

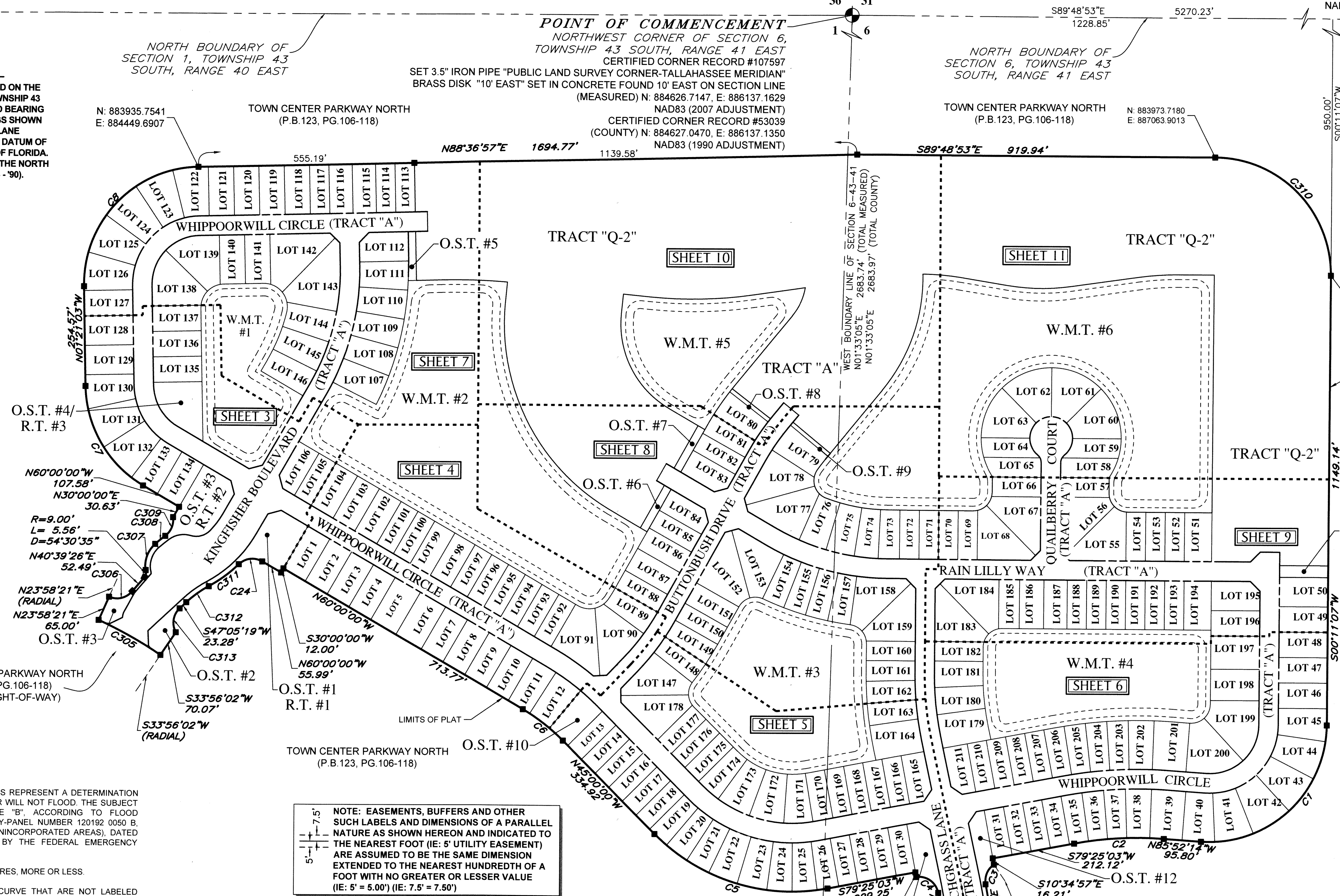
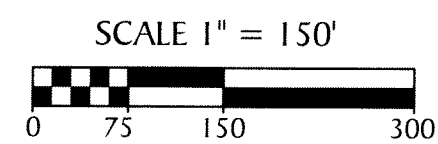
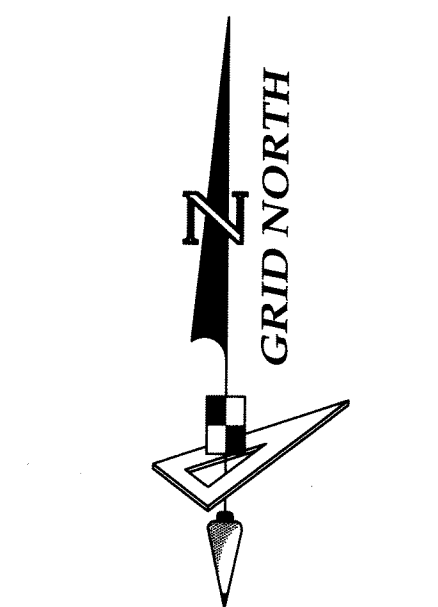
HAMMOCKS OF WESTLAKE

BEING A REPLAT OF TRACT "Q" OF TOWN CENTER PARKWAY NORTH PER PLAT BOOK 123, PAGE 106-118, BEING A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

NORTHEAST CORNER OF SECTION 6,
TOWNSHIP 43 SOUTH, RANGE 41 EAST
CERTIFIED CORNER RECORD #107581
FOUND BRASS DISK IN CONCRETE "P.B.C."
(MEASURED) N: 884609.6818, E: 891407.3638
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #53945
(COUNTY) N: 884609.971, E: 891407.502
NAD83 (1990 ADJUSTMENT)

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"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).



- NOTES:**
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. THE SUBJECT PROPERTY LIES IN FLOOD ZONE "B", ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 120192 0050 B, PALM BEACH COUNTY, FLORIDA (UNINCORPORATED AREAS), DATED OCTOBER 15, 1982, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - THIS PARCEL CONTAINS 111.81 ACRES, MORE OR LESS.
 - ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.

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")

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	300.00'	093°56'39"	491.89'	438.61'	S 47°09'26" W
C2	900.00'	014°42'43"	231.09'	230.46'	S 86°46'24" W
C3	50.00'	066°18'55"	57.87'	54.70'	S 22°34'33" W
C4	50.00'	087°58'32"	76.77'	69.45'	N 54°34'13" W
C5	500.00'	055°34'57"	485.05'	466.25'	N 72°47'28" W
C6	500.00'	015°00'00"	130.90'	130.53'	N 52°30'00" W
C7	300.00'	058°38'57"	307.09'	293.85'	N 30°40'32" W
C8	300.00'	089°58'00"	471.06'	424.14'	N 43°37'57" E
C24	50.00'	074°33'56"	65.07'	60.57'	S 82°43'02" W

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C305	1050.00'	009°57'40"	182.55'	182.32'	N 61°02'48" W
C306	50.00'	073°18'55"	63.98'	59.70'	N 77°18'54" E
C307	76.00'	062°00'59"	82.26'	78.30'	N 17°09'21" E
C308	347.20'	005°28'04"	33.13'	33.12'	N 50°53'52" E
C309	50.00'	062°29'15"	54.53'	51.87'	N 22°23'17" E
C310	300.00'	090°00'00"	471.24'	424.26'	S 44°48'53" E
C311	338.00'	016°11'00"	95.47'	95.15'	S 53°31'34" W
C312	281.00'	014°31'45"	71.26'	71.07'	S 54°21'11" W
C313	50.00'	076°34'01"	66.82'	61.96'	S 08°48'18" W

EAST 1/4 CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST
CERTIFIED CORNER RECORD #107599
FOUND BRASS DISK IN CONCRETE "P.B.C."
(MEASURED) N: 881943.9584, E: 886064.5056
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #53946
(COUNTY) N: 881944.0640, E: 886064.4800
NAD83 (1990 ADJUSTMENT)

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.

- LEGEND:**
- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - Indicates (P.C.P.) Permanent Control Point LB7768
 - P.B.C. --- Palm Beach County
 - P.B. --- Plat Book
 - FCM --- Found Concrete Monument
 - O.R. --- Official Records Book
 - (TYP) --- Typical
 - (RB) --- Radial Bearing
 - (NR) --- Non-Radial line
 - (PR) --- Private Road
 - (U.E.) --- Utility Easement
 - (D.E.) --- Drainage Easement
 - C --- Curve
 - L --- Line
 - B.T. --- Buffer Tract
 - O.S.T. --- Open Space Tract
 - W.M.T. --- Water Management Tract
 - L.M.E. --- Lake Maintenance Easement
 - L.M.A.E. --- Lake Maintenance Access Easement
 - L.A.E. --- Limited Access Easement
 - PG. --- Page
 - R.T. --- Recreation Tract
 - S.I.D. --- Seminole Improvement District
 - NAD --- North American Datum
 - LB --- Licensed Business
 - P.S.M. --- Professional Surveyor and Mapper
 - 1/4 --- One Quarter
 - R --- RADIUS
 - L --- ARC LENGTH
 - D --- DELTA-CENTRAL ANGLE

