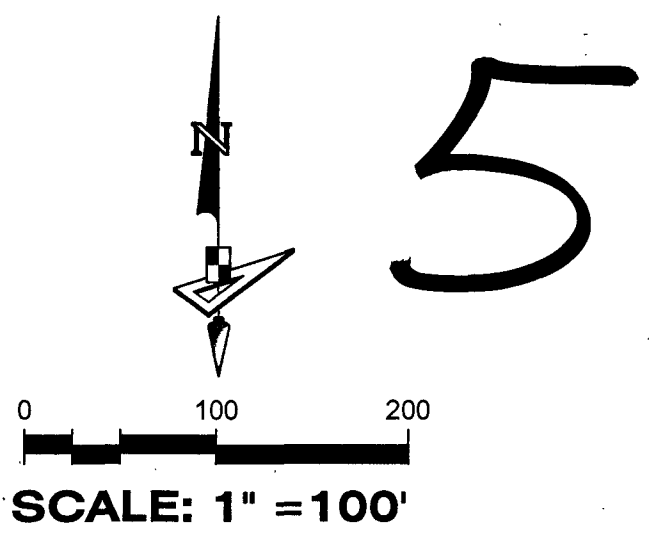


# WESTLAKE POD G - NORTH

BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING, IN PART, A REPLAT OF ALL OF TRACT "B", TOWN CENTER PARKWAY SOUTH - WEST, PLAT BOOK 132, PAGES 57 AND 58, AND A PORTION OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD WEST - PLAT 2, PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



SCALE: 1" = 100'

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

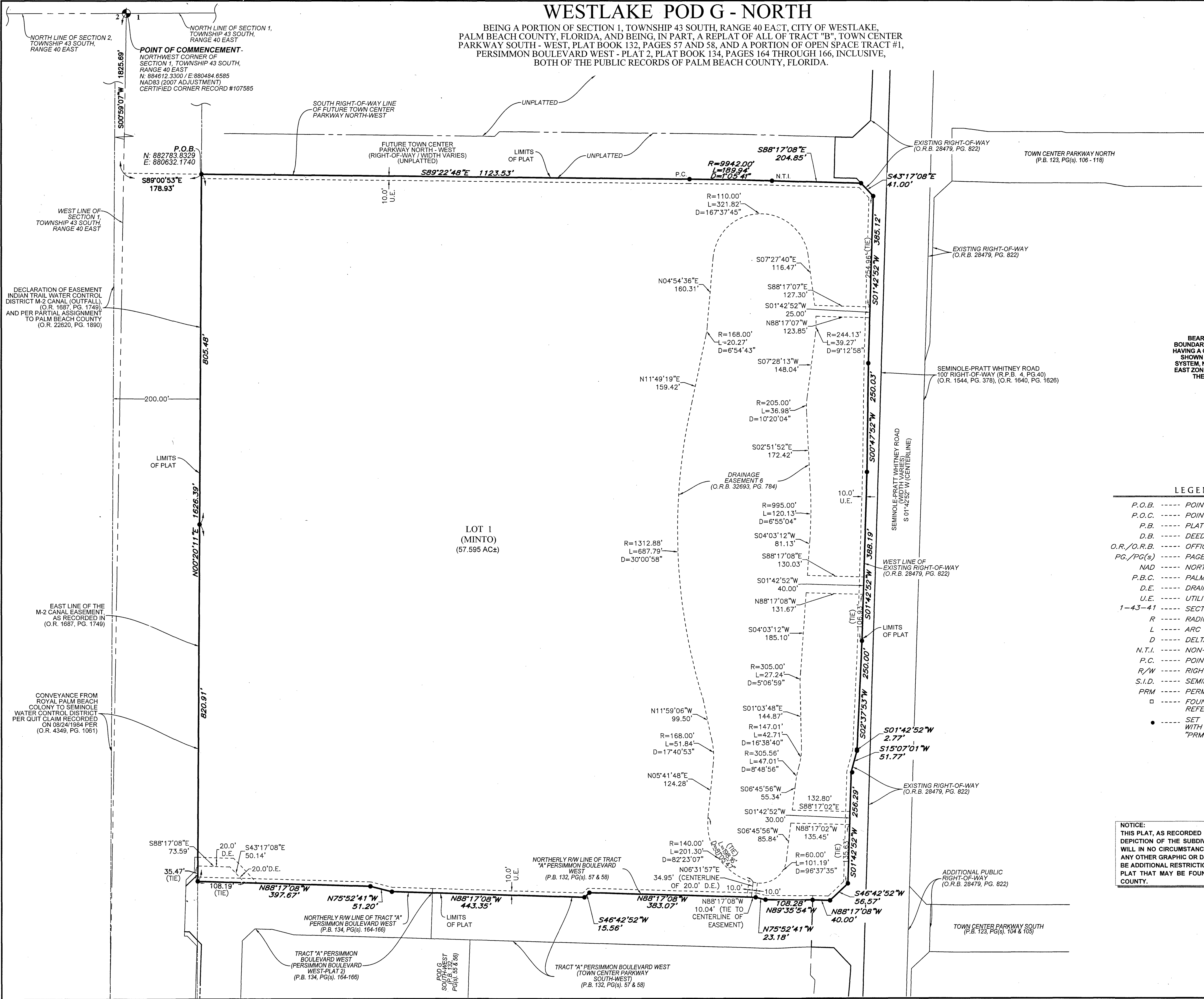
### BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF S.89°51'16"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).

### LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- PG./PG(S) ----- PAGE(S)
- NAD ----- NORTH AMERICAN DATUM
- P.B.C. ----- PALM BEACH COUNTY
- D.E. ----- DRAINAGE EASEMENT
- U.E. ----- UTILITY EASEMENT
- 1-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- N.T.I. ----- NON-TANGENT INTERSECTION
- P.C. ----- POINT OF CURVATURE
- R/W ----- RIGHT-OF-WAY
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 1/2" IRON ROD WITH PRM CAP 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.



LOT 1 (MINTO) (57.595 AC±)

POINT OF COMMENCEMENT- NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST N: 884612.3300 / E: 880484.6585 NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #107585

P.O.B. N: 882783.8329 E: 880632.1740

DECLARATION OF EASEMENT INDIAN TRAIL WATER CONTROL DISTRICT M-2 CANAL (OUTFALL), (O.R. 1687, PG. 1749), AND PER PARTIAL ASSIGNMENT TO PALM BEACH COUNTY (O.R. 22620, PG. 1890)

EAST LINE OF THE M-2 CANAL EASEMENT, AS RECORDED IN (O.R. 1687, PG. 1749)

CONVEYANCE FROM ROYAL PALM BEACH COLONY TO SEMINOLE WATER CONTROL DISTRICT PER QUIT CLAIM RECORDED ON 08/24/1984 PER (O.R. 4349, PG. 1061)



4152 W. Blue Heron Blvd. Suite 106 Phone: (561) 444-2720 www.geopointsurveying.com Licensed Business Number 18 7768 SHEET 3 OF 3 SHEETS

DRAWN BY: SERGIO MACHADO ON: 8/22/24 1:38 PM PLOTTED BY: SERGIO MACHADO ON: 8/22/24 1:38 PM