

# SKY COVE SOUTH - PHASE 1 A

BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND ALL OF OPEN SPACE TRACT #2, ILEX WAY PHASE II, PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, AND A PORTION OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,

171

**CITY OF WESTLAKE'S 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 14 DAY OF December 2020 IN ACCORDANCE WITH SEC. 177.071(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.081(1), F.S.

ATTEST: *Ken Casel*  
CITY MANAGER, KEN CASSEL

BY: *Roger Manning*  
CITY MAYOR, ROGER MANNING

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF Broward

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PBLH, L.L.C.; 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: 3-3-21

*Harry Binnie*  
HARRY BINNIE, PRESIDENT, FOUNDERS TITLE

**AREA TABULATION (IN ACRES)**

SINGLE FAMILY LOTS (111 LOTS):	16.009
ROADWAY TRACT (TRACT "A"):	5.952
ROADWAY TRACT (TRACT "B"):	0.294
ROADWAY TRACT (TRACT "C"):	0.005
ROADWAY TRACT (TRACT "D"):	0.002
TRACT "N":	15.947
OPEN SPACE TRACT #1:	0.490
OPEN SPACE TRACT #2:	0.382
OPEN SPACE TRACT #3:	0.077
OPEN SPACE TRACT #4:	0.294
OPEN SPACE TRACT #5:	0.920
OPEN SPACE TRACT #6:	0.154
OPEN SPACE TRACT #7:	0.214
OPEN SPACE TRACT #8:	0.293
OPEN SPACE TRACT #9:	0.366
OPEN SPACE TRACT #10:	0.097
OPEN SPACE TRACT #11:	0.390
OPEN SPACE TRACT #12:	0.064
OPEN SPACE TRACT #13:	0.076
OPEN SPACE TRACT #14:	0.067
OPEN SPACE TRACT #15:	0.054
OPEN SPACE TRACT #16:	0.835
OPEN SPACE TRACT #17:	1.424
OPEN SPACE TRACT #18:	1.442
WATER MANAGEMENT TRACT #1:	3.094
WATER MANAGEMENT TRACT #2:	6.296
WATER MANAGEMENT TRACT #3:	3.569
WATER MANAGEMENT TRACT #4:	1.907
WATER MANAGEMENT TRACT #5:	3.134
TOTAL ACRES, MORE OR LESS:	63.848

