

RESOLUTION 2020-36

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR SKY COVE SOUTH, PHASE 1A (POD N), BEING DESCRIBED AS A PORTION OF LAND DESCRIBED BY METES AND BOUNDS, AS 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, TOGETHER WITH A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR RECORDATION, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Applicant has requested approval for the Sky Cove South Phase 1A, (POD N) plat, described by metes and bounds, as 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, in the City of Westlake, Palm Beach County, containing approximately 63.848 acres as described in Exhibit "A", attached hereto; and

WHEREAS, the City of Westlake has the exclusive jurisdiction to approve the plat and boundary survey pursuant to Florida Statutes, §177.071; and

WHEREAS, the application has been reviewed and approved by a Professional Surveyor and Mapper for the City of Westlake, and said Surveyor and Mapper has found the application to be consistent with the requirements under Florida Statutes, Chapter 177; and

WHEREAS, the Building staff, Engineering staff and Planning staff for the City of Westlake have reviewed the application, the final plat, attached hereto as "Exhibit B", and the boundary survey, attached hereto as "Exhibit C", and the collective staff has recommended approval; and

WHEREAS, after careful review and consideration, the collective staff has determined that this application has complied with the Palm Beach County Unified Land Development Codes, the City's land development regulations and Florida law.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, THAT:

Section 1: The above recitals are true and correct and are incorporated herein by this reference.

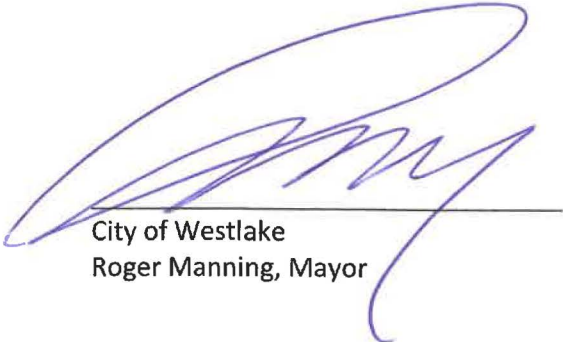
Section 2: The City Council for the City of Westlake hereby approves the final plat, "Exhibit B" and boundary survey, "Exhibit C" for the Sky Cove South, Phase 1A (POD N), as described in the attached Exhibit "A", containing approximately 63.848 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.

Section 3. The applicant shall provide a certified copy of the recorded plat and the applicant shall cover the costs of recording the plat in the public records in and for Palm Beach County Florida.

Section 4: This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this day of December 14, 2020.

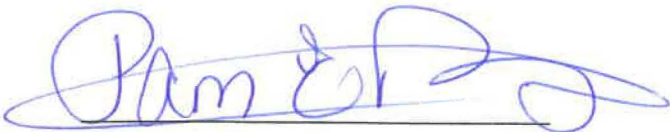
PUBLISHED on this 4th day of December 2020 in the Palm Beach Post.



City of Westlake
Roger Manning, Mayor



Zoie Burgess, City Clerk



Approved as to Form and Sufficiency
Pam E. Booker, City Attorney

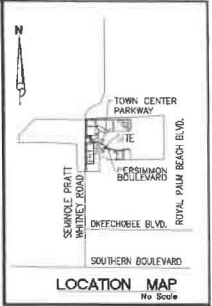
Exhibit 'A'
SKY COVE SOUTH PHASE 1A
LEGAL DESCRIPTION

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 PERSIMMON BOULEVARD EAST - PLAT 2, RECORDED IN PLAT BOOK 128, PAGE 16, OF THE PUBLIC RECORDS OF 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 DISTANCE OF 67.69 FEET; THENCE S.32°16'03"W., A DISTANCE OF 147.03 FEET TO A POINT OF CURVATURE OF 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 ANGLE OF 01°29'36", A DISTANCE OF 207.47 FEET; THENCE N.88°17'08"W., A DISTANCE OF 38.19 FEET; THENCE 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 THE EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY, AS SHOWN ON THE PLAT OF ILEX WAY PHASE II, AS RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG 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 SOUTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD 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; THENCE N.89°31'48"E., A DISTANCE OF 102.03 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1868.00 FEET, AND A RADIAL BEARING OF S.02°20'19"W., AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°20'52", A DISTANCE OF 435.17 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 2206.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE 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.

Exhibit 'B'
SKY COVE SOUTH PHASE 1A
TOPOGRAPHICAL SURVEY

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DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.01°13'00"W ALONG THE EAST BOUNDARY LINE OF SAID SECTION 1, A DISTANCE OF 442.04 FEET TO THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE N.8°49'01"W ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 311.64 FEET, THENCE S.01°10'17"W, A DISTANCE OF 231.07 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST - PLAT 2, RECORDED IN PLAT BOOK 128, PAGE 16, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING, THENCE S.23°-0'00"W, A DISTANCE OF 124.85 FEET TO A POINT ON THE BOUNDARY OF SCHOOL SITE PLAT, AS RECORDED IN PLAT BOOK 128, PAGE 26, OF SAID PUBLIC RECORDS, THENCE THE FOLLOWING COURSES BEGIN ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID PLAT, THENCE S.32°15'14"W, A DISTANCE OF 330.51 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 160.00 FEET, THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°27'49", A DISTANCE OF 33.46 FEET, THENCE S.01°23'57"W, A DISTANCE OF 301.20 FEET, THENCE S.38°29'27"E, A DISTANCE OF 458.26 FEET, THENCE S.57°41'00"E, A DISTANCE OF 423.31 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 E.32°40'00"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, A DISTANCE OF 193.70 FEET, THENCE S.33°22'14"W, A DISTANCE OF 65.60 FEET, THENCE S.33°10'00"W, A DISTANCE OF 143.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 494.30 FEET, THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°57'44", A DISTANCE OF 904.77 FEET, THENCE S.89°40'00"W, A DISTANCE OF 106.41 FEET, THENCE S.89°00'00"W, A DISTANCE OF 62.26 FEET, THENCE N.49°40'00"W, A DISTANCE OF 411.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 940.00 FEET, THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°28'56", A DISTANCE OF 207.67 FEET, THENCE N.83°17'00"W, A DISTANCE OF 38.19 FEET, THENCE N.75°24'17"W, A DISTANCE OF 31.26 FEET, THENCE N.87°17'00"W, A DISTANCE OF 251.11 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FLEX WAY, AS SHOWN ON THE PLAT OF FLEX WAY PHASE II, AS RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS, THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH THE FOLLOWING FOURTEEN (14) COURSES: 1) THENCE N.43°17'00"W, A DISTANCE OF 21.00 FEET; 2) THENCE N.61°45'32"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 124.00 FEET, AND A RADIAL BEARING OF 0°40'15"00"W, AT SAID INTERSECTION, 4) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°30'21", A DISTANCE OF 163.51 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1148.00 FEET; 5) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°05'57", A DISTANCE OF 51.20 FEET; 6) THENCE N.01°42'32"E, A DISTANCE OF 93.58 FEET; 7) THENCE N.46°29'15"E, A DISTANCE OF 92.24 FEET; 8) THENCE S.24°11'15"E, A DISTANCE OF 41.11 FEET; 9) THENCE N.01°10'11"E, A DISTANCE OF 30.00 FEET; 10) THENCE N.50°11'01"W, A DISTANCE OF 15.00 FEET; 11) THENCE N.43°29'37"W, A DISTANCE OF 30.4 FEET; 12) THENCE N.41°55'22"E, A DISTANCE OF 11.70 FEET; 13) THENCE N.14°07'19"E, A DISTANCE OF 11.30 FEET; 14) THENCE N.01°42'32"E, A DISTANCE OF 93.26 FEET, THENCE S.87°18'58"E, A DISTANCE OF 416.92 FEET, THENCE N.51°41'46"E, A DISTANCE OF 947.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST-PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGE 16, OF SAID PUBLIC RECORDS, THENCE THE FOLLOWING COURSES BEGIN ALONG SAID SOUTH RIGHT-OF-WAY, THENCE S.88°12'00"E, A DISTANCE OF 16.69 FEET, THENCE N.49°13'47"E, A DISTANCE OF 20.20 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 186.00 FEET, AND A RADIAL BEARING OF 8.0273919°W, AT SAID INTERSECTION, THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°59'52", A DISTANCE OF 425.17 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 226.00 FEET, THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°19'44", A DISTANCE OF 428.49 FEET TO THE POINT OF BEGINNING, CONTAINING 2,791,219 SQUARE FEET OR 63.946 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- EASEMENTS, RIGHT-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY 15404206 TITLE, DATED MAY 11, 2016.
- THIS SURVEY IS LIMITED TO ABOVE-GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC., INTERIOR OCCUPATION NOT LOCATED.
- BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH BOUNDARY OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF 2.89 4853"E. THE GRID BEARINGS, AS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 97) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 93).
- THE SUBJECT PROPERTY LIES WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, WHERE THE FLOOD ZONE IS UNDETERMINED AT THE TIME OF THIS SURVEY.
- THIS SURVEY IS BASED ON PREVIOUS FIELD SURVEYS, DOCUMENTS OF RECORD, FOUND MONUMENTS, EXHIBITS, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. IMPROVEMENTS LIKE UTILITIES UNDER CONSTRUCTION ARE NOT LOCATED FOR THE PURPOSE OF SHOWING THE BOUNDARY OF A PROPOSED PLAT.
 - THE 1/2" CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 138.
 - BOUNDARY SURVEY OF RESIDENTIAL AT GALLERY JUDICE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-104-101C), DATED OCTOBER 5, 2007.
 - SECTION OF SURVEY, PREPARED BY S.J. MURKIN, DATED MARCH 6, 1965.
- ALL BEARINGS AND DISTANCES (UNLESS STATED SURVEY FEET) AS SHOWN HEREON ARE AS DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED. MEASUREMENTS MADE ARE TO THE ACCURACY STANDARD OF FURTHERED SURVEY OR 1 FOOT IN 7500 FEET.
- S/D AND SW/CD EASEMENTS WITHIN BOUNDARY HAVE BEEN RELEASE PER O.R. 28064, PG. 0065.

EASEMENTS AND OTHER MATTERS AFFECTING TITLE:

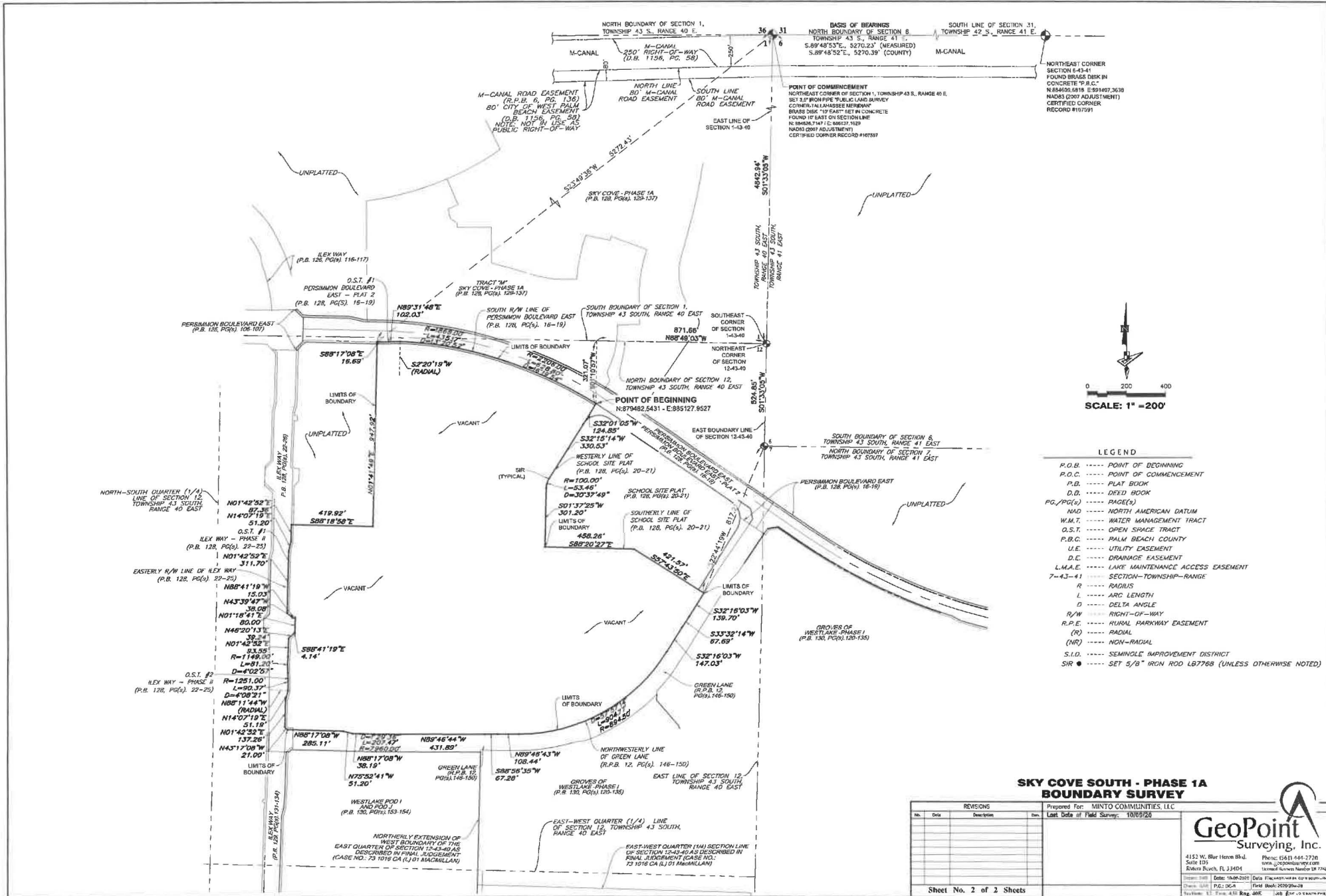
- TERMS, CONDITIONS, RIGHTS AND RESERVATIONS CONTAINED IN THAT AGREEMENT BETWEEN WEST PALM BEACH WATER COMPANY AND INDIAN TRAIL RANCH, INC., RECORDED SEPTEMBER 25, 1956, IN OFFICIAL RECORDS BOOK 1155, PAGE 38 AND THAT DEED BETWEEN INDIAN TRAIL RANCH, INC. AND THE CITY OF WEST PALM BEACH, RECORDED IN OFFICIAL RECORDS BOOK 1156, PAGE 58, TOGETHER WITH AND AFFECTED BY ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1029 AND AGREEMENT BETWEEN CITY OF WEST PALM BEACH AND CITY NATIONAL BANK OF MIAMI BEACH, TRUSTEE, RECORDED IN OFFICIAL RECORDS BOOK 1854, PAGE 1038, THAT ASSIGNMENT, RECORDED IN OFFICIAL RECORDS BOOK 8406, PAGE 1104 AND BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1654, PAGE 1833, QUIT CLAIM DEED AND AGREEMENT FOR RESERVATION OF RIGHTS, RECORDED IN OFFICIAL RECORDS BOOK 14742, PAGE 1195, AND PARTIAL RELEASE OF EASEMENTS AND RESERVATIONS OF RIGHTS, RECORDED FEBRUARY 3, 2016, IN OFFICIAL RECORDS BOOK 28664, PAGE 988, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND THE SEMINOLE IMPROVEMENT DISTRICT, RECORDED APRIL 26, 2006, IN OFFICIAL RECORDS BOOK 20252, PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- MATTERS AS CONTAINED ON THAT CERTAIN PLAT OF TOWN CENTER PARKWAY NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE 106, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED AUGUST 13, 2015, IN OFFICIAL RECORDS BOOK 37377, PAGE 15 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NOTICE OF WESTLAKE COMMUNITY FOUNDATION FEE, RECORDED JANUARY 18, 2018, IN OFFICIAL RECORDS BOOK 29668, PAGE 1096 AND CORRECTIVE WESTLAKE COMMUNITY FOUNDATION FEE, RECORDED JANUARY 24, 2018, IN OFFICIAL RECORDS BOOK 29669, PAGE 1177, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- DECLARATION OF RESTRICTIONS, COVENANTS, AND EASEMENTS FOR WESTLAKE RESIDENCES, RECORDED JANUARY 18, 2018, IN OFFICIAL RECORDS BOOK 29588, PAGE 769, TOGETHER WITH FIRST AMENDMENT TO DECLARATION, RECORDED MAY 1, 2018, IN OFFICIAL RECORDS BOOK 28618, PAGE 284, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- COLLATERAL ASSIGNMENT OF DECLARANT RIGHTS BY AND BETWEEN MINTO PELLA, LLC AND WELLS FARGO BANK, NATIONAL ASSOCIATION, RECORDED JANUARY 25, 2018, IN OFFICIAL RECORDS BOOK 28611, PAGE 673 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TO THE PERSON(S), EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

**SKY COVE SOUTH - PHASE 1A
BOUNDARY SURVEY**

REVISIONS		Prepared For: MINTO COMMUNITIES, LLC	
No.	Date	Description	Drawn
		Limit Delta of Field Surveys: 10/69/28	
SURVEYOR'S CERTIFICATE			
This certifies that a survey of the herein described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mapmakers in Chapter 12A-105.05, Florida Administrative Code, pursuant to Section #7207, Florida Statute.			
		Luis J. Ortiz	EST906
		FLORIDA PROFESSIONAL SURVEYOR IN ACTIVE STATUS	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL UNSEAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPMAKER			

Sheet No. 1 of 2 Sheets

GeoPoint Surveying, Inc.
 4152 W. Blue Heron Blvd., Suite 101, Royal Palm Beach, FL 33404
 Phone: (561) 444-2720
 Fax: (561) 444-2720
 Email: info@geopointsurvey.com
 Website: www.geopointsurvey.com
 License #1484 | Date: 10/06/2019 | Date File Uploaded: 10/06/2019
 Check GDS | P.C.: 10/6 | Field Book: 201909a-03
 Section: 13 Twp. 43S Rng. 40E | Job #01-10-10-10-10-10



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - PG./PG(s) PAGE(S)
 - NAD NORTH AMERICAN DATUM
 - W.M.T. WATER MANAGEMENT TRACT
 - O.S.T. OPEN SPACE TRACT
 - P.B.C. PALM BEACH COUNTY
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
 - 7-43-41 SECTION-TOWNSHIP-RANGE
 - R RADIUS
 - L ARC LENGTH
 - Δ DELTA ANGLE
 - R/W RIGHT-OF-WAY
 - R.P.E. RURAL PARKWAY EASEMENT
 - (R) RADIAL
 - (NR) NON-RADIAL
 - S.I.D. SEMI-HOLE IMPROVEMENT DISTRICT
 - SIR ● SET 5/8" IRON ROD LB7768 (UNLESS OTHERWISE NOTED)

**SKY COVE SOUTH - PHASE 1A
BOUNDARY SURVEY**

REVISIONS			
No.	Date	Description	By

Prepared For: **MINTO COMMUNITIES, LLC**
 Last Date of Field Survey: 10/09/24

GeoPoint
 Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2726
 Suite 101 www.geopointsurvey.com
 Boca Raton, FL 33404 Internal Document Number: 88724

Project: 888 Date: 10/09/2025 Data File: MINTO-1448-COMMUNITY-100
 Drawn: JAR PLO: DCA Field Book: 202509a-09
 Revision: 1.1 Title: 4152 W. Blue Heron Blvd. Job No.: 202509a-09

Exhibit 'C'
SKY COVE SOUTH PHASE 1A
PLAT

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SKY COVE SOUTH - PHASE I 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OPEN SPACE TRACTS

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 THE CITY OF WESTLAKE.

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 ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

TRACT O.S.T. #18, 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 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.

LAKE MAINTENANCE ACCESS EASEMENTS

THE LAKE MAINTENANCE ACCESS EASEMENTS I.A.L.A.E.J.S 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 MAINTAINING 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

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 WESTLAKE.

CITY OF WESTLAKE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND 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.

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 186 AND 286, FLORIDA STATUTES, AS A PUBLIC UTILITY PROVIDER OF WATER, SEWER AND RELATED WATER, ITS SUCCESSORS AND ASSIGNS. SUBJECT TO THESE CERTAIN RESTRICTIONS, COVENANTS, CONDITIONS AND RESTRICTIONS 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 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 HEREINFTER AND LAY CABLE AND CONDUIT WITHIN THE EASEMENT AREA, AND TO OPERATE THE SAME FOR FLORIDA POWER & LIGHT COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT 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 ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

DRAINAGE EASEMENTS (PRIVATE)

THE 120 FEET DRAINAGE EASEMENTS (PRIVATE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO SKY COVE SOUTH 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 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 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.

IN WITNESS WHEREOF, MINTO PBLI, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS _____ DAY OF _____, 2020.

MINTO PBLI, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
BY: JOHN F. CARTER, PRESIDENT

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY _____, PRESIDENT FOR MINTO PBLI, 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: _____
SIGNATURE: _____
(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 _____ DAY OF _____, 20____.

WITNESS: _____ SEMINOLE IMPROVEMENT DISTRICT
AN INDEPENDENT SPECIAL DISTRICT
OF THE STATE OF FLORIDA

PRINT NAME: _____ BY: SCOTT MASSEY, PRESIDENT

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, 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: _____
SIGNATURE: _____

(PRINT NAME) - NOTARY PUBLIC

(SEAL)

ACCEPTANCE OF DEDICATION
STATE OF FLORIDA
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 _____ DAY OF _____, 20____.

WITNESS: _____ SKY COVE SOUTH HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

PRINT NAME: _____ BY: JOHN F. CARTER, PRESIDENT

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY JOHN F. CARTER, AS PRESIDENT FOR SKY COVE SOUTH HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

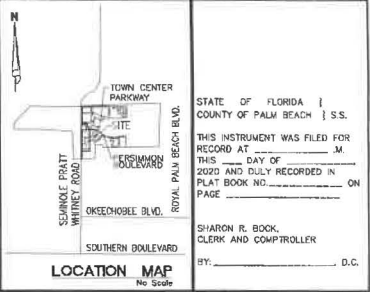
MY COMMISSION EXPIRES: _____
SIGNATURE: _____

(PRINT NAME) - NOTARY PUBLIC

(SEAL)

SKY COVE SOUTH HOMEOWNERS ASSOCIATION
SEMINOLE IMPROVEMENT DISTRICT
CITY OF WESTLAKE ACCEPTANCE

SKY COVE SOUTH HOMEOWNERS ASSOCIATION
SURVEYOR'S SEAL



STATE OF FLORIDA
COUNTY OF PALM BEACH I.S.S.
THIS INSTRUMENT WAS FILED FOR RECORD AT _____ M _____ DAY OF _____ 2020 AND FULLY RECORDED IN PLAT BOOK NO. _____ ON _____ PAGE _____
SHARON R. BOCK,
CLERK AND COMPTROLLER
BY: _____ D.C.

CLERK'S SEAL

SURVEYORS NOTES

1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "A" 1" L² BRASS DISK, STAMPED "FM LBTM" SET IN A "X" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "A" MAGNETIC NAIL AND DISK STAMPED "PCP LBTM". MONUMENTS ARE SHOWN AS THUS: "A" 1" L² BRASS DISK WITH "A" STAMPED "LBTM". (UNLESS OTHERWISE NOTED)
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF 8°04'58" E. BEARINGS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83) FOR THE EAST ZONE OF FLORIDA, SAID BEARS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1911 (NAD 83/01).
3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT IDENTIFIERS 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 RECORD OF THE SUBDIVISION AND 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.
5. IN THESE 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 THOSE WITH THEIR PRIORITIES WHEN DETERMINED BY USE RIGHTS GRANTED.
6. COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 700 ADJUSTMENT ZONE - FLORIDA EAST LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GRID-NO SCALE FACTOR = 1.000 GRID-DISTANCE = SCALE FACTOR * GRID DISTANCE PLAT BEARINGS = GRID BEARINGS NO ROTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

SURVEYOR & MAPPIERS 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 (IF ANY) WERE PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("CP'S"), AND MONUMENTS ACCORDING TO SEC. 179.09(4), F.S., WILL BE SET UNDER THE GUARANTEE POSSESSOR WITH THE CITY OF WESTLAKE POSSESSOR TO 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: _____
MARY A. RAGER, P.S.M.
LICENSE NO. 15434
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
MARY A. RAGER, P.S.M.
L68928 STATE OF FLORIDA
GEOPoint SURVEYING, INC.
4112 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. L87768

GeoPoint
Surveying, Inc.
4112 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
Web: www.geopointsurvey.com
Florida License Number 18-7048
Sheet No. 1 of 9 Sheets

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.

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 _____ DAY OF _____ 2018, IN ACCORDANCE WITH SEC. 177.011(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.011(1), F.S.

ATTEST: _____ CITY MANAGER, KEN CASSELL
 BY: _____ CITY MAYOR, ROGER MANNING

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF _____

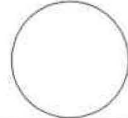
WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PHLA, LLC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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 HEREOF, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____
 HARRY BONNIE, PRESIDENT, FOUNDERS TITLE

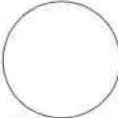
AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (111 LOTS):	16.099
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":	15.547
OPEN SPACE TRACT #1:	0.499
OPEN SPACE TRACT #2:	0.242
OPEN SPACE TRACT #3:	0.077
OPEN SPACE TRACT #4:	0.284
OPEN SPACE TRACT #5:	0.929
OPEN SPACE TRACT #6:	0.154
OPEN SPACE TRACT #7:	0.214
OPEN SPACE TRACT #8:	0.203
OPEN SPACE TRACT #9:	0.368
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:	0.047
OPEN SPACE TRACT #15:	0.054
OPEN SPACE TRACT #16:	0.435
OPEN SPACE TRACT #17:	1.424
OPEN SPACE TRACT #18:	1.442
WATER MANAGEMENT TRACT #1:	3.094
WATER MANAGEMENT TRACT #2:	6.256
WATER MANAGEMENT TRACT #3:	3.569
WATER MANAGEMENT TRACT #4:	1.907
WATER MANAGEMENT TRACT #5:	3.124
TOTAL ACRES, MORE OR LESS:	63.848

MORTGAGEE'S JOINER
AND CONSENT

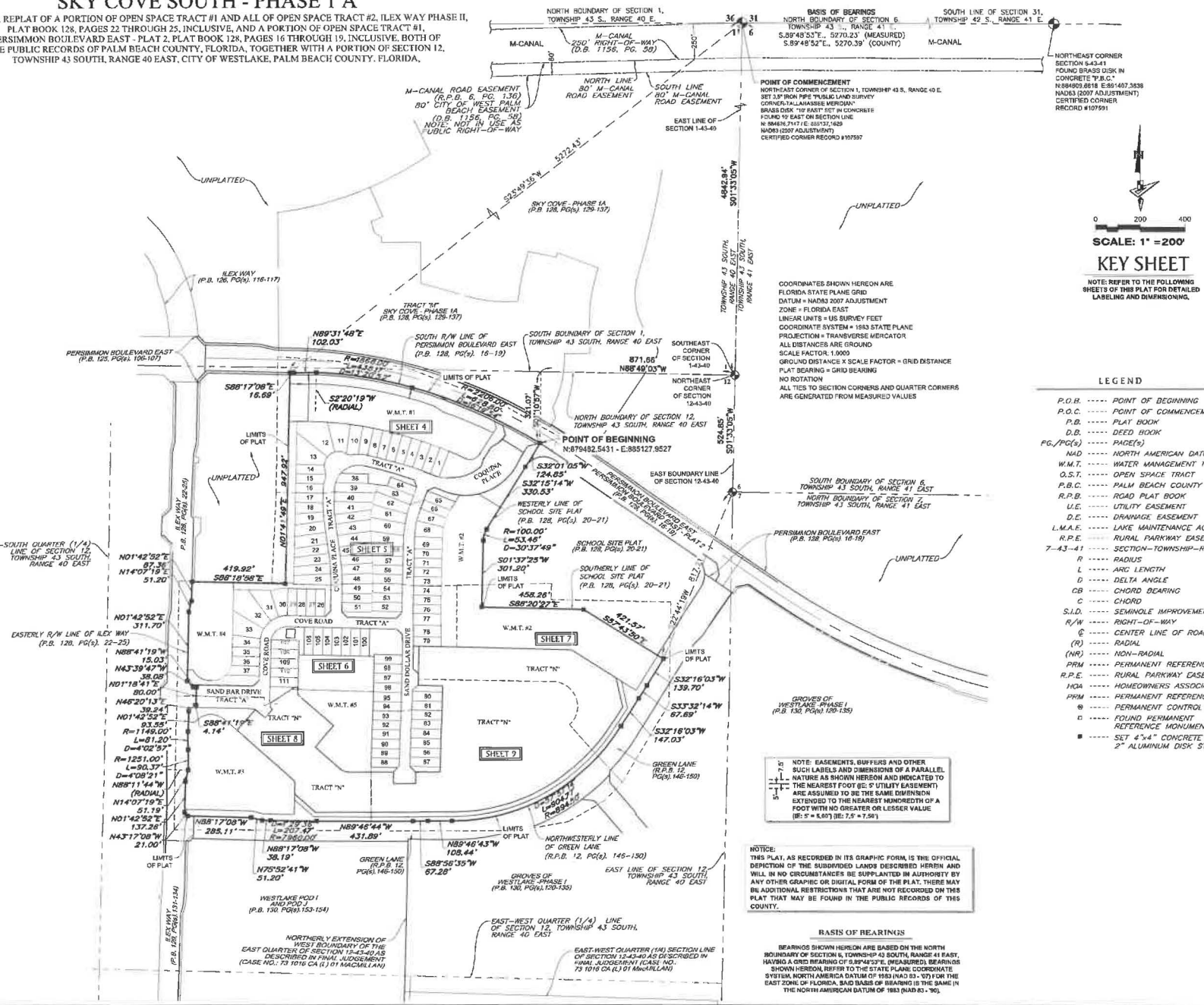


CITY OF WESTLAKE
APPROVAL



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, PERMISSON 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,



BASIS OF BEARINGS
 NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 S., RANGE 41 E.:
 S.89°48'53".E., 5270.23' (MEASURED)
 S.89°48'52".E., 5270.39' (COUNTY)

POINT OF COMMENCEMENT
 NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
 SET 3" IRON PIPE "PLUMB LOG SURVEY"
 CORNER "LAJARRA MERIDIAN"
 BRASS DISK 1" IN DIAMETER IN CONCRETE
 FOUND 19' EAST ON SECTION LINE
 N MARK 717 (E. 80157'469)
 NAD83 (2007 ADJUSTMENT)
 CERTIFIED CORNER RECORD #197597

SCALE: 1" = 200'

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

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

LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- PG./PG(S). ----- PAGE(S)
- MAD ----- NORTH AMERICAN DATUM
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- R.P.B. ----- ROAD PLAT BOOK
- L.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- R.P.E. ----- RURAL PARKWAY EASEMENT
- 7-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- S.L.D. ----- SEMI-CIRCLE IMPROVEMENT DISTRICT
- R/W ----- RIGHT-OF-WAY
- C ----- CENTER LINE OF ROAD
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- PRM ----- PERMANENT REFERENCE MONUMENT
- R.P.E. ----- RURAL PARKWAY EASEMENT
- HOA ----- HOMEOWNERS ASSOCIATION
- PRM ----- PERMANENT REFERENCE MONUMENT
- PC ----- PERMANENT CONTROL POINT
- D ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7788"

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (E. 5" UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (E. 5" = 6.401" BE. 1/2" = 1.581")

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DETENTION OF THE SUBORDINATED 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 THIS COUNTY.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF 8.8948707° (DEGREES) BEARING SHOWN HEREON. REFER TO THE STATE PLANE COORDINATE SYSTEM NORTH AMERICA DATUM OF 1983 (NAD 83 - 07) FOR THE EAST ZONE OF FLORIDA. BAD BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 96).

GeoPoint Surveying, Inc.

4153 W. Blue Heron Blvd.
 Suite 105
 Mertz Road, FL 33494

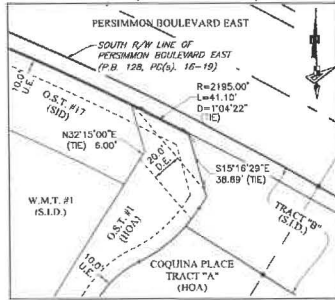
Phone: (561) 444-2730
 www.geopointsurvey.com
 Lic. # BR000000105 (08/28)

Sheet No. 3 of 9 Sheets

SKY COVE SOUTH - PHASE 1 A

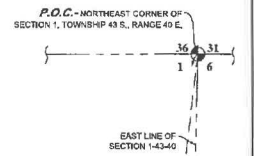
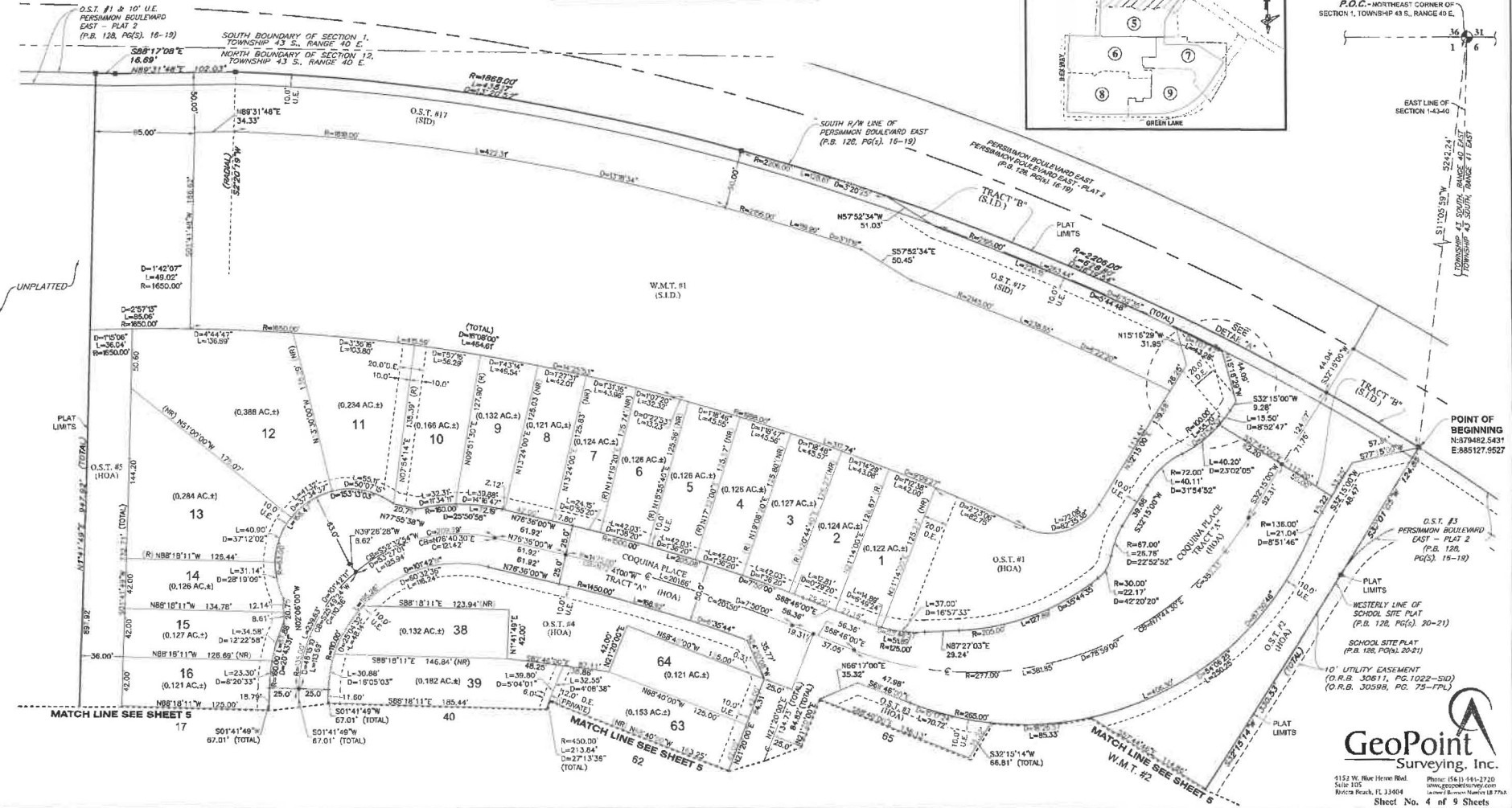
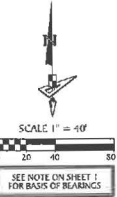
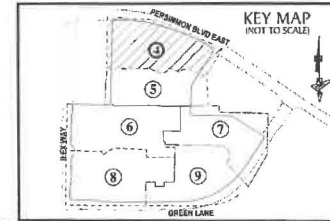
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DETAIL "A" (SCALE:1"=40')



LEGEND

- P.G.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.B. PLAT BOOK
- D.B. DEED BOOK
- P.G./P.G.(s) PAGE(S)
- NAD NORTH AMERICAN DATUM
- W.M.T. WATER MANAGEMENT TRACT
- O.S.T. OPEN SPACE TRACT
- P.B.C. PALM BEACH COUNTY
- R.P.B. ROAD PLAT BOOK
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
- R.P.E. RURAL PARKWAY EASEMENT
- 7-4.3-41 SECTION-TOWNSHIP-RANGE
- R RADIUS
- L ARC LENGTH
- Δ DELTA ANGLE
- CB CHORD BEARING
- C CHORD
- S.I.D. SEMINOLE IMPROVEMENT DISTRICT
- R/W RIGHT-OF-WAY
- CL CENTER LINE OF ROAD
- (R) RADIAL
- (NR) NON-RADIAL
- PRM PERMANENT REFERENCE MONUMENT
- R.P.E. RURAL PARKWAY EASEMENT
- HOA HOMEOWNERS ASSOCIATION
- PRM PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- FOUND PERMANENT REFERENCE MONUMENT
- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LD 7769"



GeoPoint
Surveying, Inc.

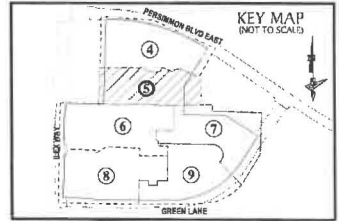
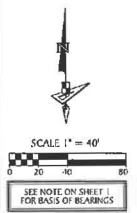
4153 W. Blue Heron Road, Suite 105
West Palm Beach, FL 33409

Phone: (561) 944-2720
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Sheet No. 4 of 9 Sheets

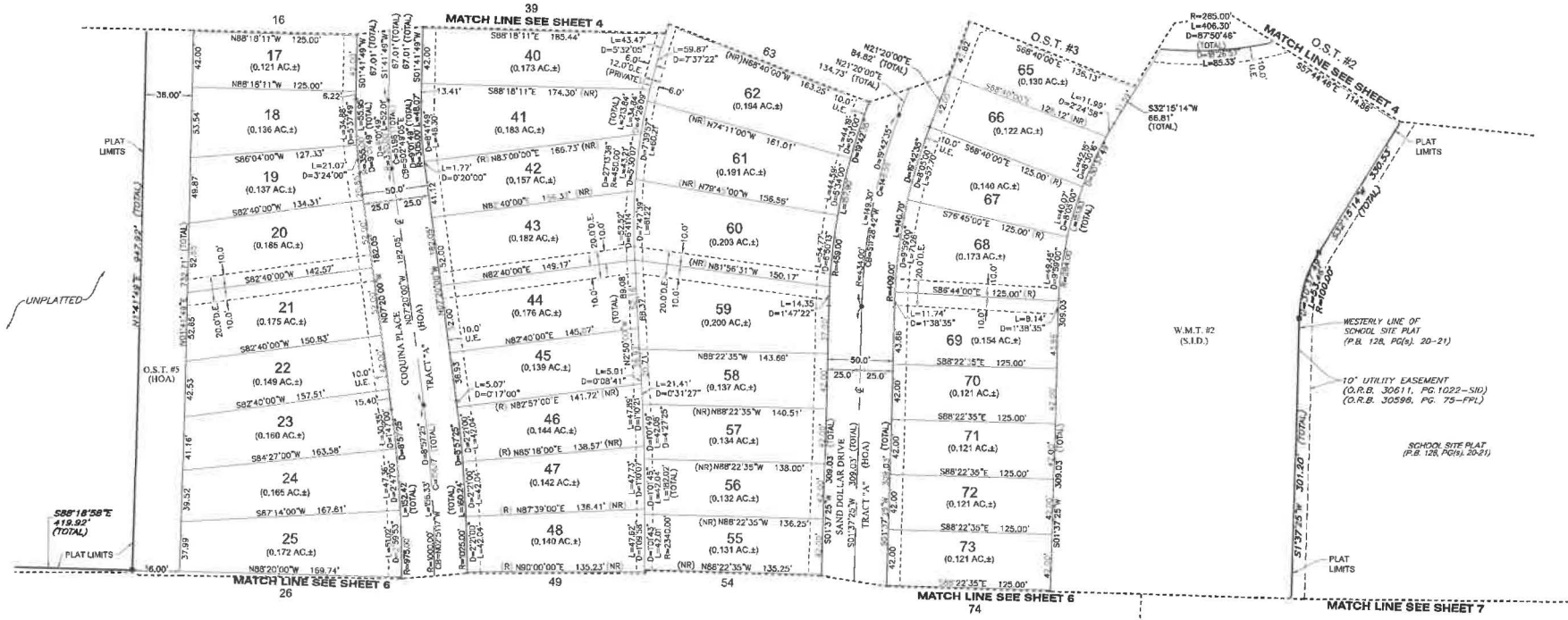
SKY COVE SOUTH - PHASE 1 A

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,



LEGEND

- | | | | |
|------------------------------------|--|---|--|
| P.O.B. POINT OF BEGINNING | R.P.B. ROAD PLAT BOOK | CB CHORD BEARING | R.P.E. RURAL PARKWAY EASEMENT |
| P.O.C. POINT OF COMMENCEMENT | U.E. UTILITY EASEMENT | C CHORD | (NR) NON-RADIAL |
| P.B. PLAT BOOK | D.E. DRAINAGE EASEMENT | S.I.D. SEMINOLE IMPROVEMENT DISTRICT | HOA HOMEOWNERS ASSOCIATION |
| D.B. DEED BOOK | L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT | R/W RIGHT-OF-WAY | PRM PERMANENT REFERENCE MONUMENT |
| PG./PG(s) PAGE(S) | R.P.E. RURAL PARKWAY EASEMENT | E CENTER LINE OF ROAD | ● PERMANENT CONTROL POINT |
| NAD NORTH AMERICAN DATUM | 7-43-41 SECTION-TOWNSHIP-RANGE | (R) RADIAL | ○ FOUND PERMANENT REFERENCE MONUMENT |
| W.M.T. WATER MANAGEMENT TRACT | R RADIUS | (NR) NON-RADIAL | ■ SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768" |
| O.S.T. OPEN SPACE TRACT | L ARC LENGTH | PRM PERMANENT REFERENCE MONUMENT | |
| P.B.C. PALM BEACH COUNTY | D DELTA ANGLE | | |

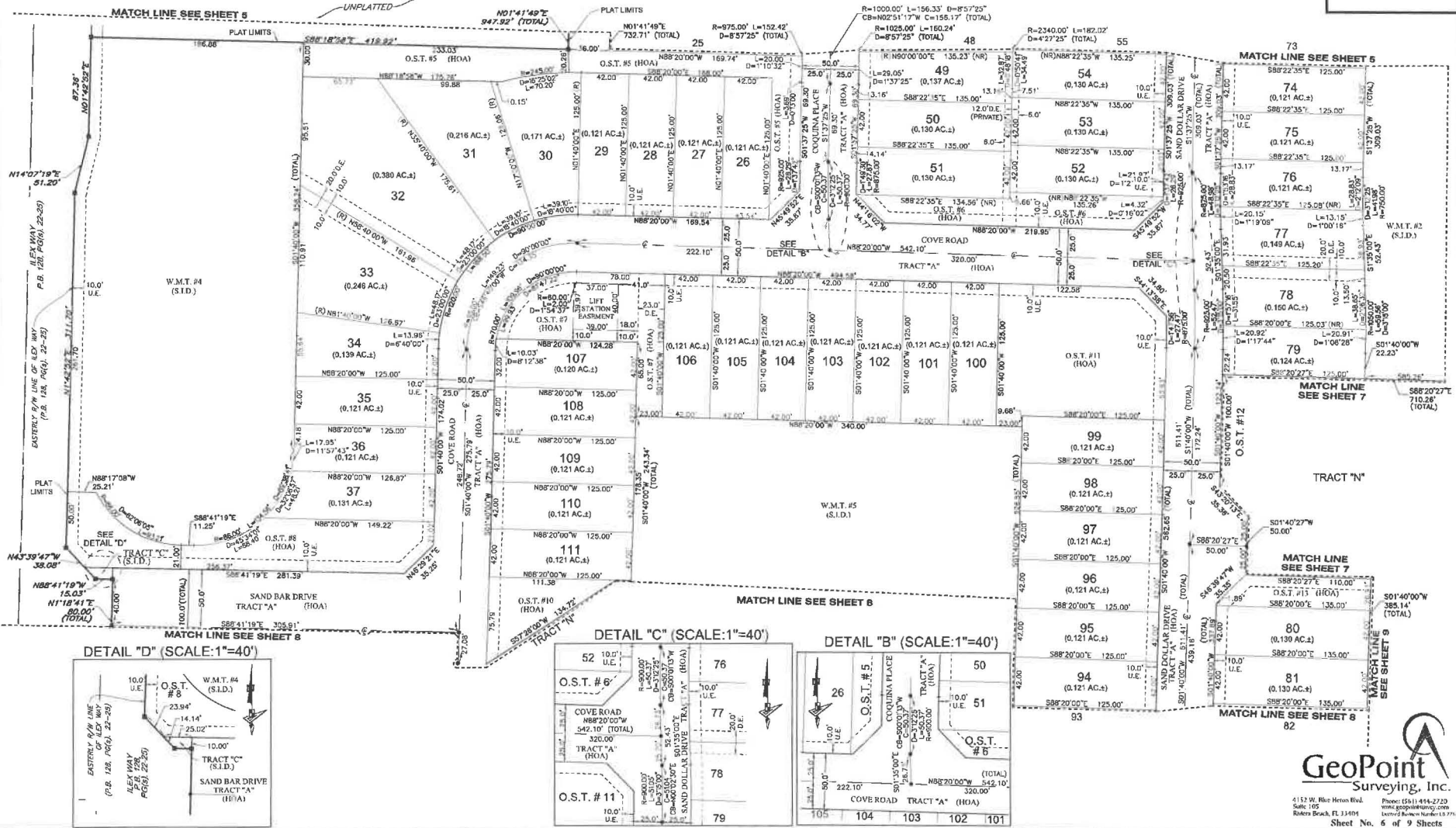
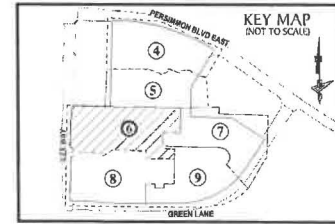
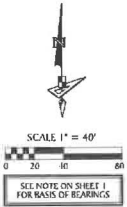


SKY COVE SOUTH - PHASE 1 A

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.

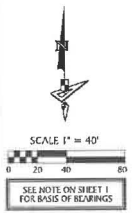
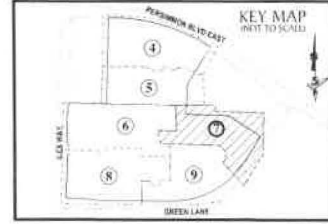
LEGEND

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|-----------------------------------|---|--|---|
| P.O.B. --- POINT OF BEGINNING | R.P.B. --- ROAD PLAT BOOK | S.I.D. --- SEMINOLE IMPROVEMENT DISTRICT | R.P.E. --- RURAL PARKWAY EASEMENT |
| P.O.C. --- POINT OF COMMENCEMENT | U.E. --- UTILITY EASEMENT | CB --- CHORD BEARING | HOA --- HOMEOWNERS ASSOCIATION |
| P.B. --- PLAT BOOK | D.E. --- DRAINAGE EASEMENT | C --- CHORD | PRM --- PERMANENT REFERENCE MONUMENT |
| D.B. --- DEED BOOK | L.M.A.E. --- LAKE MAINTENANCE ACCESS EASEMENT | R/W --- RIGHT-OF-WAY | ○ --- PERMANENT CONTROL POINT |
| PG./PG(S) --- PAGE(S) | R.P.E. --- RURAL PARKWAY EASEMENT | CL --- CENTER LINE OF ROAD | ● --- FOUND PERMANENT REFERENCE MONUMENT |
| NAD --- NORTH AMERICAN DATUM | 7-83-41 --- SECTION-TOWNSHIP-RANGE | R --- RADIAL | ■ --- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7788" |
| W.M.T. --- WATER MANAGEMENT TRACT | R --- RADIUS | (NR) --- NON-RADIAL | |
| O.S.T. --- OPEN SPACE TRACT | L --- ARC LENGTH | PRM --- PERMANENT REFERENCE MONUMENT | |
| P.B.C. --- PALM BEACH COUNTY | Δ --- DELTA ANGLE | | |

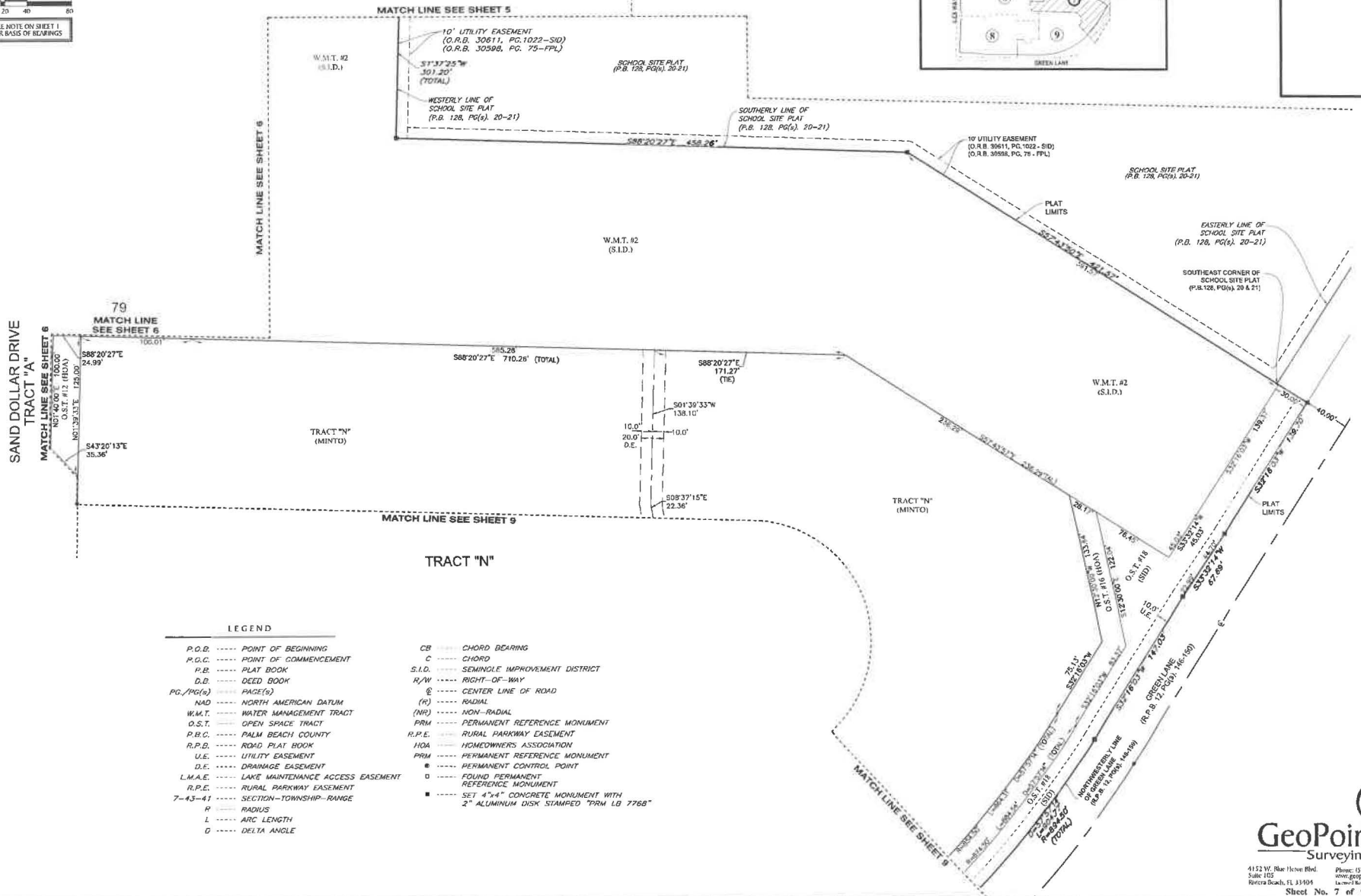


SKY COVE SOUTH - PHASE I A

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.



SCALE 1" = 40'
0 20 40 60
SEE NOTES ON SHEET 1 FOR BASIS OF BEARINGS



LEGEND

- | | |
|--|---|
| P.O.B. POINT OF BEGINNING | CB CHORD BEARING |
| P.O.C. POINT OF COMMENCEMENT | C CHORD |
| P.B. PLAT BOOK | S.I.D. SEMINOLE IMPROVEMENT DISTRICT |
| D.B. DEED BOOK | R/W RIGHT-OF-WAY |
| PG./PG(s) PAGE(S) | CL CENTER LINE OF ROAD |
| NAD NORTH AMERICAN DATUM | (R) RADIAL |
| W.M.T. WATER MANAGEMENT TRACT | (NR) NON-RADIAL |
| O.S.T. OPEN SPACE TRACT | PRM PERMANENT REFERENCE MONUMENT |
| P.B.C. PALM BEACH COUNTY | R.P.E. RURAL PARKWAY EASEMENT |
| R.P.B. ROAD PLAT BOOK | HOA HOMEOWNERS ASSOCIATION |
| U.E. UTILITY EASEMENT | PRM PERMANENT REFERENCE MONUMENT |
| D.E. DRAINAGE EASEMENT | ● PERMANENT CONTROL POINT |
| L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT | □ FOUND PERMANENT REFERENCE MONUMENT |
| R.P.E. RURAL PARKWAY EASEMENT | ■ SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768" |
| 7-43-41 SECTION-TOWNSHIP-RANGE | |
| R RADIUS | |
| L ARC LENGTH | |
| D DELTA ANGLE | |

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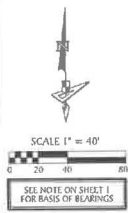
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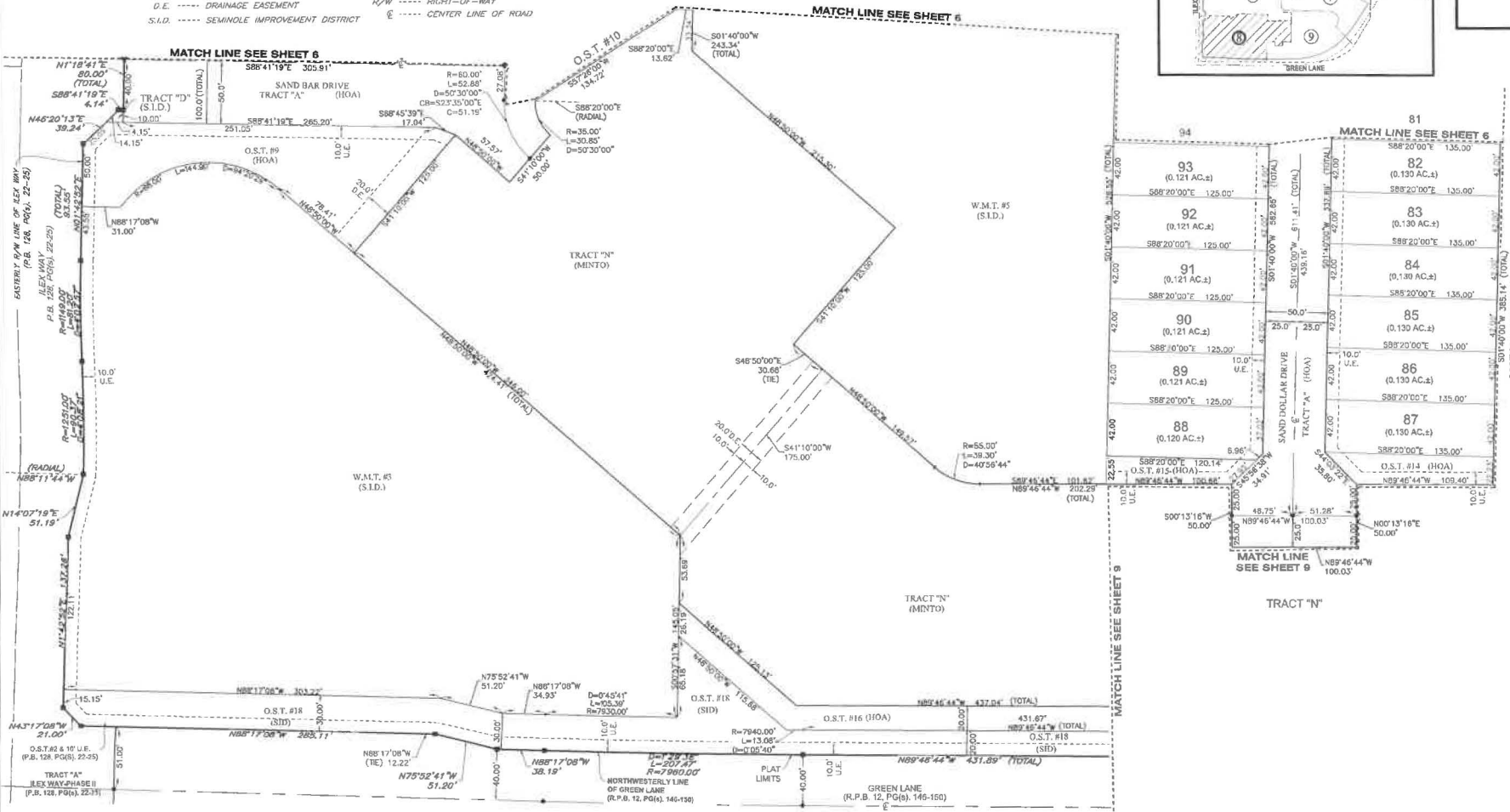
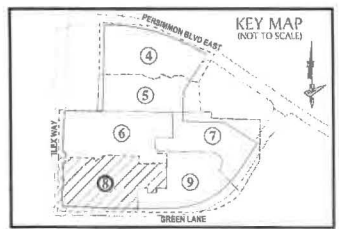
Sheet No. 7 of 9 Sheets

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.

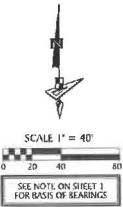


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|--|--|---|
| P.O.B. ----- POINT OF BEGINNING | (R) ----- RADIAL | PRM ----- PERMANENT REFERENCE MONUMENT |
| P.O.C. ----- POINT OF COMMENCEMENT | (NR) ----- NON-RADIAL | PC ----- PERMANENT CONTROL POINT |
| P.B. ----- PLAT BOOK | PRM ----- PERMANENT REFERENCE MONUMENT | ● ----- FOUND PERMANENT REFERENCE MONUMENT |
| D.B. ----- DEED BOOK | R.P.E. ----- RURAL PARKWAY EASEMENT | ■ ----- SET 4" x 4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768" |
| PG./PG(S) ----- PAGE(S) | 7-43-41 ----- SECTION-TOWNSHIP-RANGE | |
| NAD ----- NORTH AMERICAN DATUM | R ----- RADIUS | |
| W.M.T. ----- WATER MANAGEMENT TRACT | L ----- ARC LENGTH | |
| O.S.T. ----- OPEN SPACE TRACT | D ----- DELTA ANGLE | |
| P.B.C. ----- PALM BEACH COUNTY | CB ----- CHORD BEARING | |
| R.P.B. ----- ROAD PLAT BOOK | C ----- CHORD | |
| U.E. ----- UTILITY EASEMENT | R/W ----- RIGHT-OF-WAY | |
| D.E. ----- DRAINAGE EASEMENT | CL ----- CENTER LINE OF ROAD | |
| S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT | | |



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 12R, PAGES 22 THROUGH 25, INCLUSIVE, AND A PORTION OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 12R, 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.



LEGEND

P.O.B. POINT OF BEGINNING	R.P.B. ROAD PLAT BOOK	CD CHORD BEARING	R.P.E. RURAL PARKWAY EASEMENT
P.O.C. POINT OF COMMENCEMENT	U.E. UTILITY EASEMENT	C CHORD	HGA HOMEOWNERS ASSOCIATION
P.B. PLAT BOOK	D.E. DRAINAGE EASEMENT	S.I.D. SEMINOLE IMPROVEMENT DISTRICT	PRM PERMANENT REFERENCE MONUMENT
D.B. DEED BOOK	L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT	R/W RIGHT-OF-WAY	● PERMANENT CONTROL POINT
PG./PG(S) PAGE(S)	R.P.E. RURAL PARKWAY EASEMENT	℄ CENTER LINE OF ROAD	□ FOUND PERMANENT REFERENCE MONUMENT
NAD NORTH AMERICAN DATUM	7-43-41 SECTION-TOWNSHIP-RANGE	(R) RADIAL	■ SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
W.M.T. WATER MANAGEMENT TRACT	R RADIUS	(NR) NON-RADIAL	
O.S.T. OPEN SPACE TRACT	L ARC LENGTH	PRM PERMANENT REFERENCE MONUMENT	
P.B.C. PALM BEACH COUNTY	D DELTA ANGLE		

