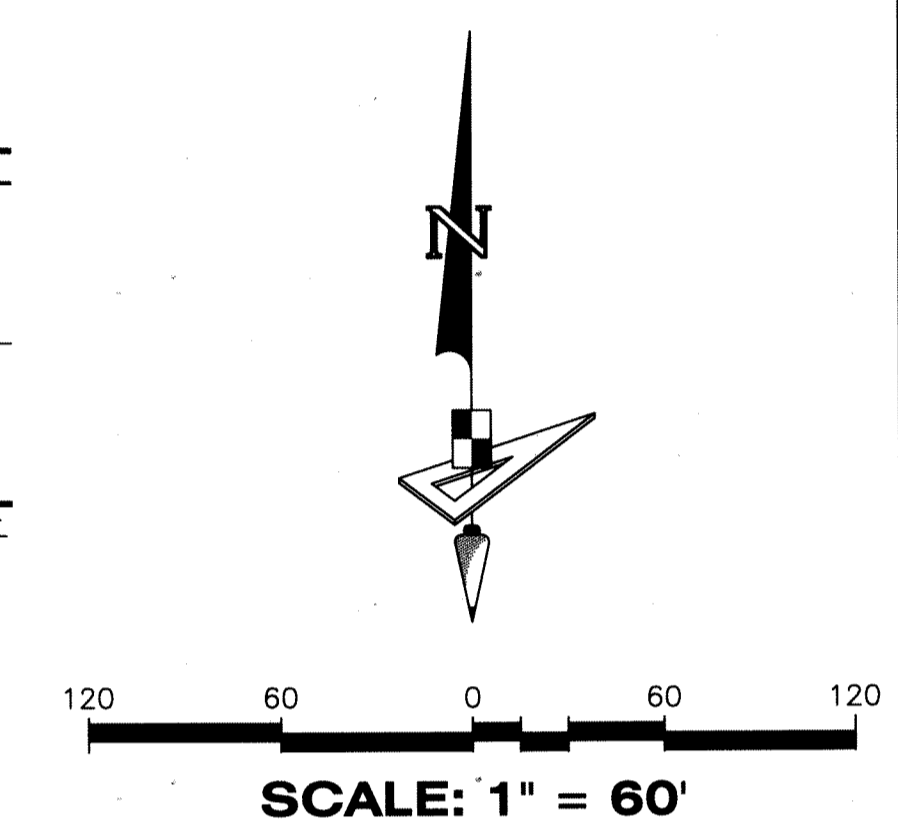
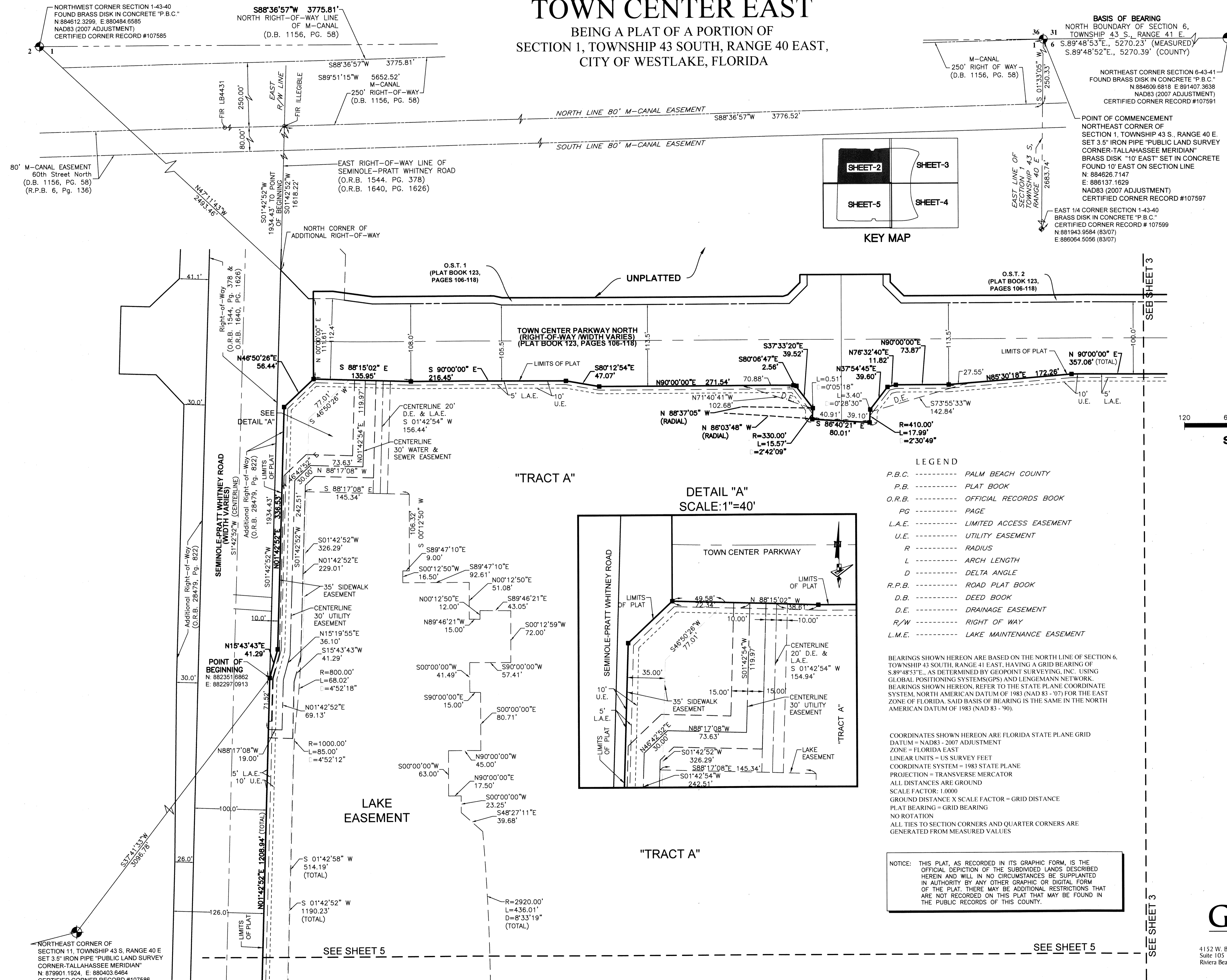


TOWN CENTER EAST

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

47



- LEGEND**
- P.B.C. ----- PALM BEACH COUNTY
 - P.B. ----- PLAT BOOK
 - O.R.B. ----- OFFICIAL RECORDS BOOK
 - PG ----- PAGE
 - L.A.E. ----- LIMITED ACCESS EASEMENT
 - U.E. ----- UTILITY EASEMENT
 - R ----- RADIUS
 - L ----- ARCH LENGTH
 - D ----- DELTA ANGLE
 - R.P.B. ----- ROAD PLAT BOOK
 - D.B. ----- DEED BOOK
 - D.E. ----- DRAINAGE EASEMENT
 - R/W ----- RIGHT OF WAY
 - L.M.E. ----- LAKE MAINTENANCE EASEMENT

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 LINGEMANN 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

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.



NORTHWEST CORNER SECTION 1-43-40
FOUND BRASS DISK IN CONCRETE "P.B.C."
N 884612.3299, E 880484.6585
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107585

S88°36'57"W 3775.81'
NORTH RIGHT-OF-WAY LINE
OF M-CANAL
(D.B. 1156, PG. 58)

BASIS OF BEARING
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)

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

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 886137.1629
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107597

EAST 1/4 CORNER SECTION 1-43-40
BRASS DISK IN CONCRETE "P.B.C."
CERTIFIED CORNER RECORD # 107599
N 881943.9584 (83/07)
E 886064.5056 (83/07)

80' M-CANAL EASEMENT
60th Street North
(D.B. 1156, PG. 58)
(R.P.B. 6, PG. 136)

EAST RIGHT-OF-WAY LINE OF
SEMINOLE-PRATT WHITNEY ROAD
(O.R.B. 1544, PG. 378)
(O.R.B. 1640, PG. 1626)

O.S.T. 1
(PLAT BOOK 123,
PAGES 106-118)

O.S.T. 2
(PLAT BOOK 123,
PAGES 106-118)

"TRACT A"

DETAIL "A"
SCALE: 1"=40'

"TRACT A"

SEE SHEET 5

SEE SHEET 5

SEE SHEET 3

NORTHEAST CORNER OF
SECTION 11, TOWNSHIP 43 S., RANGE 40 E.
SET 3.5" IRON PIPE "PUBLIC LAND SURVEY
CORNER-TALLAHASSEE MERIDIAN"
N 879901.1924, E 880403.6484
CERTIFIED CORNER RECORD #107586