

**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.**

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**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.

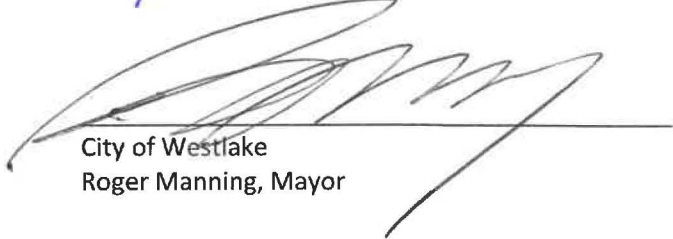
Section 3. **RECORDATION.** The applicant shall provide a certified copy of the recorded plat and the applicant shall cover the costs of recording the plat in the public records in and for Palm Beach County Florida.

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 10<sup>th</sup> day of ~~April~~, 2021.  
may

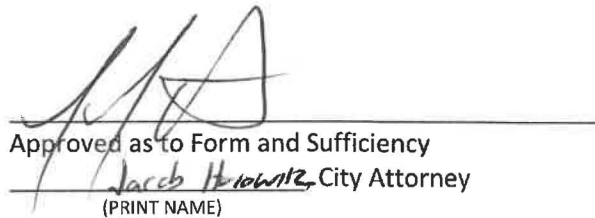
**PUBLISHED** on this 30<sup>th</sup> day of April in the Palm Beach Post.



City of Westlake  
Roger Manning, Mayor



Zole Burgess, City Clerk



Approved as to Form and Sufficiency  
Jacob H.owitz, City Attorney  
(PRINT NAME)



# 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  
7800 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1891  
CERTIFICATE OF AUTHORIZATION NO. LB3581

**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: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

BY: \_\_\_\_\_  
THOMAS C. WALKER  
SENIOR VICE PRESIDENT

**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: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

BY: \_\_\_\_\_  
WAYNE SOUBAN  
PRESIDENT

**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 C. 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.

(SEAL)

NOTARY PUBLIC  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

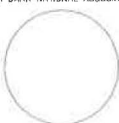
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY WAYNE SOUBAN AS PRESIDENT OF CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS [ ] PERSONALLY KNOWN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

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

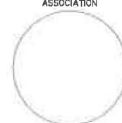
(SEAL)

NOTARY PUBLIC  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_

U.S. BANK NATIONAL ASSOCIATION



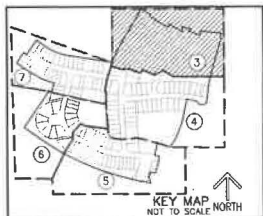
HOMEOWNERS ASSOCIATION



# 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.

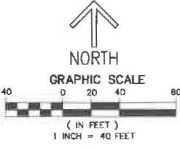
THIS INSTRUMENT PREPARED BY  
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7800 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591



SHEET 3 OF 7

### LEGEND/ABBREVIATIONS

- CL CENTERLINE
- Δ DELTA (CENTRAL ANGLE)
- CHORD BEARING
- CD CHORD DISTANCE
- CE EASEMENT
- E EASTING (WHEN USED WITH COORDINATES)
- ARC LENGTH
- LW LARGE MAINTENANCE ACCESS EASEMENT
- LA 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
- PRC POINT OF REVERSE CURVATURE
- R RADIUS
- RPC RURAL PARKWAY EASEMENT
- UE UTILITY EASEMENT
- SET FURNISHMENT 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 LB3591"



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 = 1.000007  
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID BEARINGS  
NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

MATCH LINE SHEET 4

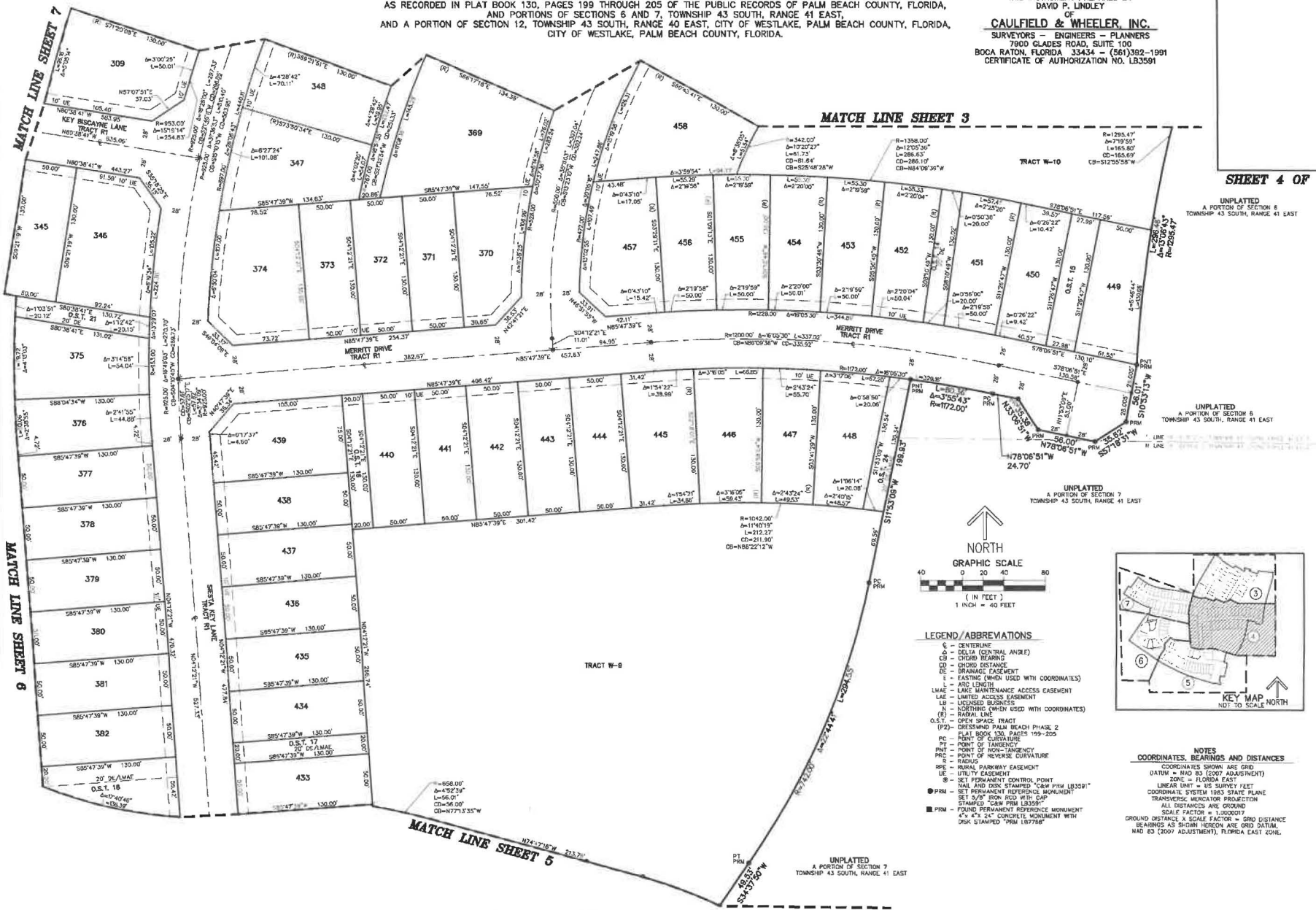
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AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

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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

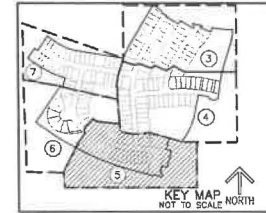
UNPLATTED  
A PORTION OF SECTION 7  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

- LEGEND/ABBREVIATIONS**
- C = CENTERLINE
  - DA = DELTA (CENTRAL ANGLE)
  - DB = CHORD BEARING
  - CD = CHORD DISTANCE
  - DE = DRAINAGE EASEMENT
  - FE = EASEMENT (WHEN USED WITH COORDINATES)
  - L = ARC LENGTH
  - LMAE = LANE MAINTENANCE ACCESS EASEMENT
  - LAE = LIMITED ACCESS EASEMENT
  - LB = LICENSED BUSINESS
  - N = NORTHING (WHEN USED WITH COORDINATES)
  - NS = NORTH-SOUTH
  - OS.T. = OPEN SPACE TRACT
  - (P2) = PLAT BOOK 130, PAGES 199-205
  - PC = POINT OF CURVATURE
  - PI = POINT OF INTERSECTION
  - PR = POINT OF REVERSE CURVATURE
  - R = RADIUS
  - RPE = RURAL PARKWAY EASEMENT
  - UE = UTILITY EASEMENT
  - UC = UTILITY CONTROL POINT
  - NS = SET PERMANENT CONTROL POINT
  - NAL AND DISK STAMPED "C&W P.M. LB3591"
  - SET PERMANENT REFERENCE MONUMENT
  - SET 5/8" IRON ROD WITH CAP
  - STAMPED "C&W P.M. LB3591"
  - FOUND PERMANENT REFERENCE MONUMENT
  - 4" x 4" CONCRETE MONUMENT WITH
  - DISK STAMPED "P.M. LB3591"

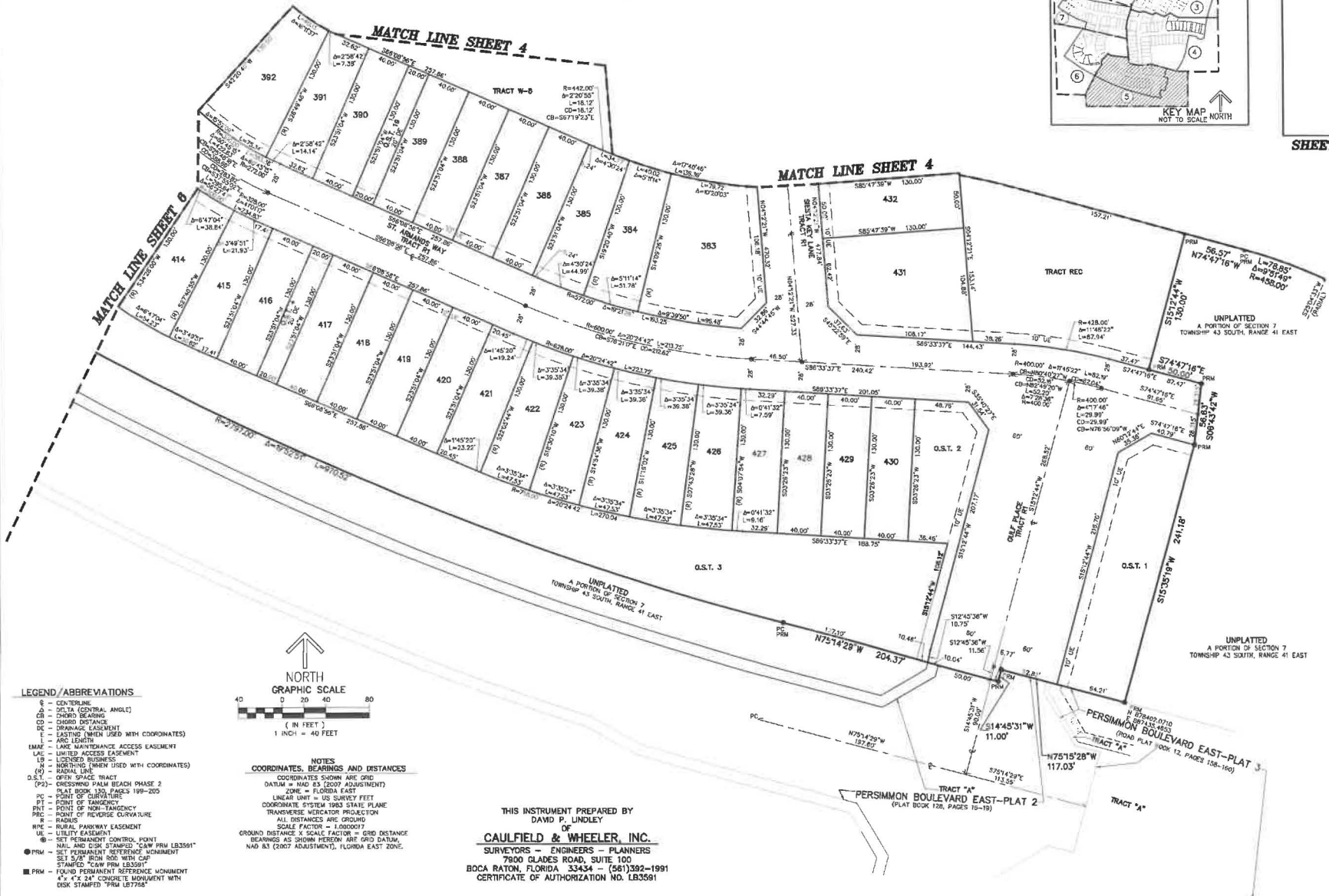
**NOTES**  
COORDINATES, BEARINGS AND DISTANCES  
COORDINATES SHOWN ARE GRID  
(GATW + NAD 83 FOOT ADJUSTMENT)  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.000007  
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE  
NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

# CRESSWIND PALM BEACH PHASE 3

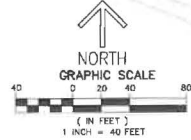
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CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



SHEET 5 OF 7



- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
  - DA - DELTA (CENTRAL ANGLE)
  - DB - BORD BEARING
  - ED - GRID DISTANCE
  - EB - SPRAWL EASEMENT
  - E - EASEMENT
  - L - LOT LENGTH
  - EMAF - EASEMENT MAINTENANCE ACCESS EASEMENT
  - LA - LIMITED ACCESS EASEMENT
  - LB - LICENSED BUSINESS
  - MA - METERS (WHEN USED WITH COORDINATES)
  - N - NADAL LINE
  - (N) - OPEN SPACE TRACT
  - (PS) - CRESSWIND PALM BEACH PHASE 2
  - PC - POINT OF CURVATURE
  - PT - POINT OF TANGENCY
  - PNT - POINT OF NON-TANGENCY
  - PRC - POINT OF RICHARD CURVATURE
  - R - RADIUS
  - RPE - RURAL PARKWAY EASEMENT
  - UE - UTILITY EASEMENT
  - CP - SET PERMANENT CONTROL POINT
  - MAIL AND DISK STAMPED "CAW PRM LB3591"
  - PRM - SET PERMANENT REFERENCE MONUMENT
  - STAMPED "CAW PRM LB3591"
  - PRM - FOUND PERMANENT REFERENCE MONUMENT
  - "x" 1"x 1" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7788"



**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.

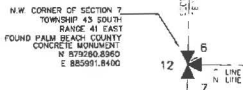
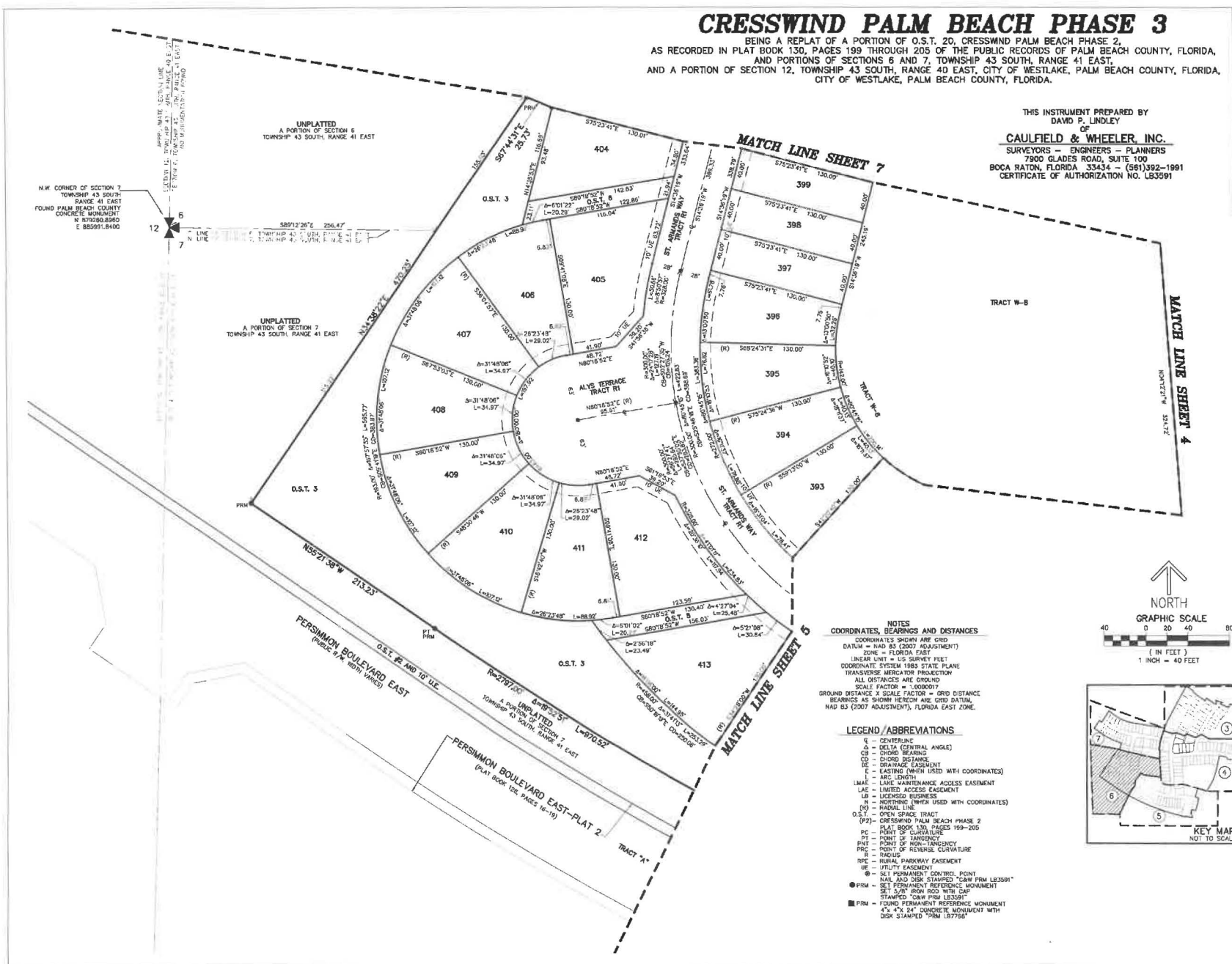
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CERTIFICATE OF AUTHORIZATION NO. LB3591

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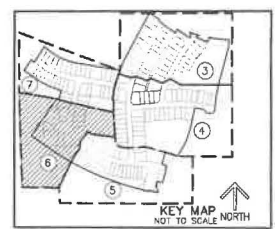
SHEET 6 OF 7



**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)
- CS - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- E - EASTING (PAIRS USED WITH COORDINATES)
- L - ARC LENGTH
- LMAC - LAKE MAINTENANCE ACCESS EASEMENT
- LAE - LIMITED ACCESS EASEMENT
- LB - LICENSED BUSINESS
- N - NORTHING (PAIRS USED WITH COORDINATES)
- (O) - HAZARD LINE
- O.S.T. - OPEN SPACE TRACT
- (P2) - CRESSWIND PALM BEACH PHASE 2  
 PLAT BOOK 130, PAGES 199-205
- PC - CURVE POINT
- PT - POINT OF TANGENCY
- PN - POINT OF NON-TANGENCY
- PRC - POINT OF REVERSE CURVATURE
- RADIUS - RADIUS
- RPE - RURAL PARKWAY EASEMENT
- UE - UTILITY EASEMENT
- ⊕ - SET PERMANENT CONTROL POINT  
 NAIL AND JOB STAMPED "CAW FROM LB3591"
- ⊙ - SET PERMANENT REFERENCE MONUMENT  
 SET 5" FROM BOUNDARY WITH CAW  
 STAMPED "CAW FROM LB3591"
- - FOUND PERMANENT REFERENCE MONUMENT  
 4" x 4" x 24" CONCRETE MONUMENT WITH  
 DISK STAMPED "PRM LB7768"





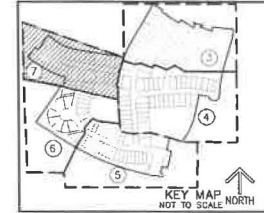
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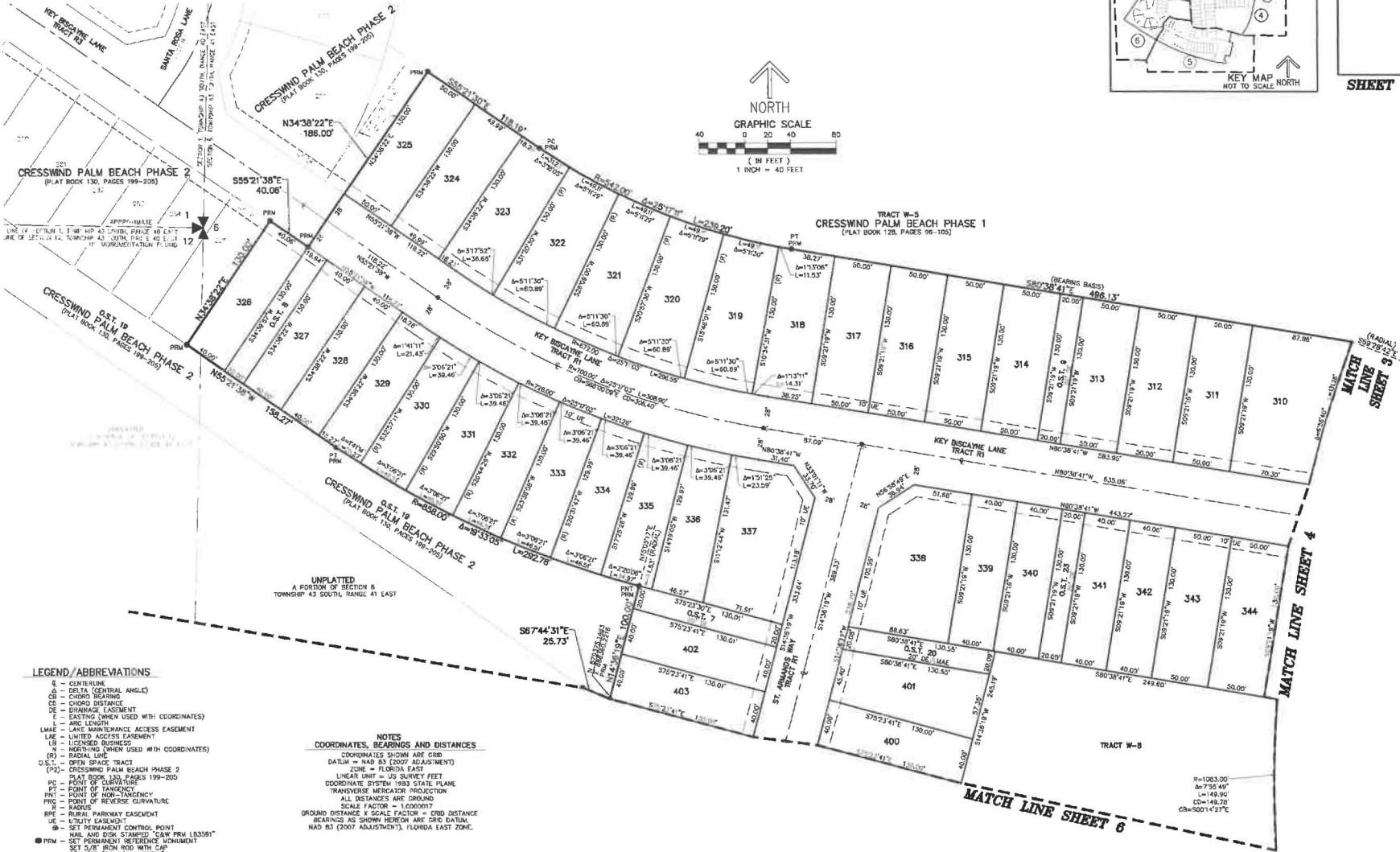
SURVEYORS - ENGINEERS - PLANNERS  
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CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



SHEET 7 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 - LINE LENGTH
  - LM&E - LAKE MAINTENANCE ACCESS EASEMENT
  - LA - LIMITED ACCESS EASEMENT
  - LB - LICENSED BUSINESS
  - N - NORTH (WHEN USED WITH COORDINATES)
  - R - RADIAL LINE
  - O.S.T. - OPEN SPACE TRACT
  - (P2) - CRESSWIND PALM BEACH PHASE 2
  - PC - PLAT BOOK 130, PAGES 199-205
  - PT - POINT OF CURVATURE
  - PN - POINT OF NON-TANGENCY
  - PR - POINT OF REVERSE CURVATURE
  - PRM - RADIUS
  - RPE - RURAL PAVEMENT EASEMENT
  - UE - UTILITY EASEMENT
  - ⊙ - SET PERMANENT CONTROL POINT
  - ⊙ - NAIL AND DISK STAMPED "C&W PRM LB3591"
  - - SET PERMANENT REFERENCE MONUMENT
  - ⊙ - SET 3/4" IRON ROD WITH "C&W" STAMPED "C&W PRM LB3591"
  - - FOUND PERMANENT REFERENCE MONUMENT
  - - 4" x 4" x 24" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB3778"

**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**

COORDINATES SHOWN ARE GRID  
DATA = 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.

R=1063.00  
S=7354.40  
L=149.90  
C=148.26  
CS=50014.27%







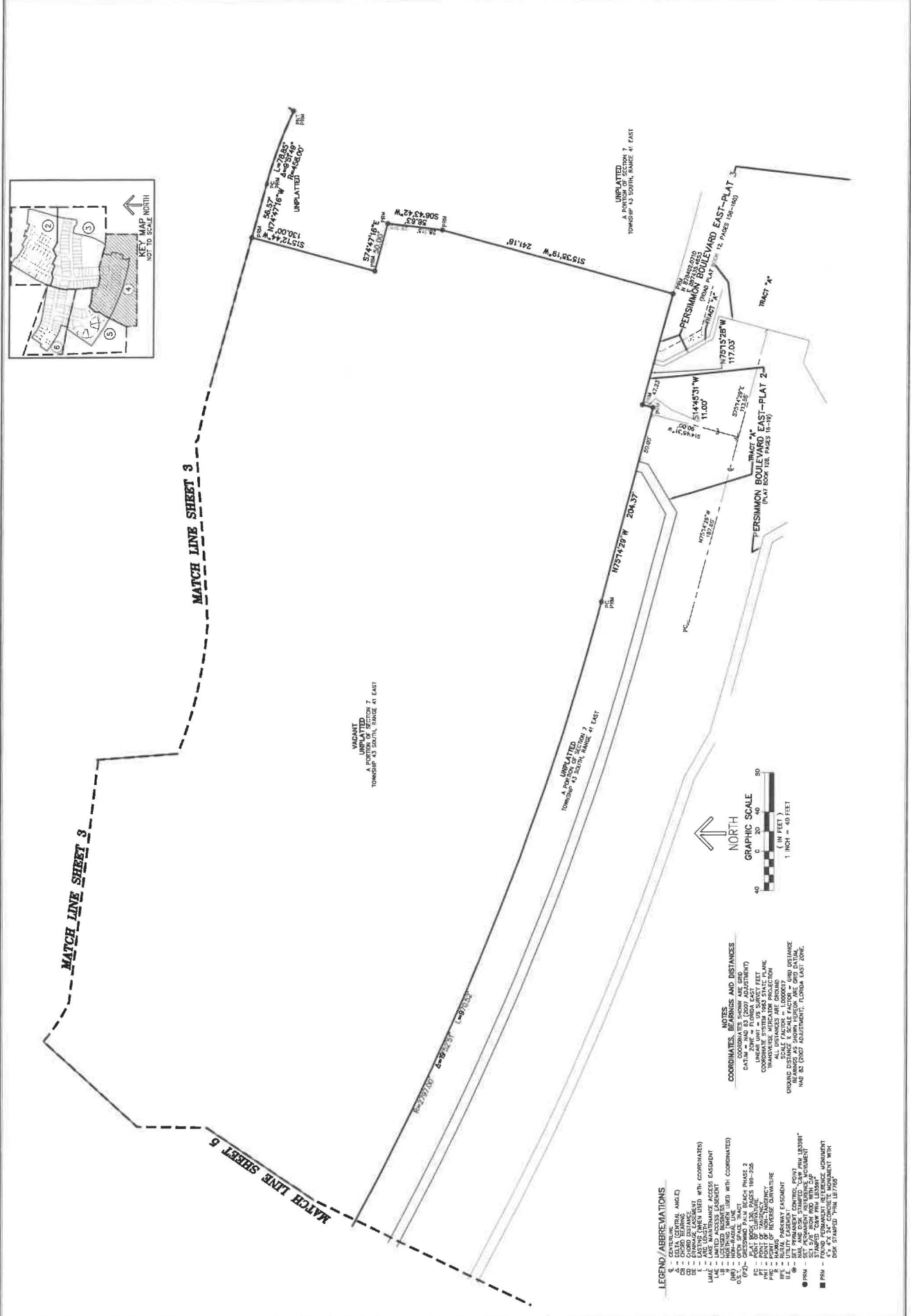
REVISIONS	DATE	BY

CAULFIELD & WHEELER, INC.  
 CIVIL ENGINEERING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7909 GLADYS ROAD - SUITE 100  
 BEER PLUM, FLORIDA 33424  
 PHONE (813) 392-1991 / FAX (813) 392-1452

BOUNDARY SURVEY  
 A PORTION OF SECTION 12  
 TOWNSHIP 43 SOUTH, RANGE 41 EAST  
 AND SECTIONS 8 AND 7  
 TOWNSHIP 43 SOUTH, RANGE 41 EAST  
 CITY OF WESTLAND  
 PALM BEACH COUNTY, FLORIDA

DATE: 3/24/22  
 DRAWN BY: JG  
 F.S. / P.C.: ELEC  
 SCALE: AS SHOWN

NO. # 0272-  
 SHEETS 4  
 OF 6 SHEETS



MATCH LINE SHEET 3

MATCH LINE SHEET 3

MATCH LINE SHEET 5

VACANT  
 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

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

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

**LEGEND/ABBREVIATIONS**  
 1 - DELTA (GENERAL ANGLE)  
 2 - CURVED CENTERLINE  
 3 - CHORD DISTANCE  
 4 - CENTERLINE  
 5 - EXISTING (AS SHOWN) WITH COORDINATES  
 6 - EXISTING (AS SHOWN) WITH COORDINATES  
 7 - LANE MAINTENANCE ACCESS EASEMENT  
 8 - UNPLATTED (AS SHOWN)  
 9 - UNPLATTED (AS SHOWN)  
 10 - OTHER SCALE, NOT TO BE USED WITH COORDINATES  
 11 - POINT OF BEGINNING (P.O.B.)  
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**NOTES**  
 COORDINATES SHOWN ARE GRID  
 COORDINATES (NAD 83)  
 DATUM = FLORIDA EAST TIDE  
 ZONE = 18N  
 COORDINATE SYSTEM 1983 STATE PLANE  
 TRANSVERSE MERCATOR  
 ALL DISTANCES ARE GROUND  
 SCALE FACTOR = 1.000007680  
 GROUND DISTANCE = 1.000007680  
 REFERRED AS SHOWN HEREON ARE GRID DATA  
 AND DO NOT REQUIRE ADJUSTMENT FOR DISTANCE



NORTH  
 GRAPHIC SCALE  
 1 INCH = 40 FEET





**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