

**RESOLUTION 2022-07**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING CRESSWIND PALM BEACH PHASE 4, BEING A REPLAT OF PORTION OF TRACT O.S.T. 21, CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTIOIN OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, INCLUDING A WAIVER FOR THE BLOCK LENGTH PER CHAPTER 5, ARTICLE 5.7, SECTION 2(D)(1)(r) OF THE CITY OF WESTLAKE LAND DEVELOPMENT REGULATIONS. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING 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 4, being a replat of portion of Tract O.S.T. 21, Cresswind Palm Beach Phase 2, as recorded in Plat Book 130, Pages 199 through 205 of the Public Records of Palm Beach County, Florida, together with a portion of Section 6, Township 43 South, Range 41 East, City of Westlake, Palm Beach County, Florida, containing approximately 47.4785 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 4, as described in the attached Exhibit "A", containing approximately 47.4785 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 9<sup>th</sup> day of May, 2022.

**PUBLISHED** on this 26<sup>th</sup> day of April in the Palm Beach Post.

  
City of Westlake  
John Paul O'Connor, Mayor

  
Zoie Burgess, City Clerk

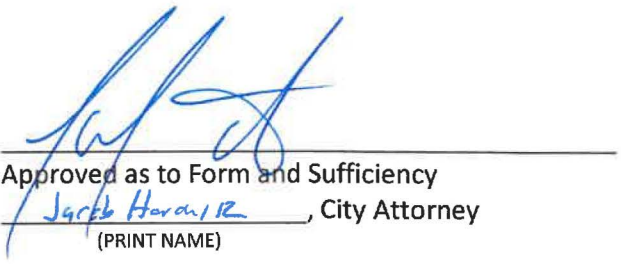
  
Approved as to Form and Sufficiency  
Jacob Horowitz, City Attorney  
(PRINT NAME)

Exhibit 'A'  
CRESSWIND PALM BEACH PHASE 4  
LEGAL DESCRIPTION

**DESCRIPTION:**

BEING A REPLAT OF PORTION OF TRACT O.S.T. 21, CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT O.S.T. 1, CRESSWIND PALM BEACH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH BOUNDARY LINE OF TOWN CENTER PARKWAY - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38 OF SAID PUBLIC RECORDS, ALONG SAID SOUTH BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE S85°52'14"E, A DISTANCE OF 293.31 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 5090.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°00'44", A DISTANCE OF 889.46 FEET; THENCE N84°07'02"E, A DISTANCE OF 204.63 FEET; THENCE LEAVING SAID SOUTH BOUNDARY LINE, S05°52'58"E, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S68°37'20"W, A RADIAL DISTANCE OF 255.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 75°38'06", A DISTANCE OF 336.62 FEET TO A POINT OF NON-TANGENCY; THENCE S09°28'35"W, A DISTANCE OF 167.25 FEET TO THE POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 808.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°08'21", A DISTANCE OF 255.80 FEET; THENCE S27°36'55"W, A DISTANCE OF 106.41 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 192.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 49°45'18", A DISTANCE OF 166.73 FEET; THENCE S22°08'23"E, A DISTANCE OF 182.53 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S67°19'51"W, A RADIAL DISTANCE OF 871.87 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 23°31'13", A DISTANCE OF 357.91 FEET TO A POINT OF NON-TANGENCY; THENCE S86°58'16"E, A DISTANCE OF 53.73 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S03°05'54"W, A RADIAL DISTANCE OF 283.31 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 89°51'15", A DISTANCE OF 444.30 FEET; THENCE S02°57'09"W, A DISTANCE OF 67.94 FEET; THENCE 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 N03°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, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF SAID PUBLIC RECORDS, ALONG SAID EAST BOUNDARY LINE, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: SAID POINT BEING ON THE CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N80°47'51"W, A RADIAL DISTANCE OF 642.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°42'07", A DISTANCE OF 19.07 FEET; THENCE N87°40'33"E, A DISTANCE OF 8.20 FEET; THENCE N02°19'27"W, A DISTANCE OF 70.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N88°47'33"W, A RADIAL DISTANCE OF 642.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 19°44'56", A DISTANCE OF 221.29 FEET; THENCE N18°32'29"W, A DISTANCE OF 216.38 FEET TO THE POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 958.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 22°35'27", A DISTANCE OF 377.72 FEET; THENCE N04°02'58"E, A DISTANCE OF 185.50 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 292.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 88°50'21", A DISTANCE OF 452.76 FEET TO A POINT OF NON-TANGENCY; THENCE N04°07'46"E, A DISTANCE OF 186.02

FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S04°47'23"W, A RADIAL DISTANCE OF 478.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°39'37", A DISTANCE OF 5.51 FEET; THENCE N85°52'14"W, A DISTANCE OF 0.99 FEET; THENCE N04°07'46"E, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,928,508 SQUARE FEET/44.2725 ACRES, MORE OR LESS.

TOGETHER WITH:

COMMENCING AT THE NORTHEAST CORNER OF TRACT W-10, 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 WEST LINE OF TRACT O.S.T. 21 OF SAID CRESSWIND PALM BEACH PHASE 2 AND ON THE CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N88°42'26"E, A RADIAL DISTANCE OF 2028.54 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°41'55", A DISTANCE OF 24.74 FEET TO THE INTERSECTION WITH SOUTH LINE OF SAID TRACT O.S.T. 21 AND POINT OF BEGINNING; THENCE ALONG SAID SOUTH LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE N89°33'32"E, A DISTANCE OF 130.00 FEET; THENCE N87°40'33"E, A DISTANCE OF 56.03 FEET; THENCE N89°16'47"E, A DISTANCE OF 149.98 FEET TO THE POINT OF 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; THENCE 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 A POINT OF INTERSECTION WITH EAST LINE OF SAID TRACT W-10; THENCE ALONG SAID EAST LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE N16°16'48"E, 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 N71°54'52"W, A RADIAL DISTANCE OF 196.92 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°24'54", A DISTANCE OF 63.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 139,654 SQUARE FEET/3.2060 ACRES, MORE OR LESS.

TOTAL CONTAINING 2,065,431 SQUARE FEET/47.4785 ACRES, MORE OR LESS.

Exhibit 'B'  
CRESSWIND PALM BEACH PHASE 4  
PLAT

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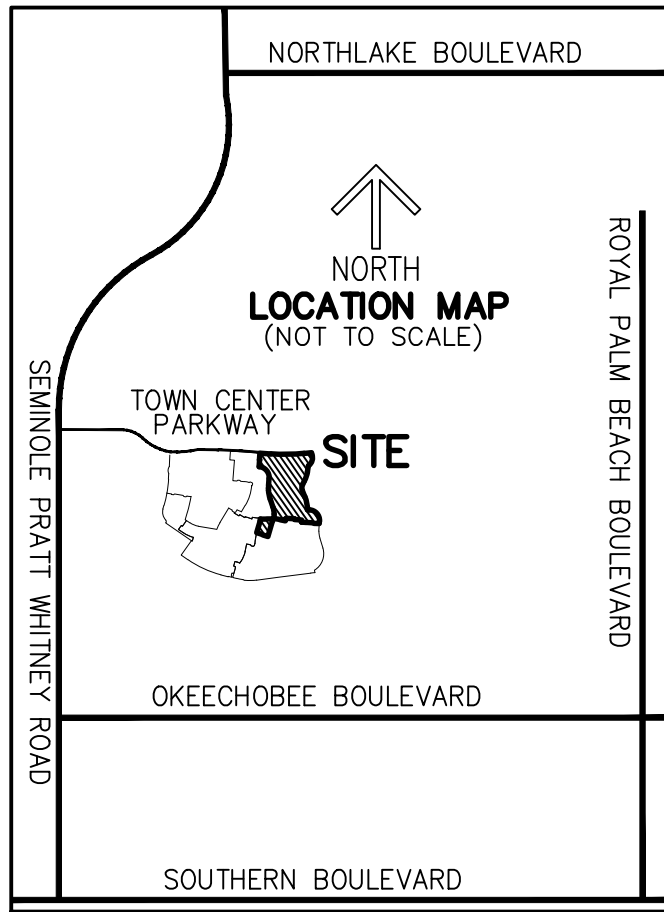
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TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

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



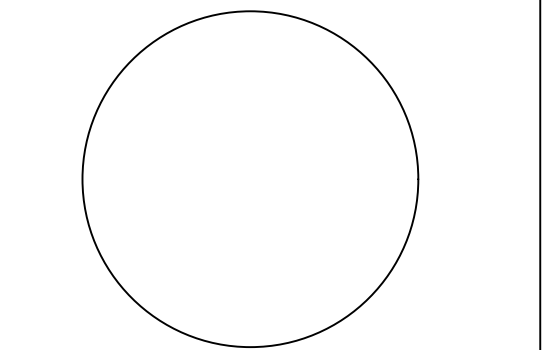
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 202\_\_\_\_ AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_

JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

By: \_\_\_\_\_  
DEPUTY CLERK

SHEET 1 OF 7

CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



## 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 4, BEING A REPLAT OF PORTION OF TRACT O.S.T. 21, CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 1,928,508 SQUARE FEET/44.2725 ACRES, MORE OR LESS.

TOGETHER WITH:

COMMENCING AT THE NORTHEAST CORNER OF TRACT W-10, 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 WEST LINE OF TRACT O.S.T. 21 OF AFORESAID CRESSWIND PALM BEACH PHASE 2 AND ON THE CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N88°42'28"E, A RADIAL DISTANCE OF 2,028.54 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°41'55", A DISTANCE OF 24.74 FEET TO THE INTERSECTION WITH SOUTH LINE OF SAID TRACT O.S.T. 21 AND POINT OF BEGINNING; THENCE ALONG SAID SOUTH LINE, N89°33'32"E, A DISTANCE OF 115.42 FEET; THENCE N47°06'49"W, A DISTANCE OF 34.82 FEET TO THE INTERSECTION WITH NORTH LINE OF SAID TRACT O.S.T. 21, SAID POINT BEING ON THE CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N01°27'50"W, A RADIAL DISTANCE OF 1,670.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°51'37", A DISTANCE OF 25.08 FEET; THENCE ALONG SAID NORTH LINE, N87°40'33"E, A DISTANCE OF 109.20 FEET; THENCE S42°40'54"W, A DISTANCE OF 35.90 FEET TO THE INTERSECTION WITH SOUTH LINE OF SAID TRACT O.S.T. 21; THENCE ALONG SAID SOUTH LINE, N89°16'47"E, A DISTANCE OF 136.22 FEET TO THE POINT OF 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; THENCE 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 A POINT OF INTERSECTION WITH EAST LINE OF SAID TRACT W-10; THENCE ALONG SAID EAST LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE N16°16'48"E, 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 N71°54'52"W, A RADIAL DISTANCE OF 196.92 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°24'54", A DISTANCE OF 63.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 139,654 SQUARE FEET/3.2060 ACRES, MORE OR LESS.

TOTAL CONTAINING 2,068,162 SQUARE FEET/47.4785 ACRES, MORE OR LESS.

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

## ROADS

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 TRACT R1, 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 INSTALLATION AND MAINTENANCE OF UNDERGROUND 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, AND FOR MAINTENANCE AS IT RELATES TO THE CITY OF WESTLAKE'S SERVICE VEHICLES AND EMERGENCY VEHICLES.

## OPEN SPACE TRACTS

TRACTS OST1 THROUGH OST20, INCLUSIVE, OST22 AND OST23, 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 THE CITY OF WESTLAKE. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM LOCATED WITHIN THE OPEN SPACE TRACTS.

THE PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON, RESERVED BY THE CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

## UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THIS 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 298, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS IN PERPETUITY, AS A PUBLIC UTILITY PROVIDER OF WATER, SEWER AND RECLAIMED WATER), ITS SUCCESSORS AND ASSIGNS, SUBJECT TO THOSE CERTAIN RESTRICTIONS OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANITOR; 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 ("FPL"), A NON-EXCLUSIVE EASEMENT FOREVER, 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 FACILITIES HEREUNDER AND LAY CABLE AND CONDUIT WITHIN THE EASEMENT AREA AND TO OPERATE THE SAME FOR FPL'S COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIME.

## WATER MANAGEMENT TRACTS

TRACTS W1 AND OST21, 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 RECOURSE TO THE CITY OF WESTLAKE.

## LAKE MAINTENANCE ACCESS EASEMENTS

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 RECOURSE TO THE CITY OF WESTLAKE.

## DRAINAGE EASEMENTS

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 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.

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: \_\_\_\_\_

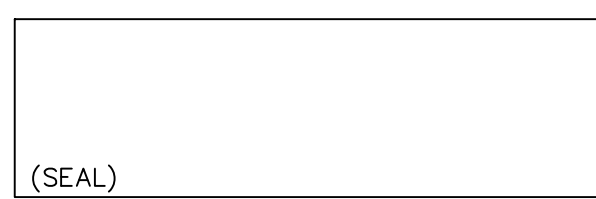
MANAGER

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

## 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 \_\_\_\_\_ AS MANAGER OF 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, 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  
AN INDEPENDENT SPECIAL DISTRICT  
OF THE STATE OF FLORIDA

PRINT NAME \_\_\_\_\_ BY: \_\_\_\_\_  
SCOTT MASSEY  
PRESIDENT

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 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  
MY COMMISSION EXPIRES: \_\_\_\_\_  
\_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_

## TABULAR DATA

NAME	SQUARE FEET	ACRES
TRACTS R1 & R2	326,031	7.4846
TRACTS OST1-OST20, OST22 & OST23	203,580	4.6736
TRACTS W11 & OST21	444,905	10.2138
LOTS	1,093,646	25.1067
<b>TOTAL</b>	<b>2,068,162</b>	<b>47.4785</b>

## CITY OF WESTLAKE APPROVAL:

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL, THIS \_\_\_\_\_ 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.

BY: \_\_\_\_\_  
KEN CASSELL  
CITY MANAGER

BY: \_\_\_\_\_  
JOHNPAUL O'CONNOR  
CITY MAYOR

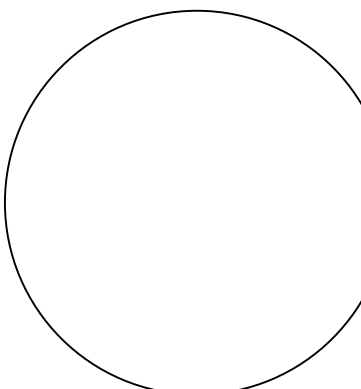
## TITLE CERTIFICATION:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

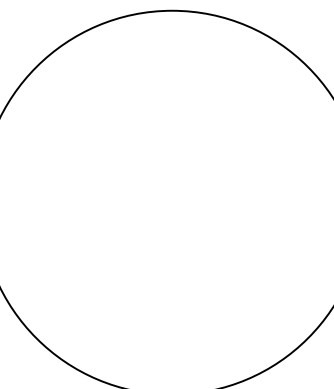
I, TYRONE T. BONGARD, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN KH WESTLAKE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT 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.

DATED: \_\_\_\_\_ TYRONE T. BONGARD  
GUNSTER YOAKLEY, P.A.  
ATTORNEYS AT LAW

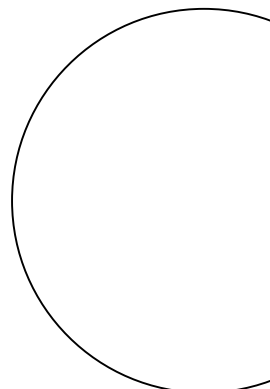
THE KOLTER GROUP, LLC



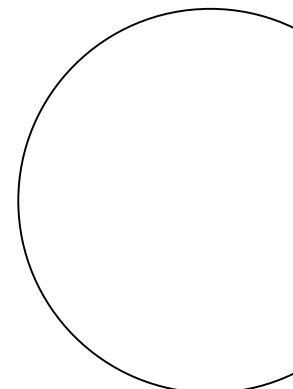
SEMINOLE IMPROVEMENT DISTRICT



CITY OF WESTLAKE



SURVEYOR



# CRESSWIND PALM BEACH PHASE 4

BEING A REPLAT OF PORTION OF TRACT O.S.T. 21,  
CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205,  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
TOGETHER WITH A PORTION OF SECTION 6, 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 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 -----, AT PAGE ----- 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 \_\_\_\_\_, 202\_\_.

U.S. BANK NATIONAL ASSOCIATION  
D/B/A HOUSING CAPITAL COMPANY

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

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

### ACKNOWLEDGEMENT:

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

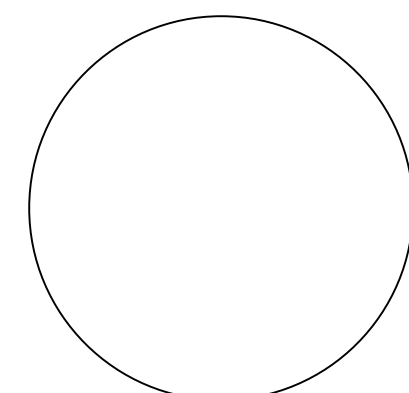
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_ BY THOMAS G. WALKER AS SENIOR VICE PRESIDENT OF U.S. BANK NATIONAL ASSOCIATION, D/B/A HOUSING CAPITAL COMPANY, ON BEHALF OF THE COMPANY, WHO IS [ ] PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

(SEAL)

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

U.S. BANK NATIONAL ASSOCIATION



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

CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

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

BY: \_\_\_\_\_  
VICTORIA IMHOFF  
PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

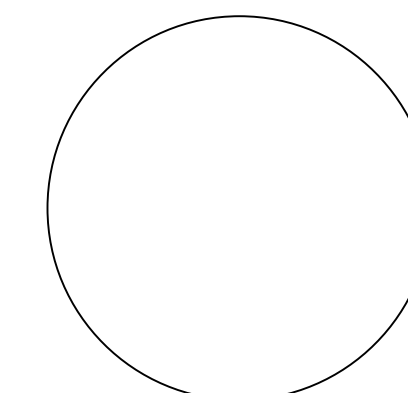
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_ BY VICTORIA IMHOFF AS PRESIDENT OF CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS [ ] PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

(SEAL)

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

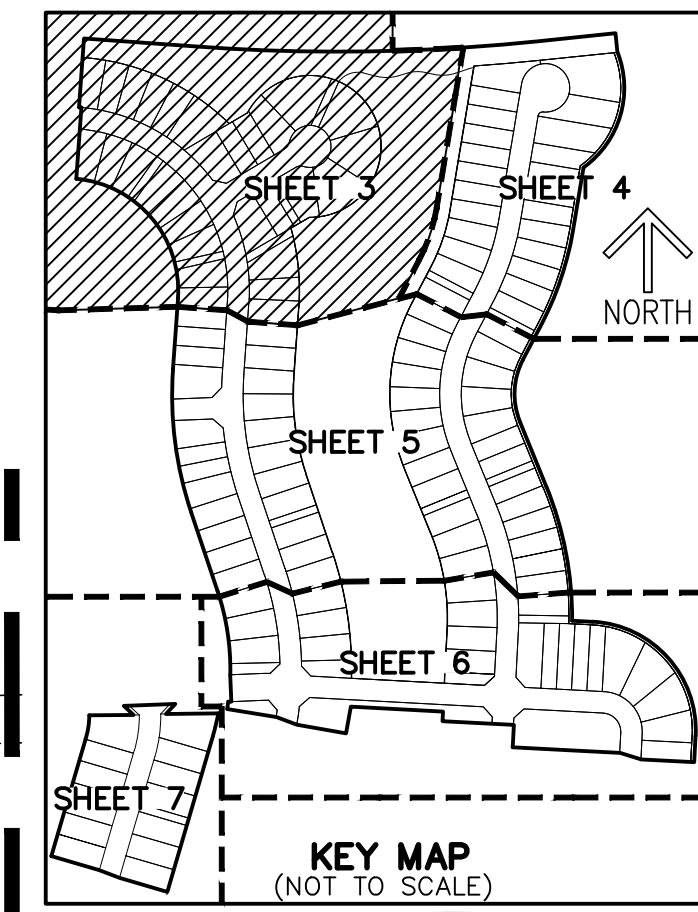
HOMEOWNERS  
ASSOCIATION



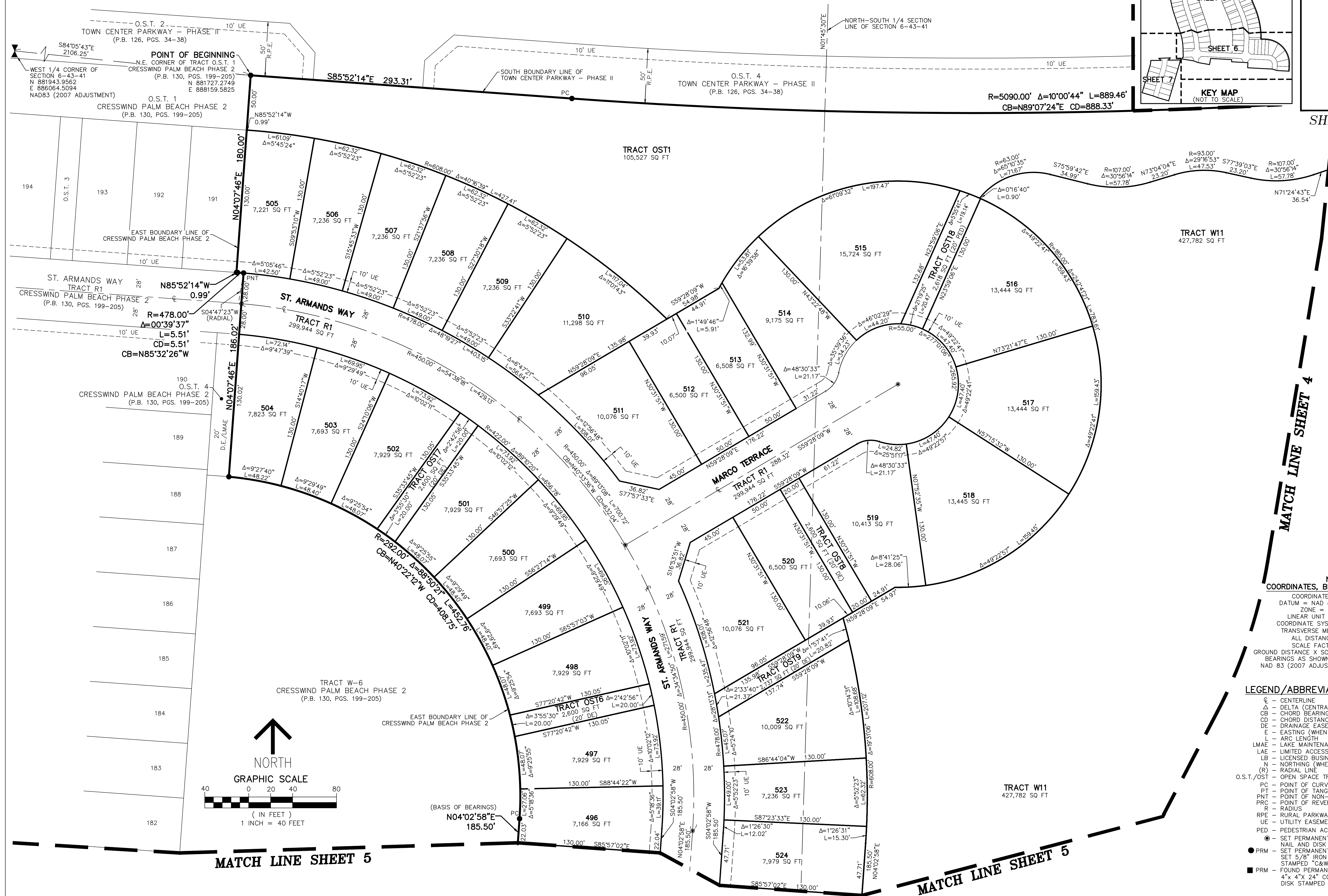
THIS INSTRUMENT PREPARED BY  
 DAVID P. LINDLEY  
 OF  
**CAULFIELD & WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434 - (561)392-1991  
 CERTIFICATE OF AUTHORIZATION NO. LB3591

# CRESSWIND PALM BEACH PHASE 4

BEING A REPLAT OF PORTION OF TRACT O.S.T. 21,  
 CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205,  
 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
 TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



SHEET 3 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
- ∠ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- E - EASTING (WHEN USED WITH COORDINATES)
- L - ARC LENGTH
- LMAE - LAKE MAINTENANCE ACCESS EASEMENT
- LAE - LIMITED ACCESS EASEMENT
- LB - LICENSED BUSINESS
- N - NORTHING (WHEN USED WITH COORDINATES)
- (R) - RADIAL LINE
- O.S.T./OST - OPEN SPACE TRACT
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PNT - POINT OF NON-TANGENCY
- PRC - POINT OF REVERSE CURVATURE
- R - RADIUS
- RPE - RURAL PARKWAY EASEMENT
- UE - UTILITY EASEMENT
- PED - PEDESTRIAN ACCESS EASEMENT
- - SET PERMANENT 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"

MATCH LINE SHEET 4

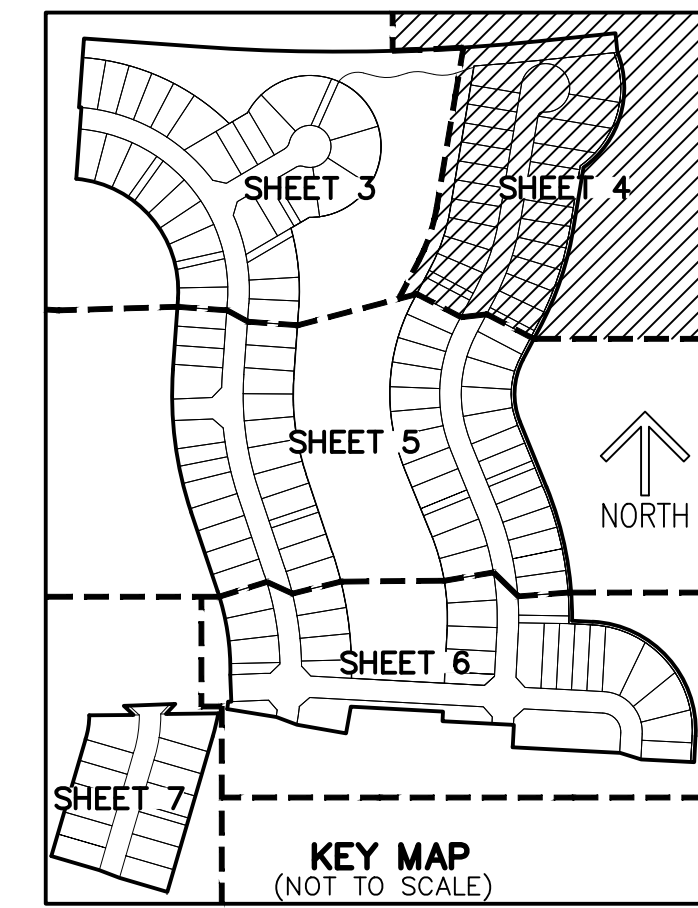
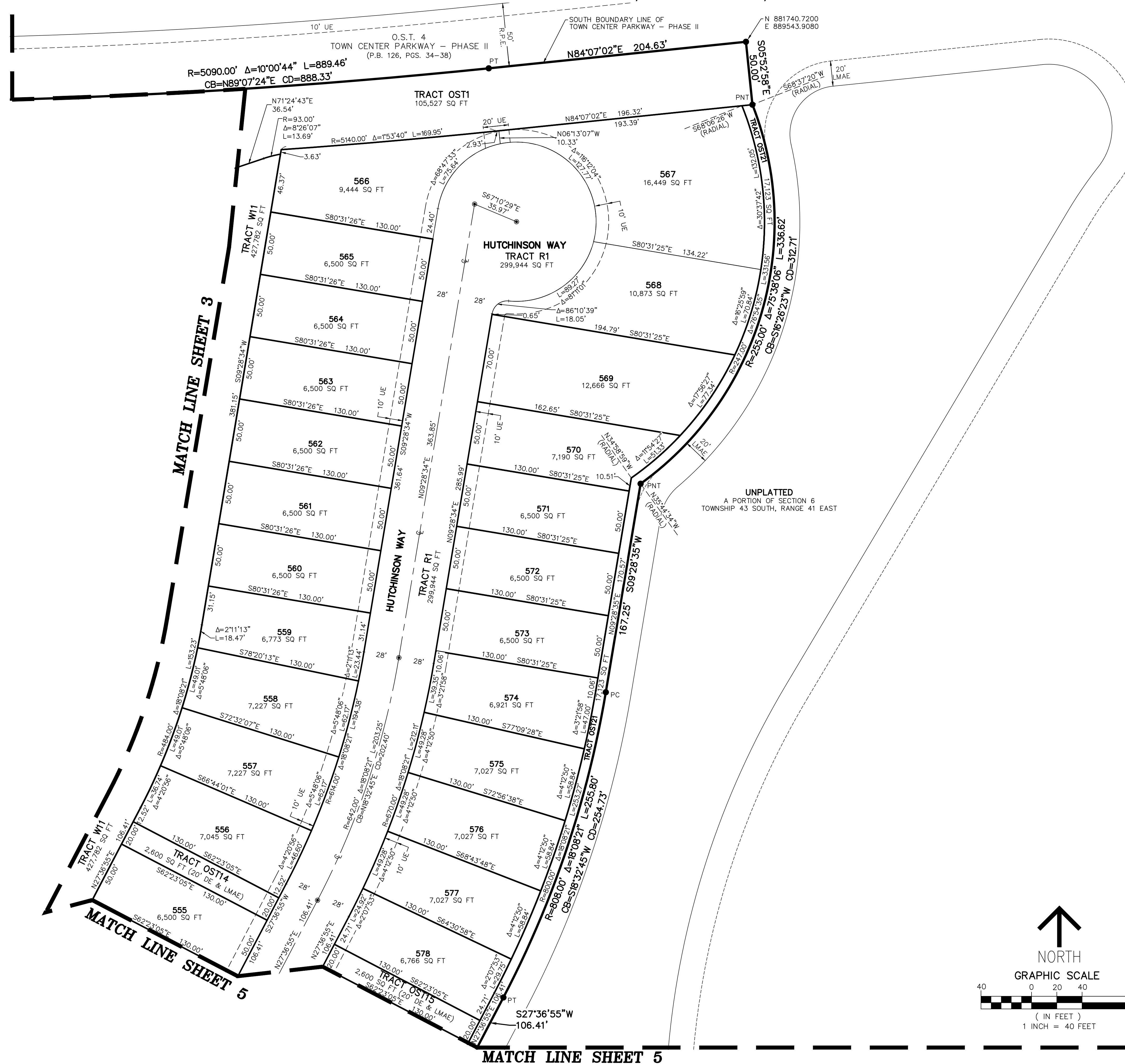
MATCH LINE SHEET 5

MATCH LINE SHEET 5



# CRESSWIND PALM BEACH PHASE 4

BEING A REPLAT OF PORTION OF TRACT O.S.T. 21,  
 CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205,  
 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
 TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



SHEET 4 OF 7

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

## 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

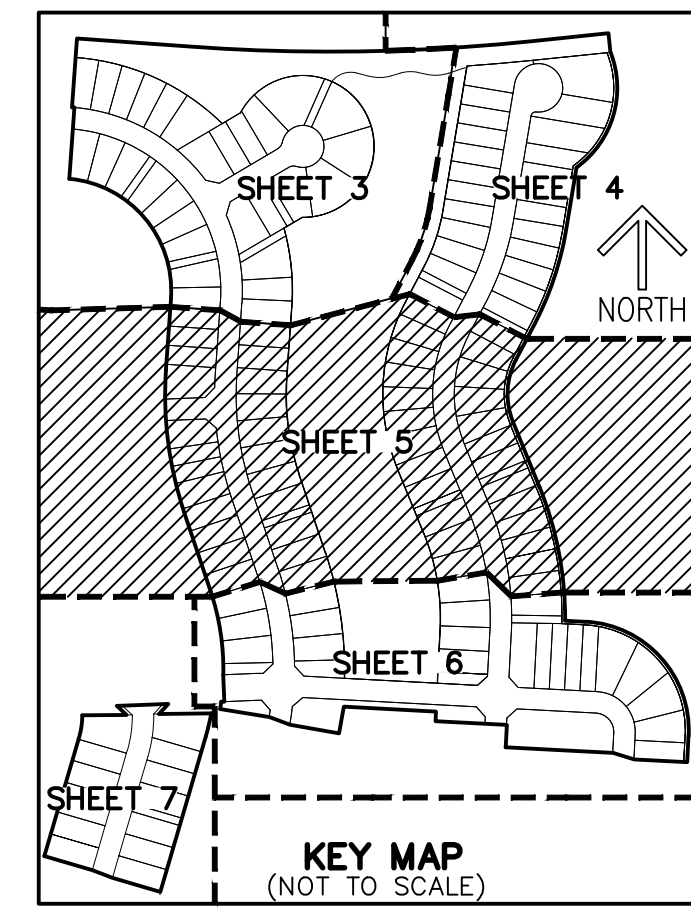
- ⊙ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- E - EASTING (WHEN USED WITH COORDINATES)
- L - ARC LENGTH
- LMAE - LAKE MAINTENANCE ACCESS EASEMENT
- LAE - LIMITED ACCESS EASEMENT
- LB - LICENSED BUSINESS
- N - NORTHING (WHEN USED WITH COORDINATES)
- (R) - RADIAL LINE
- O.S.T./OST - OPEN SPACE TRACT
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PNT - POINT OF NON-TANGENCY
- PRC - POINT OF REVERSE CURVATURE
- R - RADIUS
- RPE - RURAL PARKWAY EASEMENT
- UE - UTILITY EASEMENT
- PED - PEDESTRIAN ACCESS EASEMENT
- ⊙ - SET PERMANENT 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"
- - PRM - FOUND PERMANENT REFERENCE MONUMENT  
 4" x 4" x 24" CONCRETE MONUMENT WITH  
 DISK STAMPED "PRM LB3591"

# CRESSWIND PALM BEACH PHASE 4

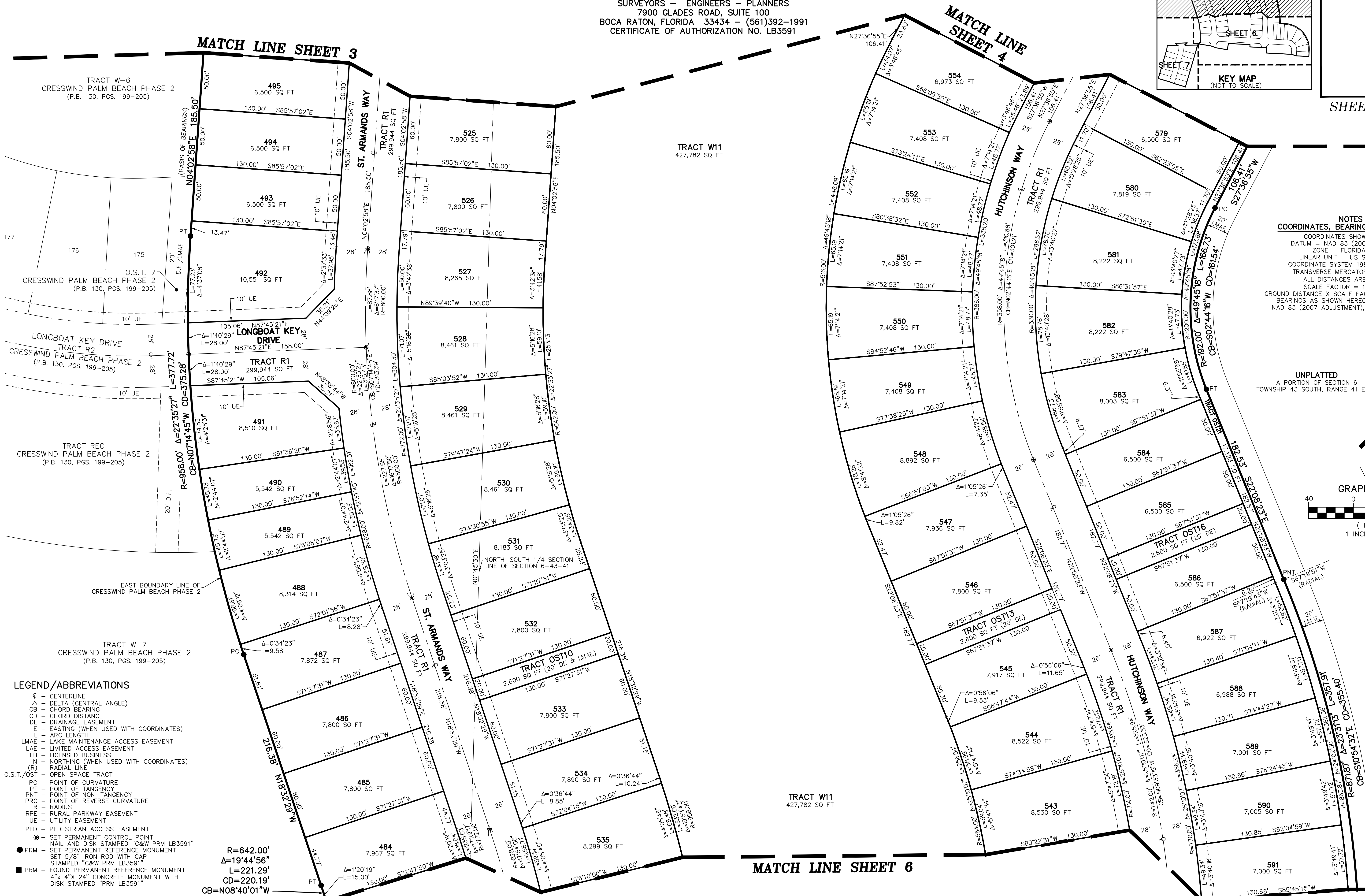
BEING A REPLAT OF PORTION OF TRACT O.S.T. 21,  
CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205,  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

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

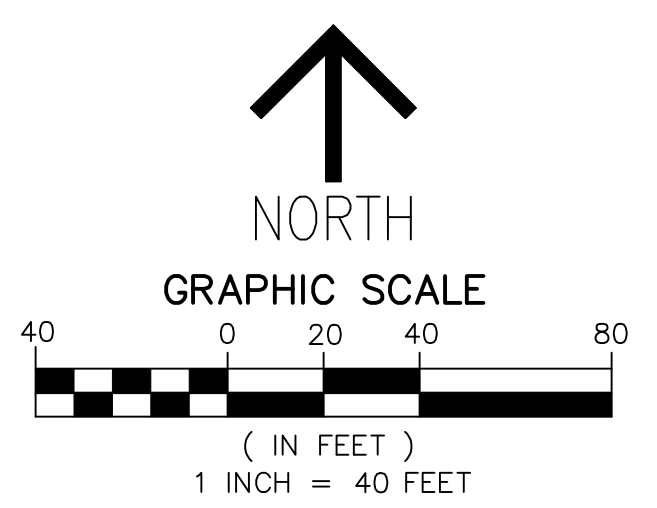


SHEET 5 OF 7



**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.

UNPLATTED  
A PORTION OF SECTION 6  
TOWNSHIP 43 SOUTH, RANGE 41 EAST



- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - E - EASTING (WHEN USED WITH COORDINATES)
  - L - ARC LENGTH
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  - LAE - LIMITED ACCESS EASEMENT
  - LB - LICENSED BUSINESS
  - N - NORTHING (WHEN USED WITH COORDINATES)
  - (R) - RADIAL LINE
  - O.S.T./OST - OPEN SPACE TRACT
  - PC - POINT OF CURVATURE
  - PT - POINT OF TANGENCY
  - PNT - POINT OF NON-TANGENCY
  - PRC - POINT OF REVERSE CURVATURE
  - R - RADIUS
  - RPE - RURAL PARKWAY EASEMENT
  - UE - UTILITY EASEMENT
  - PE - PEDESTRIAN ACCESS EASEMENT
  - - SET PERMANENT 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"

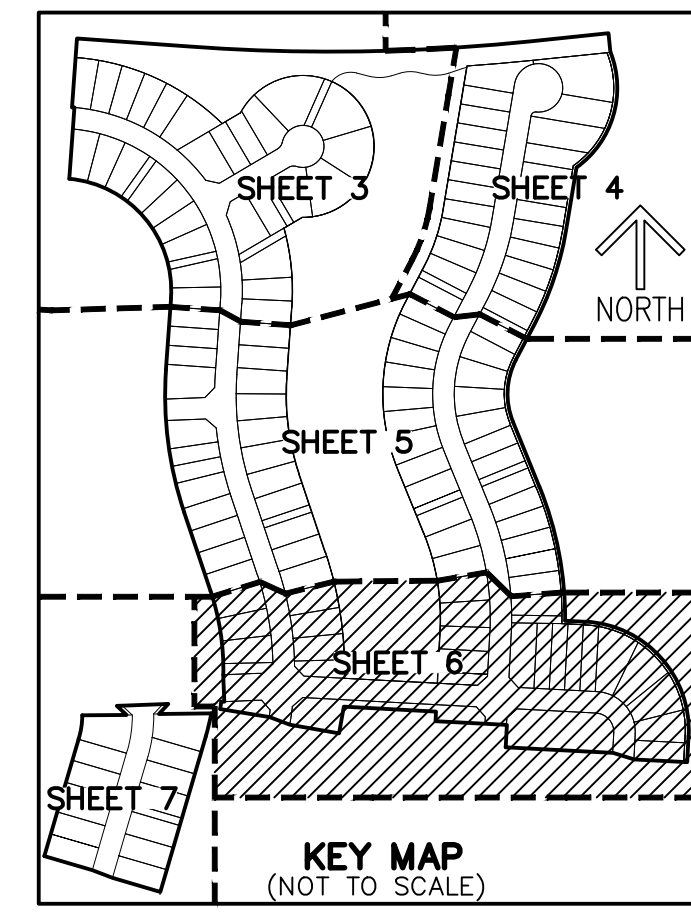
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Δ=19°44'56"  
L=221.29'  
CD=220.19'  
CB=N08°40'01"W

MATCH LINE SHEET 6

# CRESSWIND PALM BEACH PHASE 4

BEING A REPLAT OF PORTION OF TRACT O.S.T. 21,  
CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205,  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

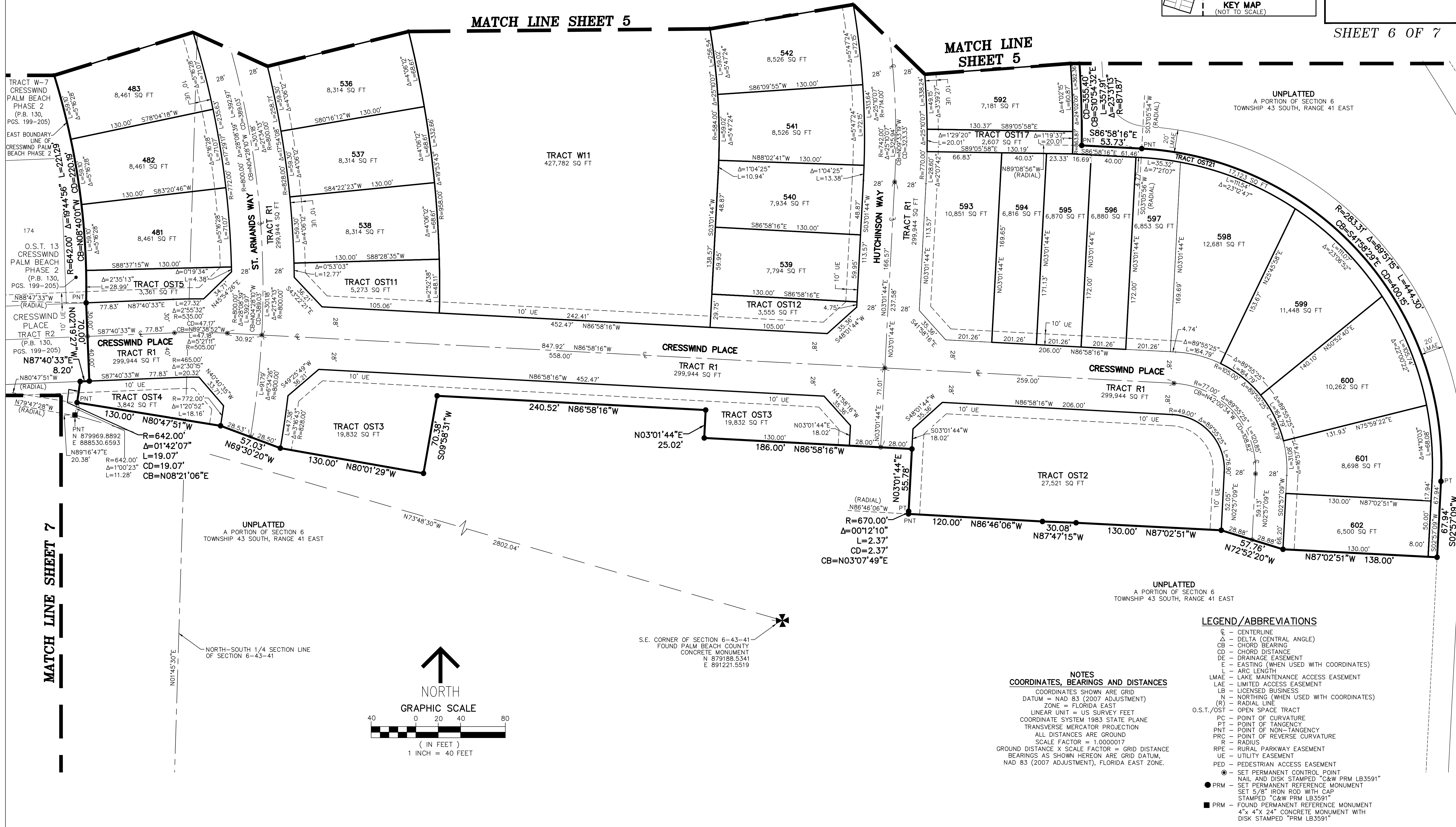
THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591



SHEET 6 OF 7

MATCH LINE SHEET 5

MATCH LINE SHEET 5



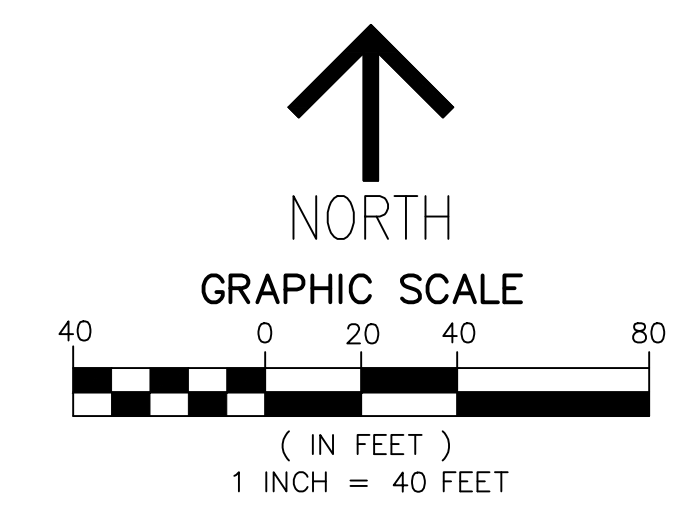
UNPLATTED  
A PORTION OF SECTION 6  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

UNPLATTED  
A PORTION OF SECTION 6  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

MATCH LINE SHEET 7

UNPLATTED  
A PORTION OF SECTION 6  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

S.E. CORNER OF SECTION 6-43-41  
FOUND PALM BEACH COUNTY  
CONCRETE MONUMENT  
N 879188.5341  
E 891221.5519



**LEGEND / ABBREVIATIONS**

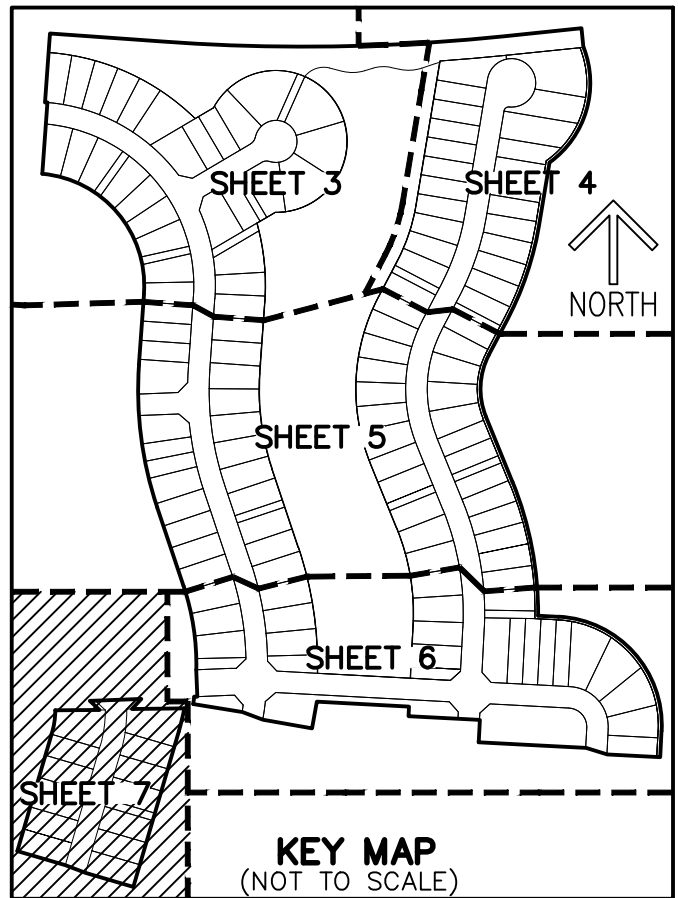
- ⊙ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- E - EASTING (WHEN USED WITH COORDINATES)
- L - ARC LENGTH
- LMAE - LAKE MAINTENANCE ACCESS EASEMENT
- LAE - LIMITED ACCESS EASEMENT
- LB - LICENSED BUSINESS
- N - NORTHING (WHEN USED WITH COORDINATES)
- (R) - RADIAL LINE
- O.S.T./OST - OPEN SPACE TRACT
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PNT - POINT OF NON-TANGENCY
- PRC - POINT OF REVERSE CURVATURE
- R - RADIUS
- RPE - RURAL PARKWAY EASEMENT
- UE - UTILITY EASEMENT
- PED - PEDESTRIAN ACCESS EASEMENT
- ⊙ - SET PERMANENT 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 = 1.0000017  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

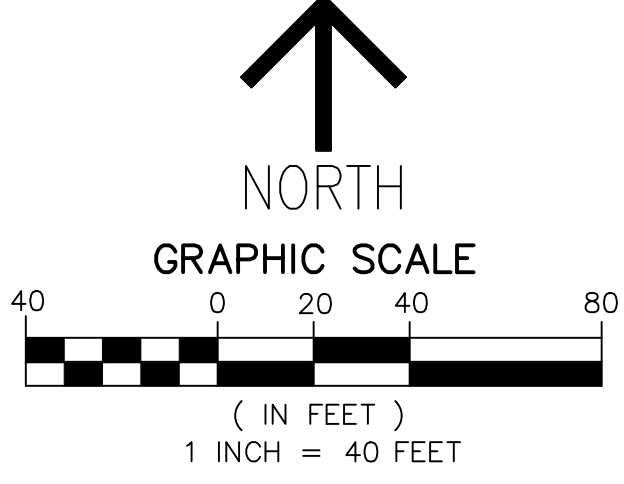
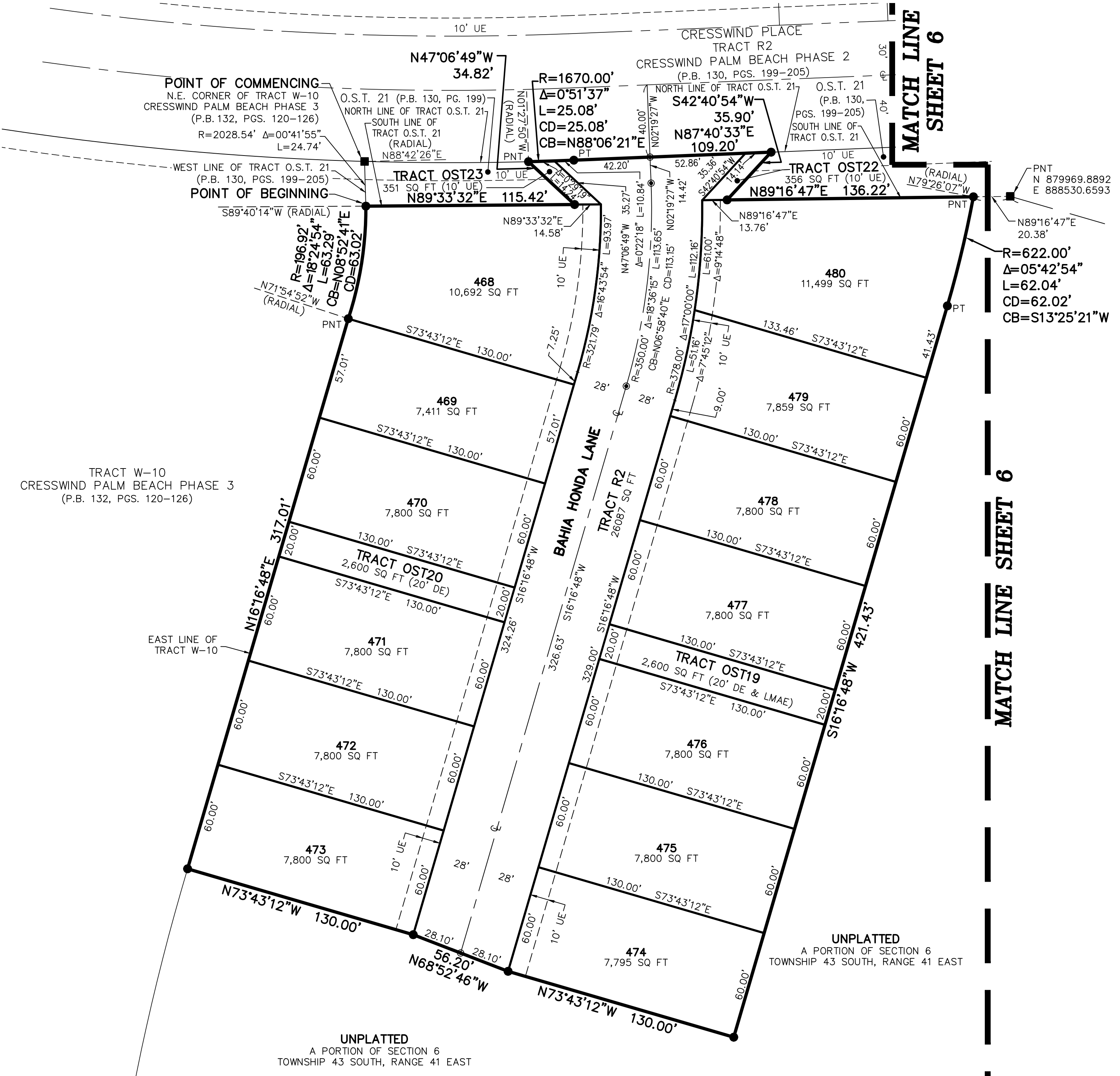
# CRESSWIND PALM BEACH PHASE 4

BEING A REPLAT OF PORTION OF TRACT O.S.T. 21,  
 CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205,  
 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
 TOGETHER WITH A PORTION OF SECTION 6, 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 7 OF 7



S.E. CORNER OF SECTION 6-43-41  
 FOUND PALM BEACH COUNTY  
 CONCRETE MONUMENT  
 N 879188.5341  
 E 891221.5519

**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 = 1.000017  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
 NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.

**LEGEND/ABBREVIATIONS**

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- E - EASTING (WHEN USED WITH COORDINATES)
- L - ARC LENGTH
- LMAE - LAKE MAINTENANCE ACCESS EASEMENT
- LAE - LIMITED ACCESS EASEMENT
- LB - LICENSED BUSINESS
- N - NOTHING (WHEN USED WITH COORDINATES)
- (R) - RADIAL LINE
- O.S.T./OST - OPEN SPACE TRACT
- PC - POINT OF CURVATURE
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- PNT - POINT OF NON-TANGENCY
- PRC - POINT OF REVERSE CURVATURE
- R - RADIUS
- RPE - RURAL PARKWAY EASEMENT
- UE - UTILITY EASEMENT
- PED - PEDESTRIAN ACCESS EASEMENT
- - SET PERMANENT CONTROL POINT  
 NAIL AND DISK STAMPED "C&W PRM LB3591"
- PRM - SET PERMANENT REFERENCE MONUMENT  
 SET 5/8" IRON ROD WITH CAP  
 STAMPED "C&W PRM LB3591"
- PRM - FOUND PERMANENT REFERENCE MONUMENT  
 4" X 4" X 24" CONCRETE MONUMENT WITH  
 DISK STAMPED "PRM LB3591"

Exhibit 'C'  
CRESSWIND PALM BEACH PHASE 4  
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**

CL - CENTERLINE  
Δ - DELTA (CENTRAL ANGLE)  
CB - CHORD BEARING  
CD - CHORD DISTANCE  
DE - DRAINAGE EASEMENT  
L - ARC LENGTH  
LMAE - LAKE MAINTENANCE ACCESS EASEMENT  
LAE - LIMITED ACCESS EASEMENT  
LB - LICENSED BUSINESS  
N - NORTHING (WHEN USED WITH COORDINATES)  
(R) - RADIAL LINE  
O.S.T./OST - OPEN SPACE TRACT  
PC - POINT OF CURVATURE  
PT - POINT OF TANGENCY  
PNT - POINT OF NON-TANGENCY  
PRC - POINT OF REVERSE CURVATURE  
R - RADIUS  
RPE - RURAL PARKWAY EASEMENT  
UE - UTILITY EASEMENT  
● - SET PERMANENT CONTROL POINT  
NAIL AND DISK STAMPED "C&W PRM LB3591"  
● PRM - SET PERMANENT REFERENCE MONUMENT  
SET 5/8" IRON ROD WITH CAP  
STAMPED "C&W PRM LB3591"  
■ PRM - FOUND PERMANENT REFERENCE MONUMENT  
4" x 4" x 24" CONCRETE MONUMENT WITH  
DISK STAMPED "PRM LB3591"

**DESCRIPTION:**

BEING A REPLAT OF PORTION OF TRACT O.S.T. 21, CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT O.S.T. 1, CRESSWIND PALM BEACH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH BOUNDARY LINE OF TOWN CENTER PARKWAY - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38 OF SAID PUBLIC RECORDS, ALONG SAID SOUTH BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE S85°52'14"E, A DISTANCE OF 293.31 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 5090.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°00'44", A DISTANCE OF 889.46 FEET; THENCE N84°07'02"E, A DISTANCE OF 204.63 FEET; THENCE LEAVING SAID SOUTH BOUNDARY LINE, S05°52'58"E, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S68°37'20"W, A RADIAL DISTANCE OF 255.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 75°38'06", A DISTANCE OF 336.62 FEET TO A POINT OF NON-TANGENCY; THENCE S09°28'35"W, A DISTANCE OF 167.25 FEET TO THE POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 808.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°08'21", A DISTANCE OF 255.80 FEET; THENCE S27°36'55"W, A DISTANCE OF 106.41 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 192.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 49°45'18", A DISTANCE OF 166.73 FEET; THENCE S22°08'23"E, A DISTANCE OF 182.53 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S67°19'51"W, A RADIAL DISTANCE OF 871.87 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 23°31'13", A DISTANCE OF 357.91 FEET TO A POINT OF NON-TANGENCY; THENCE S86°58'16"E, A DISTANCE OF 53.73 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S03°05'54"W, A RADIAL DISTANCE OF 283.31 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 89°51'15", A DISTANCE OF 444.30 FEET; THENCE S02°57'09"W, A DISTANCE OF 67.94 FEET; THENCE 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 N03°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, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF SAID PUBLIC RECORDS, ALONG SAID EAST BOUNDARY LINE, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: SAID POINT BEING ON THE CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N80°47'51"W, A RADIAL DISTANCE OF 642.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°42'07", A DISTANCE OF 19.07 FEET; THENCE N87°40'33"E, A DISTANCE OF 8.20 FEET; THENCE N02°19'27"W, A DISTANCE OF 70.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N88°47'33"W, A RADIAL DISTANCE OF 642.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 19°44'56", A DISTANCE OF 221.29 FEET; THENCE N18°32'29"W, A DISTANCE OF 216.38 FEET TO THE POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 958.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 22°35'27", A DISTANCE OF 377.72 FEET; THENCE N04°02'58"E, A DISTANCE OF 185.50 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 292.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 88°50'21", A DISTANCE OF 452.76 FEET TO A POINT OF NON-TANGENCY; THENCE N04°07'46"E, A DISTANCE OF 186.02 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S04°47'23"W, A RADIAL DISTANCE OF 478.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°39'37", A DISTANCE OF 5.51 FEET; THENCE N85°52'14"W, A DISTANCE OF 0.99 FEET; THENCE N04°07'46"E, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,928,508 SQUARE FEET/44.2725 ACRES, MORE OR LESS.

TOGETHER WITH:

COMMENCING AT THE NORTHEAST CORNER OF TRACT W-10, 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 WEST LINE OF TRACT O.S.T. 21 OF AFORESAID CRESSWIND PALM BEACH PHASE 2 AND ON THE CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N88°42'26"E, A RADIAL DISTANCE OF 2,028.54 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°41'55", A DISTANCE OF 24.74 FEET TO THE INTERSECTION WITH SOUTH LINE OF SAID TRACT O.S.T. 21 AND POINT OF BEGINNING; THENCE ALONG SAID SOUTH LINE, N89°33'32"E, A DISTANCE OF 115.42 FEET; THENCE N47°06'49"W, A DISTANCE OF 34.82 FEET TO THE INTERSECTION WITH NORTH LINE OF SAID TRACT O.S.T. 21, SAID POINT BEING ON THE CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N01°27'50"W, A RADIAL DISTANCE OF 1,670.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°51'37", A DISTANCE OF 25.08 FEET; THENCE ALONG SAID NORTH LINE, N87°40'33"E, A DISTANCE OF 109.20 FEET; THENCE S42°40'54"W, A DISTANCE OF 35.90 FEET TO THE INTERSECTION WITH SOUTH LINE OF SAID TRACT O.S.T. 21; THENCE ALONG SAID SOUTH LINE, N89°16'47"E, A DISTANCE OF 136.22 FEET TO THE POINT OF 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; THENCE 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 A POINT OF INTERSECTION WITH EAST LINE OF SAID TRACT W-10; THENCE ALONG SAID EAST LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE N8°16'48"E, 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 N71°54'52"W, A RADIAL DISTANCE OF 196.92 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°24'54", A DISTANCE OF 63.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 139,654 SQUARE FEET/3.2060 ACRES, MORE OR LESS.

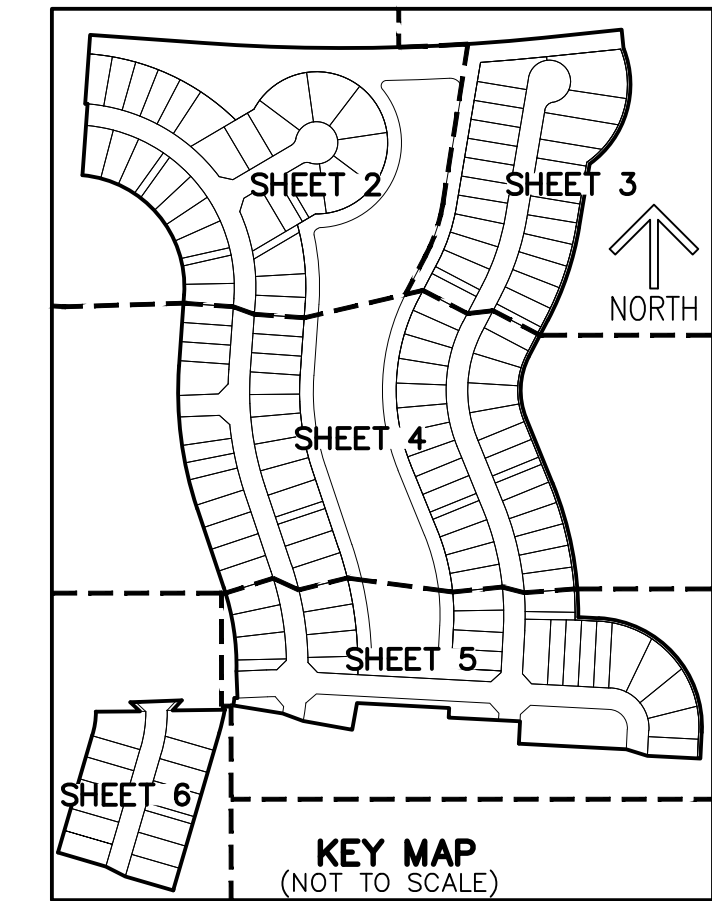
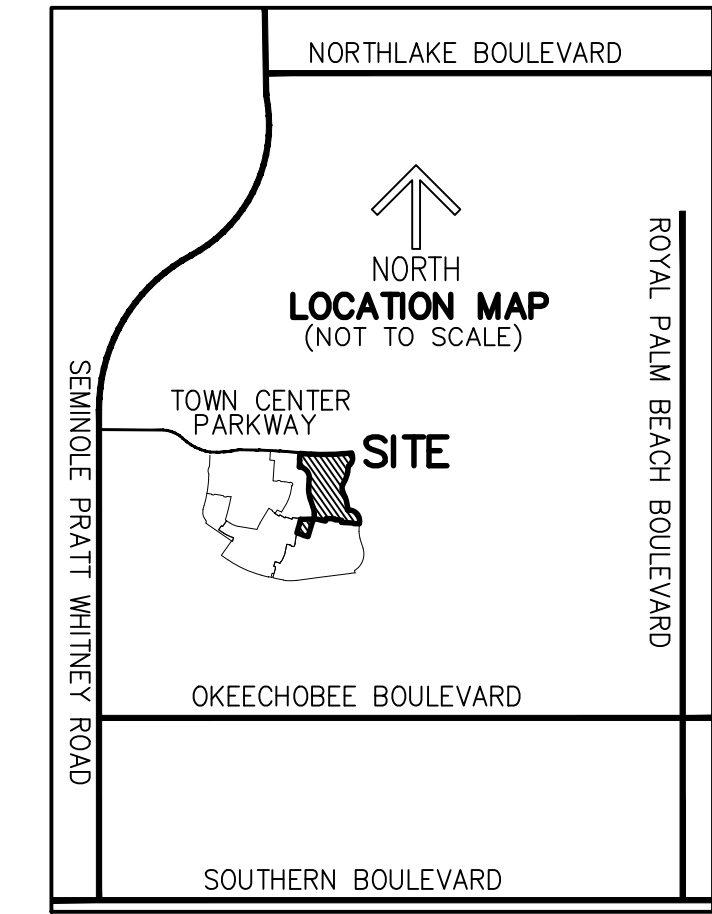
TOTAL CONTAINING 2,068,162 SQUARE FEET/47.4785 ACRES, MORE OR LESS.

**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.
4. BEARINGS SHOWN HEREON ARE BASED ON A RECORD PLAT BEARING OF N04°02'58"E, ALONG THE EAST LINE OF TRACT W-6, 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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).
5. 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 LEGEMAN NETWORK.
6. 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 MARCH 01, 2022. 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	DATE	BY
FILE NAME: 8272-PHASE4-SURVEY-4		

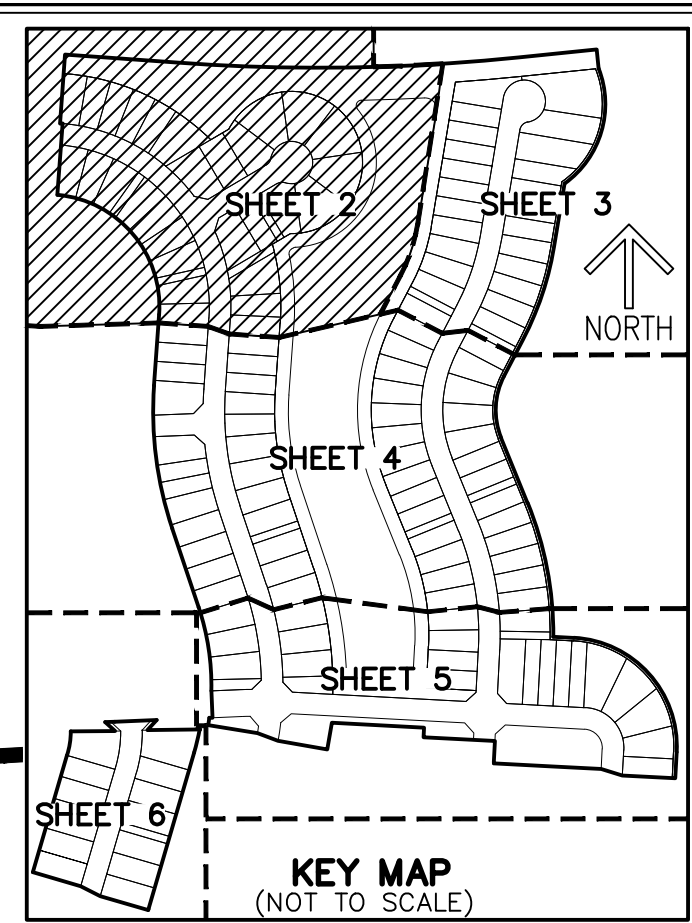
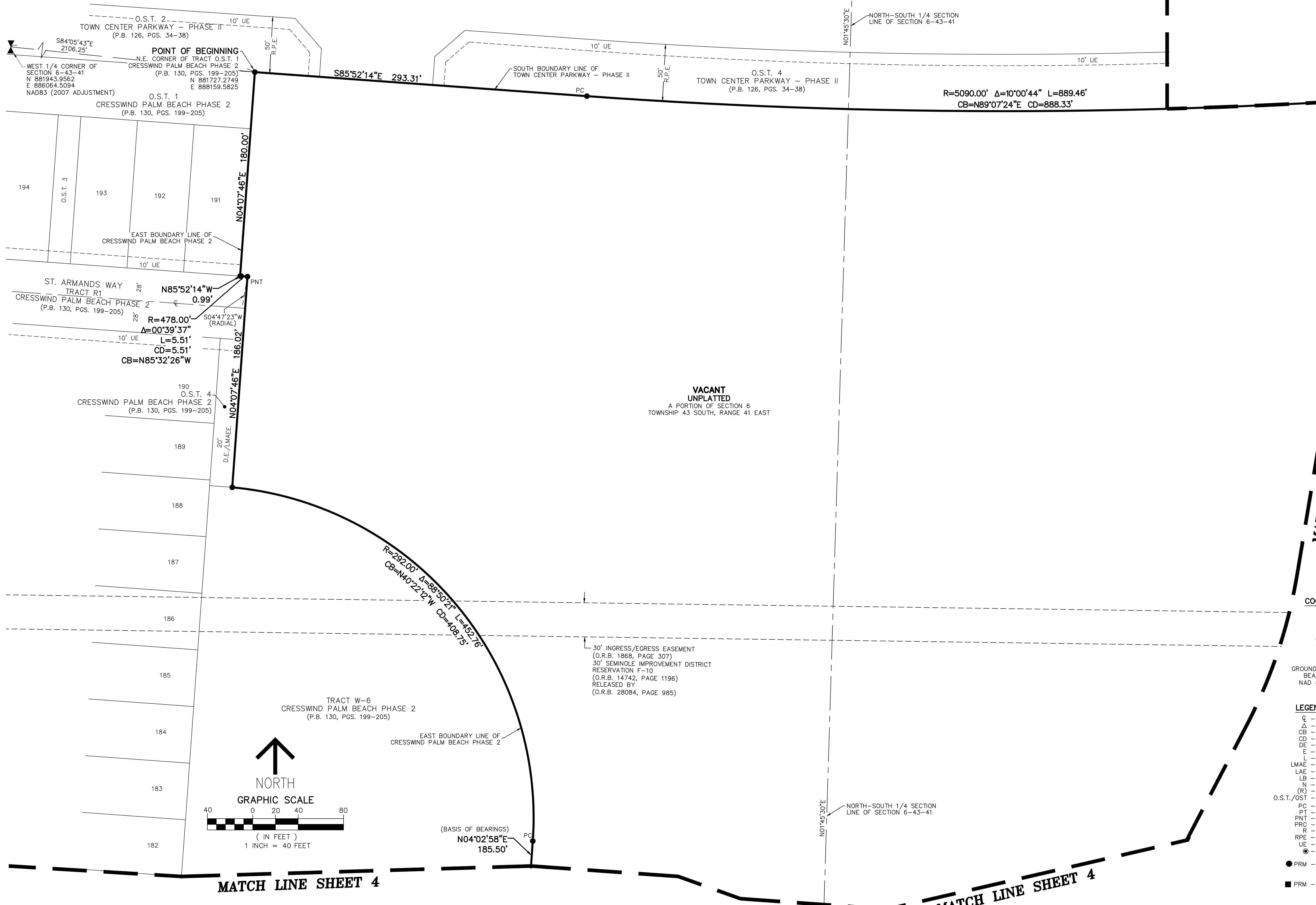
**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-4452

**BOUNDARY SURVEY**  
A PORTION OF TRACT O.S.T. 21, CRESSWIND PALM BEACH PHASE 2,  
AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205,  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE  
41 EAST,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

DATE 3/01/2022  
DRAWN BY AS  
F.B./ PG. ELEC  
SCALE AS SHOWN

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

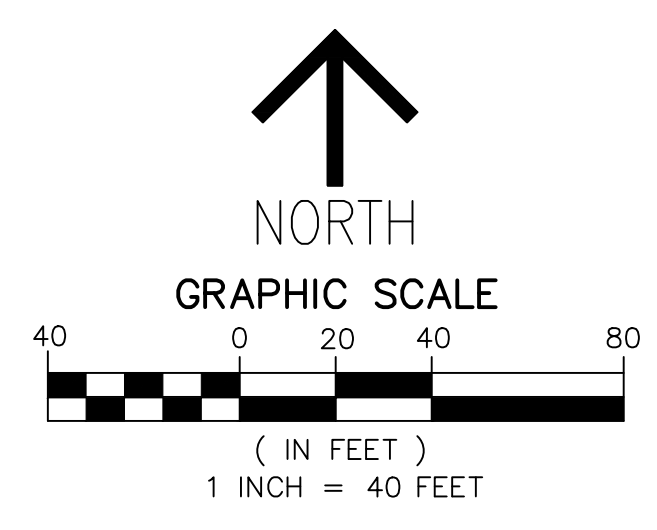
JOB # 8272-4  
SHT. NO.  
1  
OF 6 SHEETS



**VACANT UNPLATTED**  
A PORTION OF SECTION 6  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

**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  
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**  
 C - CENTERLINE  
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 CB - CHORD BEARING  
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 DE - DRAINAGE EASEMENT  
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 L - ARC LENGTH  
 LMAE - LAKE MAINTENANCE ACCESS EASEMENT  
 LAE - LIMITED ACCESS EASEMENT  
 LB - LICENSED BUSINESS  
 N - NORTHING (WHEN USED WITH COORDINATES)  
 (R) - RADIAL LINE  
 O.S.T./OST - OPEN SPACE TRACT  
 PC - POINT OF CURVATURE  
 PT - POINT OF TANGENCY  
 PNT - POINT OF NON-TANGENCY  
 PRC - POINT OF REVERSE CURVATURE  
 R - RADIUS  
 RPE - RURAL PARKWAY EASEMENT  
 UE - UTILITY EASEMENT  
 ● - SET PERMANENT 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"



30' INGRESS/EGRESS EASEMENT  
(O.R.B. 1868, PAGE 307)  
30' SEMINOLE IMPROVEMENT DISTRICT  
RESERVATION F-10  
(O.R.B. 14742, PAGE 1196)  
RELEASED BY  
(O.R.B. 28084, PAGE 985)

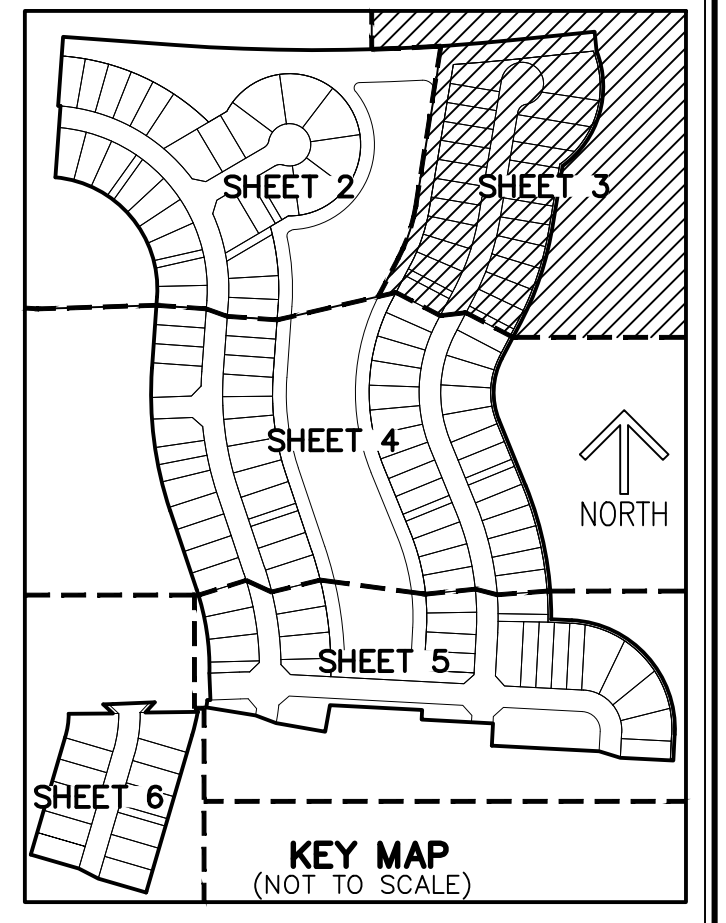
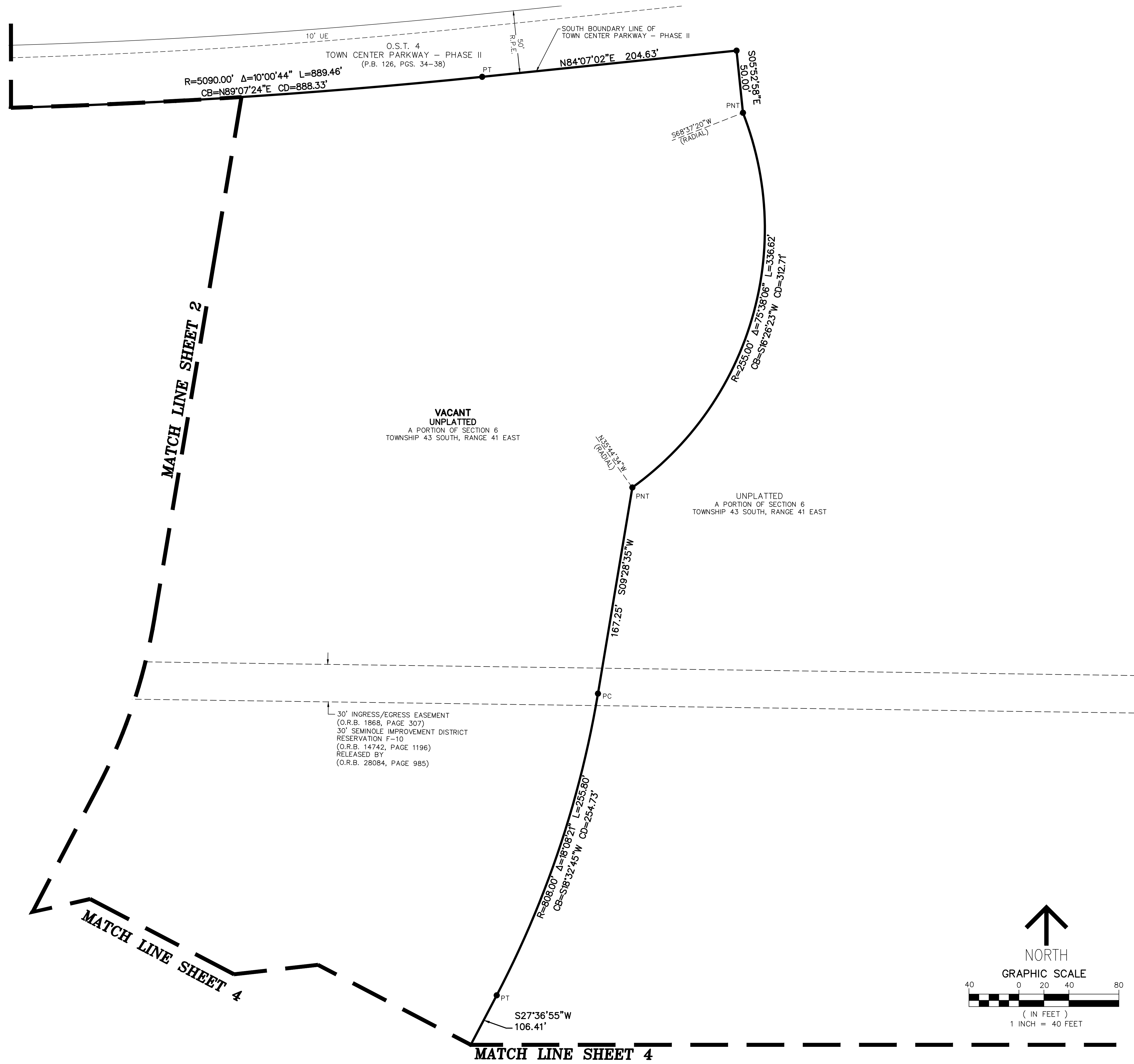
BY	
DATE	
REVISIONS	
FILE NAME	8272-PHASE4-SURVEY-4

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561) 392-1991 / FAX (561) 750-4452

**BOUNDARY SURVEY**  
 A PORTION OF TRACT O.S.T. 21, CRESSWIND PALM BEACH PHASE 2,  
 AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205,  
 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
 TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

DATE 3/01/2022  
 DRAWN BY AS  
 F.B./ PG. ELEC  
 SCALE AS SHOWN

JOB # 8272-4  
 SHT.NO.  
 2  
 OF 6 SHEETS



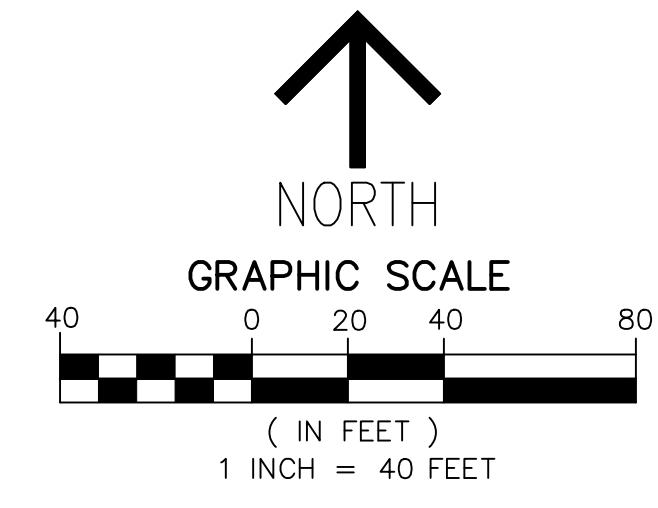
VACANT UNPLATTED  
A PORTION OF SECTION 6  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

UNPLATTED  
A PORTION OF SECTION 6  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

30' INGRESS/EGRESS EASEMENT  
(O.R.B. 1868, PAGE 307)  
30' SEMINOLE IMPROVEMENT DISTRICT  
RESERVATION F-10  
(O.R.B. 14742, PAGE 1196)  
RELEASED BY:  
(O.R.B. 28084, PAGE 985)

**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**  
C - CENTERLINE  
Δ - DELTA (CENTRAL ANGLE)  
CB - CHORD BEARING  
CD - CHORD DISTANCE  
DE - DRAINAGE EASEMENT  
E - EASTING (WHEN USED WITH COORDINATES)  
L - ARC LENGTH  
LMAE - LAKE MAINTENANCE ACCESS EASEMENT  
LAE - LIMITED ACCESS EASEMENT  
LB - LICENSED BUSINESS  
N - NORTHING (WHEN USED WITH COORDINATES)  
(R) - RADIAL LINE  
O.S.T./OST - OPEN SPACE TRACT  
PC - POINT OF CURVATURE  
PT - POINT OF TANGENCY  
PNT - POINT OF NON-TANGENCY  
PRC - POINT OF REVERSE CURVATURE  
R - RADIUS  
RPE - RURAL PARKWAY EASEMENT  
UE - UTILITY EASEMENT  
● - SET PERMANENT CONTROL POINT  
NAIL AND DISK STAMPED "C&W PRM LB3591"  
● PRM - SET PERMANENT REFERENCE MONUMENT  
SET 5/8" IRON ROD WITH CAP  
STAMPED "C&W PRM LB3591"  
■ PRM - FOUND PERMANENT REFERENCE MONUMENT  
4"x 4"x 24" CONCRETE MONUMENT WITH  
DISK STAMPED "PRM LB3591"

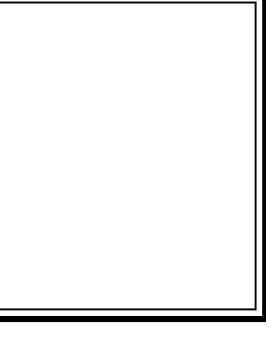


FILE NAME: 8272-PHASE4-SURVEY-4	DATE	BY
REVISIONS		

CAULFIELD & WHEELER, INC.  
CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
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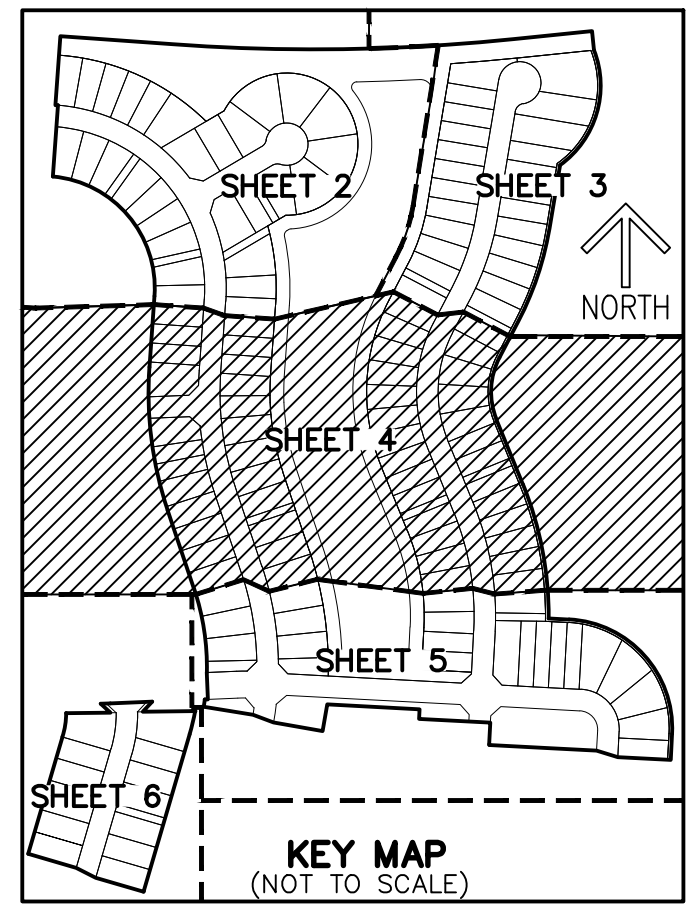
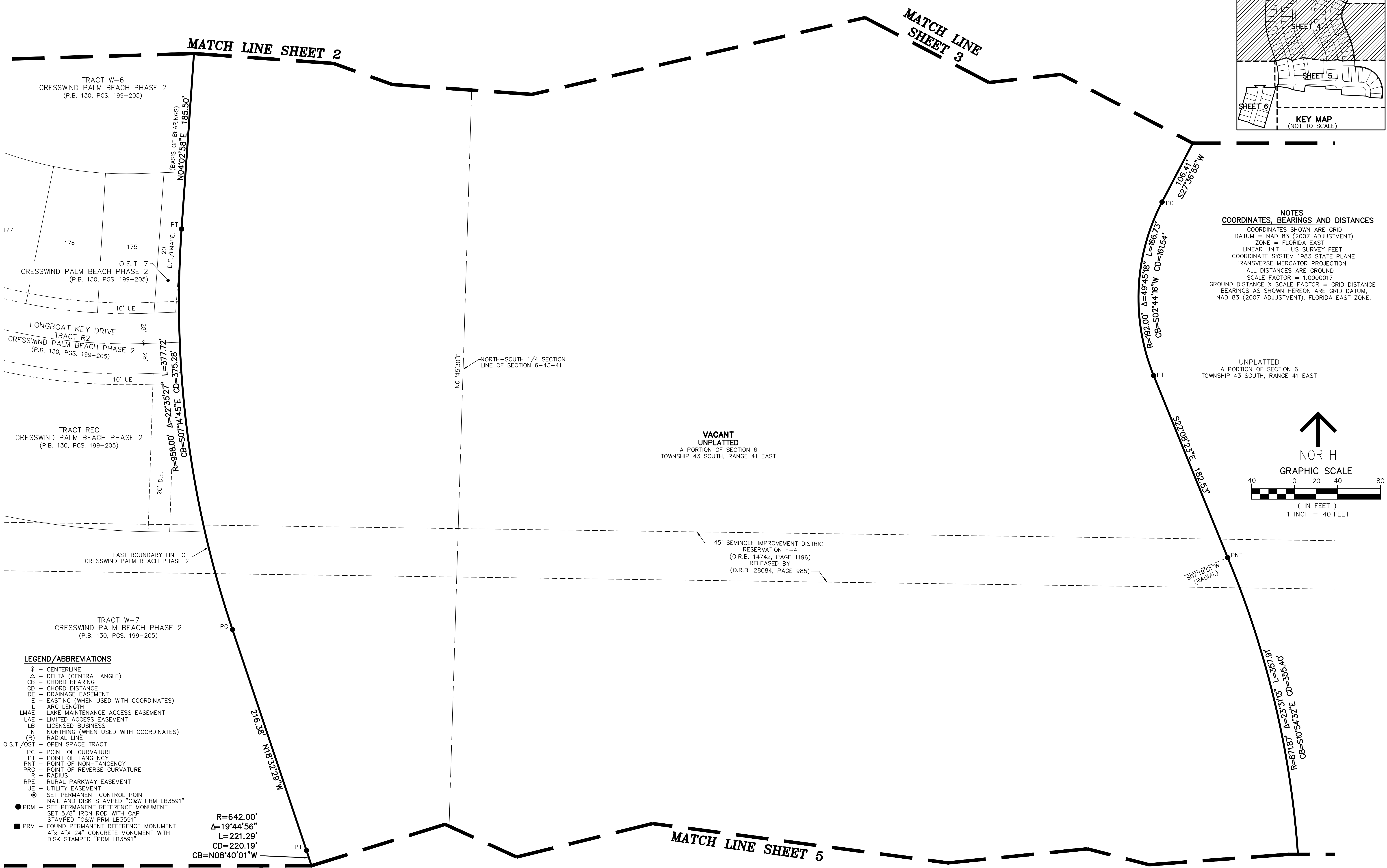
BOUNDARY SURVEY  
O.S.T. 21, CRESSWIND PALM BEACH PHASE 2,  
AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205,  
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CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

DATE 3/01/2022  
DRAWN BY AS  
F.B./ PG. ELEC  
SCALE AS SHOWN



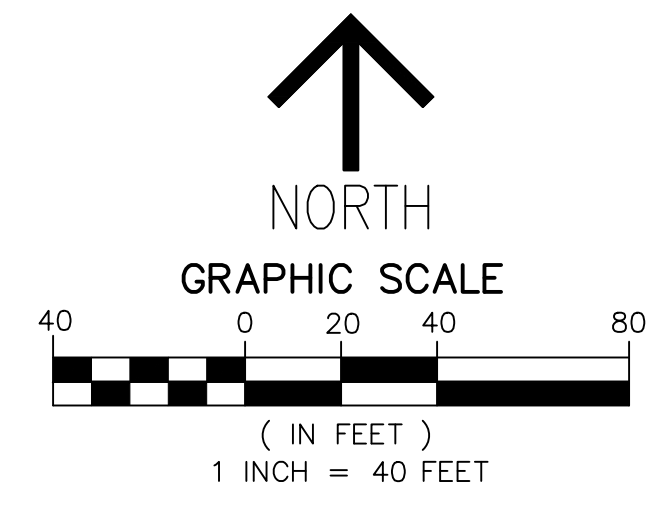
JOB # 8272-4  
SHT. NO.  
3  
OF 6 SHEETS





**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**  
 COORDINATES SHOWN ARE GRID  
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 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.

UNPLATTED  
 A PORTION OF SECTION 6  
 TOWNSHIP 43 SOUTH, RANGE 41 EAST



- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - E - EASTING (WHEN USED WITH COORDINATES)
  - L - ARC LENGTH
  - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
  - LAE - LIMITED ACCESS EASEMENT
  - LB - LICENSED BUSINESS
  - N - NORTHING (WHEN USED WITH COORDINATES)
  - (R) - RADIAL LINE
  - O.S.T./OST - OPEN SPACE TRACT
  - PC - POINT OF CURVATURE
  - PT - POINT OF TANGENCY
  - PNT - POINT OF NON-TANGENCY
  - PRC - POINT OF REVERSE CURVATURE
  - R - RADIUS
  - RPE - RURAL PARKWAY EASEMENT
  - UE - UTILITY EASEMENT
  - - SET PERMANENT 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"

**VACANT UNPLATTED**  
 A PORTION OF SECTION 6  
 TOWNSHIP 43 SOUTH, RANGE 41 EAST

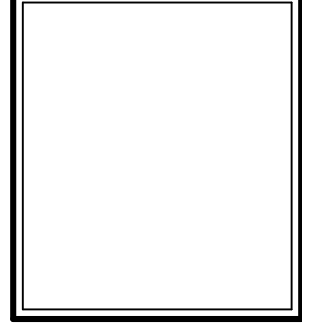
45' SEMINOLE IMPROVEMENT DISTRICT  
 RESERVATION F-4  
 (O.R.B. 14742, PAGE 1196)  
 RELEASED BY  
 (O.R.B. 28084, PAGE 985)

REVISIONS	DATE	BY

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND PLANNING  
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 BOCA RATON, FLORIDA 33434  
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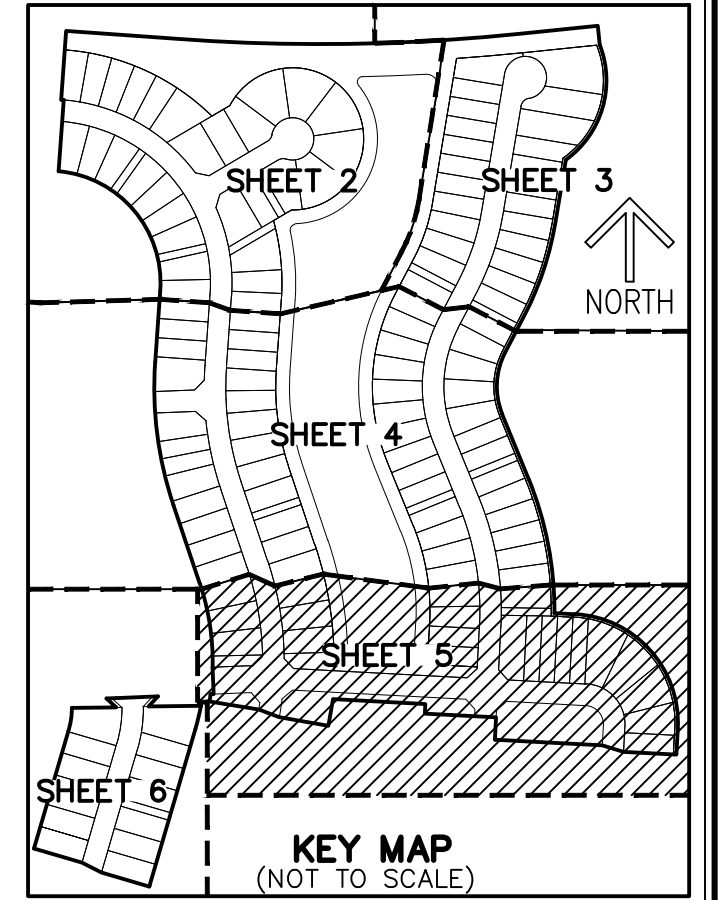
**BOUNDARY SURVEY**  
 O.S.T. 21, CRESSWIND PALM BEACH PHASE 2,  
 AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205,  
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DATE 3/01/2022  
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 F.B./ PG. ELEC  
 SCALE AS SHOWN



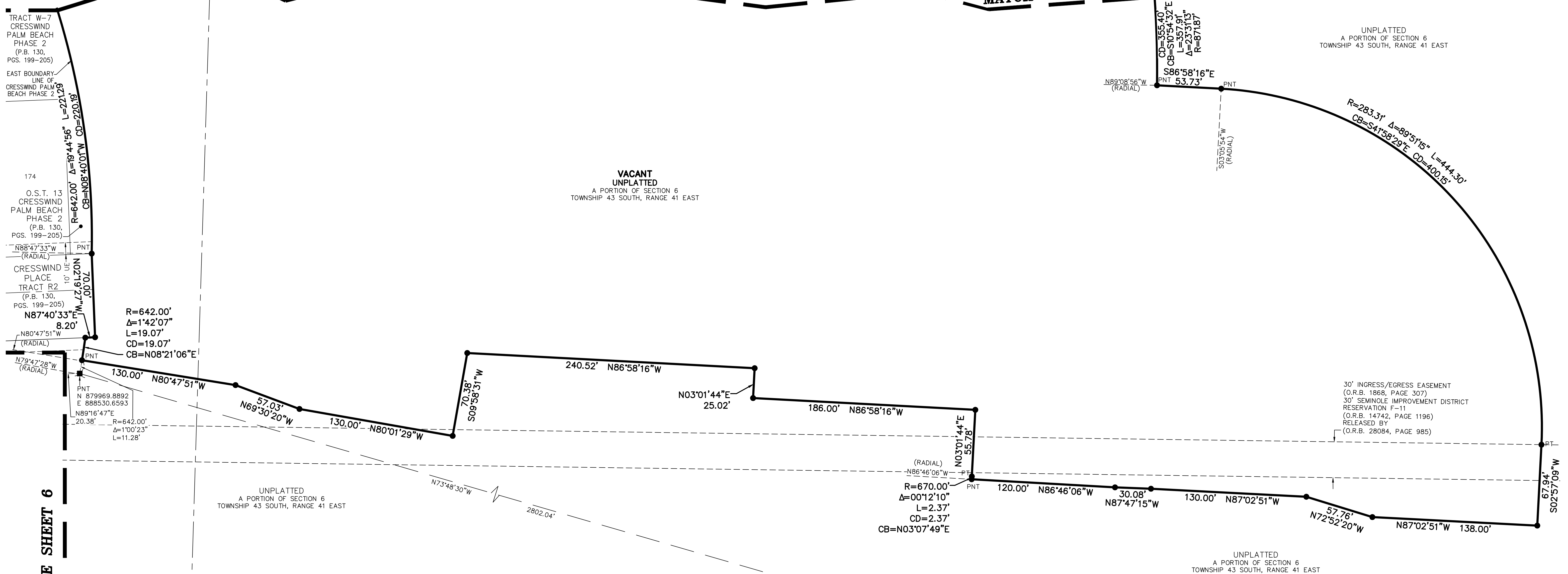
JOB # 8272-4  
 SHT. NO.  
**4**  
 OF 6 SHEETS

**NOTES**  
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 NAD 83 (2007 ADJUSTMENT), FLORIDA EAST ZONE.



**MATCH LINE SHEET 4**

**MATCH LINE SHEET 4**



TRACT W-7  
 CRESSWIND  
 PALM BEACH  
 PHASE 2  
 (P.B. 130,  
 PGS. 199-205)

O.S.T. 13  
 CRESSWIND  
 PALM BEACH  
 PHASE 2  
 (P.B. 130,  
 PGS. 199-205)

CRESSWIND  
 PLACE  
 TRACT R2  
 (P.B. 130,  
 PGS. 199-205)

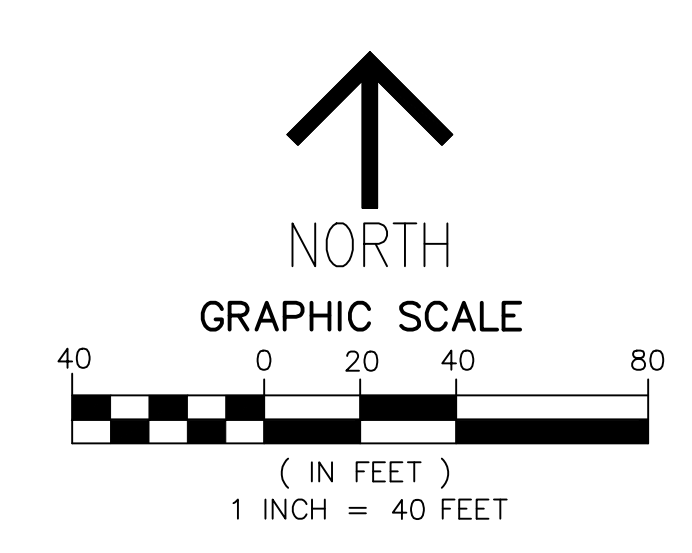
**VACANT UNPLATTED**  
 A PORTION OF SECTION 6  
 TOWNSHIP 43 SOUTH, RANGE 41 EAST

**UNPLATTED**  
 A PORTION OF SECTION 6  
 TOWNSHIP 43 SOUTH, RANGE 41 EAST

**UNPLATTED**  
 A PORTION OF SECTION 6  
 TOWNSHIP 43 SOUTH, RANGE 41 EAST

**UNPLATTED**  
 A PORTION OF SECTION 6  
 TOWNSHIP 43 SOUTH, RANGE 41 EAST

S.E. CORNER OF SECTION 6-43-41  
 FOUND PALM BEACH COUNTY  
 CONCRETE MONUMENT  
 N 879188.5341  
 E 891221.5519



- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
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  - R - RADIUS
  - RPE - RURAL PARKWAY EASEMENT
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  - ⊙ - SET PERMANENT CONTROL POINT NAIL AND DISK STAMPED "C&W PRM LB3591"
  - - PRM - SET PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB3591"
  - - PRM - FOUND PERMANENT REFERENCE MONUMENT 4" x 4" x 24" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB3591"

REVISIONS	DATE	BY

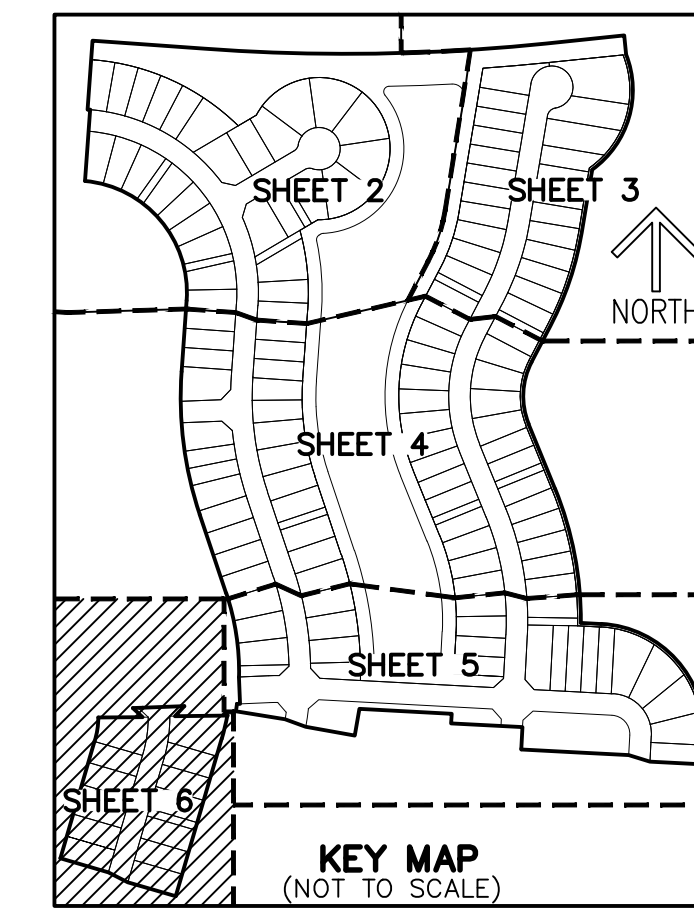
**CAULFIELD & WHEELER, INC.**  
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DATE 3/01/2022  
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 SCALE AS SHOWN

JOB # 8272-4  
 SHT.NO.  
 5  
 OF 6 SHEETS

JOB # 8272-4  
 SHT.NO.  
 5  
 OF 6 SHEETS

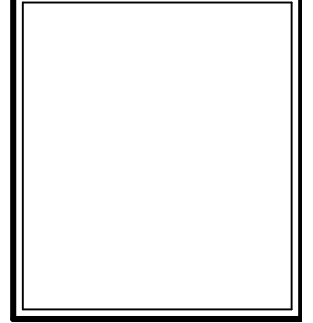


BY	
DATE	
REVISIONS	
FILE NAME	8272-PHASE4-SURVEY-4

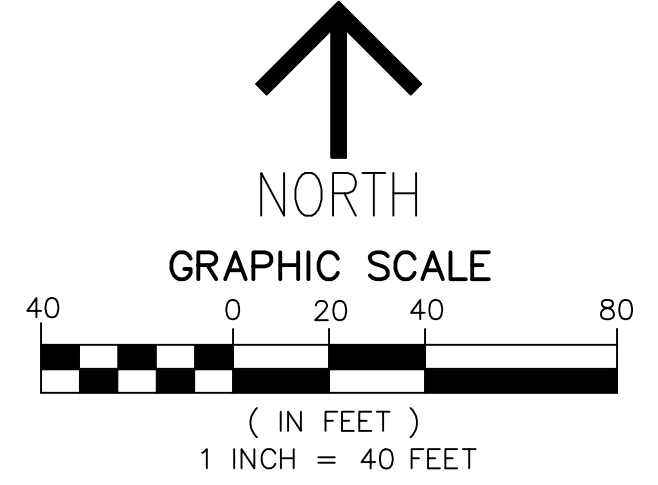
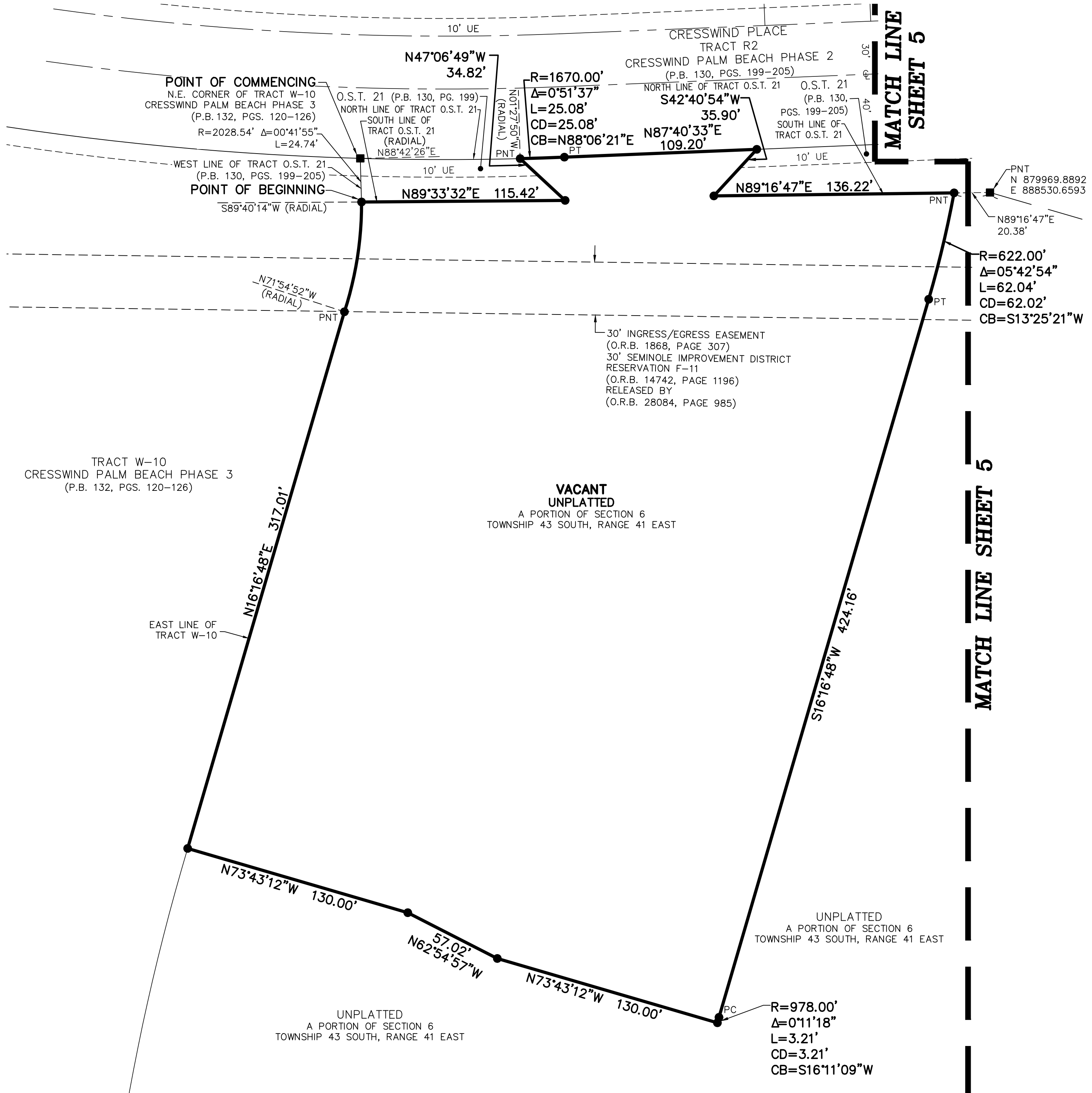
**CAULFIELD & WHEELER, INC.**  
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DATE 3/01/2022  
 DRAWN BY AS  
 F.B./ PG. ELEC  
 SCALE AS SHOWN



JOB # 8272-4  
 SHT. NO.  
**6**  
 OF 6 SHEETS



**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**  
 COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83 (2007 ADJUSTMENT)  
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 COORDINATE SYSTEM 1983 STATE PLANE  
 TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND  
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