RESOLUTION 2021-11

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR CRESSWIND PALM BEACH PHASE 3, BEING A REPLAT OF 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 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, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, KH Westlake, LLC, a Florida Limited Liability Company, as the Owner has requested approval for the Cresswind Palm Beach Phase 3, being a replat of 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 portion 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, in the City of Westlake, Palm Beach County, containing approximately 51.4294 acres as described in Exhibit "A", attached hereto; and

WHEREAS, the City of Westlake has the exclusive jurisdiction to approve the plat and 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 C", 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 Land Development Regulations and Florida law.

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

- Section 1: **INCORPORATION.** The above recitals are true and correct and are incorporated herein by this reference.
- Section 2: CITY COUNCIL APPROVALS. The City Council for the City of Westlake hereby approves the final plat, "Exhibit B" and boundary survey, "Exhibit C" for the Cresswind Palm Beach Phase 3, as described in the attached Exhibit "A", containing approximately 51.4294 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.

Section 3. **RECORDATION.** 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: SCRIVENER'S ERRORS. This Resolution can be renumbered or re-lettered and typographical errors and clarification of ambiguous wording that do not affect the intent can be corrected with the authorization of the City Manager and City Attorney without the need for public hearing.

Section 5: **EFFECTIVE DATE.** This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this LOT day of April, 2021.

PUBLISHED on this 30th day of April

in the Palm Beach Post

City of Westlake

Roger Manning, Mayor

Zole Burgess, City Clerk

Approved as to Form and Sufficiency

Jacob HIOWIZ City Attorney

(PRINT NAME)

CRESSWIND PALM BEACH PHASE 3

BEING A REPLAT OF A PORTION OF O.S.T. 2D, 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. UNDLEY

OF

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

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BY: VK JV4, LLC A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA ITS MANAGER

BY: KH HOLDCO, LLC A FLORIDA UMITED LIABILITY COMPANY ITS MANAGER

BY: THE KOLTER GROUP, LLC A FLORIDA UNITED LIBILITY COMPANY

WITNESS:		
PRINT NAME	BY,	
WITNESS:		MANAGER

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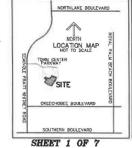
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STATE OF FLORIDA
COUNTY OF PALM BEACH
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BY: DEPUTY CLERK

CLERK OF THE CIRCUIT COURT



STRICLE FAMILY LOTS	27,4296 ACRES
ROADWAY TRACT	B.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

AREA TABULATION

CITY OF WESTLAKE APPROVAL*

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THE KOLTER GROUP, LLC

TITLE CERTIFICATION:

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SURVEYOR & MAPPER'S CERTIFICATE:

	DAVID P. LINDLEY PROFESSIONAL LAND SURVEYOR #5009 STATE OF FLORIDA LB #5391
CITY OF WESTLAKE	SURVEYOR
WESTLAKE	SURVEYOR

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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

CAULFIELD & WHEELER INC.
SURVEYORS - ENDINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100

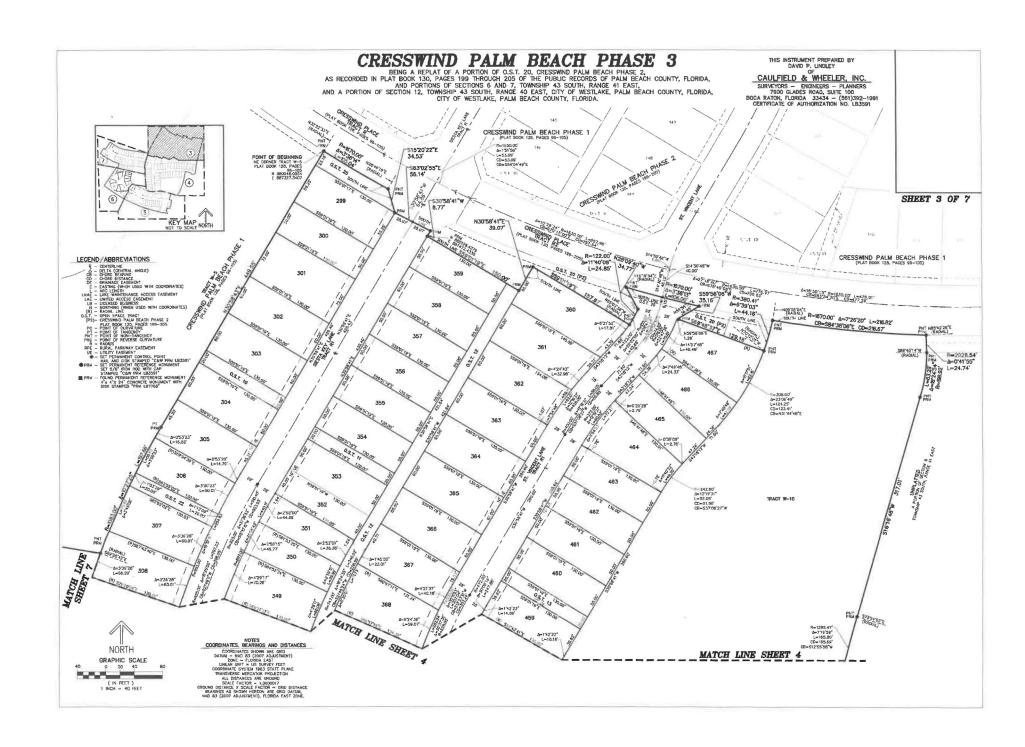
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CERTIFICATE OF AUTHORIZATION NO. LB3591

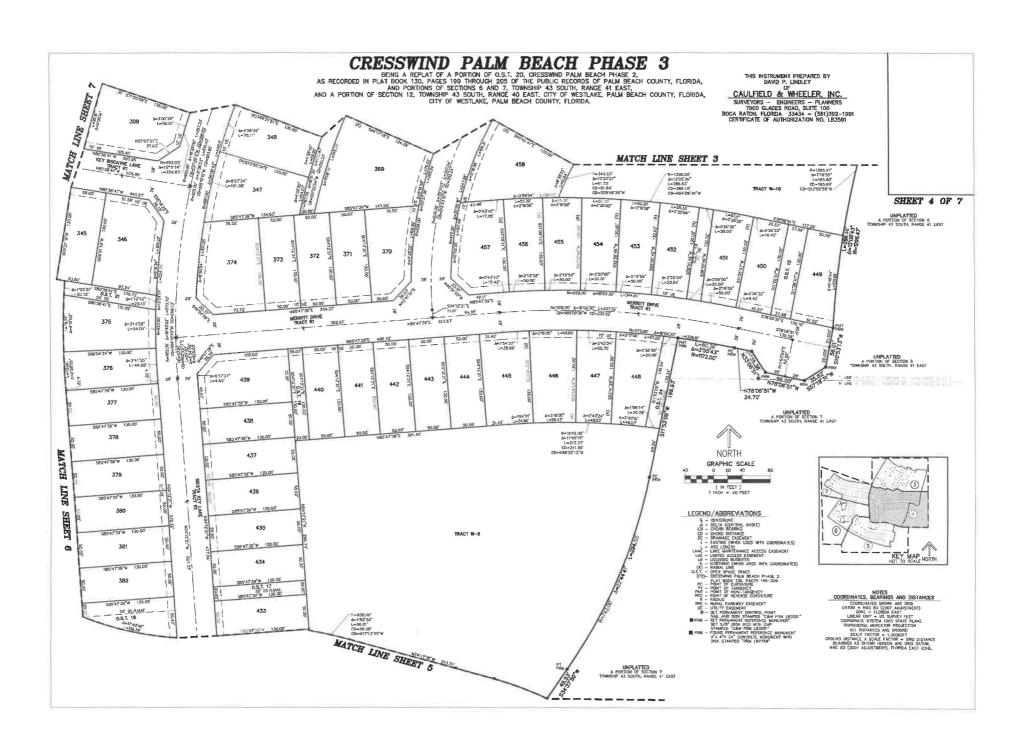
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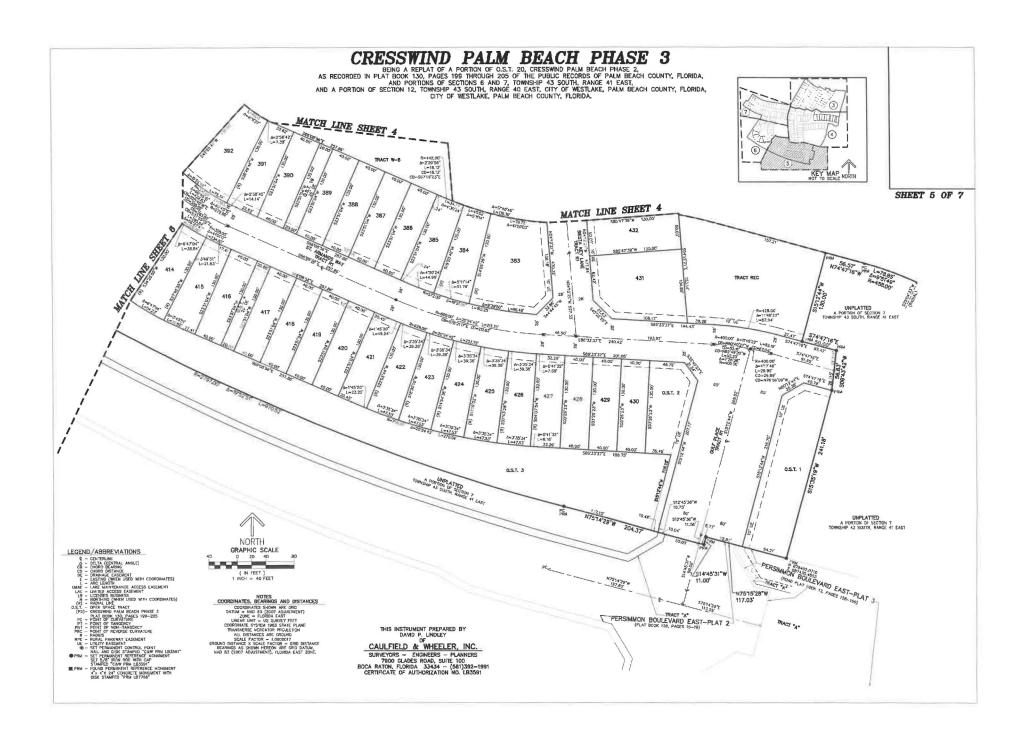
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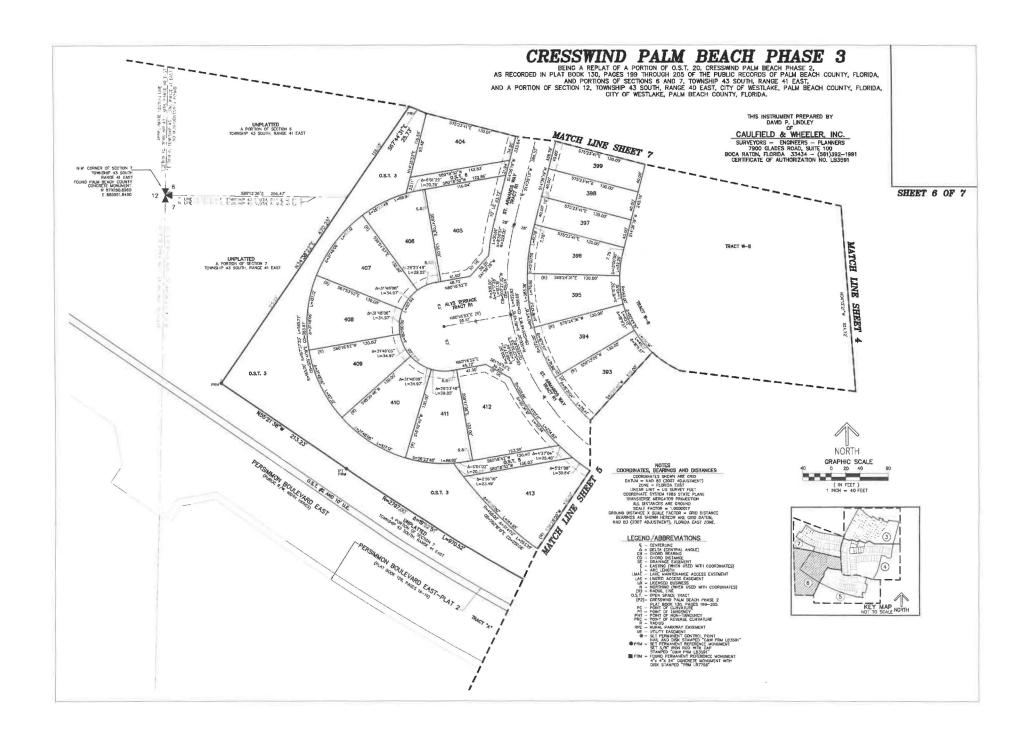


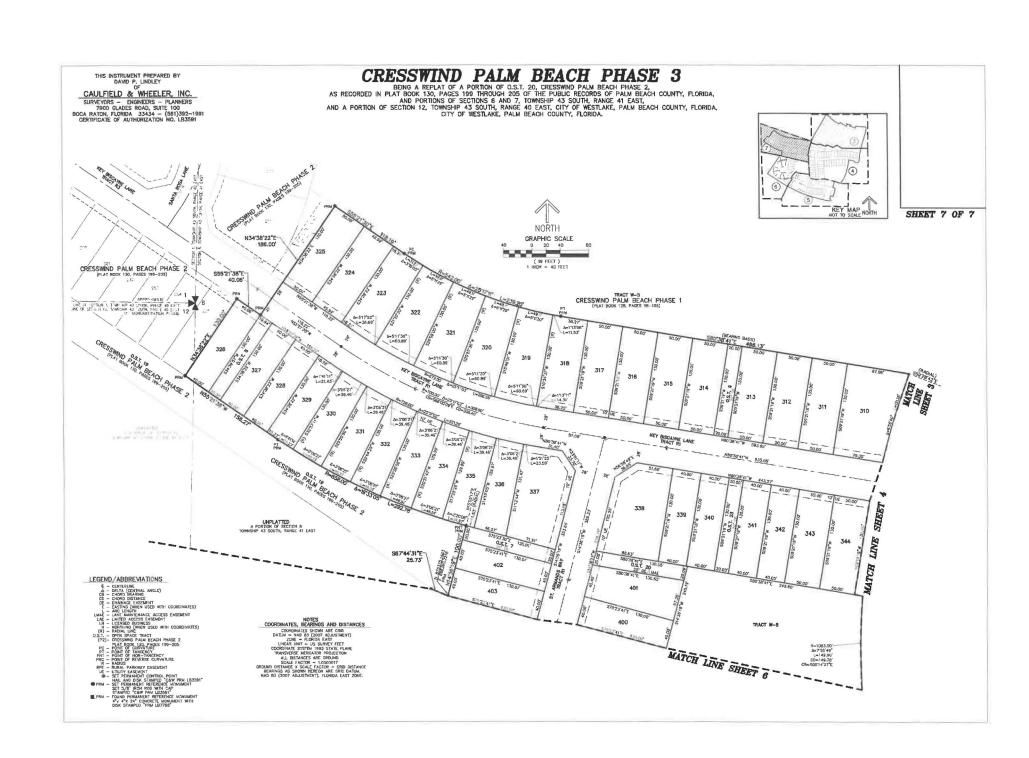












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CAULFIELD & WHEELER, INC.
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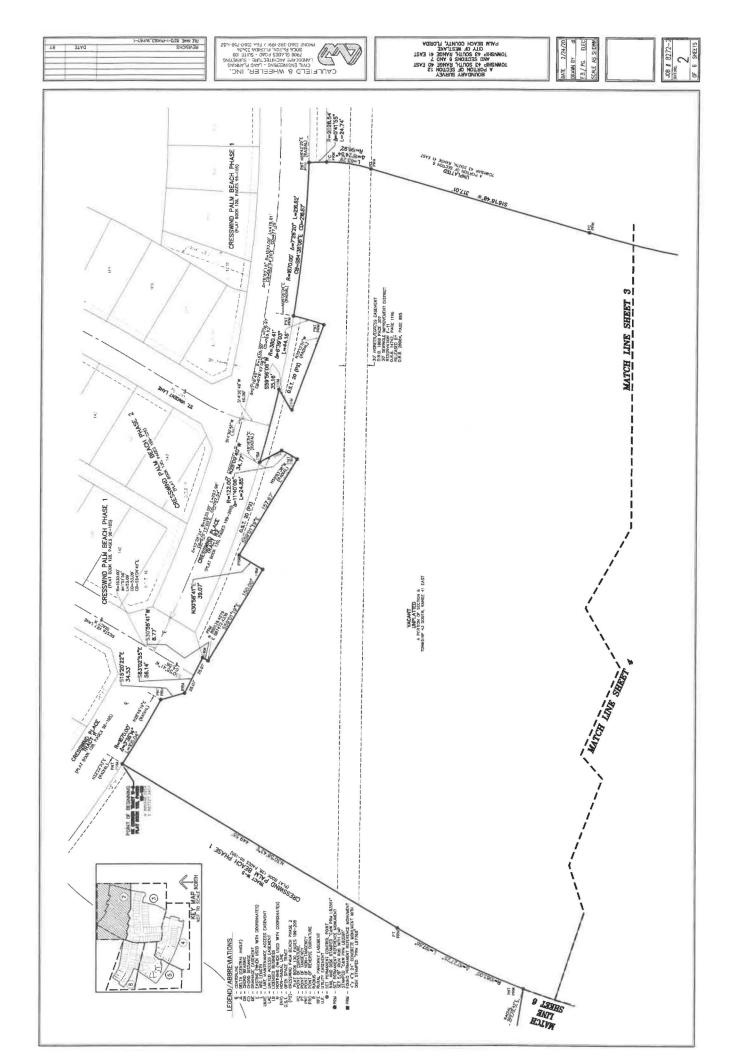
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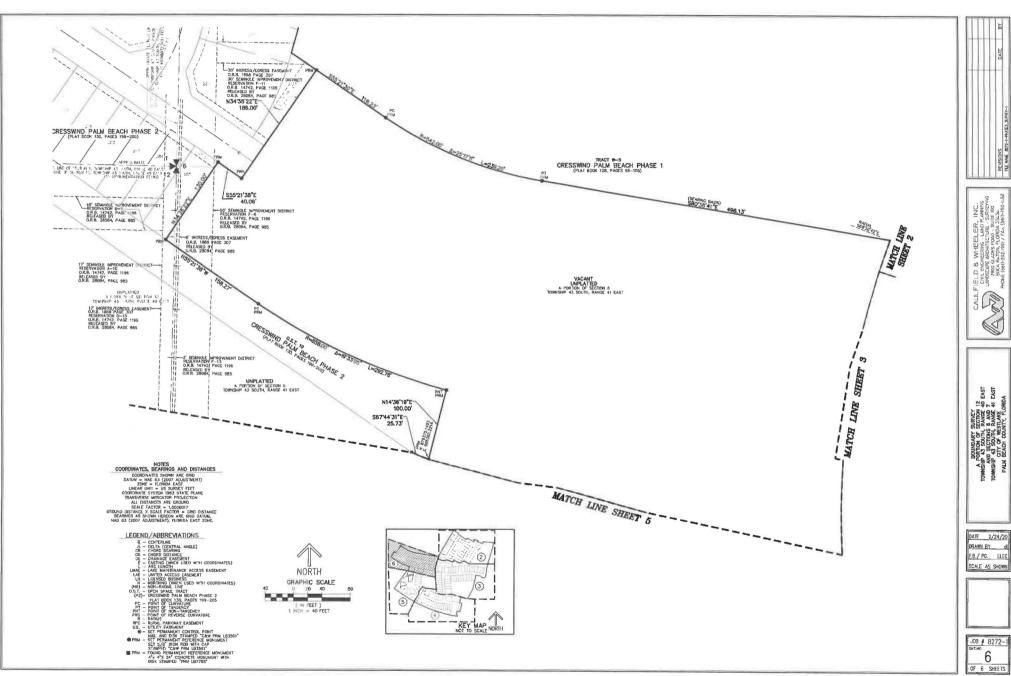


Exhibit "A" Legal Description Cresswind Palm Beach Phase 3

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