WESTLAKE WEST

A SUBDIVISION IN SECTIONS 1, 2, 3 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF THE FOLLOWING: A PORTION OF TRACT O.S.T. #1 AND ALL OF TRACT O.S.T. #2, "PERSIMMON BOULEVARD WEST - PLAT 2", PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, AND, A PORTION OF TOWN CENTER PARKWAY, "FPL WESTLAKE SOLAR ENERGY CENTER", PLAT BOOK 126, PAGES 24 AND 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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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.

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

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 SOUTH BOUNDARY OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF N.85°08'43"W. (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).

POINT OF COMMENCEMENT: PARCEL 2
NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
SET 3.5" IRON PIPE "PUBLIC LAND SURVEY CORNER-TALLAHASSEE MERIDIAN"
BRASS DISK "10' EAST" SET IN CONCRETE
FOUND 10' EAST ON SECTION LINE
N: 884626.7147 / E: 886137.1629
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107597

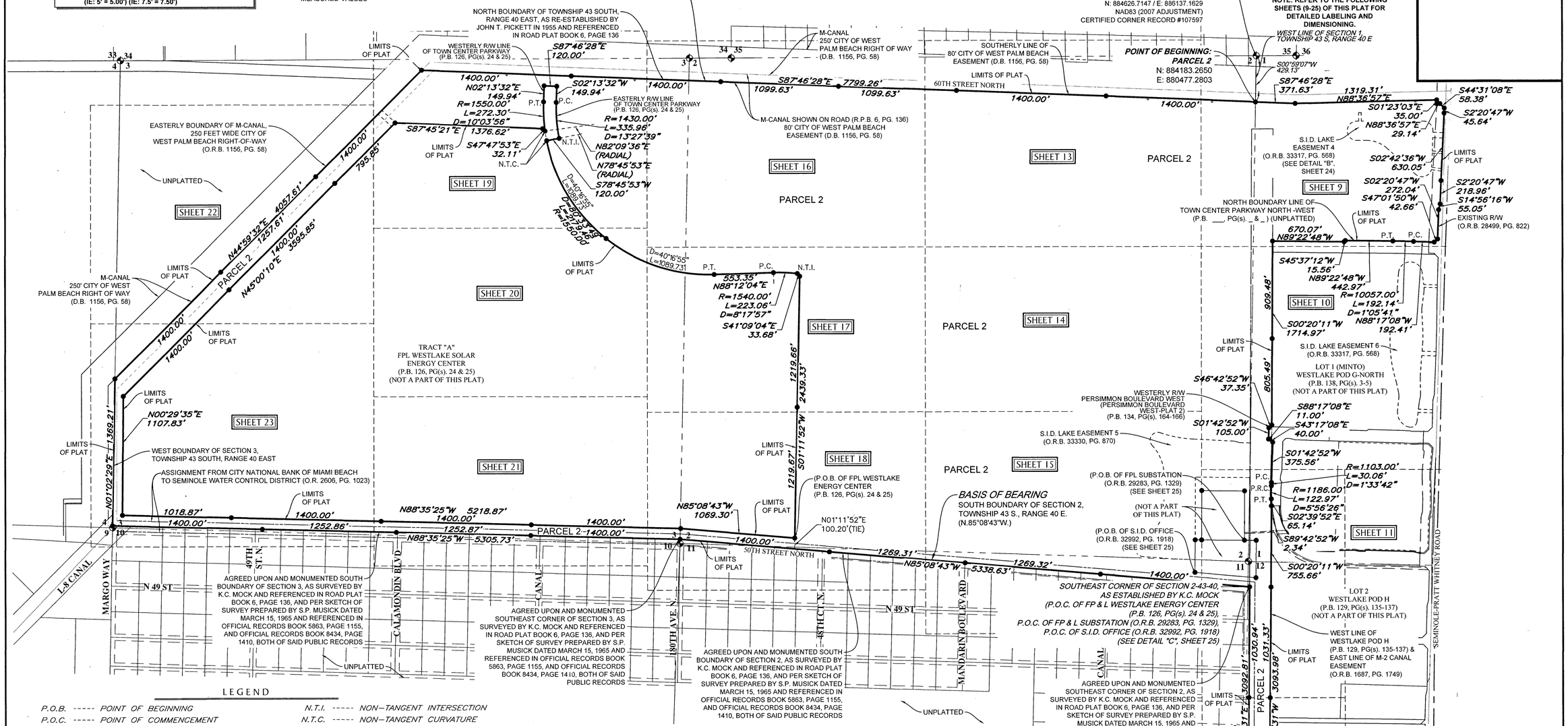
POINT OF BEGINNING: PARCEL 2
N: 884183.2650
E: 880477.2803

N

450 0 225 450 900
SCALE: 1" = 450'

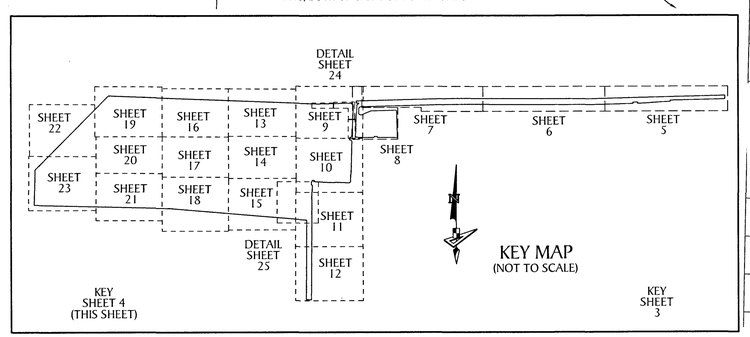
KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS (9-25) OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.



LEGEND

P.O.B.	POINT OF BEGINNING	N.T.I.	NON–TANGENT INTERSECTION
P.O.C.	POINT OF COMMENCEMENT	N.T.C.	NON–TANGENT CURVATURE
P.B.	PLAT BOOK	P.C.	POINT OF CURVATURE
D.B.	DEED BOOK	P.T.	POINT OF TANGENCY
R.P.B.	ROAD PLAT BOOK	P.C.C.	POINT OF COMPOUND CURVATURE
O.R./O.R.B.	OFFICIAL RECORDS BOOK	P.R.C.	POINT OF REVERSE CURVATURE
PG./PG(s)	PAGE(s)	R.I.	RADIAL INTERSECTION
NAD	NORTH AMERICAN DATUM	FPL/FP & L	FLORIDA POWER AND LIGHT
W.M.T.	WATER MANAGEMENT TRACT	R/W	RIGHT–OF–WAY
O.S.T.	OPEN SPACE TRACT	(R)	RADIAL
P.B.C.	PALM BEACH COUNTY	(NR)	NON–RADIAL
U.E.	UTILITY EASEMENT	HOA	HOMEOWNERS ASSOCIATION
D.E.	DRAINAGE EASEMENT	S.I.D.	SEMINOLE IMPROVEMENT DISTRICT
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT	PRM	PERMANENT REFERENCE MONUMENT
5–43–41	SECTION–TOWNSHIP–RANGE	●	PERMANENT CONTROL POINT
AC ±	ACRES PLUS OR MINUS	□	FOUND PERMANENT REFERENCE MONUMENT
R	RADIUS	●	SET 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB 7768"
L	ARC LENGTH		
D	DELTA ANGLE		
CB	CHORD BEARING		
C	CHORD		



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