RADIAL DISTANCE OF 1,178.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 27°00'28", A DISTANCE OF 555.28 FEET TO A POINT OF TANGENCY; THENCE S.30°58'41"W, A DISTANCE OF 202.60 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.20°20'35"E, A RADIAL DISTANCE OF 1,598.66 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 04°32'02", A DISTANCE OF 128.50 FEET TO A POINT OF NON TANGENCY; THENCE S.30°58'41"W, A DISTANCE OF 70.38 FEET; THENCE S.73°16'07"W, A DISTANCE OF 36.99 FEET; THENCE N.63°02'55"W, A DISTANCE OF 56.14 FEET; THENCE N.15°20'22"W, A DISTANCE OF 34.53 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.28°46'19"E, A RADIAL DISTANCE OF 1,670.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°36'14", A DISTANCE OF 105.04 FEET TO A POINT OF NON TANGENCY; THENCE S.30°58'43"W, A DISTANCE OF 449.55 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,083.00 FEET AND A CENTRAL ANGLE OF 10°27'25"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 197.66 FEET TO A POINT OF NON TANGENCY; THENCE N.80°38'41"W, A DISTANCE OF 496.13 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 542.00 FEET AND A CENTRAL ANGLE OF 25°17'11"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 239.20 FEET TO A POINT OF TANGENCY; THENCE N.55°21'30"W, A DISTANCE OF 160.82 FEET; THENCE N.15°59'57"E, A DISTANCE OF 214.29 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 3,902.00 FEET AND A CENTRAL ANGLE OF 06°15'20"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 426.02 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.00°59'35"E, A RADIAL DISTANCE OF 728.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°17'54", A DISTANCE OF 105.44 FEET TO A POINT OF NON TANGENCY; THENCE S.54°47'49"W, A DISTANCE OF 35.52 FEET; THENCE N.80°27'10"W, A DISTANCE OF 56.00 FEET; THENCE N.35°11'27"W, A DISTANCE OF 35.19 FEET; THENCE N.80°27'10"W, A DISTANCE OF 230.01 FEET; THENCE S.54°49'50"W, A DISTANCE OF 35.53 FEET; THENCE N.79°40'40"W, A DISTANCE OF 56.00 FEET; THENCE N.10°12'43"E, A DISTANCE OF 13.01 FEET; THENCE N.79°53'54"W, A DISTANCE OF 130.00 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.79°53'54"W, A RADIAL DISTANCE OF 3,250.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06°36'06", A DISTANCE OF 374.47 FEET TO A POINT OF TANGENCY; THENCE N.03°30'00"E, A DISTANCE OF 144.93 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.62°09'19"E, A RADIAL DISTANCE OF 185.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 64°56'27", A DISTANCE OF 209.68 FEET TO A POINT OF NON TANGENCY; THENCE N.02°15'38"E, A DISTANCE OF 302.15 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT O.S.T. 5, AND A POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.02°15'38"E, A RADIAL DISTANCE OF 2,190.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 12°50'35", A DISTANCE OF 490.90 FEET TO A POINT OF TANGENCY; THENCE N.79°25'03"E, ALONG SAID SOUTH LINE, A DISTANCE OF 187.83 FEET; THENCE N.10°34'57"W, A DISTANCE OF 20.86 FEET; THENCE N.55°34'57"W, A DISTANCE OF 41.21 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY AS SHOWN ON SAID TOWN CENTER PARKWAY NORTH, THENCE N.79°25'03"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 178.27 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, S.34°25'03"W, A DISTANCE OF 41.21 FEET; THENCE S.10°34'57"E, A DISTANCE OF 20.86 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT O.S.T. 5; THENCE N.79°25'03"E, ALONG SAID SOUTH LINE, A DISTANCE OF 47.05 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 2,010.00 FEET AND A CENTRAL ANGLE OF 14°42'43"; THENCE EASTERLY ALONG THE ARC OF SAID SOUTH LINE A DISTANCE OF 516.11 FEET TO A POINT OF TANGENCY; THENCE S.85°52'14"E, ALONG SAID SOUTH LINE, A DISTANCE OF 214.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,187,216 SQUARE FEET/73,1684 ACRES MORE OR LESS.

**DEDICATION:**  
**ROADS**  
TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., 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 R AS SHOWN HEREON IS ALSO IN FAVOR OF THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, REUSE WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER, REUSE WATER, WASTEWATER, AND WATER MANAGEMENT FACILITIES. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION. AN EASEMENT OVER AND UNDER SAID TRACT R AS SHOWN HEREON IS ALSO RESERVED TO 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 R 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.

TRACT RW, AS SHOWN HEREON, IS HEREBY RESERVED BY AND DEDICATED IN FEE SIMPLE ABSOLUTE TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC STREET PURPOSES AND OTHER PROPER PURPOSES INCLUDING WATER, WASTE WATER AND DRAINAGE NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

**OPEN SPACE TRACTS**  
TRACTS O.S.T. 1 THROUGH O.S.T. 17, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

**RECREATION TRACT**  
TRACT REC, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

**UTILITY EASEMENTS**  
ALL UTILITY EASEMENTS DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY RIGHTS AND EASEMENTS ESTABLISHED BY OR RESERVED BY THIS PLAT ARE HEREBY RESERVED 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, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR, PROVIDED FURTHER GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION.

IN FURTHERANCE OF THE FOREGOING, THERE IS HEREBY GRANTED TO FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS, AND ASSIGNS ("FPL"), A NON-EXCLUSIVE EASEMENT FOREVER OVER, UNDER, IN, ON, UPON AND ACROSS THE UTILITY EASEMENT DESCRIBED ON THE PLAT, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT, AND APPURTENANT ABOVE GROUND EQUIPMENT) TO BE INSTALLED FROM TIME TO TIME, TOGETHER WITH THE RIGHT TO PERMIT FPL TO PLACE OR PLACE OR 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-1 THROUGH W-5, AS SHOWN HEREON, ARE HEREBY RESERVED BY AND 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 RESERVED 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.

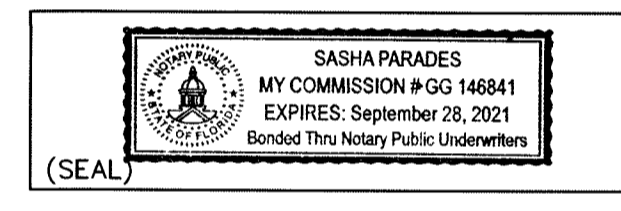
**DRAINAGE EASEMENTS**  
THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN 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 ANY 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 and 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 FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 15th DAY OF April 2019.

WITNESS: *[Signature]*  
PRINT NAME: Scott Marton  
WITNESS: *[Signature]*  
PRINT NAME: Deumale Singh  
BY: *[Signature]*  
MANAGER  
KH WESTLAKE, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
THE KOLTER GROUP, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
ITS MANAGER  
BY: *[Signature]*  
MANAGER  
KH WESTLAKE, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
THE KOLTER GROUP, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
ITS MANAGER

**ACKNOWLEDGMENT:**  
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
BEFORE ME PERSONALLY APPEARED *[Signature]* who is personally known to me, or has produced *[Signature]* as identification, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF KH WESTLAKE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF April 2019.



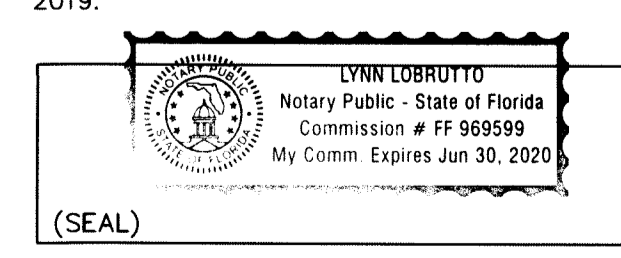
IN WITNESS WHEREOF, THE ABOVE NAMED SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF May 2019.

WITNESS: *[Signature]*  
PRINT NAME: KENNETH G. CASSEL  
WITNESS: *[Signature]*  
PRINT NAME: SUZANNE DOMBROWSKI  
BY: *[Signature]*  
SCOTT MASSEY  
PRESIDENT  
SEMINOLE IMPROVEMENT DISTRICT  
AN INDEPENDENT SPECIAL DISTRICT  
OF THE STATE OF FLORIDA  
MY COMMISSION EXPIRES: 9/28/21  
COMMISSION NUMBER: 1418241

**ACCEPTANCE OF DEDICATION AND RESERVATIONS:**  
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 15th DAY OF April 2019.

WITNESS: *[Signature]*  
PRINT NAME: KENNETH G. CASSEL  
WITNESS: *[Signature]*  
PRINT NAME: SUZANNE DOMBROWSKI  
BY: *[Signature]*  
SCOTT MASSEY  
PRESIDENT  
SEMINOLE IMPROVEMENT DISTRICT  
AN INDEPENDENT SPECIAL DISTRICT  
OF THE STATE OF FLORIDA

**ACKNOWLEDGEMENT:**  
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
BEFORE ME PERSONALLY APPEARED SCOTT MASSEY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SEMINOLE IMPROVEMENT DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE DISTRICT SEAL OF SAID DISTRICT, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR STATUTORY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF May 2019.



BY: *[Signature]*  
PRINT NAME: Lynn LoBrutto  
MY COMMISSION EXPIRES: 6-30-2020  
COMMISSION NUMBER: FF 96959

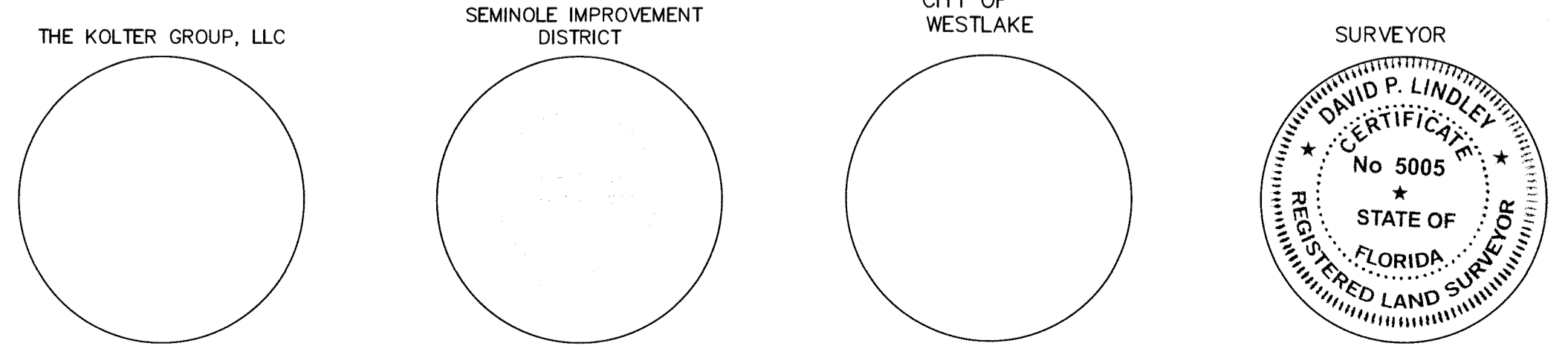
**AREA TABULATION**

SINGLE FAMILY LOTS	25,992.8 ACRES
ROADWAY TRACT R	12,340.9 ACRES
ROADWAY TRACT RW	0.1572 ACRES
OPEN SPACE TRACTS	5,402.3 ACRES
WATER MANAGEMENT TRACTS	22,612 ACRES
RECREATION TRACT	6,663.9 ACRES
TOTAL THIS PLAT	73,168.4 ACRES

**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 15th DAY OF April 2019, IN ACCORDANCE WITH SEC. 177.071(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: *[Signature]*  
KEN CASSEL  
CITY MANAGER  
BY: *[Signature]*  
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 HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN KH WESTLAKE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF 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: May 10, 2019  
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 ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS COINCIDE.
- BEARINGS SHOWN HEREON ARE BASED ON A RECORD PLAT BEARING OF S.85°52'14"E, ALONG THE SOUTH LINE OF TRACT O.S.T. 2, TOWN CENTER PARKWAY PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).
- 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 LEVEMAN 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: 4-12-19  
DAVID P. LINDLEY  
PROFESSIONAL LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

