TERRACES OF WESTLAKE - PHASE II

BEING A REPLAT OF TRACT "I", TERRACES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 143 THROUGH 149,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

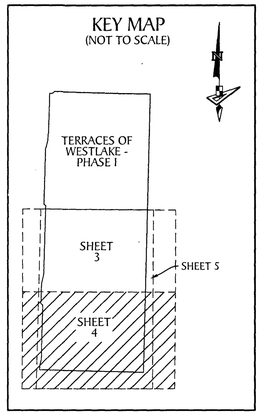
100

N

80 40 0 40 80

SCALE: 1" = 40'

KEY MAP
(NOT TO SCALE)



MATCH LINE SEE SHEET 3
ADDITIONAL R/W LINE OF ILEX WAY (O.R.B. 32120, PG. 776)
TRACT "B" WESTLAKE POD I AND POD J (P.B. 130, PG. 153 & 154)
O.S.T. #1 AND 10' U.E. ILEX WAY - PHASE III (P.B. 129, PG(s). 131 - 134)
ILEX WAY ILEX WAY-PHASE III (P.B. 129 PG(s). 131 - 134)
N01°42'52"E 427.79' (TOTAL-PRM TO PRM)
O.S.T. #5 TERRACES OF WESTLAKE - PHASE I (P.B. 136, PG(S). 143 - 149)
S43°31'06"E 9.75'
S88°37'13"E 3.02'
LIMITS OF PLAT
N01°42'52"E 173.57'
WEST LINE OF TRACT "I", TERRACES OF WESTLAKE - PHASE I (P.B. 136, PG(S). 143 - 149)
WESTERLY LINE OF TRACT "A", POD I AND POD J (P.B. 130, PG(s). 153 & 154)
O.S.T #7 (HOA) (0.167 AC±)
ADDITIONAL EASTERLY R/W LINE OF ILEX WAY (O.R.B. 32120, PG. 776)
R=4955.00' L=97.24' D=1°07'28"
ADDITIONAL R/W LINE OF ILEX WAY (O.R.B. 32120, PG. 776)
CHRIST FELLOWSHIP CHURCH, INC. (P.B. 129, PG(s). 138 & 139)
R=5045.00' L=52.73' D=0°35'56"
O.S.T #7 (0.167 AC±) (HOA)
N88°48'57"W (RADIAL)
N14°55'59"E 38.42'
N01°42'29"E 23.64'
LIMITS OF PLAT
SOUTHWEST CORNER OF TRACT "I", TERRACES OF WESTLAKE - PHASE I (P.B. 136, PG(S). 143 - 149)
10.0' UTILITY EASEMENT POD I AND POD J (P.B. 130, PG(s). 153 & 154)
WATERS EDGE DRIVE (P.B. 128, PG(s). 29 & 30)
S01°42'29"W 23.56'
N88°37'13"W 618.87'
LIMITS OF PLAT
TRACT "A" WESTLAKE POD I AND POD J (P.B. 130, PG(s). 153 & 154)
O.S.T #8 (HOA) (0.110 AC±)
SOUTH LINE OF TRACT "I", TERRACES OF WESTLAKE - PHASE I (P.B. 136, PG(S). 143 - 149)
SOUTHEAST CORNER OF TRACT "I", TERRACES OF WESTLAKE - PHASE I (P.B. 136, PG(S). 143 - 149)
LIMITS OF PLAT
EAST LINE OF TRACT "A", POD I AND POD J (P.B. 130, PG(s). 153 & 154) & EAST LINE OF TRACT "I", TERRACES OF WESTLAKE - PHASE I (P.B. 136, PG(S). 143 - 149)
W.M.T. #1 WESTLAKE POD I AND POD J (P.B. 130, PG(s). 153 & 154)
TRACT "B-6" (HOA) (0.085 AC±)
15.00' (TIE)
TRACT "B-5" (0.162 AC±)
TRACT "A" (HOA)
SOUTH LONGWOOD LAKE SQUARE
℄ - BILTMORE LANDING
N88°37'13"W 321.10' (HOA)
N88°37'13"W 365.10'
(SEE SHEET 5 FOR DETAIL OF PRIVATE ACCESS EASEMENT)
N88°37'13"W 285.10'
N88°37'13"W 599.83' (TOTAL)
N88°37'13"W 599.88'
N88°37'13"W 158.50'
N53°07'35"E 15.50'
S36°52'25"E 15.50'
R=62.00'
L=20.18' D=18°38'55"
L=97.39' D=90°00'00"
L=27.32' D=25°26'06"
L=27.32' D=25°26'06"
R=62.00'
L=20.18' D=18°38'55"
S01°22'47"W 826.04' (TOTAL)
S01°22'47"W 605.80' (TOTAL)
S01°22'47"W 595.80' (TOTAL)
N01°22'47"E 216.60' (TOTAL)
N01°22'47"E 189.60' (TOTAL)
N01°22'47"E 91.66'
S01°22'47"W 173.73'
S01°22'47"W 60.00' (HOA) (0.086 AC±)
S01°22'47"W 48.56'
S01°42'52"W 133.73'
S01°42'52"W 32.37'
S01°42'52"W 25.29'
S01°22'47"W 608.80' (TOTAL)
S01°22'47"W 189.60'
S01°22'47"W 98.30'
S01°22'47"W 98.00'
S01°22'47"W 97.30'
S01°22'47"W 107.89'
S01°22'47"W 105.32'
S01°22'47"W 321.10' (TOTAL)
S01°22'47"W 285.10'
S01°22'47"W 599.83' (TOTAL)
S01°22'47"W 599.88'
S01°22'47"W 158.50'
S01°22'47"W 59.85'
S01°22'47"W 59.85'
S01°22'47"W 8.00'
S01°22'47"W 16.62'
S01°22'47"W 8.37'
S01°22'47"W 91.66'
S01°22'47"W 30.00'
S01°22'47"W 40.37'
S01°22'47"W 94.23'
S01°22'47"W 15.56'
S01°22'47"W 16.50' (TIE)
S01°22'47"W 18.99'
S01°22'47"W 44.03'
S01°22'47"W 52.06'
S01°22'47"W 41.14'
S01°22'47"W 37.72'
S01°22'47"W 37.70'
S01°22'47"W 20.64'
S01°22'47"W 20.63'
S01°22'47"W 20.62'
S01°22'47"W 10.0' U.E.
S01°22'47"W 7.0' D.E.
S01°22'47"W 20.0' D.E.
S01°22'47"W 13.0' D.E.
S01°22'47"W 22.00'
S01°22'47"W 44.00'
S01°22'47"W 216.60'
S01°22'47"W 189.60'
S01°22'47"W 30.00'
S01°22'47"W 98.00'
S01°22'47"W 98.30