

SKY COVE SOUTH - PHASE 1 B
 A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE,
 PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "N", SKY COVE SOUTH - PHASE 1 A,
 PLAT BOOK 131, PAGES 170 THROUGH 176, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

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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 _____ DAY OF _____ 2021, 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, HB TITLE OF FLORIDA, INC., 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 SKY COVE, LLC.; 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 PICTURED BY THIS PLAT.

DATED: 7-12-21
Harry Binnie
 HARRY BINNIE, PRESIDENT, HB TITLE OF FLORIDA, INC.

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
 COUNTY OF DUVAL

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 RECORD BOOK _____ AT PAGE[S] _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT THIS 5 DAY OF July, 2021.

WITNESS: _____
 WITNESS: _____
 PRINT NAME: Walter J. Silver

TD BANK, N.A.,
 A NATIONAL BANKING ASSOCIATION,
 BY: *Nathan Perlmutter*
 PRESIDENT OR VICE PRESIDENT
 PRINT NAME: Nathan Perlmutter

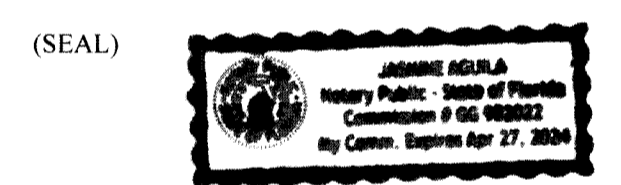
ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 5 DAY OF July, 2021, BY *Nathan Perlmutter* AS (PRESIDENT / VICE-PRESIDENT) FOR TD BANK, N.A., A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FLDL AS IDENTIFICATION.

MY COMMISSION EXPIRES: 04-27-2024

Jasmine Aquila
 SIGNATURE
 (PRINT NAME) - NOTARY PUBLIC



AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (86 LOTS):	13.151
ROADWAY TRACT (TRACT "A"):	0.765
ROADWAY TRACT (TRACT "B"):	1.859
OPEN SPACE TRACT #19:	0.087
OPEN SPACE TRACT #20:	0.085
TOTAL ACRES, MORE OR LESS:	15.947

