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,

OPEN SPACE TRACTS

DEDICATION AND RESERVATION

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

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE

S.01°33'05"W. ALONG THE EAST BOUNDARY LINE OF SAID SECTION 1, A DISTANCE OF 4842.94 FEET TO THE

NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.88°49'03"W., ALONG THE

NORTH LINE OF SAID SECTION 12, A DISTANCE OF 871.66 FEET; THENCE S.01°10'57"W., A DISTANCE OF 321.07

FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE PERSIMMON BOULEVARD EAST, AS SHOWN ON

PALM BEACH COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE S.32°01'05"W., A DISTANCE OF 124.85

FEET TO A POINT ON THE BOUNDARY OF SCHOOL SITE PLAT, AS RECORDED IN PLAT BOOK 128, PAGE 20, OF

SAID PUBLIC RECORDS; THENCE THE FOLLOWING COURSES BEING ALONG THE WESTERLY AND SOUTHERLY

LINE OF SAID PLAT; THENCE S.32°15'14"W., A DISTANCE OF 330.53 FEET TO A POINT OF CURVATURE OF A

CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 100.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF

SAID CURVE THROUGH A CENTRAL ANGLE OF 30°37'49", A DISTANCE OF 53.46 FEET; THENCE S.01°37'25"W., A

DISTANCE OF 301.20 FEET; THENCE S.88°20'27"E., A DISTANCE OF 458.26 FEET; THENCE S.57°43'50"E., A DISTANCE

OF 421.57 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, AS RECORDED IN ROAD PLAT BOOK 12, PAGES 146 THROUGH 150, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.32°16'03"W., ALONG

SAID NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, A DISTANCE OF 139.70 FEET; THENCE S.33°32'14"W., A

CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 894.50 FEET; THENCE SOUTHWESTERLY, ALONG

THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°57'14", A DISTANCE OF 904.77 FEET; THENCE

N.89°46'43"W., A DISTANCE OF 108.44 FEET; THENCE S.88°56'35"W., A DISTANCE OF 67.28 FEET; THENCE

N.89°46'44"W., A DISTANCE OF 431.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH,

WITH A RADIUS OF 7960.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL

SAID EASTERLY RIGHT-OF-WAY LINE THROUGH THE FOLLOWING FOURTEEN (14) COURSES: 1) THENCE

N.43°17'08"W., A DISTANCE OF 21.00 FEET; 2) THENCE N.01°42'52"E., A DISTANCE OF 137.26 FEET; 3) THENCE

N.14°07'19"E., A DISTANCE OF 51.19 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE

WEST, WITH A RADIUS OF 1251.00 FEET, AND A RADIAL BEARING OF N.88°11'44"W., AT SAID INTERSECTION; 4)

THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°08'21"; A

DISTANCE OF 90.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A

RADIUS OF 1149.00 FEET: 5) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH AS CENTRAL

ANGLE OF 04°02'57", A DISTANCE OF 81.20 FEET; 6) THENCE N.01°42'52"E., A DISTANCE OF 93.55 FEET; 7) THENCE

N.46°20'13"E., A DISTANCE OF 39.24 FEET; 8) THENCE S.88°41'19"E., A DISTANCE OF 4.14 FEET; 9) THENCE

N.01°18'41"E., A DISTANCE OF 80.00 FEET; 10) THENCE N.88°41'19"W., A DISTANCE OF 15.03 FEET; 11) THENCE

N.43°39'47"W., A DISTANCE OF 38.08 FEET; 12) THENCE N.01°42'52"E., A DISTANCE OF 311.70 FEET; 13) THENCE

N.14°07'19"E., A DISTANCE OF 51.20 FEET; 14) THENCE N.01°42'52"E., A DISTANCE OF 87.36 FEET; THENCE

S.88°18'58"E., A DISTANCE OF 419.92 FEET; THENCE N.01°41'49"E., A DISTANCE OF 947.92 FEET TO A POINT ON THE

CONCAVE TO THE SOUTH, WITH A RADIUS OF 1868.00 FEET, AND A RADIAL BEARING OF S.02°20'19"W., AT SAID

SOUTHWEST. WITH A RADIUS OF 2206.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE

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

TRACT "A" SHOWN HEREON AS COOUINA PLACE, COVE ROAD, SAND BAR DRIVE AND SAND DOLLAR DRIVE

ARE HEREBY DEDICATED TO THE SKY COVE SOUTH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND

ASSIGNS, IN FEE SIMPLE, 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 "A" AS SHOWN HEREON IS ALSO DEDICATED TO 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, REUSE WATER AND WASTEWATER LINES AND

APPURTENANT FACILITIES AND THE INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF

WATER, REUSE WATER, WASTEWATER, AND WATER MANAGEMENT FACILITIES. THE SEMINOLE

USE THE EASEMENT, IN ITS SOLE DISCRETION. AN EASEMENT OVER AND UNDER SAID TRACT "A" 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 AREA OR SAID TRACT "A" 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

COMPANY. ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND PURPOSES CONSISTENT WITH

THE ZONING REGULATIONS OF THE CITY OF WESTLAKE, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MINTO PBLH, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF

TRACT "N" IS ALSO DEDICATED AS A LAKE MAINTENANCE ACCESS EASEMENT AND A DRAINAGE EASEMENT.

TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA,

ITS SUCCESSORS AND ASSIGNS. THESE DEDICATIONS TO SEMINOLE IMPROVEMENT DISTRICT ARE TO SUNSET WITH THE RECORDING OF PLAT OF SKY COVE SOUTH - PHASE 1B, WHEREIN THE LOCATION OF PERMANENT

DRAINAGE, LAKE ACCESS AND MAINTENANCE EASEMENTS SHALL BE IDENTIFIED AND GRANTED TO

THROUGH A CENTRAL ANGLE OF 16°19'54", A DISTANCE OF 628.80 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,781,218 SQUARE FEET OR 63.848 ACRES, MORE OR LESS.

IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

AND RESERVE AS FOLLOWS:

ROAD RIGHT-OF-WAY

EMERGENCY VEHICLES.

PURPOSES.

TRACT "N"

WESTLAKE.

TRACT"B", TRACT "C" AND TRACT "D"

SEMINOLE IMPROVEMENT DISTRICT.

PERSIMMON BOULEVARD EAST - PLAT 2, RECORDED IN PLAT BOOK 128, PAGE 16, OF THE PUBLIC RECORDS OF

OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS O.S.T. #1 THROUGH O.S.T. #16, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SKY COVE SOUTH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO

TRACT O.S.T. #17, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR PUBLIC ACCESS PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT. ITS SUCCESSORS AND KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE. OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS SKY COVE SOUTH - PHASE 1 A, BEING A REPLAT OF

> TRACT O.S.T. #18, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN COUNTY OF PALM BEACH INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF

LAKE MAINTENANCE ACCESS EASEMENTS

THE LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA. ITS SUCCESSORS AND ASSIGNS, 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

WATER MANAGEMENT TRACTS

DISTANCE OF 67.69 FEET; THENCE S.32°16'03"W., A DISTANCE OF 147.03 FEET TO A POINT OF CURVATURE OF A WATER MANAGEMENT TRACTS W.M.T. #1 THROUGH W.M.T. #5, 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, 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 ACKNOWLEDGEMENT

CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION COUNTY OF PALM BEACH ANGLE OF 01°29'36", A DISTANCE OF 207.47 FEET; THENCE N.88°17'08"W., A DISTANCE OF 38.19 FEET; THENCE OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC N.75°52'41"W., A DISTANCE OF 51.20 FEET; THENCE N.88°17'08"W., A DISTANCE OF 285.11 FEET TO A POINT ON STREETS, INCLUDING THE RIGHT TO UTILIZE FOR DRAINAGE PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, THE EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY, AS SHOWN ON THE PLAT OF ILEX WAY PHASE II, AS AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM. RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG

UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THE 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 MY COMMISSION EXPIRES: 5/01/2023 GOVERNMENT ESTABLISHED PURSUANT TO CHAPTERS 189 AND 298, FLORIDA STATUTES, 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 (SEAL) SOUTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD FOREVER OVER, UNDER, IN, ON, UPON AND ACROSS THE UTILITY EASEMENTS DESCRIBED ON THE PLAT, FOR THE EAST-PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGE 16, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING COURSES BEING ALONG SAID SOUTH RIGHT-OF-WAY; THENCE S.88°17'08"E., A DISTANCE OF 16.69 FEET; CONDUITS, APPURTENANT EQUIPMENT, AND APPURTENANT ABOVE-GROUND EQUIPMENT) TO BE INSTALLED FROM TIME THENCE N.89°31'48"E., A DISTANCE OF 102.03 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO TIME; TOGETHER WITH THE RIGHT TO PERMIT FLORIDA POWER & LIGHT TO ATTACH OR PLACE WIRES TO OR WITHIN ANY FACILITIES HEREUNDER AND LAY CABLE AND CONDUIT WITHIN THE EASEMENT AREA AND TO OPERATE THE SAME ACCEPTANCE OF DEDICATION INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF FOR FLORIDA POWER & LIGHT'S COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT STATE OF FLORIDA 13°20'52", A DISTANCE OF 435.17 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE

OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES.

DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, 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.

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

DRAINAGE EASEMENTS (PRIVATE)

THE 12.0 FEET DRAINAGE EASEMENTS (PRIVATE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO SKY COVE SOUTH PRINT NAME: HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE ACKNOWLEDGEMENT SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE STATE OF FLORIDA RIGHT TO UTILIZE FOR DRAINAGE PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE COUNTY OF PALM BEACH ACCESS EASEMENTS. AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS COVE SOUTH HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY MEMBERS, THIS 24 DAY OF February

TRACT "B", TRACT "C" AND TRACT "D", 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, FOR ROAD RIGHT-OF-WAY PURPOSES AND FOR ANY AND ALL PURPOSES WITNESS: AUTHORIZED BY CHAPTER 2000-431, LAWS OF FLORIDA AND CHAPTERS 189 AND 298, FLORIDA STATUTES. RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE, OPERATIONS, REPAIR AND / OR REPLACEMENT OF THE RIGHT-OF-WAY AND ANY FACILITIES SHALL REMAIN THE PERPETUAL OBLIGATION OF THE SEMINOLE THE CITY OF WESTLAKE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GRANTED, AND RESERVES AN EASEMENT OVER THE ROAD RIGHT-OF-WAY FOR ANY AND ALL MUNICIPAL PURPOSES, INSOFAR AS SUCH USES ARE NOT INCONSISTENT WITH ITS UTILIZATION FOR ROAD RIGHT-OF-WAY

PRINT NAME: Kenneth G CASSEL

MY COMMISSION EXPIRES: 5/01/2023

ACKNOWLEDGEMENT STATE OF FLORIDA TRACT "N", AS SHOWN HEREON, IS HEREBY RESERVED FOR MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COUNTY OF PALM BEACH

> THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR I ONLINE NOTARIZATION, THIS 24 DAY OF February, 2021, BY JOHN F. CARTER AS MANAGER FOR MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS OPERSONALLY KNOWN TO ME OR HAS PRODUCED . AS IDENTIFICATION.

(PRINT NAME) - NOTARY PUBLIC

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS 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, DAVED THIS 24 DAY OF FEBRUARY

SEMINOLE IMPROVEMENT DISTRICT AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA

STATE OF FLORIDA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF DIPHYSICAL PRESENCE OR D ONLINE NOTARIZATION, THIS 24 DAY OF February, 20 21, BY SCOTT MASSEY AS PRESIDENT FOR SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ON BEHALF OF THE DISTRICT, WHO IS **X** PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION.

Hannah McCartney

(PRINT NAME) - NOTARY PUBLIC

COUNTY OF PALM BEACH

SKY COVE SOUTH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 24 DAY OF

February

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF DPHYSICAL PRESENCE OR IN WITNESS WHEREOF, MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE ONLINE NOTARIZATION, THIS ______ DAY OF February , 2021, BY JOHN F. CARTER, AS PRESIDENT FOR SKY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 5/01/2023

OKEECHOBEE BLVD. JOSEPH ABRUZZO. CLERK AND COMPTROLLER SOUTHERN BOULEVARD LOCATION MAP

COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR

RECORD AT _______ .M.

THIS X DAY OF March 2021 AND DULY RECORDED IN

PLAT BOOK NO.__131_ PAGE _ 190-198_

SURVEYORS NOTES

1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■" A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"X4" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "● " A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". MONUMENTS ARE SHOWN AS THUS: "●" A 1/2" IRON ROD WITH CAP STAMPED "LB7768". (UNLESS OTHERWISE NOTED)

TOWN CENTER PARKWAY

2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 / '07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 / '90).

NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR 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 OVERLAP.

4. 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.

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.

6. COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID

DATUM = NAD83 2007 ADJUSTMENT ZONE = FLORIDA EAST

LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE

PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND

SCALE FACTOR: 1.0000 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

PLAT BEARING = GRID BEARING NO ROTATION

ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

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") 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 UNDER THE GUARANTEES POSTED WITH THE CITY OF WESTLAKE FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF WESTLAKE, FLORIDA.

DATE: FEBRUARY 24, ZOZI

ARY A. RAGER, P.S.M. LICENSE NO. LS4828 STATE OF FLORIDA THIS INSTRUMENT PREPARED BY GARY A. RAGER, P.S.M. LS4828 STATE OF FLORIDA. GEOPOINT SURVEYING, INC.

4152 WEST BLUE HERON BOULEVARD, SUITE 105, RIVIERA BEACH, FLORIDA 33404. CERTIFICATE OF AUTHORIZATION NO. LB7768

SURVEYOR'S SEAL 4030 Phone: (561) 444-2720

www.geopointsurvey.com Licensed Business Number LB 7768 Sheet No. 1 of 9 Sheets

MINTO PBLH, LLC

(SEAL)

CITY OF WESTLAKE

ACCEPTANCE

HOMEOWNERS ASSOCIATION

4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404