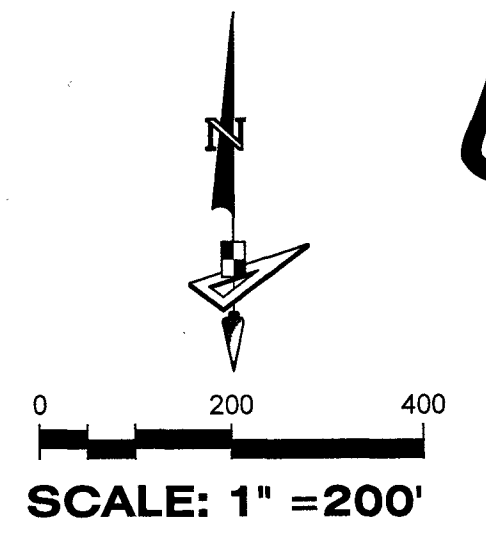


# WESTLAKE POD G - NORTH

BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING, IN PART, A REPLAT OF ALL OF TRACT "B", TOWN CENTER PARKWAY SOUTH - WEST, PLAT BOOK 132, PAGES 57 AND 58, AND A PORTION OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD WEST - PLAT 2, PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



**POINT OF COMMENCEMENT** -  
NORTHWEST CORNER OF  
SECTION 1, TOWNSHIP 43 SOUTH,  
RANGE 40 EAST  
N: 884612.3300 / E: 880484.6585  
NAD83 (2007 ADJUSTMENT)  
CERTIFIED CORNER RECORD #107585

**BASIS OF BEARINGS**  
NORTH BOUNDARY OF SECTION 1,  
TOWNSHIP 43 S., RANGE 40 E.  
N89°51'15"E 5652.52'

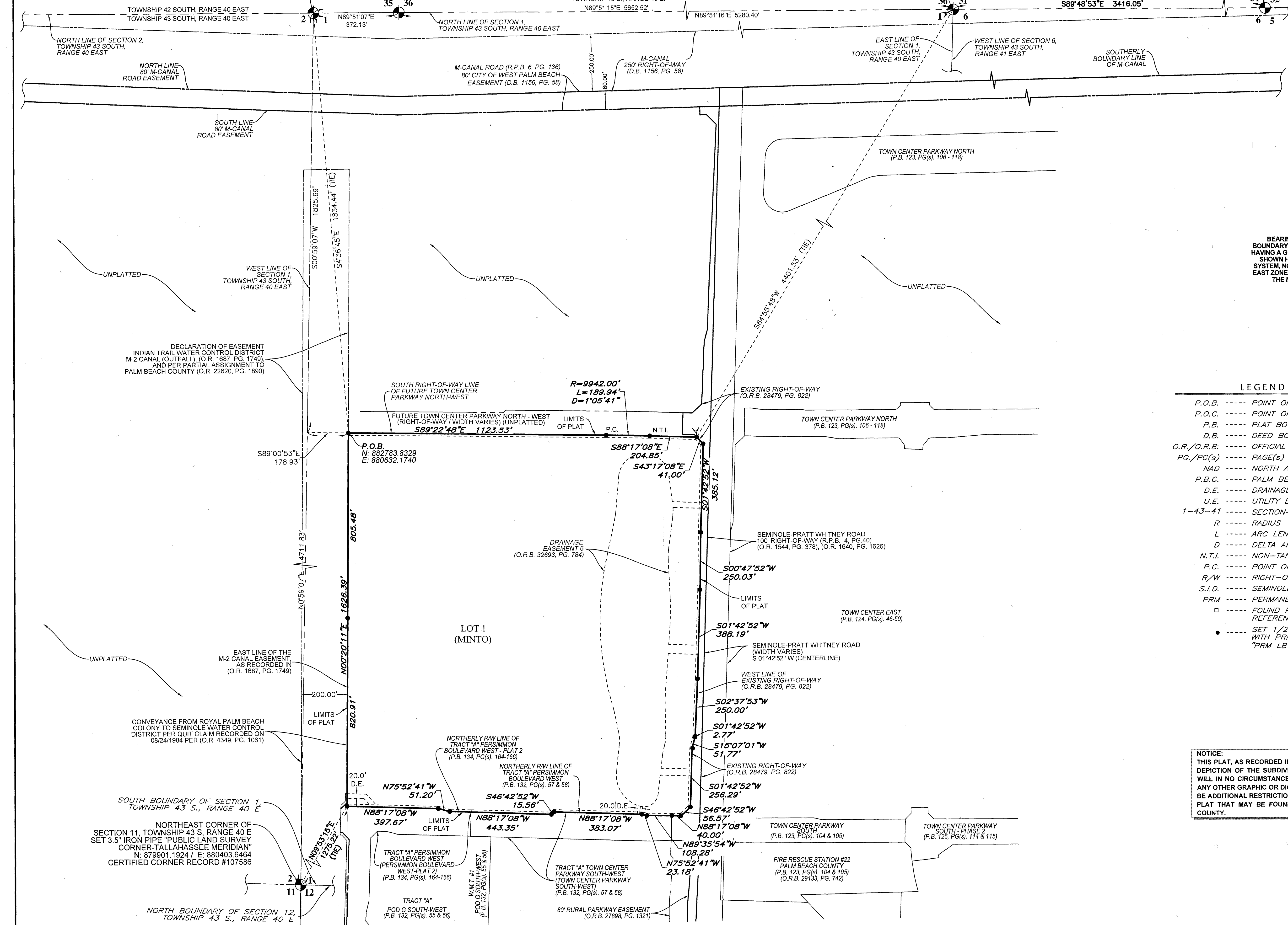
**NORTHWEST CORNER OF**  
SECTION 6, TOWNSHIP 43 S., RANGE 41 E.  
N: 884626.7147 / E: 886137.1629  
NAD83 (2007 ADJUSTMENT)  
CERTIFIED CORNER RECORD #107597

**NORTHEAST CORNER SECTION 6-43-41**  
FOUND BRASS DISK IN CONCRETE "P.B.C."  
N: 884609.6818 E: 891407.3638  
NAD83 (2007 ADJUSTMENT)  
CERTIFIED CORNER RECORD #107591

SCALE: 1" = 200'

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

**BASIS OF BEARINGS**  
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH  
BOUNDARY OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,  
HAVING A GRID BEARING OF S89°51'16"E. (MEASURED), BEARINGS  
SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE  
SYSTEM, NORTH AMERICA 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).



**LEGEND**

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- PG./PG(s) ----- PAGE(S)
- NAD ----- NORTH AMERICAN DATUM
- P.B.C. ----- PALM BEACH COUNTY
- D.E. ----- DRAINAGE EASEMENT
- U.E. ----- UTILITY EASEMENT
- 1-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- N.T.I. ----- NON-TANGENT INTERSECTION
- P.C. ----- POINT OF CURVATURE
- R/W ----- RIGHT-OF-WAY
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB 7768"

**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 THIS  
COUNTY.

**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720  
Suite 106 www.geopointsurvey.com  
Riviera Beach, FL 33404  
Licensed Business Number: LB 7768

**SHEET 2 OF 3 SHEETS**

DRAWN BY: WESTLAKE WESTLAKE - NAD83 PLAT 132 PG 58 & 59 PLOTTED BY: SERGIO MACHADO ON: 06/20/24 1:38 PM LAST SAVED BY: SERGIO ON: 06/20/24 1:38 PM