#### **RESOLUTION 2022-01**

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR CRESSWIND PALM BEACH PHASE 5, BEING A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, KH Westlake, LLC, a Florida Limited Liability Company, as the Owner has requested approval for the final plat for Cresswind Palm Beach Phase 5, being a portion of Sections 6 and 7, Township 43 South, Range 41 East, City of Westlake, Palm Beach County Florida, containing approximately 65.1492 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 5, as described in the attached Exhibit "A", containing approximately 65.1492 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:

**CONFLICTS:** All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

Section 6:

**SEVERABILITY:** If any clause, section, or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered eliminated and will in no way affect the validity of the other provisions of this Resolution.

Section 7:

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

PASSED AND APPROVED by City Council for the City of Westlake, on this <a href="#">14</a> day of <a href="#">February</a>, 2022.

PUBLISHED on this 2dd day of February in the Palm Beach Post.

City of Westlake Roger Manning, Mayor

Zoje Burgess, City Clerk

Approved as to Form and Sufficiency

acob Hawire, City Attorney

(PRINT NAME)

# Exhibit 'A' CRESSWIND PALM BEACH PHASE 5 LEGAL DESCRIPTION

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A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT O.S.T. 1, CRESSWIND PALM BEACH PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ON THE NORTH BOUNDARY LINE OF PERSIMMON BOULEVARD EAST -PLAT 3, AND THE EASTERLY EXTENSION THEREOF, AS RECORDED IN ROAD PLAT BOOK 12, PAGES 158 THROUGH 160 OF SAID PUBLIC RECORDS, THENCE ALONG SAID NORTH BOUNDARY LINE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: S75°14'29"E, A DISTANCE OF 103.22 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 1,399.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°22'38", A DISTANCE OF 180.13 FEET TO A POINT OF NON-TANGENCY; THENCE S70°59'35"E, A DISTANCE OF 50.31 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NO5°22'42"E, A RADIAL DISTANCE OF 1,410.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 12°46'29", A DISTANCE OF 314.38 FEET; THENCE N82°36'13"E, A DISTANCE OF 1,459.69 FEET TO THE POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 2,190.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°01'44", A DISTANCE OF 115.77 FEET TO A POINT OF NON-TANGENCY; THENCE N14°48'47"W, A DISTANCE OF 64.89 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N31°05'49"W, A RADIAL DISTANCE OF 518.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 76°07'29", A DISTANCE OF 688.23 FEET; THENCE N17°13'19"W, A DISTANCE OF 276.23 FEET TO THE POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 592.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°14'47", A DISTANCE OF 188.53 FEET TO A POINT OF NON-TANGENCY; THENCE N02°57'09"E, A DISTANCE OF 203.52 FEET TO THE POINT BEING ON THE SOUTH BOUNDARY LINE OF CRESSWIND PALM BEACH PHASE 4, AS RECORDED IN PLAT BOOK , PAGES THROUGH OF SAID PUBLIC RECORDS, THENCE ALONG SAID SOUTH BOUNDARY LINE, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES: N87°02'51"W, A DISTANCE OF 138.00 FEET; THENCE N72°52'20"W, A DISTANCE OF 57.76 FEET; THENCE N87°02'51"W, A DISTANCE OF 130.00 FEET; THENCE N87°47'15"W, A DISTANCE OF 30.08 FEET; THENCE N86°46'06"W, A DISTANCE OF 120.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N86°46'06"W, A RADIAL DISTANCE OF 670.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°12'10", A DISTANCE OF 2.37 FEET; THENCE NO3°01'44"E, A DISTANCE OF 55.78 FEET; THENCE N86°58'16"W, A DISTANCE OF 186.00 FEET; THENCE N03°01'44"E, A DISTANCE OF 25.02 FEET; THENCE N86°58'16"W, A DISTANCE OF 240.52 FEET; THENCE S09°58'31"W, A DISTANCE OF 70.38 FEET; THENCE N80°01'29"W, A DISTANCE OF 130.00 FEET; THENCE N69°30'20"W, A DISTANCE OF 57.03 FEET; THENCE N80°47'51"W, A DISTANCE OF 130.00 FEET TO A POINT ON THE EAST BOUNDARY LINE OF CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF SAID PUBLIC RECORDS, THENCE ALONG SAID EAST BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: SAID POINT BEING ON THE CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N80°47'51"W, A RADIAL DISTANCE OF 642.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°00'23", A DISTANCE OF 11.28 FEET TO A POINT OF NON-TANGENCY; THENCE S89°16'47"W, A DISTANCE OF 20.38 FEET TO THE POINT BEING ON THE EAST BOUNDARY LINE OF SAID CRESSWIND PALM BEACH PHASE 4; THENCE ALONG SAID EAST BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: SAID POINT BEING ON THE CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N79°26'07"W, A RADIAL DISTANCE OF 622.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 05°42'54", A DISTANCE OF 62.04 FEET; THENCE S16°16'48"W, A DISTANCE OF 421.43 FEET TO THE POINT BEING ON THE SOUTH BOUNDARY LINE OF SAID PLAT; THENCE ALONG SAID SOUTH BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: N73°43'12"W, A DISTANCE OF 130.00 FEET; THENCE N68°52'46"W, A DISTANCE OF 56.20 FEET; THENCE N73°43'12"W, A DISTANCE OF 130.00 FEET TO THE POINT BEING ON THE EAST BOUNDARY LINE OF CRESSWIND PALM BEACH PHASE 3, AS RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126 OF SAID PUBLIC RECORDS, THENCE ALONG SAID EAST BOUNDARY LINE, THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES: SAID POINT BEING ON THE CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S73°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 S10°53'13"W, A DISTANCE OF 56.01 FEET; THENCE S57°18'31"W, A DISTANCE OF 35.62 FEET; THENCE N78°06'51"W, A DISTANCE OF 56.00 FEET; THENCE N33°06'51"W, A DISTANCE OF 35.36 FEET; THENCE N78°06'51"W, A DISTANCE OF 24.70 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 1,172.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°55'43", A DISTANCE OF 80.36 FEET TO A POINT OF NON-TANGENCY; THENCE \$11°53'09"W, A DISTANCE OF 199.93 FEET TO THE POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 742.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 22°44'41", A DISTANCE OF 294.55 FEET; THENCE \$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 \$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 N74°47'16"W, A DISTANCE OF 56.57 FEET; THENCE \$15°12'44"W, A DISTANCE OF 130.00 FEET; THENCE \$74°47'16"E, A DISTANCE OF 50.00 FEET; THENCE \$06°43'42"W, A DISTANCE OF 56.63 FEET; THENCE \$15°35'19"W, A DISTANCE OF 241.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,837,901 SQUARE FEET/65.1492 ACRES, MORE OR LESS.

# Exhibit 'B' CRESSWIND PALM BEACH PHASE 5 PLAT

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# CRESSWIND PALM BEACH PHASE 5

A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST. CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

> THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

CAULFIELD & 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 DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF KH HOLDCO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF VK JV4, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

> KH WESTLAKE, LLC A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA

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

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

BY: THE KOLTER GROUP, LLC A FLORIDA LIMITED LIABILITY COMPANY

|            |     | ITS MANAGER |
|------------|-----|-------------|
| WITNESS:   |     |             |
| PRINT NAME | BY: |             |
| WITNESS:   |     | MANAGER     |
| PRINT NAME |     |             |

DISTANCE OF 56.57 FEET; THENCE S15°12'44"W, A DISTANCE OF 130.00 FEET; THENCE S74°47'16"E, A DISTANCE OF 50.00 FEET; THENCE STATE OF FLORIDA)

COUNTY OF PALM BEACH)

**ACKNOWLEDGEMENT:** 

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_ \_\_\_\_\_ AS MANAGER OF THE KOLTER GROUP, LLC, A FLORIDA

LIMITED LIABILITY COMPANY, MANAGER OF KH HOLDCO, LLC, A FLORIDA LIMITED LIABILTY COMPANY, MANAGER OF VK JV4, LLC, A DELAWARE LIMITED LIABILTY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, MANAGER OF KH WESTLAKE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE COMPANY, WHO IS [ ] PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION

| NOTARY PUBLIC          |
|------------------------|
| PRINT NAME             |
| MY COMMISSION EXPIRES: |
| COMMISSION NUMBER:     |
|                        |

### ACCEPTANCE OF DEDICATIONS:

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_.

| WITNESS:   | SEMINOLE IMPROVEMENT DISTRICT<br>AN INDEPENDENT SPECIAL DISTRICT<br>OF THE STATE OF FLORIDA |  |
|------------|---|--|
| PRINT NAME | BY:   |  |
|            | SCOTT MASSEY  |  |
| WITNESS:   | PRESIDENT   |  |
| PRINT NAME |   |  |

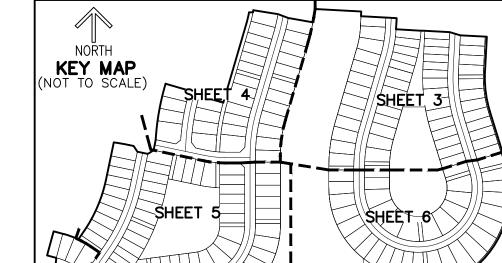
### **ACKNOWLEDGEMENT:**

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 \_\_\_\_\_ 202\_\_, BY SCOTT MASSEY, AS PRESIDENT OF 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.

|        | NOTARY PUBLIC          |
|--------|------------------------|
|        | PRINT NAME             |
| (CEAL) | MY COMMISSION EXPIRES: |
| (SEAL) | COMMISSION NUMBER:     |



SHEET\_7

NORTHI AKE BOULEVARD

LOCATION MAP

OKEECHOBEE BOULEVARD

SOUTHERN BOULEVARD

PARKWAY

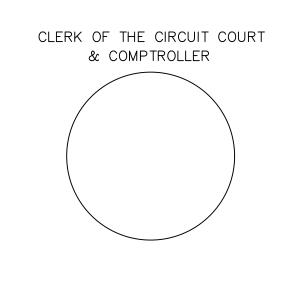
STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_ M. THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 202\_\_ AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_ ON PAGES \_\_\_\_ THROUGH \_\_\_\_

JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT

DEPUTY CLERK

& COMPTROLLER

SHEET 1 OF 7



CITY OF WESTLAKE APPROVAL:

TRACTS R1~R2

TRACTS OST1~OST23

TRACT W12~W14

TOTAL

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 \_\_\_\_\_, 202\_\_, 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.

TABULAR DATA

365,622

272,617

695,501

1,504,161

SQUARE FEET ACRES

2,837,901 |65.1492

8.3935

6.2584

15.9665

34.5308

| BY: |               |
|-----|---------------|
|     | KEN CASSEL    |
|     | CITY MANAGER  |
|     |               |
| BY: |               |
|     | 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 HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN KH WESTLAKE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN 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.

| ATED: |                       |
|-------|-----------------------|
|       | TYRONE T. BONGARD     |
|       | GUNSTER YOAKLEY, P.A. |
|       | ATTORNEYS AT LAW      |

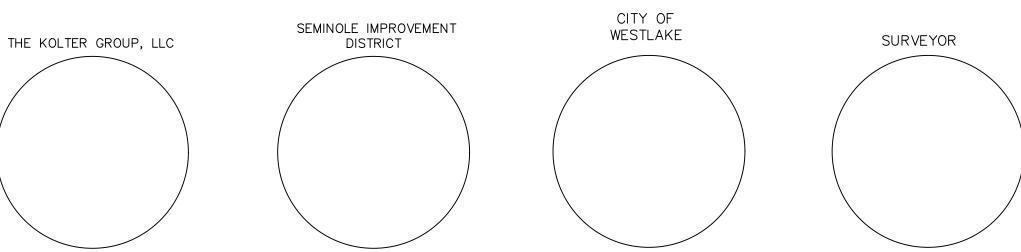
### SURVEYOR & MAPPER'S NOTES:

- 1. 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.
- 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WESTLAKE ZONING
- REGULATIONS. 3. 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.
- 5. BEARINGS SHOWN HEREON ARE BASED ON A RECORD PLAT BEARING OF S11°53'09"W ALONG THE EAST LINE OF TRACT W-9. CRESSWIND PALM BEACH PHASE 3. AS RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126 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 GLOBAL POSITIONING SYSTEM (G.P.S.) OBSERVATIONS UTILIZING THE CERTIFIED LENGEMAN NETWORK.
- 7. LINES INTERSECTING CURVES ARE RADIAL UNLESS SHOWN OTHERWISE.
- B. "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.

| DAVID P. LINDLEY<br>PROFESSIONAL LAND SURVEYOR #500<br>STATE OF FLORIDA<br>LB #3591 |
|---|
|   |



THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED 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

**DEDICATION AND RESERVATIONS:** 

KNOW ALL MEN BY THESE PRESENTS THAT KH WESTLAKE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN

FLORIDA. OWNER OF THE LANDS SHOWN HEREON AS CRESSWIND PALM BEACH PHASE 5, BEING A PORTION OF SECTIONS 6 AND 7, TOWNSHIP

BEGINNING AT THE SOUTHEAST CORNER OF TRACT O.S.T. 1, CRESSWIND PALM BEACH PHASE 3, ACCORDING TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ON THE NORTH BOUNDARY LINE OF PERSIMMON BOULEVARD EAST - PLAT 3, AND THE EASTERLY EXTENSION THEREOF, AS RECORDED IN ROAD

PLAT BOOK 12, PAGES 158 THROUGH 160 OF SAID PUBLIC RECORDS, THENCE ALONG SAID NORTH BOUNDARY LINE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: S75"14'29"E, A DISTANCE OF 103.22 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 1,399.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°22'38", A DISTANCE OF 180.13 FEET TO A POINT OF

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WHICH THE RADIUS POINT LIES NO5°22'42"E, A RADIAL DISTANCE OF 1,410.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL

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CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N31°05'49"W, A RADIAL DISTANCE OF 518.00 FEET; THENCE NORTHERLY ALONG THE

ARC, THROUGH A CENTRAL ANGLE OF 76°07'29", A DISTANCE OF 688.23 FEET; THENCE N17°13'19"W, A DISTANCE OF 276.23 FEET TO THE

POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 592.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF

18°14'47", A DISTANCE OF 188.53 FEET TO A POINT OF NON-TANGENCY; THENCE NO2°57'09"E, A DISTANCE OF 203.52 FEET TO THE POINT

BEING ON THE SOUTH BOUNDARY LINE OF CRESSWIND PALM BEACH PHASE 4, AS RECORDED IN PLAT BOOK \_\_\_\_, PAGES \_\_\_ THROUGH \_\_\_

OF SAID PUBLIC RECORDS, THENCE ALONG SAID SOUTH BOUNDARY LINE, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

N87°02'51"W, A DISTANCE OF 138.00 FEET; THENCE N72°52'20"W, A DISTANCE OF 57.76 FEET; THENCE N87°02'51"W, A DISTANCE OF 130.00 FEET; THENCE N87°47'15"W, A DISTANCE OF 30.08 FEET; THENCE N86°46'06"W, A DISTANCE OF 120.00 FEET TO THE POINT OF CURVE OF A

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NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°12'10", A DISTANCE OF 2.37 FEET; THENCE NO3°01'44"E, A DISTANCE OF

55.78 FEET; THENCE N86°58'16"W, A DISTANCE OF 186.00 FEET; THENCE N03°01'44"E, A DISTANCE OF 25.02 FEET; THENCE N86°58'16"W, A

DISTANCE OF 240.52 FEET; THENCE S09°58'31"W, A DISTANCE OF 70.38 FEET; THENCE N80°01'29"W, A DISTANCE OF 130.00 FEET; THENCE

N69°30'20"W, A DISTANCE OF 57.03 FEET; THENCE N80°47'51"W, A DISTANCE OF 130.00 FEET TO A POINT ON THE EAST BOUNDARY LINE OF

CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF SAID PUBLIC RECORDS, THENCE ALONG

SAID EAST BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: SAID POINT BEING ON THE CURVE OF A NON TANGENT

CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N80°47'51"W, A RADIAL DISTANCE OF 642.00 FEET; THENCE SOUTHERLY ALONG THE

ARC, THROUGH A CENTRAL ANGLE OF 01°00'23", A DISTANCE OF 11.28 FEET TO A POINT OF NON-TANGENCY; THENCE S89°16'47"W, A

DISTANCE OF 20.38 FEET TO THE POINT BEING ON THE EAST BOUNDARY LINE OF SAID CRESSWIND PALM BEACH PHASE 4; THENCE ALONG

SAID EAST BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: SAID POINT BEING ON THE CURVE OF A NON TANGENT

CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N79°26'07"W, A RADIAL DISTANCE OF 622.00 FEET; THENCE SOUTHERLY ALONG THE

ARC, THROUGH A CENTRAL ANGLE OF 05°42'54", A DISTANCE OF 62.04 FEET; THENCE S16°16'48"W, A DISTANCE OF 421.43 FEET TO THE

POINT BEING ON THE SOUTH BOUNDARY LINE OF SAID PLAT; THENCE ALONG SAID SOUTH BOUNDARY LINE, THE FOLLOWING THREE (3)

COURSES AND DISTANCES: N73°43'12"W, A DISTANCE OF 130.00 FEET; THENCE N68°52'46"W, A DISTANCE OF 56.20 FEET; THENCE

N73°43'12"W, A DISTANCE OF 130.00 FEET TO THE POINT BEING ON THE EAST BOUNDARY LINE OF CRESSWIND PALM BEACH PHASE 3, AS

RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126 OF SAID PUBLIC RECORDS, THENCE ALONG SAID EAST BOUNDARY LINE, THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES: SAID POINT BEING ON THE CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S73°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 S10°53'13"W, A DISTANCE OF 56.01 FEET; THENCE S57°18'31"W, A DISTANCE OF 35.62 FEET; THENCE N78°06'51"W, A DISTANCE OF 56.00 FEET; THENCE N33°06'51"W, A DISTANCE OF 35.36 FEET; THENCE N78°06'51"W, A DISTANCE OF 24.70 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 1,172.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°55'43", A DISTANCE OF 80.36 FEET TO A POINT OF NON-TANGENCY; THENCE S11°53'09"W, A DISTANCE OF 199.93 FEET TO THE POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 742.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 22°44'41", A DISTANCE OF 294.55 FEET; THENCE S34°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 S25°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 N74°47'16"W, A

TRACTS R1 AND R2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., A

FLORIDA CORPORATION NOT FOR PROFIT, 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 TRACTS R1 AND R2, AS SHOWN HEREON, IS ALSO RESERVED 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, RECLAIMED WATER AND WASTEWATER LINES AND

APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER. RECLAIMED WATER.

WASTEWATER, AND WATER MANAGEMENT FACILITIES. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY

PROVIDERS THE ABILITY TO USE THE EASEMENTS, IN ITS SOLE DISCRETION. AN EASEMENT OVER AND UNDER SAID TRACT R1, AS SHOWN

HEREON, IS ALSO RESERVED IN FAVOR OF 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 AREAS OR

SAID TRACTS R1 AND R2. EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE SEMINOLE IMPROVEMENT DISTRICT.

TRACTS OST1, OST2 AND OST4 THROUGH OST23, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CRESSWIND PALM BEACH

HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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

ALL UTILITY FASEMENTS DESCRIBED ON THIS PLAT ARE PRIVATE NON-EXCLUSIVE FASEMENTS 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 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 RESTRICTION 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

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 THIS 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 ATTACH OR PLACE WIRE TO OR WITHIN ANY FÁCILITIES HEREUNDER AND LAY CABLE AND CONDUIT WITHIN THE EASEMENT AREA AND TO OPERATE THE SAME FOR FPL'S COMMUNICATIONS PURPOSES

TRACTS W12, W13, W14 AND OST3 AS SHOWN HEREON, ARE HEREBY 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

THE LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED 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

IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIME.

THE CITY OF WESTLAKE. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION

SO6°43'42"W. A DISTANCE OF 56.63 FEET: THENCE S15°35'19"W. A DISTANCE OF 241.18 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

AND FOR MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE'S SERVICE VEHICLES AND EMERGENCY VEHICLES.

CONTAINING 2,837,901 SQUARE FEET/65.1492 ACRES, MORE OR LESS.

OF THE DRAINAGE SYSTEM LOCATED WITHIN THE OPEN SPACE TRACTS.

OPEN SPACE TRACTS

UTILITY EASEMENTS

EASEMENT, IN ITS SOLE DISCRETION.

WATER MANAGEMENT TRACTS

RECOURSE TO THE CITY OF WESTLAKE.

RECOURSE TO THE CITY OF WESTLAKE.

DRAINAGE EASEMENTS

LAKE MAINTENANCE ACCESS EASEMENTS

43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 EASEMENTS, LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

# CRESSWIND PALM BEACH PHASE 5

A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF

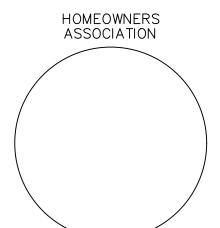
# CAULFIELD & WHEELER, INC.

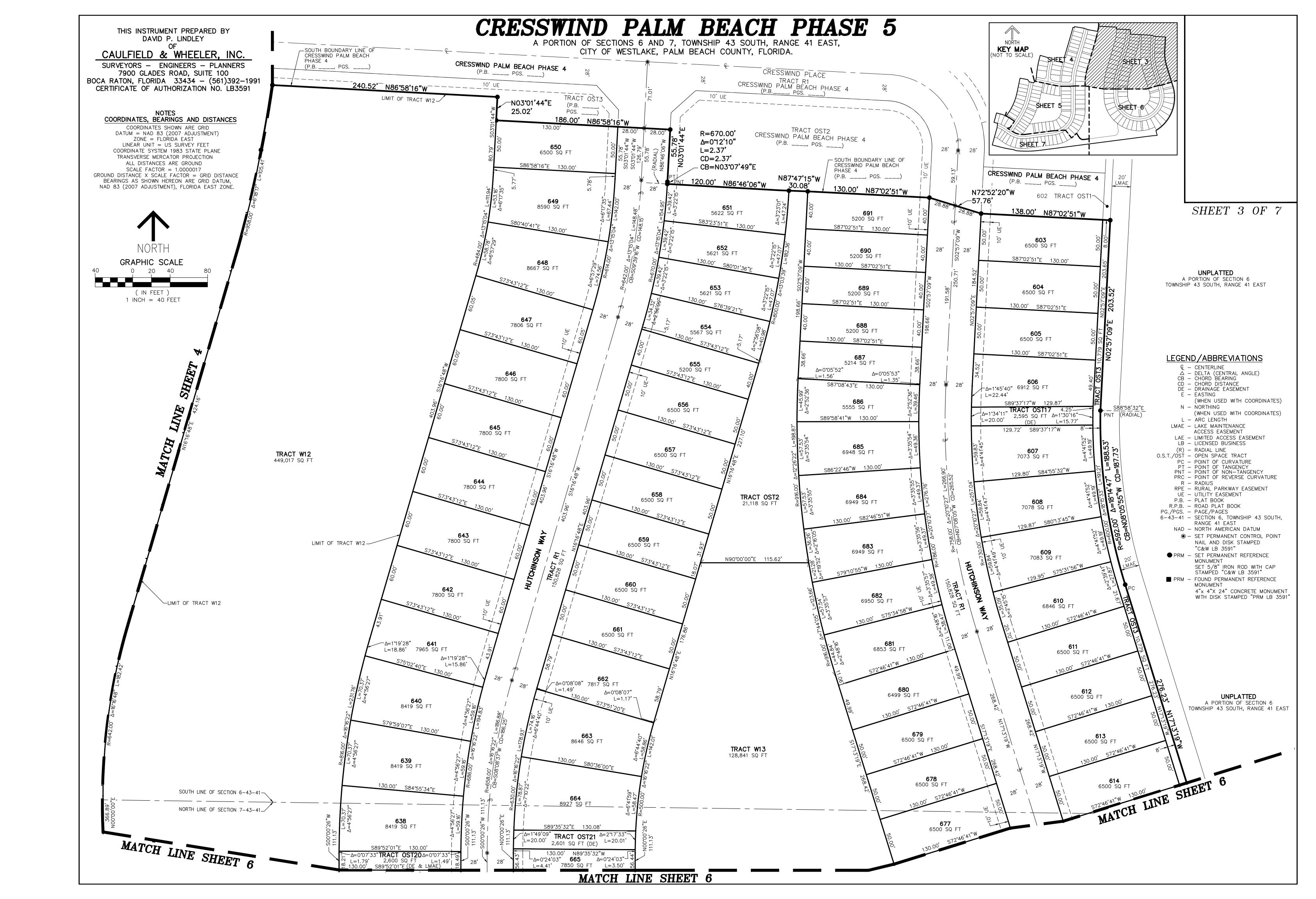
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392—1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

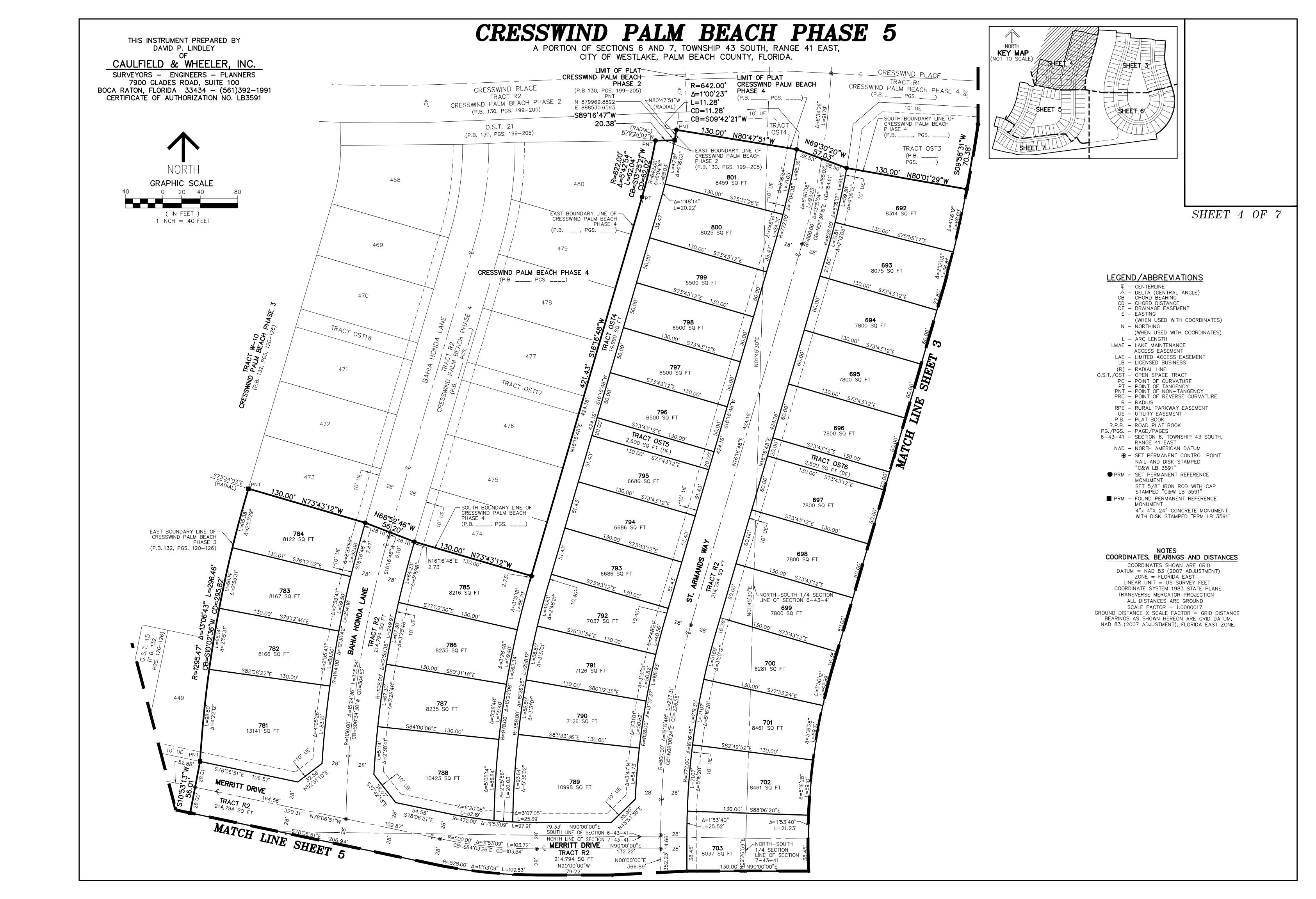
SHEET 2 OF 7

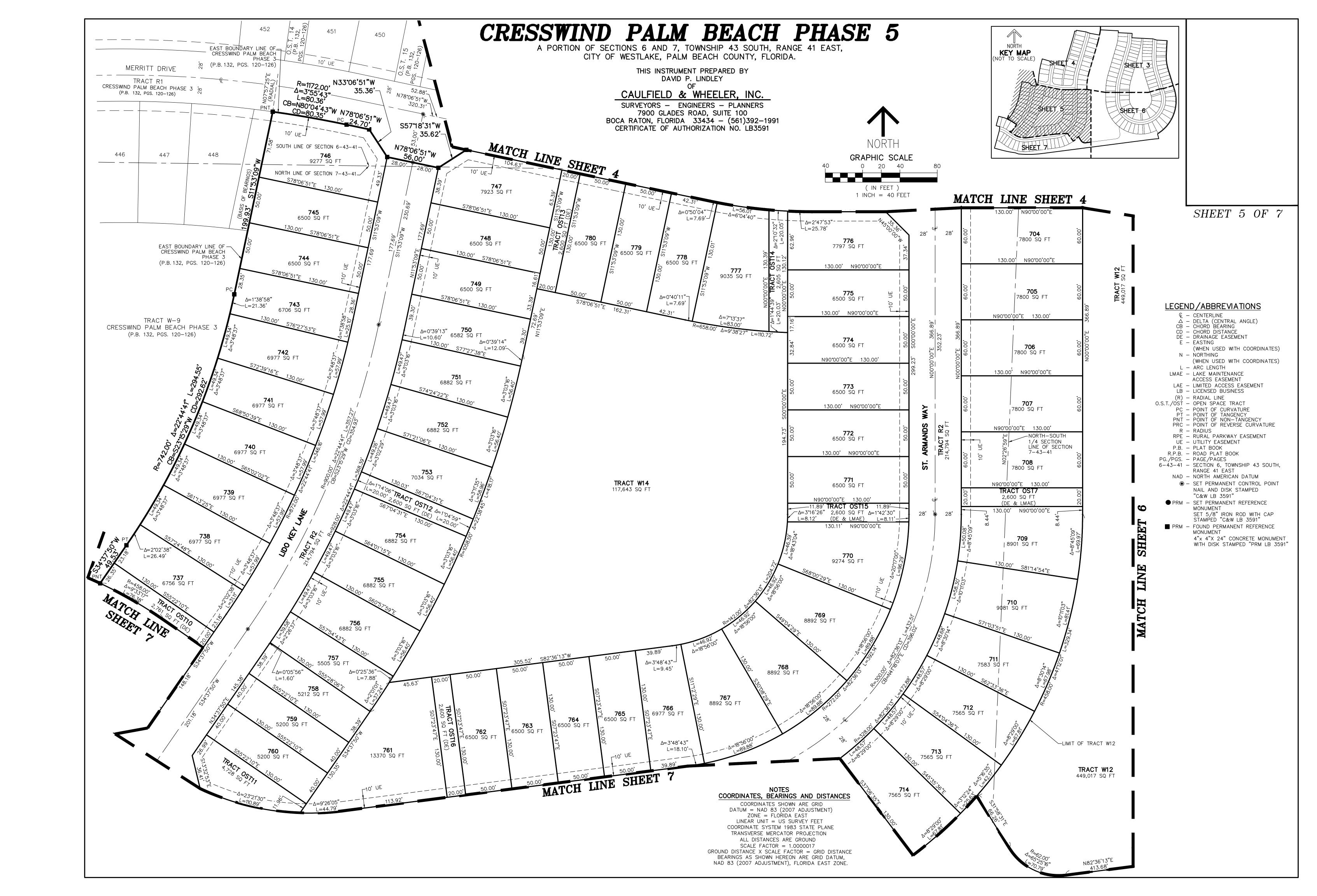
| MORTGAGEE'S JOINDER AND CONSENT: STATE OF  |   | ACCEPTANCE OF DEDICATION: STATE OF FLORIDA) COUNTY OF PALM BEACH)  |   |
|--|---|--|---|
| THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK ————, AT PAGE ———— OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. |   | 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 |   |
|  | THOMAS G. WALKER SENIOR VICE PRESIDENT  | WITNESS:   | VICTORIA IMOFF PRESIDENT  |
| PRESENCE OR [ ] ONLINE NOTARIZA<br>202, BY THOMAS G. WALKER<br>ASSOCIATION, D/B/A HOUSING CAP<br>PERSONALLY KNOWN TO ME OR HAS   | ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL ATION, THIS DAY OF, AS SENIOR VICE PRESIDENT OF U.S. BANK NATIONAL PITAL COMPANY, ON BEHALF OF THE COMPANY, WHO IS [ ] S PRODUCED AS IDENTIFICATION.  SEAL THIS DAY OF, | PRESENCE OR [ ] ONLINE NOTA<br>202, BY VICTORIA IMOFF<br>ASSOCIATION, INC., A FLORIDA (<br>TO ME OR HAS PRODUCED   | VAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL RIZATION, THIS DAY OF, AS PRESIDENT OF CRESSWIND PALM BEACH HOMEOWNERS CORPORATION NOT FOR PROFIT, WHO IS [] PERSONALLY KNOWN AS IDENTIFICATION. |
| (SEAL)   | NOTARY PUBLIC  PRINT NAME  MY COMMISSION EXPIRES:  COMMISSION NUMBER:   | WITNESS MY HAND AND OFFICIA<br>202   | AL SEAL THIS,  NOTARY PUBLIC  PRINT NAME  MY COMMISSION EXPIRES:  COMMISSION NUMBER:  |

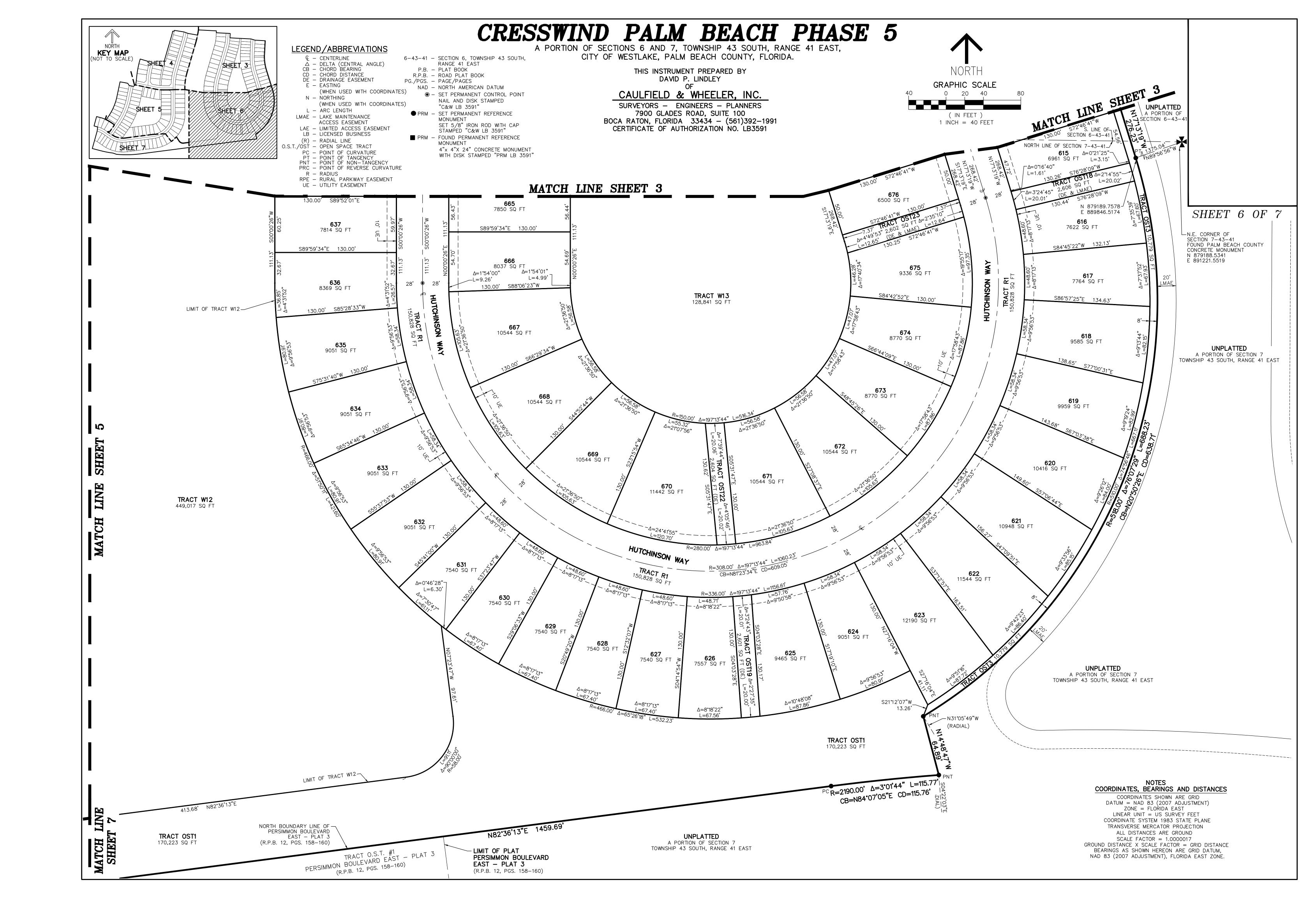
U.S. BANK NATIONAL ASSOCIATION

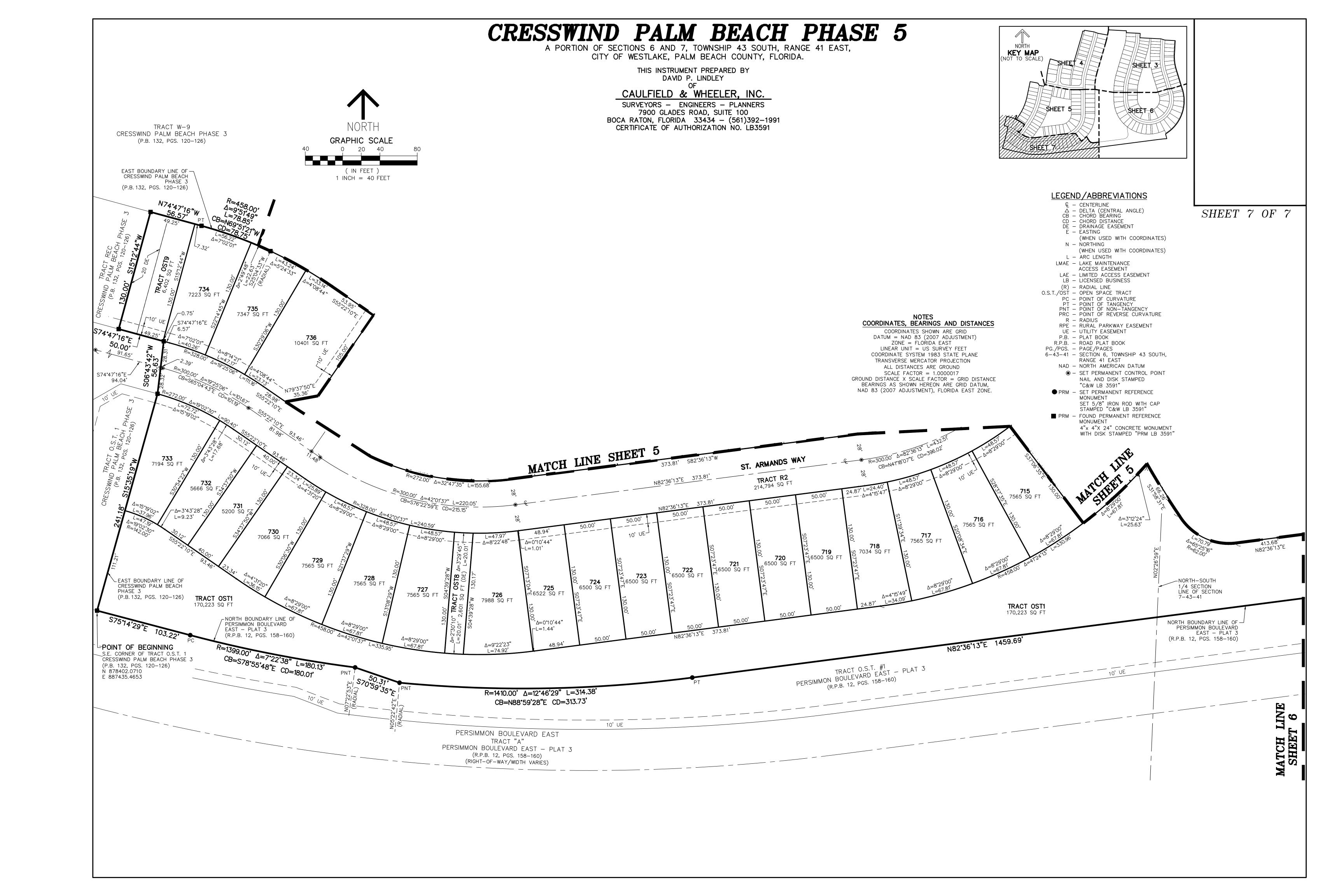






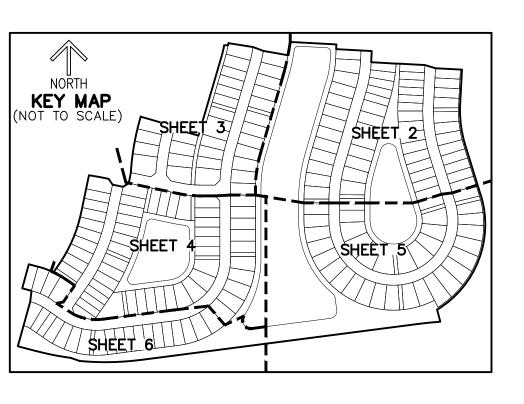






# Exhibit 'C' CRESSWIND PALM BEACH PHASE 5 TOPOGRAPHICAL SURVEY

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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

△ - DELTA (CENTRAL ANGLE)
 CB - CHORD BEARING
 CD - CHORD DISTANCE
 DE - DRAINAGE EASEMENT
 E - EASTING

(WHEN USED WITH COORDINATES)

N - NORTHING
(WHEN USED WITH COORDINATES)

L - ARC LENGTH

LMAE – LAKE MAINTENANCE
ACCESS EASEMENT

LAE — LIMITED ACCESS EASEMENT LB — LICENSED BUSINESS (R) — RADIAL LINE

O.S.T./OST — OPEN SPACE TRACT
PC — POINT OF CURVATURE
PT — POINT OF TANGENCY

PT — POINT OF TANGENCY
PNT — POINT OF NON—TANGENCY
PRC — POINT OF REVERSE CURVATURE

R — RADIUS RPE — RURAL PARKWAY EASEMENT

UE — UTILITY EASEMENT P.B. — PLAT BOOK R.P.B. — ROAD PLAT BOOK

PG./PGS. - PAGE/PAGES 6-43-41 - SECTION 6, TOWNSHIP 43 SOUTH,

RANGE 41 EAST

NAD — NORTH AMERICAN DATUM

• SET PERMANENT CONTROL POINT

NAIL AND DISK STAMPED
"C&W LB 3591"

● PRM - SET PERMANENT REFERENCE

MONUMENT
SET 5/8" IRON ROD WITH CAP
STAMPED "C&W LB 3591"

■ PRM - FOUND PERMANENT REFERENCE

MONUMENT

4"x 4"X 24" CONCRETE MONUMENT

WITH DISK STAMPED "PRM LB 3591"

#### **DESCRIPTION:**

A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT O.S.T. 1, CRESSWIND PALM BEACH PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ON THE NORTH BOUNDARY LINE OF PERSIMMON BOULEVARD EAST - PLAT 3, AND THE EASTERLY EXTENSION THEREOF, AS RECORDED IN ROAD PLAT BOOK 12, PAGES 158 THROUGH 160 OF SAID PUBLIC RECORDS, THENCE ALONG SAID NORTH BOUNDARY LINE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: S75"14'29"E, A DISTANCE OF 103.22 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 1,399.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°22'38", A DISTANCE OF 180.13 FEET TO A POINT OF NON-TANGENCY; THENCE S70°59'35"E, A DISTANCE OF 50.31 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NO5°22'42"E, A RADIAL DISTANCE OF 1,410.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 12°46'29", A DISTANCE OF 314.38 FEET; THENCE N82°36'13"E, A DISTANCE OF 1,459.69 FEET TO THE POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 2,190.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°01'44", A DISTANCE OF 115.77 FEET TO A POINT OF NON-TANGENCY; THENCE N14°48'47"W, A DISTANCE OF 64.89 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N31°05'49"W, A RADIAL DISTANCE OF 518.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 76°07'29", A DISTANCE OF 688.23 FEET; THENCE N17°13'19"W, A DISTANCE OF 276.23 FEET TO THE POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 592.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°14'47", A DISTANCE OF 188.53 FEET TO A POINT OF NON-TANGENCY; THENCE NO2°57'09"E, A DISTANCE OF 203.52 FEET TO THE POINT BEING ON THE SOUTH BOUNDARY LINE OF CRESSWIND PALM BEACH PHASE 4, AS RECORDED IN PLAT BOOK \_\_\_, PAGES \_\_\_ THROUGH \_\_\_ OF SAID PUBLIC RECORDS, THENCE ALONG SAID SOUTH BOUNDARY LINE, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES: N87°02'51"W, A DISTANCE OF 138.00 FEET; THENCE N72°52'20"W, A DISTANCE OF 57.76 FEET; THENCE N87°02'51"W, A DISTANCE OF 130.00 FEET; THENCE N87°47'15"W, A DISTANCE OF 30.08 FEET; THENCE N86°46'06"W, A DISTANCE OF 120.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N86°46'06"W, A RADIAL DISTANCE OF 670.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°12'10", A DISTANCE OF 2.37 FEET; THENCE NO3°01'44"E, A DISTANCE OF 55.78 FEET; THENCE N86°58'16"W, A DISTANCE OF 186.00 FEET; THENCE N03°01'44"E, A DISTANCE OF 25.02 FEET; THENCE N86°58'16"W, A DISTANCE OF 240.52 FEET; THENCE SO9'58'31"W, A DISTANCE OF 70.38 FEET; THENCE N80'01'29"W, A DISTANCE OF 130.00 FEET; THENCE N69°30'20"W, A DISTANCE OF 57.03 FEET; THENCE N80°47'51"W, A DISTANCE OF 130.00 FEET TO A POINT ON THE EAST BOUNDARY LINE OF CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF SAID PUBLIC RECORDS, THENCE ALONG SAID EAST BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: SAID POINT BEING ON THE CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N80°47'51"W, A RADIAL DISTANCE OF 642.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°00'23", A DISTANCE OF 11.28 FEET TO A POINT OF NON-TANGENCY; THENCE S89°16'47"W, A DISTANCE OF 20.38 FEET TO THE POINT BEING ON THE EAST BOUNDARY LINE OF SAID CRESSWIND PALM BEACH PHASE 4; THENCE ALONG SAID EAST BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: SAID POINT BEING ON THE CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N79°26'07"W, A RADIAL DISTANCE OF 622.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 05°42'54", A DISTANCE OF 62.04 FEET; THENCE S16°16'48"W, A DISTANCE OF 421.43 FEET TO THE POINT BEING ON THE SOUTH BOUNDARY LINE OF SAID PLAT: THENCE ALONG SAID SOUTH BOUNDARY LINE. THE FOLLOWING THREE (3) COURSES AND DISTANCES: N73°43'12"W. A DISTANCE OF 130.00 FEET: THENCE N68°52'46"W. A DISTANCE OF 56.20 FEET: THENCE N73°43'12"W, A DISTANCE OF 130.00 FEET TO THE POINT BEING ON THE EAST BOUNDARY LINE OF CRESSWIND PALM BEACH PHASE 3, AS RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126 OF SAID PUBLIC RECORDS, THENCE ALONG SAID EAST BOUNDARY LINE, THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES: SAID POINT BEING ON THE CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S73°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 S10°53'13"W, A DISTANCE OF 56.01 FEET; THENCE S57°18'31"W, A DISTANCE OF 35.62 FEET; THENCE N78°06'51"W, A DISTANCE OF 56.00 FEET; THENCE N33°06'51"W, A DISTANCE OF 35.36 FEET; THENCE N78°06'51"W, A DISTANCE OF 24.70 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 1,172.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°55'43", A DISTANCE OF 80.36 FEET TO A POINT OF NON-TANGENCY; THENCE S11°53'09"W, A DISTANCE OF 199.93 FEET TO THE POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 742.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 22°44'41", A DISTANCE OF 294.55 FEET; THENCE S34°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 \$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 N74°47'16"W, A DISTANCE OF 56.57 FEET; THENCE S15°12'44"W, A DISTANCE OF 130.00 FEET; THENCE S74°47'16"E, A DISTANCE OF 50.00 FEET; THENCE S06°43'42"W, A DISTANCE OF 56.63 FEET; THENCE S15°35'19"W, A DISTANCE OF 241.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,837,901 SQUARE FEET/65.1492 ACRES, MORE OR LESS.

### SURVEYOR'S NOTES AND REPORT:

- 1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT A SIGNED AND SEALED OR VERIFIABLE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER
- 2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 3. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- 5. BEARINGS SHOWN HEREON ARE BASED ON A RECORD PLAT BEARING OF S11°53'09"W ALONG THE EAST LINE OF TRACT W-9, CRESSWIND PALM BEACH PHASE 3, AS RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126 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).
- 6. 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 LENGEMAN NETWORK.
- 7. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS—OF—WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

### CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON OCTOBER 15, 2021. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

REVISIONS
FILE NAME 8272-PHASE5-SURVEY-1

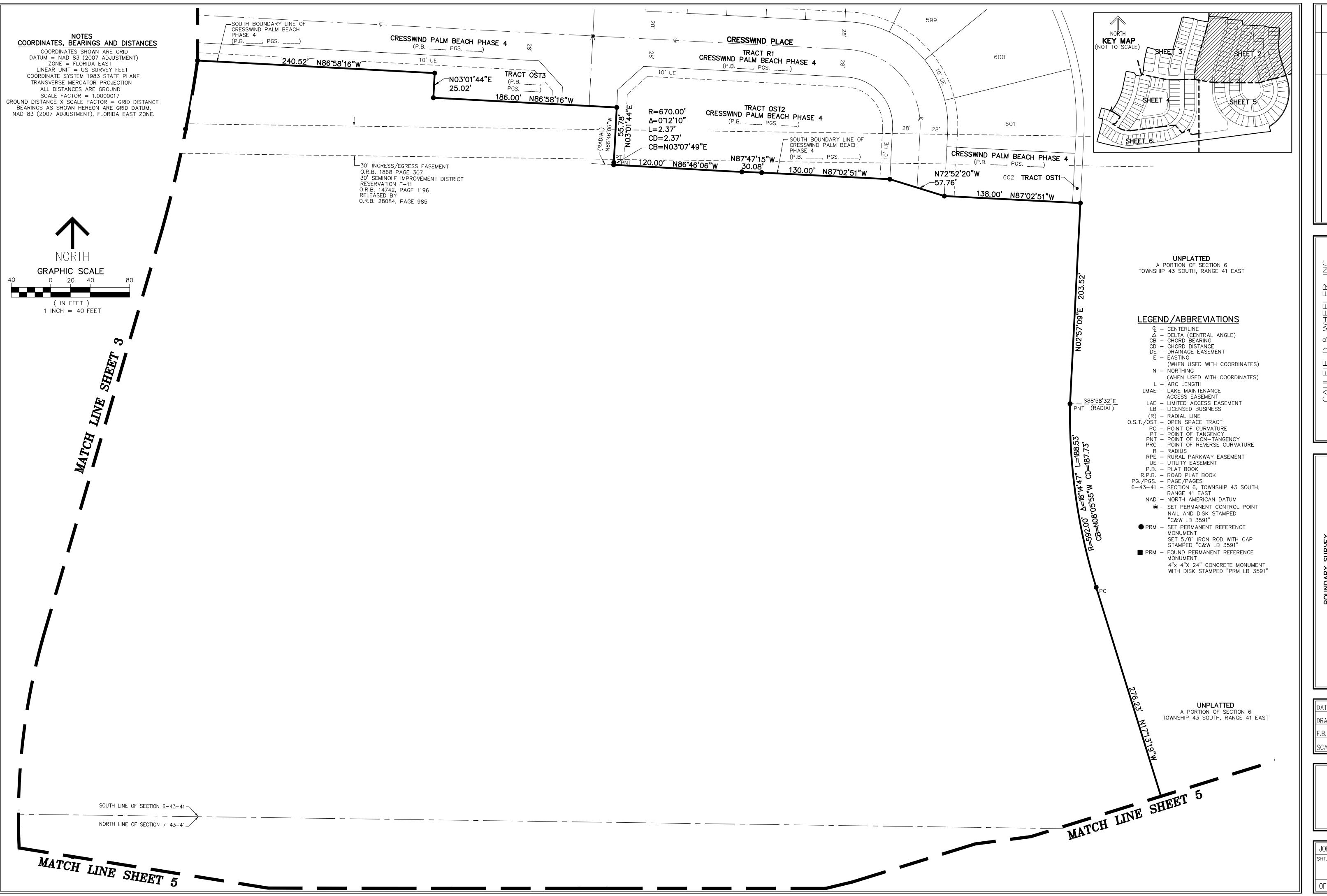
BOUNDARY SURVEY
A PORTION OF SECTIONS 6 AND 7
TOWNSHIP 43 SOUTH, RANGE 41 EAS
CITY OF WESTLAKE
PALM BEACH COUNTY, FLORIDA

DATE 10/15/2021
DRAWN BY AS
F.B./ PG. ELEC

SCALE AS SHOWN

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 8272-5 SHT.NO. **1** OF 6 SHEETS



REVISIONS
FILE NAME 8272-PHASE5-SURVEY-1

CAULFIELD & WHEELER, INC

BOUNDARY SURVEY
A PORTION OF SECTIONS 6 AND 7
TOWNSHIP 43 SOUTH, RANGE 41 EAST
CITY OF WESTLAKE
PALM BEACH COUNTY, FLORIDA

DATE 10/15/2021

DRAWN BY AS

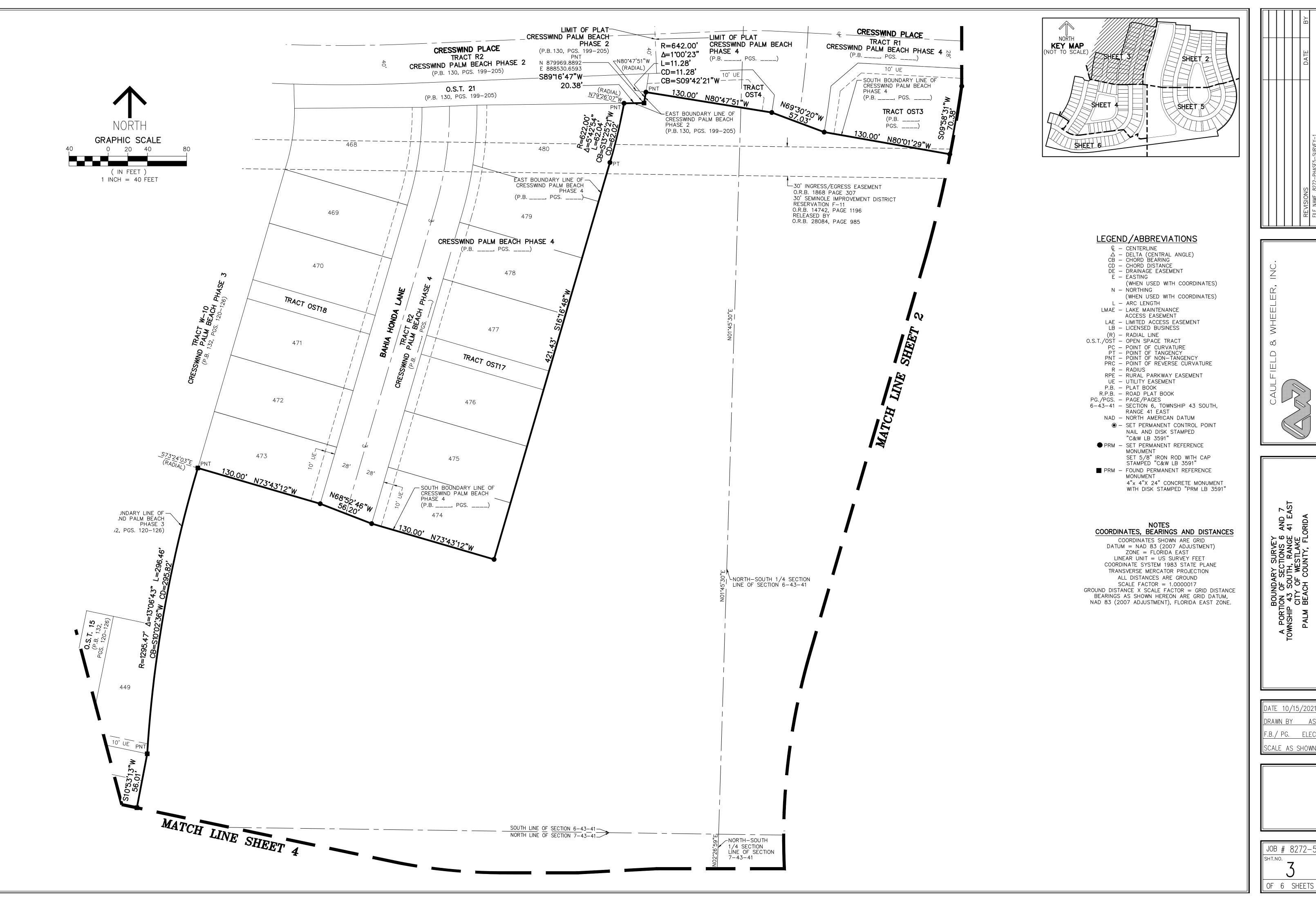
F.B./ PG. ELEC

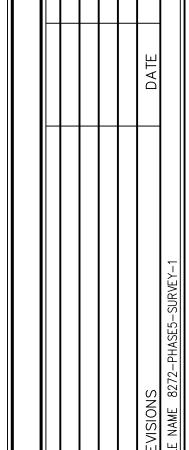
SCALE AS SHOWN



JOB # 8272-5
SHT.NO.

OF 6 SHEETS

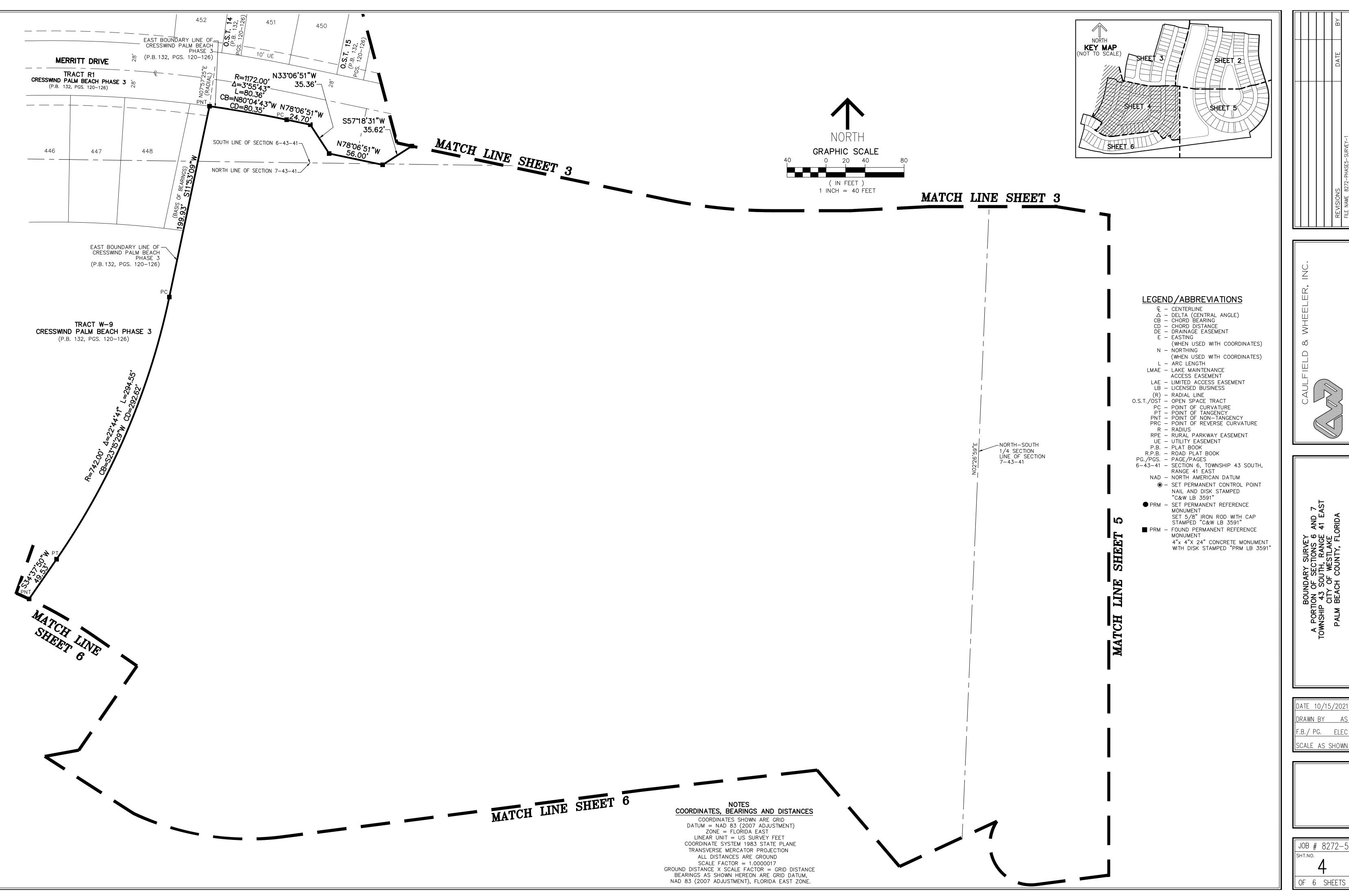




DATE 10/15/202<sup>-</sup> DRAWN BY F.B./ PG. ELEC



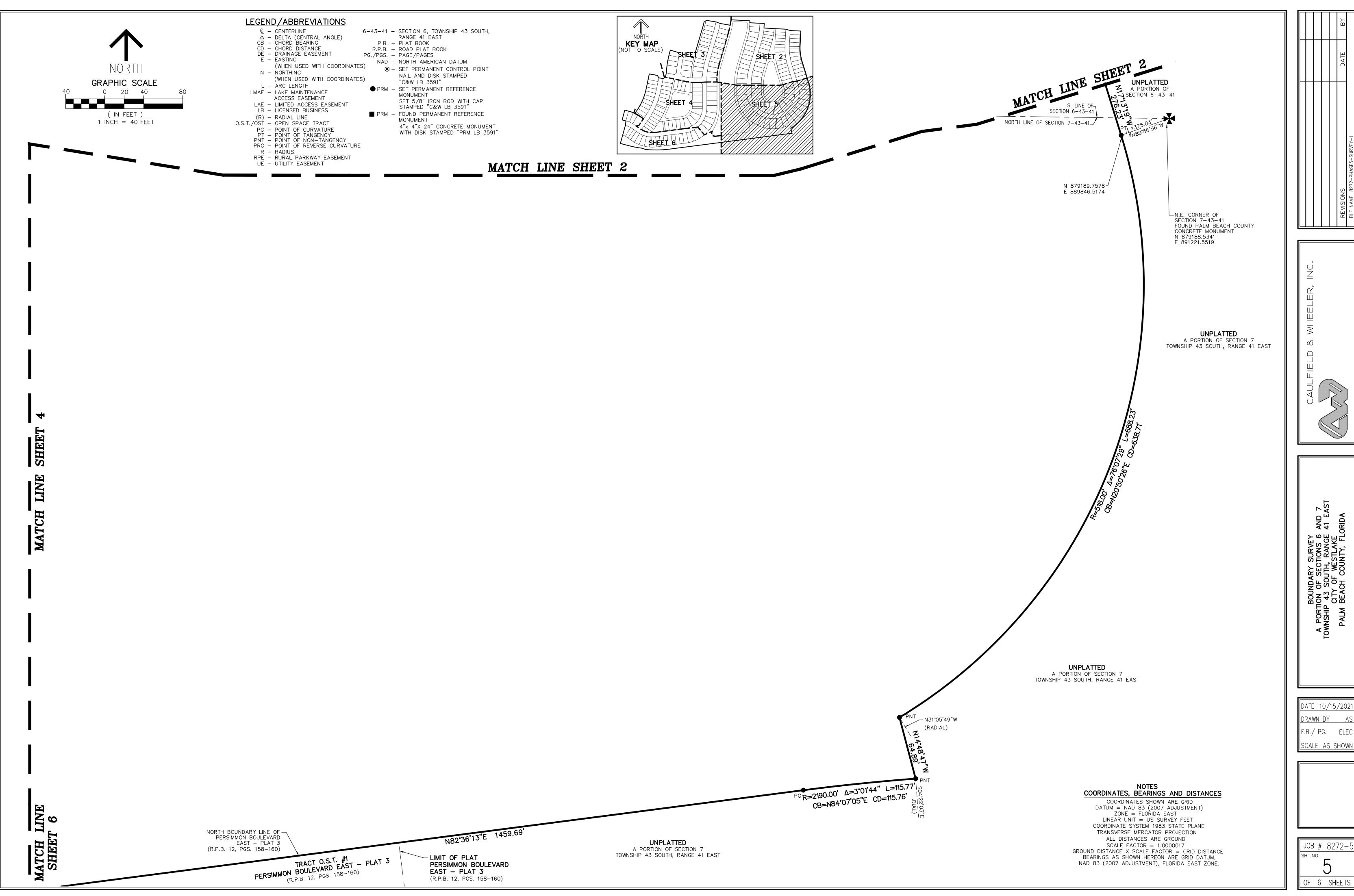
JOB # 8272-5



AND 7 41 EAST

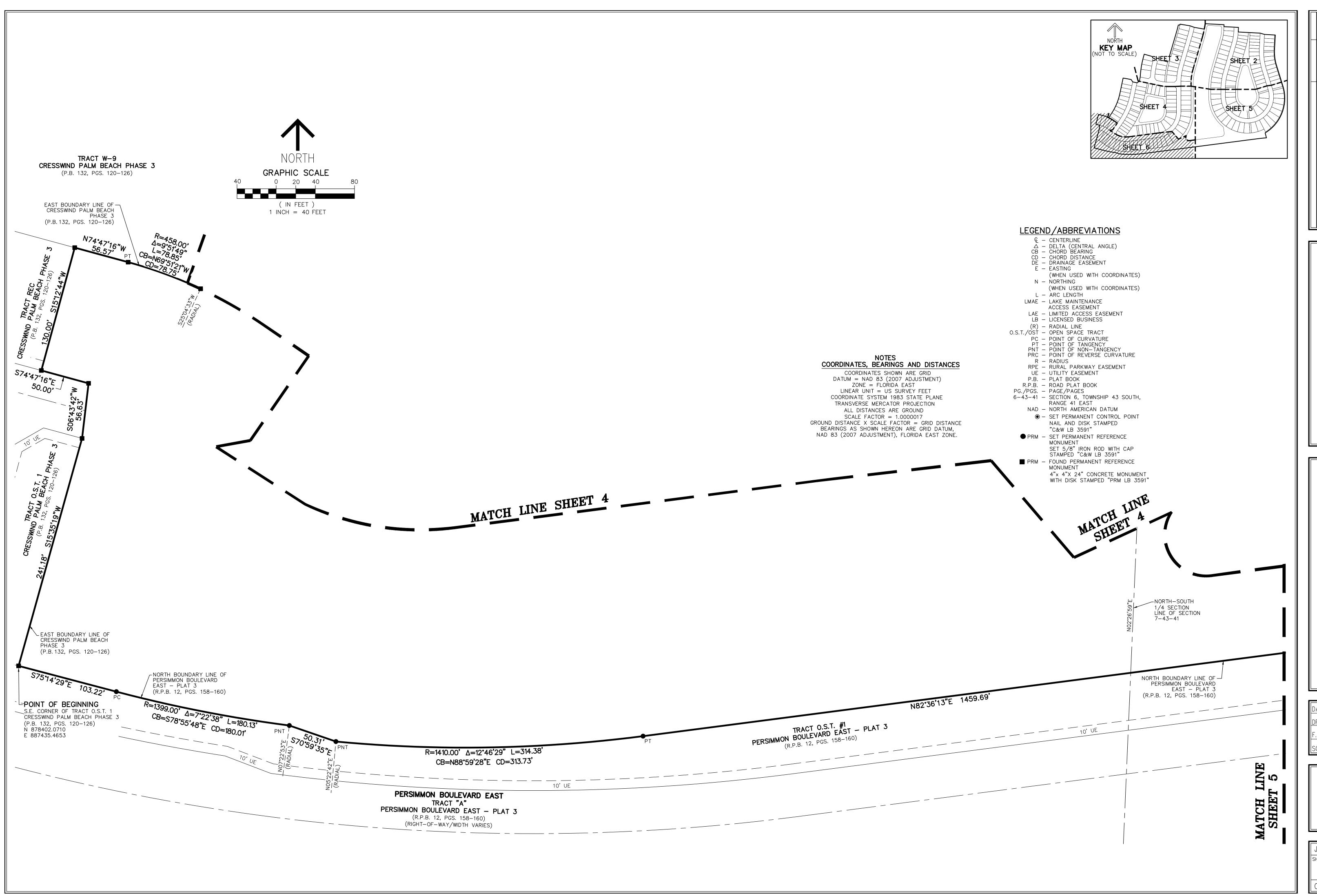
DATE 10/15/202 DRAWN BY A F.B./ PG. ELEC

|| JOB # 8272-5



DATE 10/15/202 DRAWN BY F.B./ PG. ELEC

JOB # 8272-5



REVISIONS
FILE NAME 8272-PHASE5-SURVEY-1

CAULFIELD & WHEELER, INC.

SOUNDART SOLVETON OF SECTIONS 6 AND 743 SOUTH, RANGE 41 EAST CITY OF WESTLAKE BEACH COUNTY, FLORIDA

DATE 10/15/2021
DRAWN BY AS

F.B./ PG. ELEC SCALE AS SHOWN

JOB # 8272-5
sht.no.
6