

**RESOLUTION 2020-37**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR SKY COVE SOUTH, PHASE 1B (POD N), BEING DESCRIBED AS A PORTION OF LAND DESCRIBED BY METES AND BOUNDS, AS A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.**

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**WHEREAS**, Sky Cove, LLC, a Florida Limited Liability Company, as the Applicant has requested approval for the Sky Cove South, Phase 1B, (POD N) plat, described by metes and bounds, as a subdivision of Section 12, Township 43 South, Range 40 East, in the City of Westlake, Palm Beach County, containing approximately 15.947 acres as described in Exhibit "A", attached hereto; and

**WHEREAS**, the City of Westlake has the exclusive jurisdiction to approve the plat and the boundary survey pursuant to Florida Statutes, §177.071; and

**WHEREAS**, the application has been reviewed and approved by a Professional Surveyor and Mapper for the City of Westlake, and said Surveyor and Mapper has found the application to be consistent with the requirements under Florida Statutes, Chapter 177; and

**WHEREAS**, the Building staff, Engineering staff and Planning staff for the City of Westlake have reviewed the application, the final plat, attached hereto as "Exhibit B" and the boundary survey, attached hereto as "Exhibit B" and the collective staff has recommended approval; and

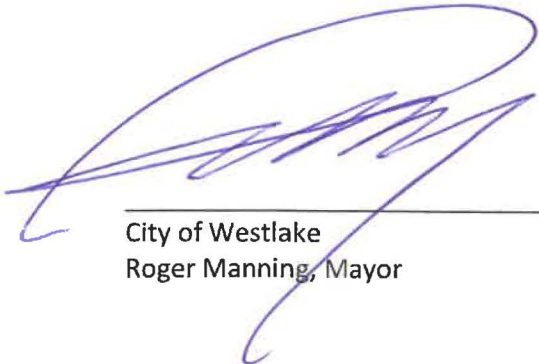
**WHEREAS**, after careful review and consideration, the collective staff has determined that this application has complied with the City's Interim Uniform Land Development Codes, and the City's land development regulations and Florida law.

**NOW THEREFORE**, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, THAT:

- Section 1:** The above recitals are true and correct and are incorporated herein by this reference.
- Section 2:** The City Council for the City of Westlake hereby approves the final plat, "Exhibit B" and boundary survey, "Exhibit C" for Sky Cove South, Phase 1B (POD N), as described in the attached Exhibit "A", containing approximately 15.947 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.
- Section 3.** The applicant shall provide a certified copy of the recorded plat and the applicant shall cover the costs of recording the plat in the public records in and for Palm Beach County Florida.
- Section 4:** This resolution shall take effect immediately upon its adoption.

**PASSED AND APPROVED** by City Council for the City of Westlake, on this day of December 14, 2020.

**PUBLISHED** on this 4<sup>th</sup> day of December, 2020 in the Palm Beach Post.




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City of Westlake  
Roger Manning, Mayor



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Zoie Burgess, City Clerk



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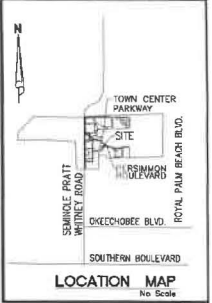
Approved as to Form and Sufficiency  
Pam E. Booker, City Attorney

Exhibit 'A'  
SKY COVE SOUTH PHASE 1B  
LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.01°33'05"W. ALONG THE EAST BOUNDARY LINE OF SAID SECTION 1, A DISTANCE OF 4842.94 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.88°49'03"W., ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 871.66 FEET; THENCE S.01°10'57"W., A DISTANCE OF 321.07 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST-PLAT 2, RECORDED IN PLAT BOOK 128, PAGE 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.32°01'05"W., A DISTANCE OF 124.85 FEET TO A POINT ON THE BOUNDARY OF SCHOOL SITE PLAT, AS RECORDED IN PLAT BOOK 128, PAGE 20 AND 21, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING COURSE BEING ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID SCHOOL SITE PLAT; THENCE S.32°15'14"W., A DISTANCE OF 330.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 100.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°37'49", A DISTANCE OF 53.46 FEET; THENCE S.01°37'25"W., A DISTANCE OF 301.20 FEET; THENCE S.88°20'27"E., A DISTANCE OF 407.12 FEET; THENCE S.01°39'33"E., DEPARTING SAID SOUTHERLY LINE OF SCHOOL SITE PLAT, A DISTANCE OF 184.00 FEET TO THE POINT OF BEGINNING; THENCE S.88°20'27"E., A DISTANCE OF 407.12 FEET; THENCE S.01°39'33"W., A DISTANCE OF 184.00 FEET; THENCE S.57°43'57"E., A DISTANCE OF 236.29 FEET; THENCE S.12°30'00"E., A DISTANCE OF 133.64 FEET; THENCE S.32°16'03"W., A DISTANCE OF 75.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 854.50 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°57'14", A DISTANCE OF 864.31 FEET TO A POINT OF TANGENCY; THENCE N.89°46'43"W., A DISTANCE OF 108.89 FEET; THENCE S.88°56'35"W., A DISTANCE OF 67.28 FEET; THENCE N.89°46'44"W., A DISTANCE OF 437.04 FEET; THENCE N.48°50'00"W., A DISTANCE OF 125.13 FEET; THENCE N.00°57'31"E., A DISTANCE OF 53.69 FEET; THENCE N.48°50'00"W., A DISTANCE OF 346.00 FEET; THENCE N.41°10'00"E., A DISTANCE OF 125.00 FEET; THENCE S.48°50'00"E., A DISTANCE OF 57.57 FEET; THENCE N.41°10'00"E., A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 35.00 FEET AND A RADIAL BEARING OF N.41°10'00"E., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°30'00", A DISTANCE OF 30.85 FEET; THENCE N.57°26'00"E., A DISTANCE OF 134.72 FEET; THENCE S.88°20'00"E., A DISTANCE OF 13.62 FEET; THENCE S.01°40'00"W., A DISTANCE OF 33.34 FEET; THENCE S.48°50'00"E., A DISTANCE OF 215.30 FEET; THENCE S.41°10'00"W., A DISTANCE OF 125.00 FEET; THENCE S.48°50'00"E., A DISTANCE OF 149.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 55.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°56'44", A DISTANCE OF 39.30 FEET; THENCE S.89°46'44"E., A DISTANCE OF 202.29 FEET; THENCE S.00°13'16"W., A DISTANCE OF 50.00 FEET; THENCE S.89°46'44"E., A DISTANCE OF 100.03 FEET; THENCE N.00°13'16"E., A DISTANCE OF 50.00 FEET; THENCE S.89°46'44"E., A DISTANCE OF 109.40 FEET; THENCE N.01°40'00"E., A DISTANCE OF 385.14 FEET; THENCE N.88°20'27"W., A DISTANCE OF 110.00 FEET; THENCE N.01°40'27"E., A DISTANCE OF 50.00 FEET; THENCE N.01°39'33"E., A DISTANCE OF 125.00 FEET; THENCE S.88°20'27"E., A DISTANCE OF 685.27 FEET TO THE POINT OF BEGINNING.  
CONTAINING: 694,659 SQUARE FEET OR 15.947 ACRES, MORE OR LESS.

Exhibit 'B'  
SKY COVE SOUTH PHASE 1B  
TOPOGRAPHICAL SURVEY

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**DESCRIPTION**

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.01°53'03"W ALONG THE EAST BOUNDARY LINE OF SAID SECTION 1, A DISTANCE OF 462.94 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE N.45°49'33"W ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 471.66 FEET, THENCE S.01°10'57"W, A DISTANCE OF 321.07 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE, PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST-PLAT 2, RECORDED IN PLAT BOOK 128, PAGE 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.32°51'05"W, A DISTANCE OF 124.83 FEET TO A POINT ON THE BOUNDARY OF SCHOOL SITS PLAT, AS RECORDED IN PLAT BOOK 123, PAGE 20 AND 21, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING CURVE BEING ALONG THE WESTERN AND SOUTHERLY LINE OF SAID SCHOOL SITS PLAT: THENCE S.12°19'14"W, A DISTANCE OF 338.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 100.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 107°54'01", A DISTANCE OF 53.46 FEET, THENCE S.01°37'25"W, A DISTANCE OF 301.29 FEET, THENCE S.18°29'27"E, A DISTANCE OF 407.13 FEET, THENCE S.01°59'33"E, DEPARTING SAID SOUTHERLY LINE OF SCHOOL SITS PLAT, A DISTANCE OF 84.00 FEET TO THE POINT OF BEGINNING, THENCE S.73°43'37"E, A DISTANCE OF 234.29 FEET, THENCE S.12°30'00"E, A DISTANCE OF 133.64 FEET, THENCE S.37°16'00"W, A DISTANCE OF 75.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 854.39 FEET, THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°57'48", A DISTANCE OF 866.31 FEET TO A POINT OF TANGENCY; THENCE N.89°46'43"W, A DISTANCE OF 108.59 FEET, THENCE S.49°39'35"W, A DISTANCE OF 47.23 FEET, THENCE N.89°46'43"W, A DISTANCE OF 437.00 FEET, THENCE N.45°50'00"W, A DISTANCE OF 123.13 FEET, THENCE N.60°57'11"E, A DISTANCE OF 53.69 FEET, THENCE N.49°50'00"W, A DISTANCE OF 346.00 FEET, THENCE N.41°10'00"E, A DISTANCE OF 125.60 FEET, THENCE S.40°50'00"E, A DISTANCE OF 25.57 FEET, THENCE N.41°10'00"E, A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 35.00 FEET AND A RADIAL BEARING OF N.41°10'00"E, AT SAID INTERSECTION, THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°00'00", A DISTANCE OF 36.85 FEET, THENCE N.57°29'00"E, A DISTANCE OF 134.72 FEET, THENCE S.83°30'00"E, A DISTANCE OF 134.62 FEET, THENCE S.41°40'00"W, A DISTANCE OF 33.54 FEET, THENCE S.48°30'00"E, A DISTANCE OF 215.30 FEET, THENCE S.41°10'00"W, A DISTANCE OF 162.00 FEET, THENCE S.48°30'00"E, A DISTANCE OF 148.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 55.00 FEET, THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°56'44", A DISTANCE OF 33.30 FEET, THENCE S.59°46'44"E, A DISTANCE OF 202.78 FEET, THENCE S.00°11'16"W, A DISTANCE OF 50.00 FEET, THENCE S.89°46'44"E, A DISTANCE OF 100.00 FEET, THENCE N.00°17'00"W, A DISTANCE OF 50.00 FEET, THENCE S.89°46'44"E, A DISTANCE OF 100.00 FEET, THENCE N.41°10'00"W, A DISTANCE OF 385.14 FEET, THENCE N.34°29'27"W, A DISTANCE OF 110.00 FEET, THENCE N.41°02'12"E, A DISTANCE OF 50.00 FEET, THENCE N.01°07'00"E, A DISTANCE OF 125.00 FEET, THENCE S.00°29'27"E, A DISTANCE OF 485.27 FEET TO THE POINT OF BEGINNING.

CONTAINING: 454,859 SQUARE FEET OR 15.907 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**

- EASEMENTS, RIGHT-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY FOUNDERS TITLE, DATED MAY 11, 2018.
- THIS SURVEY IS LIMITED TO ABOVE-GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC. (INTERIOR OCCUPATION NOT LOCATED).
- BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'37"E. THE GRID BEARINGS, AS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 17) FOR THE EAST ZONE OF FLORIDA. GRID BASIS OF BEARINGS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 90).
- THE SUBJECT PROPERTY LIES WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, WHERE THE FLOOD ZONE IS UNDETERMINED AT THE TIME OF THIS SURVEY.
- THE SURVEY IS BASED ON PREVIOUS FIELD SURVEYS, DOCUMENTS OF RECORD, FOUND MONUMENTS, EXHIBITS, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. IMPROVEMENTS LIKE UTILITIES UNDER CONSTRUCTION ARE NOT LOCATED FOR THE PURPOSE OF SHOWING THE BOUNDARY OF A PROPOSED PLAT.
  - THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR CALLERY JUDOS GROVES:
    - THE "M" CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 138.
    - BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDOS GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO. 04-106-1010), DATED OCTOBER 5, 2007.
    - SKETCH OF SURVEY, PREPARED BY E.M. HARRIS, DATED MARCH 5, 1965.
  - ALL BEARINGS AND DISTANCES (UNLESS STATED SURVEY FEET) AS SHOWN HEREON ARE AS DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED. MEASUREMENTS MADE ARE TO THE ACCURACY STANDARD OF SUBSTRAN OR 1 FOOT IN 1500 FEET.
  - RD AND ZWCD EASEMENTS WITHIN BOUNDARY HAVE BEEN RELEASE PER O.R. 25064, PG. 095.

**EASEMENTS AND OTHER MATTERS AFFECTING TITLE:**

- TERMS, CONDITIONS, RIGHTS AND RESERVATIONS CONTAINED IN THAT AGREEMENT BETWEEN WEST PALM BEACH WATER COMPANY AND INDIAN TRAIL RANCH, INC., RECORDED SEPTEMBER 25, 1955, IN OFFICIAL RECORDS BOOK 1156, PAGE 38 AND THAT DEED BETWEEN INDIAN TRAIL RANCH, INC. AND THE CITY OF WEST PALM BEACH, RECORDED IN OFFICIAL RECORDS BOOK 1158, PAGE 98 TOGETHER WITH AND AFFECTED BY ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1838 AND AGREEMENT BETWEEN CITY OF WEST PALM BEACH AND CITY NATIONAL BANK OF MIAMI BEACH, TRUSTEE, RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1838, THAT ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 1849, PAGE 1164 AND BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1803, GUO CLAIM DEED AND AGREEMENT FOR RESERVATION OF RIGHTS, RECORDED IN OFFICIAL RECORDS BOOK 1849, PAGE 1165, AND PARTIAL RELEASE OF EASEMENTS AND RESERVATIONS OF RIGHTS, RECORDED FEBRUARY 3, 2016, IN OFFICIAL RECORDS BOOK 2804, PAGE 585, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND THE SEMINOLE IMPROVEMENT DISTRICT, RECORDED APRIL 26, 2006, IN OFFICIAL RECORDS BOOK 2052, PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- MATTERS AS CONTAINED ON THAT CERTAIN PLAT OF TOWN CENTER PARKWAY NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE 106 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY PALM FLORIDA WATER MANAGEMENT DISTRICT, RECORDED AUGUST 13, 2016, IN OFFICIAL RECORDS BOOK 2737, PAGE 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE, RECORDED JANUARY 18, 2018, IN OFFICIAL RECORDS BOOK 2958, PAGE 1086 AND CORRECTIVE WESTLAKE COMMUNITY FOUNDATION FEE, RECORDED JANUARY 24, 2018, IN OFFICIAL RECORDS BOOK 2969, PAGE 1177, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- DECLARATION OF RESTRICTIONS, COVENANTS, AND EASEMENTS FOR WESTLAKE RESIDENCES, RECORDED JANUARY 18, 2018, IN OFFICIAL RECORDS BOOK 2958, PAGE 786 TOGETHER WITH FIRST ASSIGNMENT TO DECLARATION, RECORDED MAY 1, 2018, IN OFFICIAL RECORDS BOOK 2818, PAGE 284, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- COLLATERAL ASSIGNMENT OF DECLARANT RIGHTS BY AND BETWEEN MINTO PBLI LLC AND WELLS FARGO BANK, NATIONAL ASSOCIATION, RECORDED JANUARY 25, 2018, IN OFFICIAL RECORDS BOOK 28911, PAGE 873, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

**SKY COVE SOUTH - PHASE 1B BOUNDARY SURVEY**

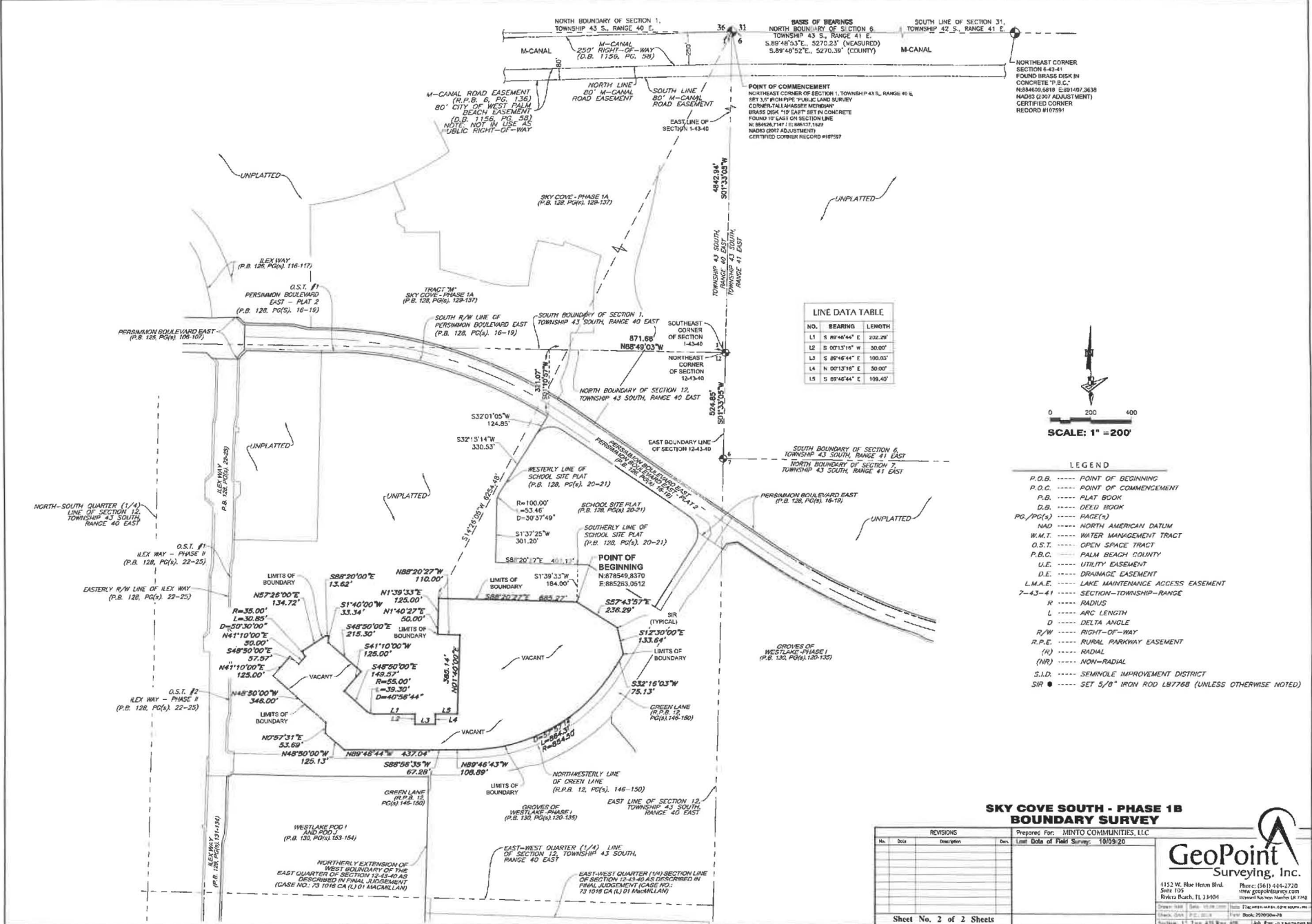
REVISIONS		Prepared For:	MINTO COMMUNITIES, LLC
No.	Date	Description	Lead (Date of Field Survey): 10/09/20

**SURVEYOR'S CERTIFICATE**  
 This certifies that a survey of the herein described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61-70200, Florida Administrative Code, pursuant to Section 472207, Florida Statute.

Luis J. Ortiz  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER No. **LS7806**  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL NOTED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Sheet No. 1 of 2 Sheets

**GeoPoint Surveying, Inc.**  
 4152 W. Blue Heron Blvd., Suite 105, Boca Raton, FL 33434  
 Phone: (561) 444-2720, Fax: (561) 444-2720, www.geo-point.com, Email: info@geo-point.com  
 Florida License No. 0001826, Professional Seal No. 0001826  
 P.O. Box 702020-28, Boca Raton, FL 33434  
 License No. 11, Fee: \$45 Reg. 40E, Job No. 18-0001826-001



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 89°40'44\"	232.20'
L2	S 00°13'16\"	30.00'
L3	S 89°46'44\"	100.00'
L4	N 00°13'19\"	30.00'
L5	S 89°40'44\"	109.40'



- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
  - P.O.C. ----- POINT OF COMMENCEMENT
  - P.B. ----- PLAT BOOK
  - D.B. ----- DEED BOOK
  - PG./PG(S) ----- PAGE(S)
  - NAD ----- NORTH AMERICAN DATUM
  - W.M.T. ----- WATER MANAGEMENT TRACT
  - O.S.T. ----- OPEN SPACE TRACT
  - P.B.C. ----- PALM BEACH COUNTY
  - U.E. ----- UTILITY EASEMENT
  - D.E. ----- DRAINAGE EASEMENT
  - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
  - 7-43-41 ----- SECTION-TOWNSHIP-RANGE
  - R ----- RADIUS
  - L ----- ARC LENGTH
  - D ----- DELTA ANGLE
  - R/W ----- RIGHT-OF-WAY
  - R.P.E. ----- RURAL PARKWAY EASEMENT
  - (R) ----- RADIAL
  - (NR) ----- NON-RADIAL
  - S.I.D. ----- SEMICIRCLE IMPROVEMENT DISTRICT
  - SIR ----- SET 5/8\"

**SKY COVE SOUTH - PHASE 1B  
SURVEY**

REVISIONS		
No.	Date	Description

Prepared For: MINTO COMMUNITIES, LLC  
 Date of Field Survey: 10/09/20

**GeoPoint**  
 Surveying, Inc.

1152 W. Rite-Heron Blvd. Phone: (414) 644-2720  
 Suite 100 www.geopointsurvey.com  
 Riverside Park, IL 61041 Email: info@geopointsurvey.com

Sheet No. 2 of 2 Sheets

Exhibit 'C'  
SKY COVE SOUTH PHASE 1B  
PLAT

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# SKY COVE SOUTH - PHASE 1 B

A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "N", SKY COVE SOUTH - PHASE 1 A, PLAT BOOK \_\_\_\_, PAGES \_\_\_\_, THROUGH \_\_\_\_, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA | COUNTY OF PALM BEACH | S.S.  
THIS INSTRUMENT WAS FILED FOR RECORD AT \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020 AND DULY RECORDED IN PLAT BOOK NO. \_\_\_\_\_ ON PAGE \_\_\_\_\_.

SHARON R. BOCK, CLERK AND COMPTROLLER  
BY: \_\_\_\_\_ O.C.

CLERK'S SEAL

### OPEN SPACE TRACTS

TRACTS O.S.T. #19 AND O.S.T. #20, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SKY COVE SOUTH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

### UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY RIGHTS AND EASEMENTS ESTABLISHED BY OR RESERVED BY THIS PLAT ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT. A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTERS 189 AND 296, FLORIDA STATUTES, 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 ("FP&L"), A NON-EXCLUSIVE EASEMENT FOREVER OVER, UNDER, IN, ON, UPON AND ACROSS THE UTILITY EASEMENTS DESCRIBED ON THE PLAT, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT, AND APPURTENANT ABOVE-GROUND EQUIPMENT) TO BE INSTALLED FROM TIME TO TIME TOGETHER WITH THE RIGHT TO PERMIT FLORIDA POWER & LIGHT TO ATTACH OR PLACE WIRES TO OR WITHIN ANY FACILITIES HEREUNDER, AND LAY CABLE AND CONDUIT WITHIN THE EASEMENT AREA AND TO OPERATE THE SAME FOR FLORIDA POWER & LIGHT'S COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE, AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES.

### DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE. CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR DRAINAGE PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

### DRAINAGE EASEMENTS (PRIVATE)

THE 120 FEET DRAINAGE EASEMENTS (PRIVATE) AS SHOWN HEREON ARE HEREBY DEDICATED TO SKY COVE SOUTH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE. CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR DRAINAGE PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, SKY COVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND THE CITY OF WESTLAKE HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE AUTHORITY OF ITS MEMBERS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

### 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 \_\_\_\_\_, 20\_\_\_\_, BY HARRY L. POSIN AS PRESIDENT FOR SKY COVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

### 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 \_\_\_\_\_, 20\_\_\_\_, BY GARY BROWN, AS PRESIDENT FOR SKY COVE SOUTH HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

### MY COMMISSION EXPIRES:

\_\_\_\_\_  
(PRINT NAME) - NOTARY PUBLIC

### (S&A)

### ACCEPTANCE BY DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AND HEREBY JOINS IN AND CONSENTS TO THE UTILITY EASEMENTS DEDICATION, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### WITNESS:

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

### PRINT NAME:

BY: SCOTT MASSEY, PRESIDENT

### PRINT NAME:

\_\_\_\_\_  
(PRINT NAME) - NOTARY PUBLIC

### WITNESS:

\_\_\_\_\_  
(PRINT NAME) - NOTARY PUBLIC

### FAINT NAME:

\_\_\_\_\_  
(PRINT NAME) - NOTARY PUBLIC

### 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 \_\_\_\_\_, 20\_\_\_\_, BY SCOTT MASSEY AS PRESIDENT FOR 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.

### MY COMMISSION EXPIRES:

\_\_\_\_\_  
(PRINT NAME) - NOTARY PUBLIC

### (S&A)

### ACCEPTANCE BY DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

SKY COVE SOUTH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREIN, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### WITNESS:

SKY COVE SOUTH HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT-FOR-PROFIT

### PRINT NAME:

BY: GARY BROWN, PRESIDENT

### WITNESS:

\_\_\_\_\_  
(PRINT NAME) - NOTARY PUBLIC

### PRINT NAME:

\_\_\_\_\_  
(PRINT NAME) - NOTARY PUBLIC

### 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 \_\_\_\_\_, 20\_\_\_\_, BY GARY BROWN, AS PRESIDENT FOR SKY COVE SOUTH HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

### MY COMMISSION EXPIRES:

\_\_\_\_\_  
(PRINT NAME) - NOTARY PUBLIC

### (S&A)

SKY COVE, LLC SEMINOLE IMPROVEMENT DISTRICT CITY OF WESTLAKE ACCEPTANCE SKY COVE SOUTH HOMEOWNERS ASSOCIATION

### SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "A 1 1/2" BRASS DISK STAMPED "PRM 18786" SET IN A 4"x4" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "A MAGNETIC NAIL AND DISK STAMPED "PCP 18786". MONUMENTS ARE SHOWN AS THUS: "A 1/2" IRON ROD WITH CAL STAMPED "L1786". (UNLESS OTHERWISE NOTED)
- BOUNDARY SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S 87° 45' 12" E BEARING SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83).
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR SEMINOLE IMPROVEMENT DISTRICT APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY. ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY. AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITYS BEING DETERMINED BY USE RIGHTS GRANTED.
- COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM - NAD 83 2011 ADJUSTMENT ZONE - FLORIDA EAST LINE UNITS - 12 SURVEY FEET COORDINATE SYSTEM - 1983 STATE PLANE TRUE/IRON - TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR 1.000 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE FLT BEARING = GRID BEARING NO ROTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

### SURVEYOR & MATTERS 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 (PLAINTS) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("PCP'S") AND MONUMENTS ACCORDING TO SEC. 177(9)(f), F.S., WILL BE SET UNDER THE QUARTERS POSTED WITH THE CITY OF WESTLAKE FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF WESTLAKE, FLORIDA.

### DATE:

GARY A. RAGER, P.S.M.  
LICENSE NO. 15493  
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY  
GARY A. RAGER, P.S.M.  
15493 STATE OF FLORIDA  
GEOPUNT SURVEYING, INC.  
4152 WEST BLUE HERON BOULEVARD, SUITE 105,  
BUTTER BEACH, FLORIDA 33404  
CERTIFICATE OF AUTHORIZATION NO. 187768

4152 W. Blue Heron Blvd.  
Suite 105  
Butter Beach, FL 33404  
Phone: (561) 444-2720  
www.geopointsurvey.com  
Email: gary@geopointsurvey.com

Sheet No. 1 of 5 Sheets



# SKY COVE SOUTH - PHASE 1 B

A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE,  
PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "N", SKY COVE SOUTH - PHASE 1 A,  
PLAT BOOK \_\_\_, PAGES \_\_\_ THROUGH \_\_\_, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

**CITY OF WESTLAKE'S 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 \_\_\_\_\_ 200\_. IN ACCORDANCE WITH SEC. 173.07(2), F.S. AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 173.09(1), F.S.

ATTEST: CITY MANAGER, KJN CASSELL BY: CITY MAYOR, ROGER MANNING

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

WE, HB TITLE OF FLORIDA, INC., A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN SKY COVE, LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS DUE AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: \_\_\_\_\_ HARRY BINNIE, PRESIDENT, HB TITLE OF FLORIDA, INC.

**MORTGAGEE'S JOINER AND CONSENT**

STATE OF FLORIDA  
COUNTY OF DUVAL

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 RECORD BOOK \_\_\_\_\_ AT PAGE(S) \_\_\_\_\_ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 200\_.

TO BANK, N.A.,  
A NATIONAL BANKING ASSOCIATION.

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRESIDENT OR VICE PRESIDENT

PRINT NAME: \_\_\_\_\_

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 \_\_\_\_\_ 20\_\_\_\_ BY \_\_\_\_\_ AS (PRESIDENT) (VICE-PRESIDENT) FOR TD BANK, N.A., A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE ASSOCIATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_ SIGNATURE \_\_\_\_\_

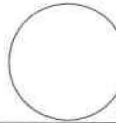
(PRINT NAME) - NOTARY PUBLIC

(SEAL)

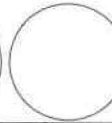
**AREA TABULATION (IN ACRES)**

SINGLE FAMILY LOTS (96 LOTS):	13.151
ROADWAY TRACT (TRACT "A"):	0.765
ROADWAY TRACT (TRACT "B"):	1.859
OPEN SPACE TRACT #1:	0.867
OPEN SPACE TRACT #2:	0.085
<b>TOTAL ACRES, MORE OR LESS:</b>	<b>15.917</b>

MORTGAGEE'S JOINER AND CONSENT



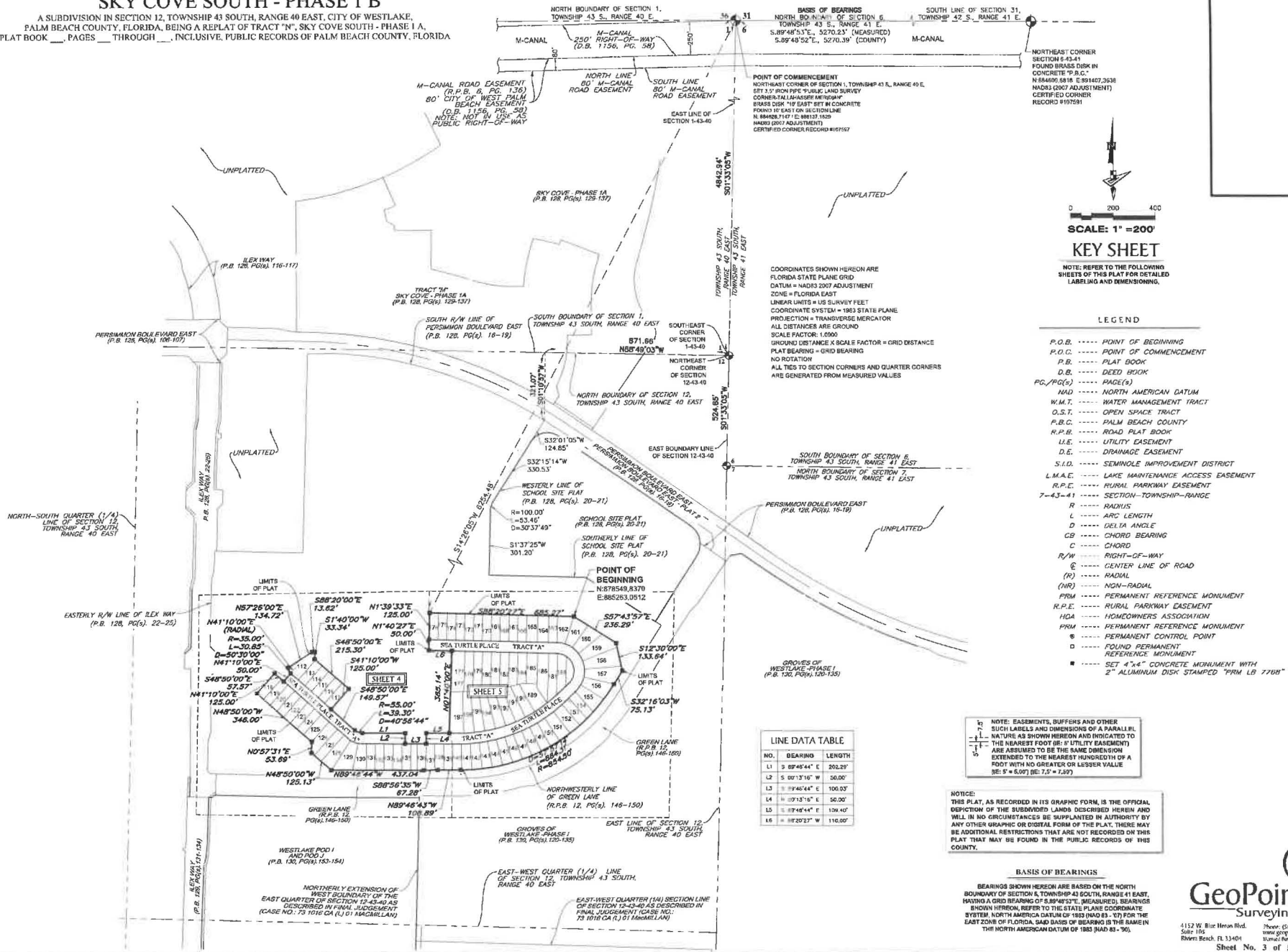
CITY OF WESTLAKE APPROVAL



4152 W. Blue Heron Blvd.  
Suite 105  
Riviera Beach, FL 33404  
Phone: (888) 444-2720  
www.geopointinc.com  
Licensed Surveyor Number 187364

# SKY COVE SOUTH - PHASE 1 B

A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "N", SKY COVE SOUTH - PHASE 1 A, PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



0 200 400  
**SCALE: 1" = 200'**  
**KEY SHEET**  
 NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

- LEGEND**
- P.O.B. .... POINT OF BEGINNING
  - P.O.C. .... POINT OF COMMENCEMENT
  - P.B. .... PLAT BOOK
  - D.B. .... DEED BOOK
  - PG./PG(s) .... PAGE(S)
  - NAD .... NORTH AMERICAN DATUM
  - W.M.T. .... WATER MANAGEMENT TRACT
  - O.S.T. .... OPEN SPACE TRACT
  - P.B.C. .... PALM BEACH COUNTY
  - R.P.B. .... ROAD PLAT BOOK
  - U.E. .... UTILITY EASEMENT
  - D.E. .... DRAINAGE EASEMENT
  - S.I.D. .... SEMINOLE IMPROVEMENT DISTRICT
  - L.M.A.E. .... LAKE MAINTENANCE ACCESS EASEMENT
  - R.P.E. .... RURAL PARKWAY EASEMENT
  - 7-43-41 .... SECTION-TOWNSHIP-RANGE
  - R .... RADIUS
  - L .... ARC LENGTH
  - D .... DELTA ANGLE
  - CB .... CHORD BEARING
  - C .... CHORD
  - R/W .... RIGHT-OF-WAY
  - CL .... CENTER LINE OF ROAD
  - (R) .... RADIAL
  - (NR) .... NON-RADIAL
  - FRM .... PERMANENT REFERENCE MONUMENT
  - R.P.E. .... RURAL PARKWAY EASEMENT
  - HGA .... HOMEOWNERS ASSOCIATION
  - FRM .... PERMANENT REFERENCE MONUMENT
  - FRM .... PERMANENT CONTROL POINT
  - Q .... FOUND PERMANENT REFERENCE MONUMENT
  - .... SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "FRM LB 7708"

**LINE DATA TABLE**

NO.	BEARING	LENGTH
L1	S 89°45'44" E	202.29'
L2	S 00°13'16" W	50.00'
L3	N 74°44'44" E	100.03'
L4	S 7°15'16" E	30.00'
L5	N 89°48'43" E	100.40'
L6	N 82°20'12" W	110.00'

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT OR 1/8" (UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (BE 0" & 0.00") (BE 0.25" & 0.25")

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL EXPRESSION OF THE SUBORDINATE LABORS 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 THIS COUNTY.

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S 89°45'44" E. (MEASURED) BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - '83) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '83).

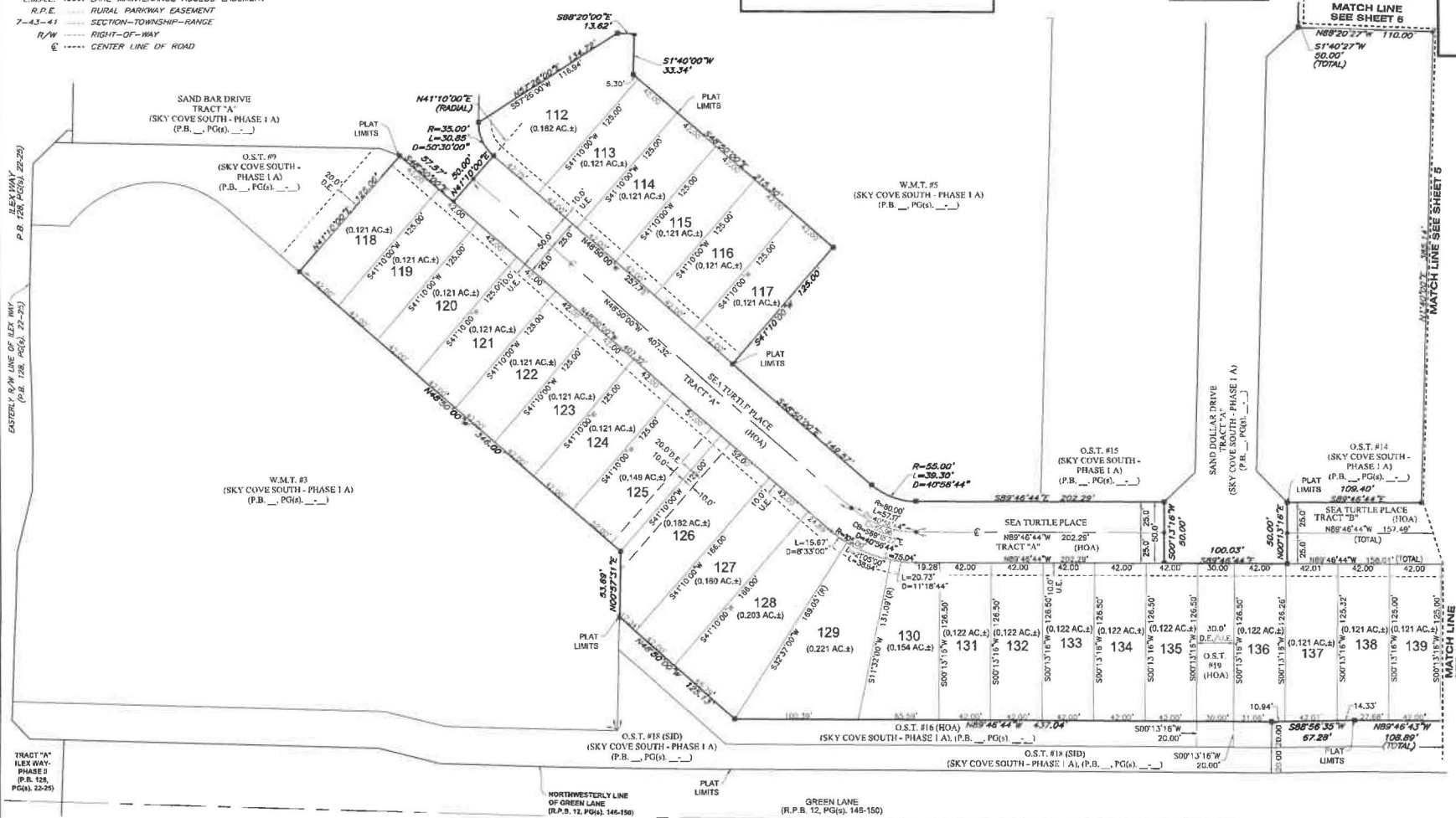
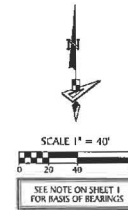
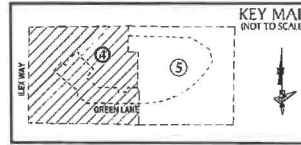
**GeoPoint**  
 Surveying, Inc.  
 4112 W. Blue Heron Road, Suite 105, Palm Beach, FL 33409  
 Phone: (561) 444-3720  
 www.geopointsurvey.com  
 License: Professional Surveyor 131774  
 Sheet No. 3 of 5 Sheets

LEGEND

- P.O.B. .... POINT OF BEGINNING
- P.O.C. .... POINT OF COMMENCEMENT
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- (R) .... RADIAL
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- PRM .... PERMANENT REFERENCE MONUMENT
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- D .... DELTA ANGLE
- CB .... CHORD BEARING
- C .... CHORD
- ⊙ .... PERMANENT CONTROL POINT
- ⊙ .... PERMANENT REFERENCE MONUMENT
- .... SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

SKY COVE SOUTH - PHASE I B

A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 46 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "N", SKY COVE SOUTH - PHASE I A. PLAT BOOK \_\_, PAGES \_\_ THROUGH \_\_, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



EASTERN B.P.W. LINE OF KEY WAY (P.B. 126, PG(s) 22-23)

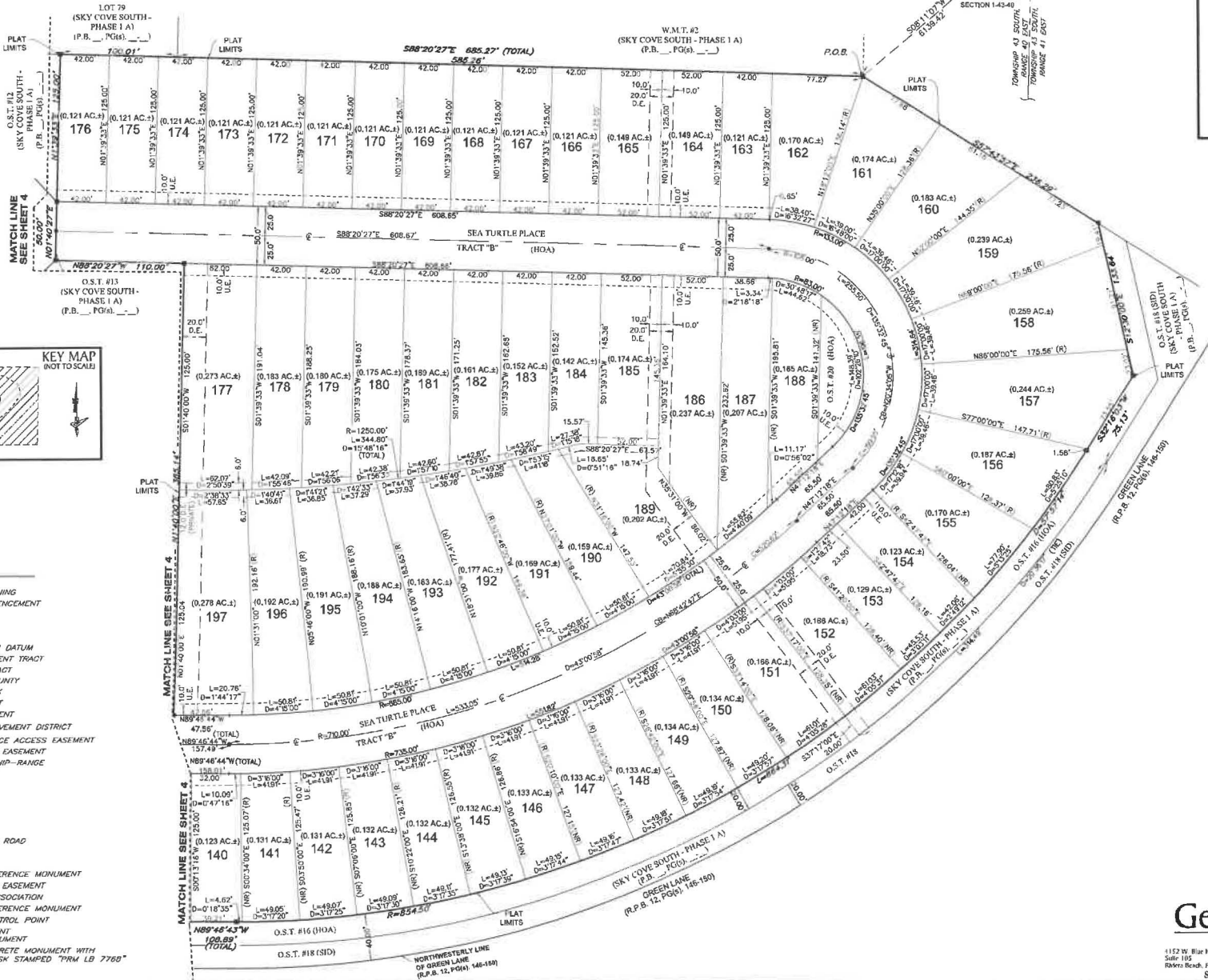
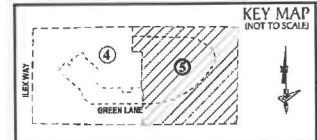
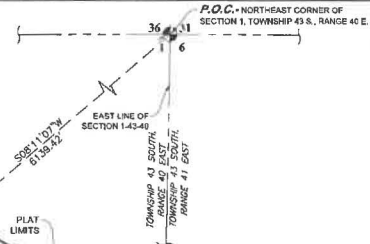
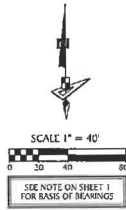
TRACT "A" ILEX WAY - PHASE I (P.B. 126, PG(s) 22-25)

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 5

# SKY COVE SOUTH - PHASE I B

A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "N", SKY COVE SOUTH - PHASE I A, PLAT BOOK \_\_\_\_, PAGES \_\_\_\_, THROUGH \_\_\_\_, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



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  - PCP .... PERMANENT CONTROL POINT
  - FOUN. .... FOUND PERMANENT REFERENCE MONUMENT
  - SET 4 3/4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"