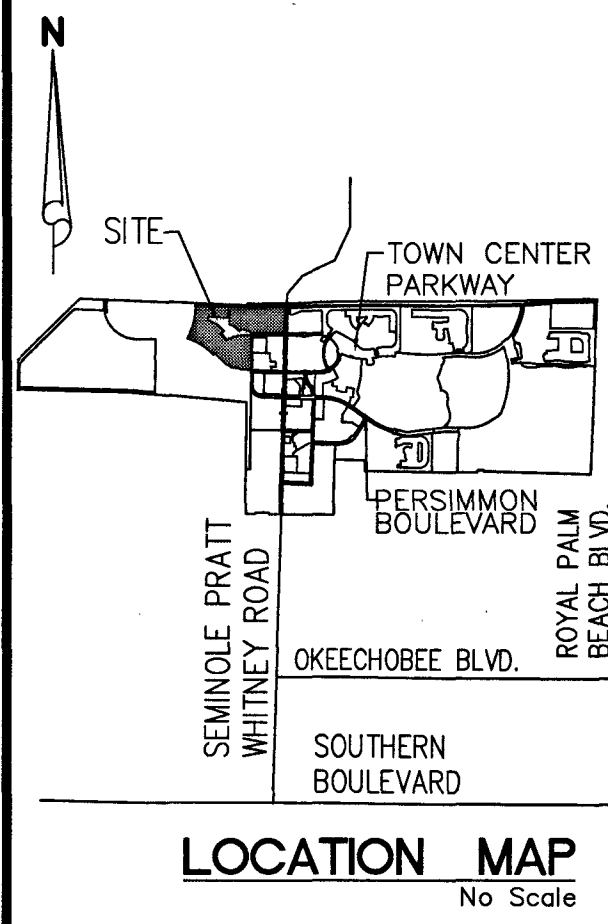


20260274430

SANDGLASS OF WESTLAKE - PHASE 1 A

A SUBDIVISION IN SECTIONS 1, AND 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF THE FOLLOWING: A PORTION OF PARCEL 2, WESTLAKE WEST, PLAT BOOK 139, PAGES 49 THROUGH 73, INCLUSIVE, ALL OF OPEN SPACE TRACT #1 (O.S.T. #1), TOWN CENTER PARKWAY NORTH-WEST, PLAT BOOK 139, PAGES 122 AND 123, AND A PORTION OF OPEN SPACE TRACT #1 (O.S.T. #1), PERSIMMON BOULEVARD WEST - PLAT 2, PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



129

STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR
RECORD AT 3:34 P.M.
THIS 27 DAY OF July,
2026 AND DULY RECORDED IN PLAT
BOOK NO. 141 ON
PAGE 129 - 146

MIKE CARUSO,
CLERK AND COMPTROLLER

By: [Signature] D.C.

CLERK'S SEAL



ACCEPTANCE OF DEDICATION

SANDGLASS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 16 DAY OF July, 2026.

WITNESS: [Signature]

PRINT NAME: Zane Bragg

WITNESS: [Signature]

PRINT NAME: Ledani Grevers

SANDGLASS OF WESTLAKE
HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA NOT-FOR-PROFIT CORPORATION
BY: [Signature]
JOHN F. CARTER, PRESIDENT

ACKNOWLEDGEMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 16 DAY OF July, 2026, BY JOHN F. CARTER, AS PRESIDENT FOR SANDGLASS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED ☐ AS IDENTIFICATION.

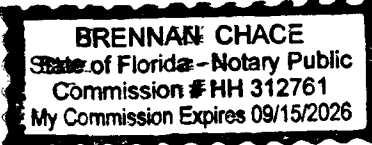
MY COMMISSION EXPIRES: 9/15/2026

SIGNATURE

Brennan Chace

(PRINT NAME) - NOTARY PUBLIC

(SEAL)



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. 177.09(1)(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.

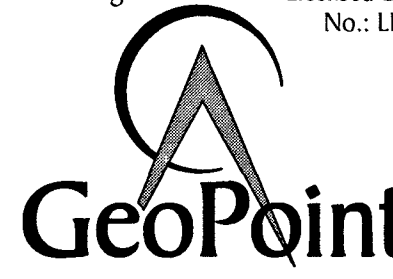
DATE: June 18, 2026

GARY 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.
1720 EAST TIFFANY DRIVE, SUITE 201,
MANGONIA PARK, FLORIDA 33407.
CERTIFICATE OF AUTHORIZATION NO. LB7768

www.GeoPoint.org

Licensed Business
No.: LB 7768



1720 East Tiffany Drive
Suite 201
Mangonia Park, FL 33407

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Sheet No. 01 of 18 Sheets

WESTLAKE WEST PHASE 1

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS SANDGLASS OF WESTLAKE - PHASE 1 A, A SUBDIVISION IN SECTIONS 1, AND 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF THE FOLLOWING: A PORTION OF PARCEL 2, WESTLAKE WEST, PLAT BOOK 139, PAGES 49 THROUGH 73, INCLUSIVE, ALL OF OPEN SPACE TRACT #1 (O.S.T. #1), TOWN CENTER PARKWAY NORTH-WEST, PLAT BOOK 139, PAGES 122 AND 123, AND A PORTION OF OPEN SPACE TRACT #1 (O.S.T. #1), PERSIMMON BOULEVARD WEST - PLAT 2, PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF OPEN SPACE TRACT #1, TOWN CENTER PARKWAY NORTH-WEST, AS RECORDED IN PLAT BOOK 139, PAGES 122 AND 123, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.00°20'11"W., ALONG THE WEST BOUNDARY LINE OF LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, ALSO BEING THE EAST BOUNDARY LINE OF PARCEL 2, WESTLAKE WEST, AS RECORDED IN PLAT BOOK 139, PAGES 49 THROUGH 73, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1704.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST, PERSIMMON BOULEVARD WEST - PLAT 2, AS RECORDED IN PLAT BOOK 134, PAGES 164 THROUGH 166, OF SAID PUBLIC RECORDS; THENCE S.46°42'52"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 37.35 FEET; THENCE N.88°17'08"W., DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 64.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 190.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°27'37", A DISTANCE OF 64.15 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 430.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°05'19", A DISTANCE OF 248.33 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°28'36", A DISTANCE OF 155.25 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 322.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°15'51", A DISTANCE OF 248.76 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°03'09", A DISTANCE OF 1431.88 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE N.16°01'21"E., A DISTANCE OF 102.00 FEET; THENCE N.24°19'00"E., A DISTANCE OF 259.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2344.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°25'30", A DISTANCE OF 1040.15 FEET TO A POINT OF TANGENCY; THENCE N.01°06'30"W., A DISTANCE OF 0.42 FEET; THENCE N.02°13'32"E., A DISTANCE OF 229.60 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF TRACT "F", 60 TH STREET PLAT, AS RECORDED IN PLAT BOOK 140, PAGES 49 THROUGH 59, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.87°46'28"E., ALONG SAID SOUTH BOUNDARY LINE OF TRACT "F", A DISTANCE OF 2802.01 FEET; THENCE N.88°36'57"E., ALONG SAID SOUTH BOUNDARY LINE OF TRACT "F", AND THE SOUTH BOUNDARY LINE OF TRACT "E", OF SAID 60 TH STREET PLAT, A DISTANCE OF 1347.26 FEET; THENCE S.44°21'04"E., ALONG SAID SOUTH BOUNDARY LINE OF TRACT "E", A DISTANCE OF 58.51 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SEMINOLE PRATT-WHITNEY ROAD RIGHT-OF-WAY PARCEL 101, AS DESCRIBED IN THE WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822 AND THE EAST BOUNDARY LINE OF PARCEL 2, WESTLAKE WEST, AS RECORDED IN PLAT BOOK 139, PAGES 49 THROUGH 73, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PARCEL 101 AND THE EAST BOUNDARY LINE OF PARCEL 2 FOR THE FOLLOWING FIVE (5) COURSES: 1) THENCE S.02°42'36"W., A DISTANCE OF 610.33 FEET; 2) THENCE S.02°20'47"W., A DISTANCE OF 218.96 FEET; 3) THENCE S.14°56'16"W., A DISTANCE OF 55.05 FEET; 4) THENCE S.02°20'47"W., A DISTANCE OF 272.04 FEET; 5) THENCE S.47°01'50"W., A DISTANCE OF 56.88 FEET; THENCE N.88°17'08"W., ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PARCEL 101, A DISTANCE OF 40.13 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE PARCEL 101 AND ALONG THE SOUTH LINE OF OPEN SPACE TRACT #1, ALSO THE NORTH RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY NORTH - WEST, TOWN CENTER PARKWAY NORTH - WEST, AS RECORDED IN PLAT BOOK 139, PAGES 122 AND 123, OF SAID PUBLIC RECORDS, FOR THE FOLLOWING FIVE (5) COURSES: 1) THENCE N.88°17'08"W., A DISTANCE OF 142.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10047.00 FEET; 2) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°05'41", A DISTANCE OF 191.95 FEET TO A POINT OF TANGENCY; 3) THENCE N.89°22'48"W., A DISTANCE OF 438.83 FEET; 4) THENCE S.45°37'12"W., A DISTANCE OF 15.56 FEET; 5) THENCE N.89°22'48"W., A DISTANCE OF 674.17 FEET TO THE SOUTHWEST CORNER OF SAID OPEN SPACE TRACT #1 AND THE POINT OF BEGINNING.

CONTAINING: 8,484,130 SQUARE FEET OR 194.769 ACRES, MORE OR LESS.

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

ROAD RIGHT-OF-WAY

TRACT "A", SHOWN HEREON AS SEA WHIP BEND, SANDTIDE WAY, AND SALTWIND WAY, AND TRACT "C", SHOWN HEREON AS TOWN CENTER PARKWAY NORTH, ARE HEREBY DEDICATED TO SANDGLASS OF WESTLAKE 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" AND TRACT "C", 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 STORMWATER, 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 IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION. AN EASEMENT OVER AND UNDER SAID TRACT "A" AND TRACT "C", 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" AND TRACT "C", 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.

PRIVATE ROAD

TRACT "B-1" SHOWN HEREON AS DRIFTSTONE DRIVE, IS HEREBY DEDICATED TO SANDGLASS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, AS A PRIVATE ROAD FOR THE PRIVATE INGRESS AND EGRESS OF THE ADJOINING LOT OWNERS OF SAID TRACTS, ACCESS, UTILITIES AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. AN EASEMENT OVER AND UNDER SAID TRACT 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 STORMWATER, 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 IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION. AN EASEMENT OVER AND UNDER SAID TRACT 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 TRACTS 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.

RIGHT-OF-WAY TRACT

TRACT "RW-1", 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 ROAD RIGHT-OF-WAY PURPOSES AND FOR ANY AND ALL PURPOSES 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 IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

THE CITY OF WESTLAKE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GRANTED AND RESERVED AN EASEMENT OVER TRACT "RW-1" FOR ANY AND ALL MUNICIPAL PURPOSES, INsofar AS SUCH USES ARE NOT INCONSISTENT WITH ITS UTILIZATION FOR ROAD RIGHT-OF-WAY PURPOSES.

OPEN SPACE TRACTS

TRACTS O.S.T. #1 THROUGH O.S.T. #9, AND O.S.T. #12 THROUGH O.S.T. #14, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SANDGLASS OF WESTLAKE 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 THE CITY OF WESTLAKE.

OPEN SPACE TRACTS

TRACTS O.S.T. #10 AND O.S.T. #11, 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, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

LIFT STATION EASEMENT

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 WESTLAKE.

TRACTS "1 B-1", "1 B-2" AND "1 C"

TRACT "1 B-1", "1 B-2", AND TRACT "1 C", AS SHOWN HEREON, ARE HEREBY RESERVED FOR MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY 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 WESTLAKE. TRACT "1 B-1", "1 B-2", AND TRACT "1 C" 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 THE PLAT OF WESTLAKE WEST - PHASE II, WHEREIN THE LOCATION OF PERMANENT LAKE ACCESS AND MAINTENANCE EASEMENTS SHALL BE IDENTIFIED AND GRANTED TO SEMINOLE IMPROVEMENT DISTRICT.

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, 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. 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 ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

WATER MANAGEMENT TRACTS

WATER MANAGEMENT TRACTS W.M.T. #1 THROUGH W.M.T. #4, 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 WESTLAKE.

LAKE MAINTENANCE ACCESS TRACT

THE LAKE MAINTENANCE ACCESS TRACT (L.M.A.T.) AS SHOWN HEREON IS 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.

RECREATION TRACT

TRACT R.T. #1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SANDGLASS OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., 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.

WATER MAIN EASEMENT

WATER MAIN 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 WESTLAKE.

FORCE MAIN EASEMENT

FORCE MAIN 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 WESTLAKE.

MAINTENANCE ROOF AND EAVE EASEMENT

THE MAINTENANCE ROOF AND EAVE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR OVERHANG AND BUILDING MAINTENANCE PURPOSES, 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, 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 FOREVER OVER, UNDER, IN, ON, UPON AND ACROSS THE UTILITY EASEMENTS DESCRIBED ON THE 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 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 FOR FLORIDA POWER & LIGHT'S COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES.

IN WITNESS WHEREOF, MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SR. VICE PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS 16 DAY OF July, 2026.

WITNESS: [Signature]

PRINT NAME: Zane Bragg

ADDRESS: 16604 Town Center Pkwy

WITNESS: [Signature]

PRINT NAME: Ledani Grevers

ADDRESS: 16604 Town Center Pkwy

MINTO PBLH, LLC
A FLORIDA LIMITED LIABILITY COMPANY

By: [Signature]

JOHN F. CARTER, SR. VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 16 DAY OF July, 2026, BY JOHN F. CARTER, AS SR. VICE PRESIDENT FOR MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED ☐ AS IDENTIFICATION.

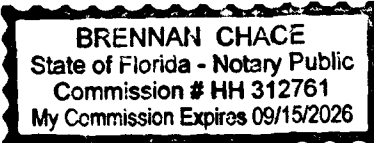
MY COMMISSION EXPIRES: 9/15/2026

SIGNATURE

Brennan Chace

(PRINT NAME) - NOTARY PUBLIC

(SEAL)



ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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, DATED THIS 16 DAY OF July, 2026.

WITNESS: [Signature]

PRINT NAME: Zane Bragg

WITNESS: [Signature]

PRINT NAME: Ledani Grevers

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

By: [Signature]
SCOTT MASSEY, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 16 DAY OF July, 2026, 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 ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED ☐ AS IDENTIFICATION.

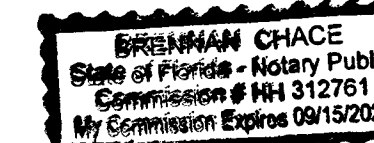
MY COMMISSION EXPIRES: 9/15/2026

SIGNATURE

Brennan Chace

(PRINT NAME) - NOTARY PUBLIC

(SEAL)



MINTO PBLH, LLC
(OWNER)

SEMINOLE IMPROVEMENT
DISTRICT

SANDGLASS OF WESTLAKE
HOMEOWNERS ASSOCIATION, INC.
(OWNER)

SURVEYOR'S SEAL

