

20210408223

CRESSWIND PALM BEACH PHASE 3

BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

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 3, BEING A REPLAT OF A PORTION OF O.S.T. 20, CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT W-5, CRESSWIND PALM BEACH PHASE 1, AS RECORDED IN PLAT BOOK 128, PAGES 96 THROUGH 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.32°22'33"E., A RADIAL DISTANCE OF 1,670.00 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1 ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°36'14", A DISTANCE OF 105.04 FEET; THENCE S.15°20'22"E. ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1, A DISTANCE OF 34.53 FEET; THENCE S.63°02'55"E. ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 1, A DISTANCE OF 56.14 FEET; THENCE S.30°58'41"W, A DISTANCE OF 8.77 FEET; THENCE S.59°01'19"E., A DISTANCE OF 150.00 FEET; THENCE N.30°58'41"E., A DISTANCE OF 39.07 FEET; THENCE S.59°01'19"E., A DISTANCE OF 157.67 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.55°03'38"W., A RADIAL DISTANCE OF 122.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°40'08", A DISTANCE OF 24.85 FEET; THE PREVIOUS FIVE COURSES AND DISTANCES ARE ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE N.28°09'40"W, A DISTANCE OF 34.77 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT O.S.T. 20 AND A POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.16°19'54"E., A RADIAL DISTANCE OF 1670.00 FEET; THENCE EASTERLY ALONG SAID NORTH LINE OF TRACT O.S.T. 20 ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°38'13", A DISTANCE OF 106.00 FEET; THENCE S.59°56'06"W, A DISTANCE OF 35.16 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID O.S.T. 20; THENCE S.69°48'37"E., DISTANCE OF 129.18 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.70°12'01"W., A RADIAL DISTANCE OF 380.41 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06°39'03", A DISTANCE OF 44.16 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.09°05'04"E., A RADIAL DISTANCE OF 1,670.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°26'20", A DISTANCE OF 216.82 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.84°22'58"E., A RADIAL DISTANCE OF 2028.54 FEET; THE PREVIOUS THREE COURSES AND DISTANCES ARE ALONG THE SOUTH LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE SOUTHERLY ALONG THE LAST DESCRIBED CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°41'55", A DISTANCE OF 24.74 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.89°40'14"W., A RADIAL DISTANCE OF 196.92 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°24'54", A DISTANCE OF 63.29 FEET; THENCE S.16°16'48"W., A DISTANCE OF 317.01 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.73°24'03"E., A RADIAL DISTANCE OF 1,295.47 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 13°06'43", A DISTANCE OF 296.46 FEET; THENCE S.10°53'13"W., A DISTANCE OF 56.01 FEET; THENCE S.57°18'31"W., A DISTANCE OF 35.82 FEET; THENCE N.78°06'51"W., A DISTANCE OF 56.03 FEET; THENCE N.33°06'51"W., A DISTANCE OF 35.36 FEET; THENCE N.78°06'51"W., A DISTANCE OF 24.70 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,172.00 FEET AND A CENTRAL ANGLE OF 03°55'43"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 80.36 FEET; THENCE S.11°53'09"W., A DISTANCE OF 199.93 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 742.00 FEET AND A CENTRAL ANGLE OF 22°44'41"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 294.55 FEET; THENCE S.34°37'50"W., A DISTANCE OF 49.53 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.25°04'33"W., A RADIAL DISTANCE OF 458.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 09°51'49", A DISTANCE OF 78.85 FEET; THENCE N.74°47'16"W., A DISTANCE OF 56.57 FEET; THENCE S.15°12'47"W., A DISTANCE OF 130.00 FEET; THENCE S.74°47'16"E., A DISTANCE OF 50.00 FEET; THENCE S.08°43'42"W., A DISTANCE OF 56.63 FEET; THENCE S.15°35'19"W., A DISTANCE OF 241.18 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF PERSIMMON BOULEVARD EAST - PLAT 3, AS RECORDED IN ROAD PLAT BOOK 12, PAGES 158 THROUGH 160 OF SAID PUBLIC RECORDS; THENCE N.21°28'12"E. ALONG SAID NORTH LINE AND THE NORTH LINE OF PERSIMMON BOULEVARD EAST - PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19 OF SAID PUBLIC RECORDS, A DISTANCE OF 117.03 FEET; THENCE S.14°45'31"W. ALONG THE NORTH LINE OF PERSIMMON BOULEVARD EAST - PLAT 2, A DISTANCE OF 11.00 FEET; THENCE N.75°14'29"W., ALONG THE NORTH LINE OF PERSIMMON BOULEVARD EAST - PLAT 2 AND THE WESTERLY PROJECTION THEREOF, A DISTANCE OF 204.37 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 2,797.00 FEET AND A CENTRAL ANGLE OF 19°52'51"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 970.52 FEET; THENCE N.55°21'38"W., A DISTANCE OF 213.23 FEET; THENCE N.34°38'22"E., A DISTANCE OF 470.25 FEET; THENCE S.67°44'31"E., A DISTANCE OF 25.73 FEET; THENCE N.14°36'19"E., A DISTANCE OF 100.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.15°05'17"E., A RADIAL DISTANCE OF 858.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 19°33'05", A DISTANCE OF 292.78 FEET; THENCE N.55°21'38"W., A DISTANCE OF 158.27 FEET; THENCE N.34°38'22"E., A DISTANCE OF 130.00 FEET; THENCE S.55°21'38"E., A DISTANCE OF 40.06 FEET; THENCE N.34°38'22"E., A DISTANCE OF 186.00 FEET, THE PREVIOUS SEVEN COURSES AND DISTANCES ARE ALONG THE EASTERLY BOUNDARY LINE OF SAID CRESSWIND PALM BEACH PHASE 2; THENCE S.55°21'30"E., A DISTANCE OF 118.19 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 542.00 FEET AND A CENTRAL ANGLE OF 25°17'11"; THENCE EASTERLY ALONG SAID ARC A DISTANCE OF 249.20 FEET; THENCE S.80°36'41"E., A DISTANCE OF 496.13 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.69°28'42"E., A RADIAL DISTANCE OF 542.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°27'25", A DISTANCE OF 197.66 FEET; THENCE N.30°58'43"E., A DISTANCE OF 449.55 FEET TO THE POINT OF BEGINNING, THE PREVIOUS FIVE COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINES OF THE AFORESAID TRACT W-5.

CONTAINING 2,240,263 SQUARE FEET OR 51,429.4 ACRES, MORE OR LESS.

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

ROADS

TRACT R1, AS SHOWN HEREON, IS 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 FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, RECLAIMED WATER, AND WASTEWATER, UNDER AND OVER SAID TRACT R1, EXCEPT AS 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 TRACT R1 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 O.S.T. 1 THROUGH O.S.T. 25, 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.

RECREATION TRACT

TRACT REC, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CRESSWIND PALM BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL 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 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 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 OVER AND 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 W-8, W-9 AND W-10, 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.

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

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 20 DAY OF July, 2021.

BY: 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

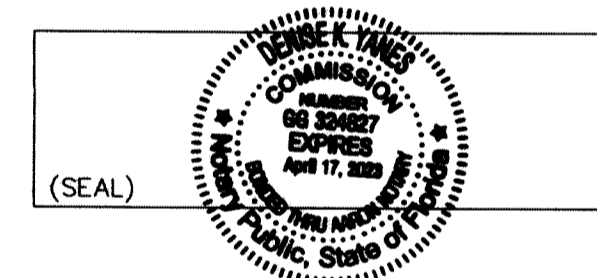
WITNESS: James Rand
PRINT NAME: James Rand
WITNESS: Denise Lyons
PRINT NAME: Denise Lyons

AREA TABULATION

SINGLE FAMILY LOTS	27,429.6 ACRES
ROADWAY TRACT	8,749.1 ACRES
OPEN SPACE TRACTS	4,449.6 ACRES
WATER MANAGEMENT TRACTS	10,213.6 ACRES
RECREATION TRACT	0.5875 ACRES
TOTAL THIS PLAT	51,429.4 ACRES

ACKNOWLEDGEMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 20 DAY OF July, 2021, BY Ken Casel 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 Ken Casel AS IDENTIFICATION.



WITNESS: Denise Lyons
NOTARY PUBLIC
PRINT NAME: Denise Lyons
MY COMMISSION EXPIRES: 4/17/23
COMMISSION NUMBER: 66324827

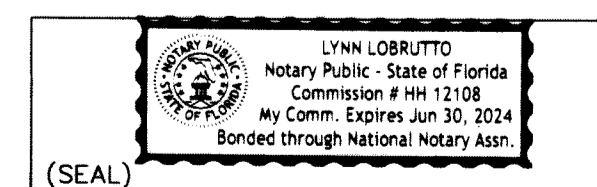
ACCEPTANCE OF DEDICATIONS:

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 20 DAY OF August, 2021.

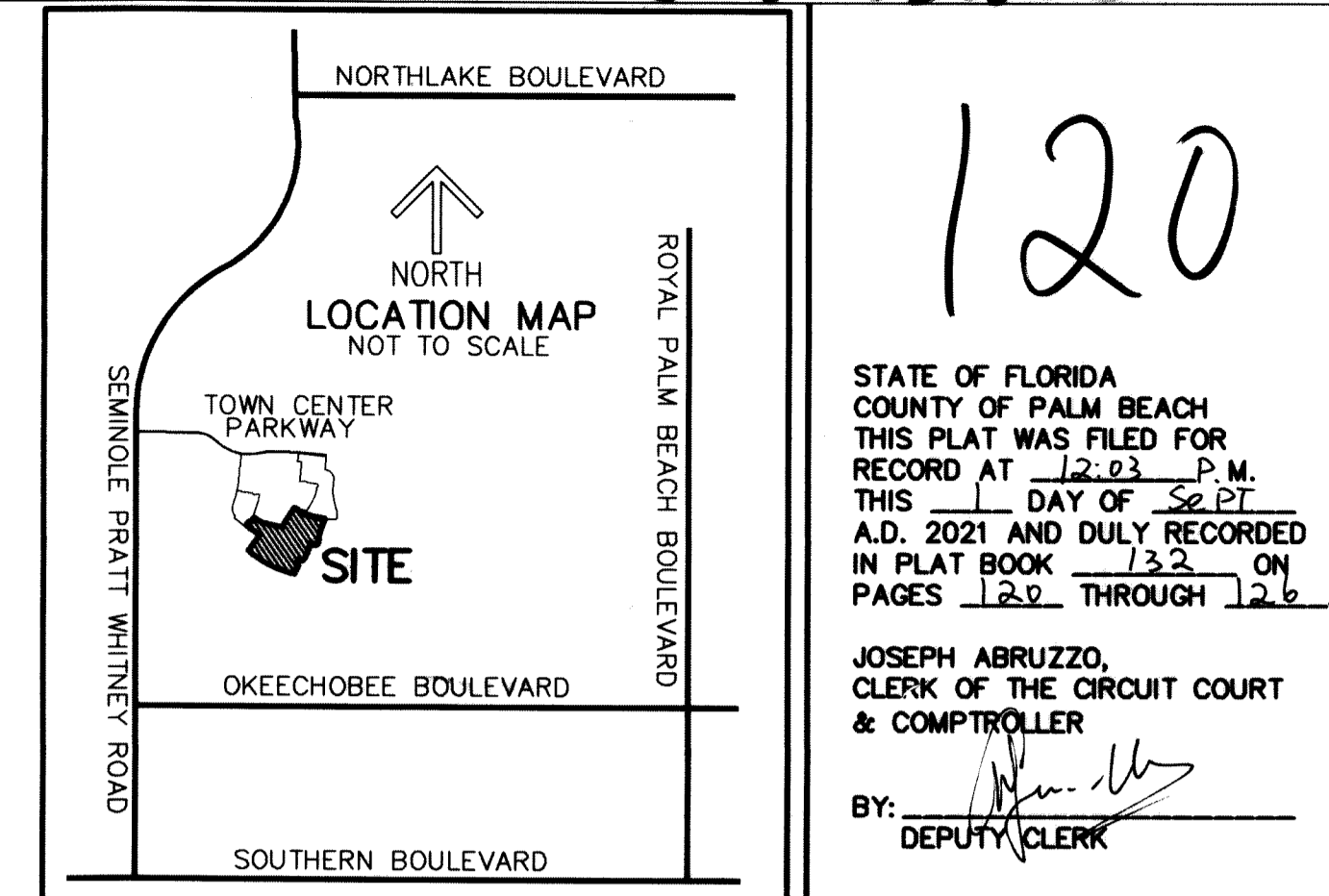
WITNESS: Luisa Rivera
PRINT NAME: Luisa Rivera
WITNESS: Joelle Ellis
PRINT NAME: Joelle Ellis

ACKNOWLEDGEMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 10 DAY OF August, 2021, 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 N/A AS IDENTIFICATION.

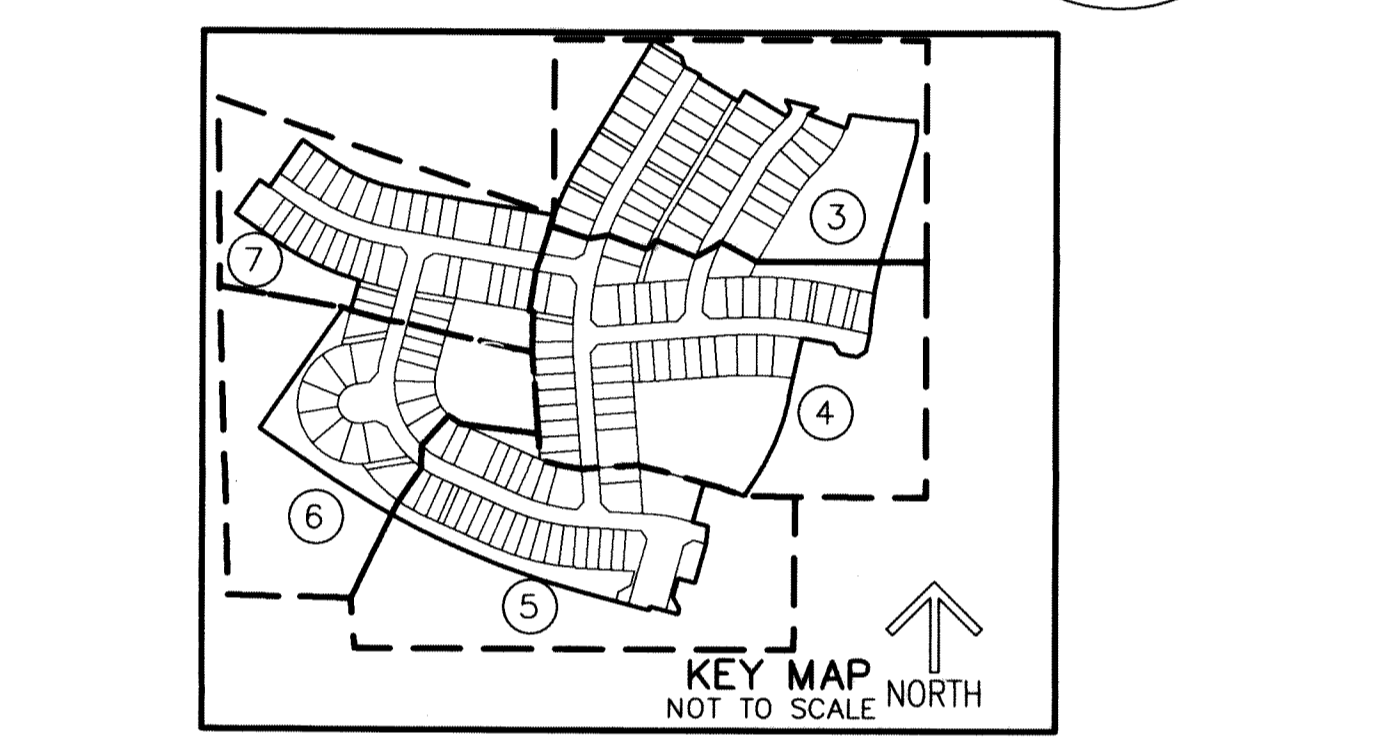


WITNESS: Lynn L. Brutto
NOTARY PUBLIC
PRINT NAME: Lynn L. Brutto
MY COMMISSION EXPIRES: 6/30/2024
COMMISSION NUMBER: H.H. 12108



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 12:03 P.M.
THIS 12 DAY OF August
A.D. 2021 AND DULY RECORDED
IN PLAT BOOK 132 ON
PAGES 120 THROUGH 126
JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
BY: [Signature]
DEPUTY CLERK

SHEET 1 OF 7
CLERK OF THE CIRCUIT COURT & COMPTROLLER



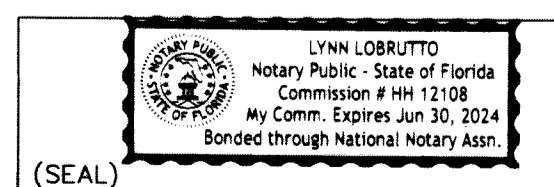
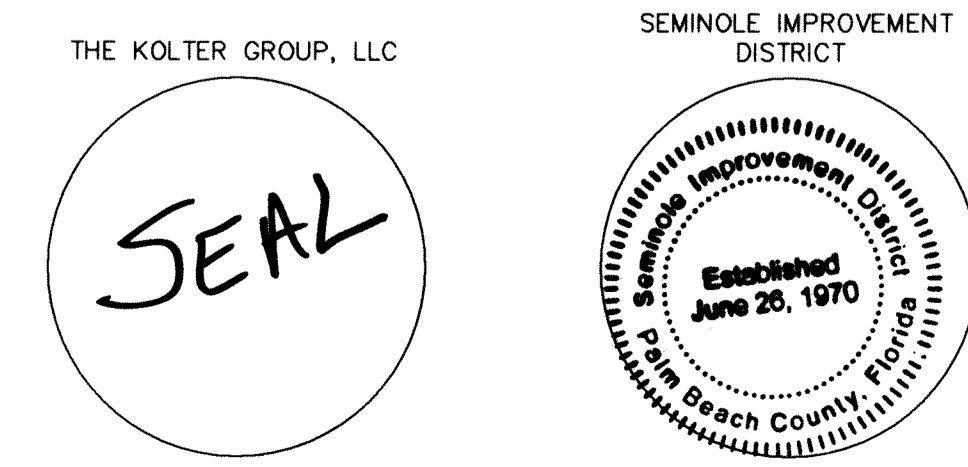
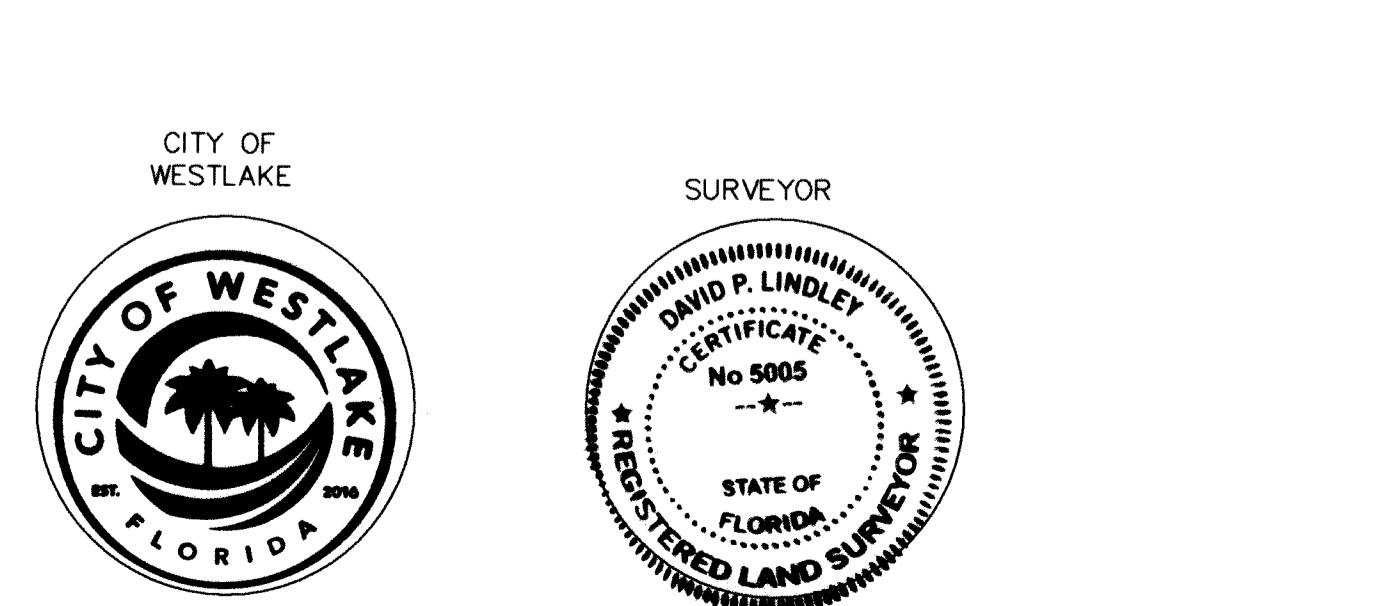
SURVEYOR & MAPPER'S NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WESTLAKE ZONING REGULATIONS.
- 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 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.
- BEARINGS SHOWN HEREON ARE BASED ON A RECORD PLAT BEARING OF S.80°38'41"E. ALONG THE SOUTH LINE OF TRACT W-5, CRESSWIND PALM BEACH PHASE 1, AS RECORDED IN PLAT BOOK 128, PAGES 96 THROUGH 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 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.
- ALL INTERSECTING CURVES ARE RADIAL UNLESS SHOWN OTHERWISE.
- "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.

DATED: 7-6-2021
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591



SEAL