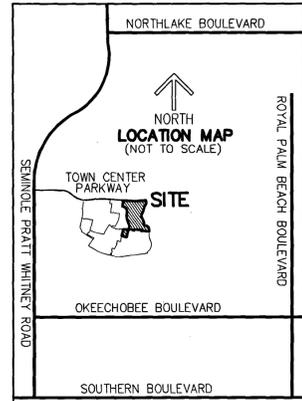


CRESSWIND PALM BEACH PHASE 4

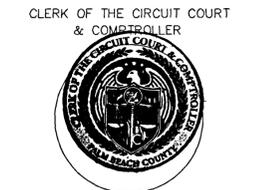
BEING A REPLAT OF PORTION OF TRACT O.S.T. 21, CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

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



79 STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 9:12 A.M. THIS 31 DAY OF January A.D. 2022 AND DULY RECORDED IN PLAT BOOK 135 ON PAGES 79 THROUGH 85. JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT & COMPTROLLER. BY: [Signature] DEPUTY CLERK

SHEET 1 OF 7



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:

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 899.46 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°38'08", 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 357.90 FEET TO A POINT OF NON-TANGENCY; THENCE S86°51'16"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°22'50"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 198.92 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 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 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 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 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 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 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 TIMES.

WATER MANAGEMENT TRACTS

TRACTS W11 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 UTILIZED 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 14th DAY OF November 2022.

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: Christopher Johnson

WITNESS: Timothy Smith

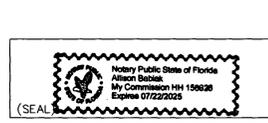
PRINT NAME: Christopher Johnson

PRINT NAME: Timothy Smith

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF MY PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 14th DAY OF November 2022, BY WILLIAM JOHNSON, 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.



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 17th DAY OF October 2022.

WITNESS: Kenneth G. Casseel

WITNESS: Stephen E. Yohe

PRINT NAME: Kenneth G. Casseel

PRINT NAME: Stephen E. Yohe

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF MY PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 18th DAY OF November 2022, 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.



BY: Lynn Lobrutto, Notary Public

PRINT NAME: Lynn Lobrutto

MY COMMISSION EXPIRES: 6/30/2024

COMMISSION NUMBER: HH 12108

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	10.2136
LOTS	1,093,646	25.1067
TOTAL	2,068,162	47.4785

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 17th DAY OF November 2022, 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: Kenneth G. Casseel, Ken Casseel, City Manager

BY: John Paul O'Connor, John Paul 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 HERON 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: October 17, 2022, Tyrone T. Bongard, Tyrone T. Bongard, Gunster Yoakley, P.A., Attorneys at Law

THE KOLTER GROUP, LLC

SEMINOLE IMPROVEMENT DISTRICT

CITY OF WESTLAKE

SURVEYOR

