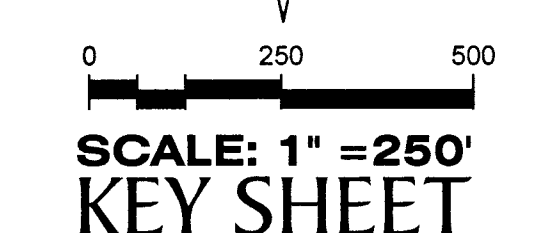


BEING IN PART A REPLAT OF ALL OF OPEN SPACE TRACT #5 AND A PORTION OF TRACT "A", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



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

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 NORTH BOUNDARY OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF N.88°40'55" E. (MEASURED). BEARINGS SHOWN HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83). THE SYSTEM OF NORTH AMERICA DATED OF 1983 (NAD 83) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90).

LEGEND

B. ----- POINT OF BEGINNING
C. ----- POINT OF COMMENCEMENT
P. ----- PLAT BOOK
D. ----- DEED BOOK
O. ----- OFFICIAL RECORDS BOOK
P. ----- PAGE(s)
N. ----- NORTH AMERICAN DATUM
T. ----- WATER MANAGEMENT TRACT
T. ----- OPEN SPACE TRACT
C. ----- PALM BEACH COUNTY
E. ----- UTILITY EASEMENT
E. ----- DRAINAGE EASEMENT
E. ----- LAKE MAINTENANCE ACCESS EASEMENT
11 ----- SECTION-TOWNSHIP-RANGE
R. ----- RADIUS
L. ----- ARC LENGTH
D. ----- DELTA ANGLE
B. ----- CHORD BEARING
C. ----- CHORD
C.I. ----- NON-TANGENT INTERSECTION
C. ----- NON-TANGENT CURVATURE
C. ----- POINT OF CURVATURE
T. ----- POINT OF TANGENCY
C. ----- COMPOUND CURVATURE
C. ----- REVERSE CURVATURE
I. ----- RADIAL INTERSECTION
W. ----- RIGHT-OF-WAY
@. ----- CENTERLINE OF ROAD
C. ----- RADIAL
R. ----- NON-RADIAL
±. ----- ACRES
A. ----- HOMEOWNERS ASSOCIATION
D. ----- SEMINOLE IMPROVEMENT DISTRICT
M. ----- PERMANENT REFERENCE MONUMENT
●. ----- PERMANENT CONTROL POINT
D. ----- FOUND PERMANENT
REFERENCE MONUMENT
●. ----- SET 4"x4" CONCRETE MONUMENT WITH
2" ALUMINUM DISK 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.
Suite 106
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

SHEET 4 OF 20 SHEETS