

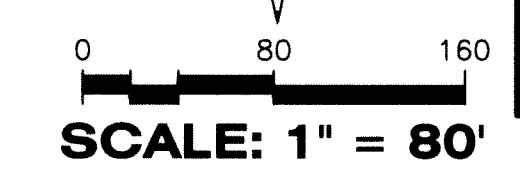
PERSIMMON BOULEVARD WEST - REPLAT

BEING A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING IN PART ALL OF THE RIGHT-OF-WAY FOR PERSIMMON BOULEVARD WEST AND ALL OF TRACTS O.S.T. #1, O.S.T. #2, O.S.T. #3, AND O.S.T. #4, AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD WEST - PLAT 1, PLAT BOOK 126, PAGES 10 AND 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

NORTHEAST CORNER OF 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

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

130



AREA TABULATION (ACRES)

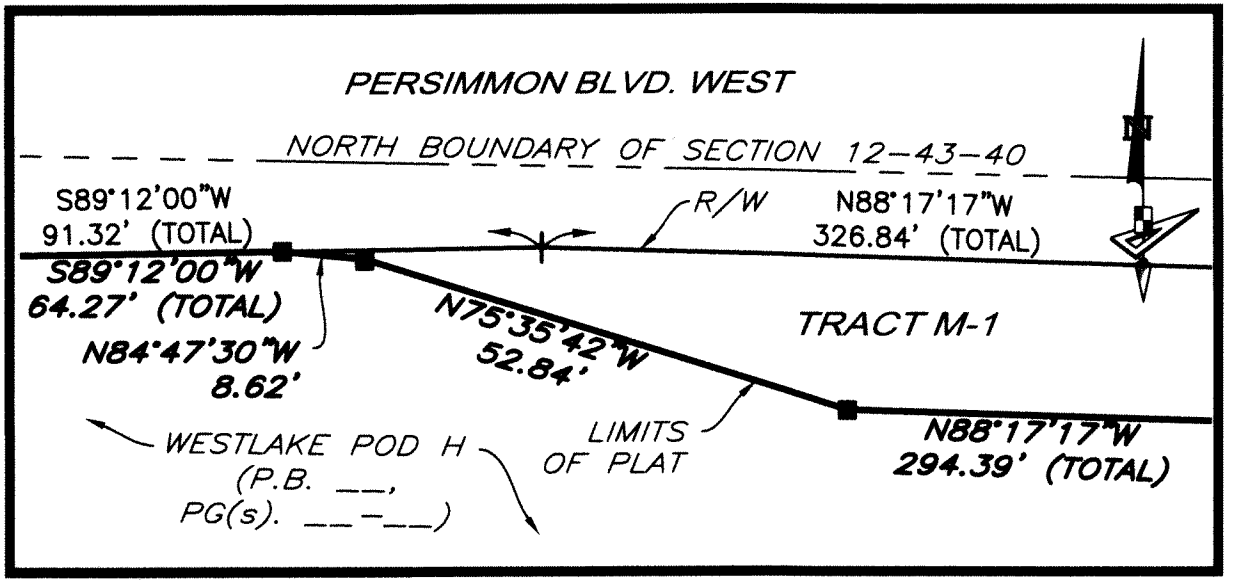
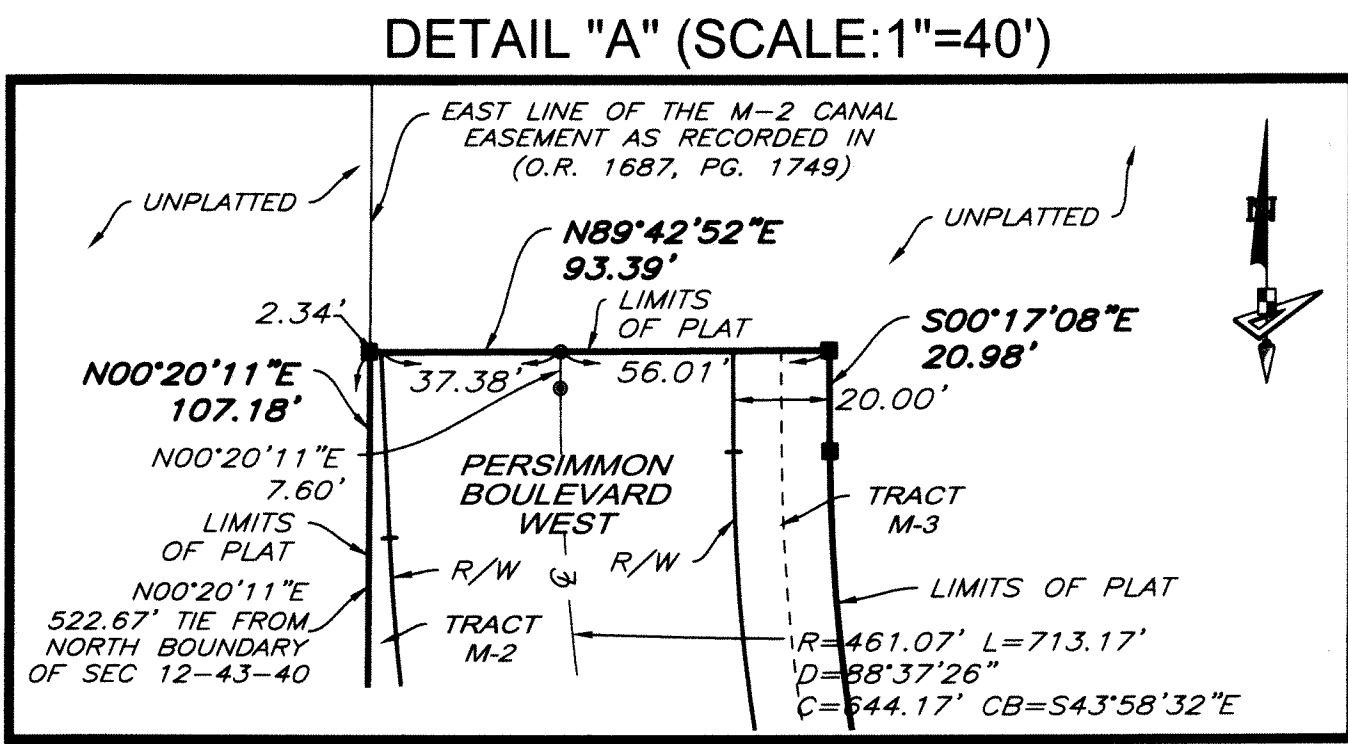
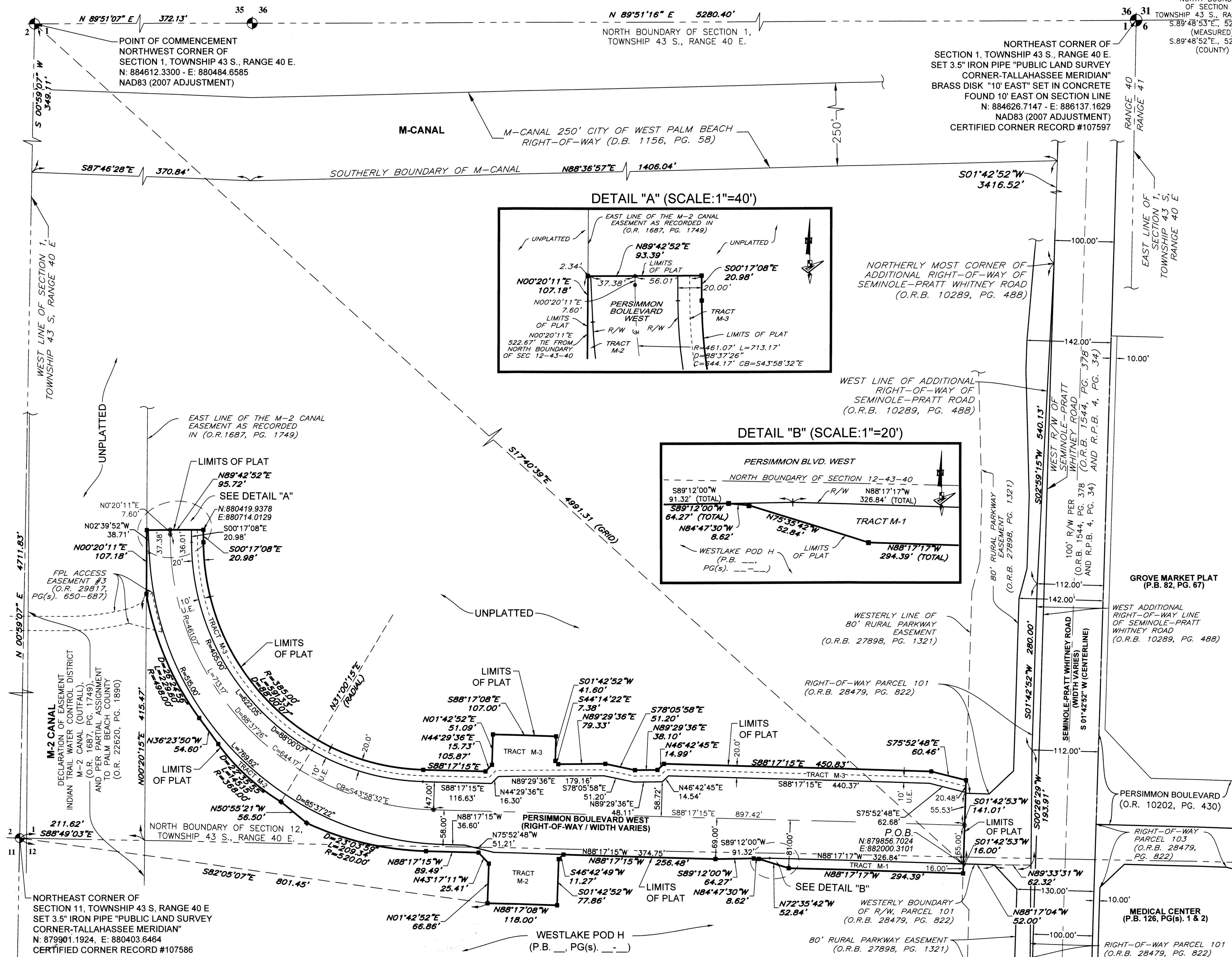
OPEN SPACE TRACT #1:	0.836
RIGHT-OF-WAY:	4.059
TRACT M-1:	0.118
TRACT M-2:	0.506
PERSIMMON BOULEVARD WEST:	5.519 TOTAL ACRES,
	MORE OR LESS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S89°48'53"E, AS DETERMINED BY GEOPINT 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

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.C.P.) PERMANENT CONTROL POINT LB7768
 - INDICATES (S.I.R.) SET IRON ROD LB7768
 - P.O.B. --- POINT OF BEGINNING
 - P.B. --- PLAT BOOK
 - D.B. --- DEED BOOK
 - O.R./O.R.B. --- OFFICIAL RECORDS BOOK
 - PG.(s) --- PAGE(S)
 - P.B.C. --- PALM BEACH COUNTY
 - U.E. --- UTILITY EASEMENT
 - R --- RADIUS
 - L --- ARCH LENGTH
 - D --- DELTA ANGLE
 - C --- CHORD LENGTH
 - CB --- CHORD BEARING
 - R.P.B. --- ROAD PLAT BOOK
 - R/W --- RIGHT-OF-WAY
 - O.S.T. --- OPEN SPACE TRACT
 - SEC 1-43-40 --- SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST



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: 880403.6464
CERTIFIED CORNER RECORD #107586

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

GROVE MARKET PLAT
(P.B. 82, PG. 67)

PERSIMMON BOULEVARD
(O.R. 10202, PG. 430)

RIGHT-OF-WAY PARCEL 103
(O.R.B. 28479, PG. 822)

MEDICAL CENTER
(P.B. 126, PG(S) 1 & 2)

RIGHT-OF-WAY PARCEL 101
(O.R.B. 28479, PG. 822)

GeoPoint
Surveying, Inc.

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