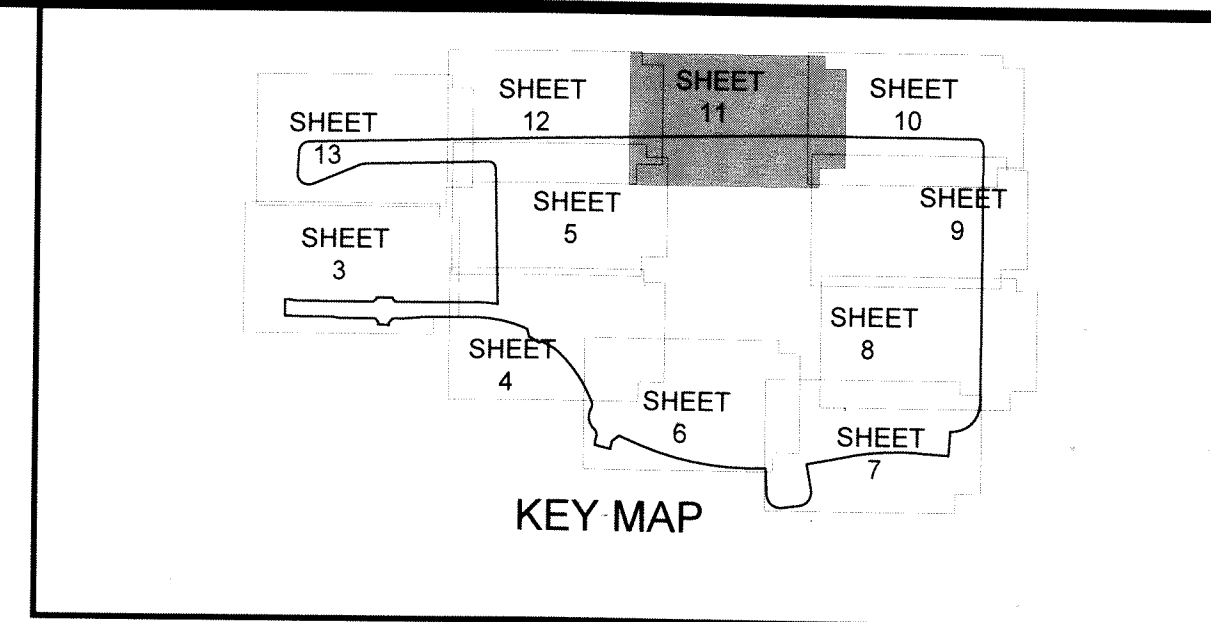


NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

TOWN CENTER PARKWAY NORTH

BEING A PLAT OF A PORTION OF
SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
AND SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, FLORIDA



116

POINT OF COMMENCEMENT
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: 886137.1829
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107597

BASIS OF BEARING
NORTH LINE OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.
S.89°48'53"E., 5270.23'

SOUTH LINE OF SECTION 31,
TOWNSHIP 42 S., RANGE 41 E.

NORTH RIGHT-OF-WAY LINE
OF M-CANAL (D.B. 1156 PG. 58)

S88°36'57"W 3775.81' TO EAST RIGHT-OF-WAY
SEMINOLE-PRATT WHITNEY ROAD (O.R.B. 1544. PG. 378)
(R.P.B. 4, PG. 34)

LEGEND

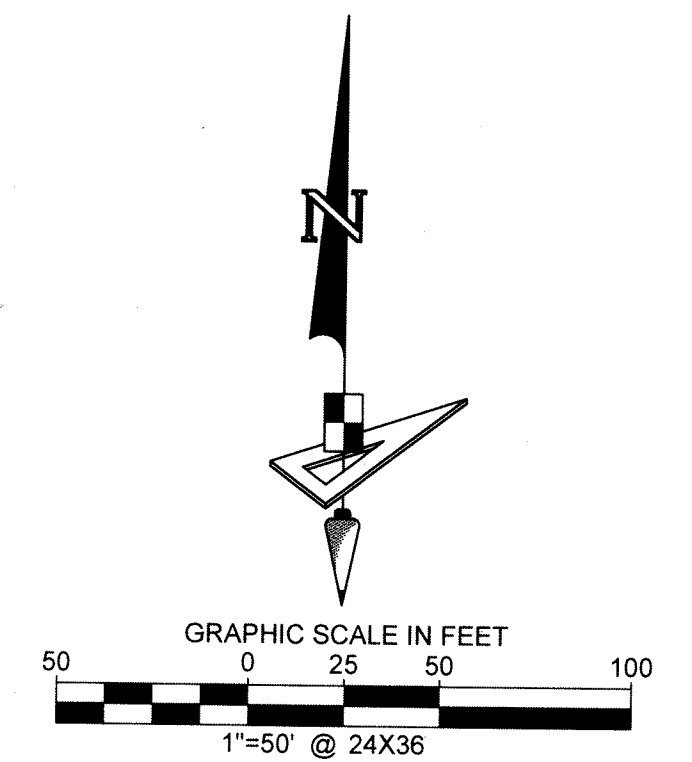
- | | | | |
|----------------|---|--------------|-----------------------------|
| P.B. ----- | PLAT BOOK | R ----- | RADIUS |
| PG. ----- | PAGE | L ----- | ARCH LENGTH |
| R.P.B. ----- | ROAD PLAT BOOK | D ----- | DELTA ANGLE |
| O.R.B. ----- | OFFICIAL RECORDS BOOK | CB ----- | CHORD BEARING |
| D.B. ----- | DEED BOOK | C ----- | CHORD LENGTH |
| D.E. ----- | DRAINAGE EASEMENT | P.C. ----- | POINT OF CURVATURE |
| L.A.E. ----- | LIMITED ACCESS EASEMENT | P.T. ----- | POINT OF TANGENCY |
| L.M.E. ----- | LAKE MAINTENANCE EASEMENT | P.C.C. ----- | POINT OF COMPOUND CURVATURE |
| L.M.A.E. ----- | LAKE MAINTENANCE ACCESS EASEMENT | P.R.C. ----- | POINT OF REVERSE CURVATURE |
| 6-43-41 ----- | SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST | | |
| U.E. ----- | UTILITY EASEMENT | | |
| D.E. ----- | DRAINAGE EASEMENT | | |
| R.P.E. ----- | RURAL PARKWAY EASEMENT | | |
| W.M.T. ----- | WATER MANAGEMENT TRACT | | |
| O.S.T. ----- | OPEN SPACE TRACT | | |

M-CANAL

M-CANAL
250' CITY OF WEST PALM BEACH
RIGHT-OF-WAY
(D.B. 1156, PG. 58)

80' CITY OF WEST PALM BEACH
EASEMENT (D.B. 1156, PG. 58)

UNPLATTED



N 88°36'57" E 3614.82' (TOTAL)

20' L.M.E.

814.82'

S 89°48'53" E 1371.77' (TOTAL)

W.M.T. 1

N 88°36'57" E 1694.93' (TOTAL)

20' L.M.E.

S 89°48'53" E 920.10' (TOTAL)

N 88°36'57" E 1694.77' (TOTAL)

12.00'
(TIE)

S 89°48'53" E 919.94' (TOTAL)

TRACT "Q"

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E., AS DETERMINED BY GEOPPOINT SURVEYING, INC. USING GLOBAL POSITIONING SYSTEMS (GPS) AND LENGEMANN NETWORK. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN 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).
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

EAST LINE SECTION 1-43-40
N01°33'05"E 2663.74' (TOTAL)



4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Sheet No. 11 of 13 Sheets