ILEX WAY - PHASE III

BEING A PLAT OF A PORTION OF
SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

132

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

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

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)

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

NORTH RIGHT-OF-WAY
LINE OF M-CANAL
(D.B. 1156, PG. 58)

NORTH BOUNDARY OF SECTION 1,
TOWNSHIP 43 S., RANGE 40 E.

M-CANAL

M-CANAL
250' RIGHT-OF-WAY
(D.B. 1156, PG. 58)

SOUTH RIGHT-OF-WAY
LINE OF M-CANAL
(D.B. 1156, PG. 58)

S01°33'05"W
250.33'

NORTH LINE 80' M-CANAL ROAD EASEMENT
S88°36'57"W 3776.52'

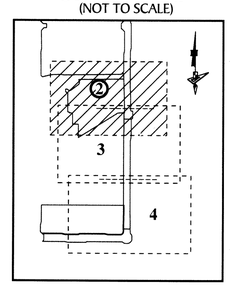
SOUTH LINE 80' M-CANAL ROAD EASEMENT

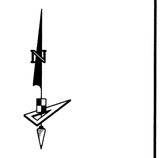
M-CANAL ROAD (R.P.B. 6, PG. 136)
80' CITY OF WEST PALM BEACH EASEMENT
(D.B. 1156, PG. 58)
NOTE: NOT IN USE AS PUBLIC RIGHT-OF-WAY

RANGE 40
RANGE 41

EAST LINE OF SECTION 1,
TOWNSHIP 43 S, RANGE 40 E
S01°33'05"W
2683.74'

SHEET MAP
(NOT TO SCALE)





SCALE: 1" = 80'

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)

WEST ADDITIONAL
RIGHT-OF-WAY LINE
OF SEMINOLE-PRATT
WHITNEY ROAD
(O.R.B. 10289, PG. 488)

WEST R/W LINE

EAST R/W LINE

S 23°06'02"E 7506.11' (GRID)

UNPLATTED

UNPLATTED

S 20°30'57" W 7390.91' (GRID)

50.0' 50.0'

100.0'

FUTURE ROAD RIGHT-OF-WAY

10' U.E.
PACKING
HOUSE

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

PACKING HOUSE
(P.B. 128, PG(s). 26-28)

ILEX WAY - PHASE II
(P.B. 128, PG(s). 22-25)
(NOT A PART OF
THIS PLAT)

SEMINOLE-PRATT WHITNEY ROAD
100' RIGHT-OF-WAY PER
(O.R.B. 1544, PG. 378 AND
AND R.P.B. 4, PG. 34)

S1°42'52"W 6825.93'

NORTH SOUTH
QUARTER (1/4)
LINE OF SECTION 12,
TOWNSHIP 43 SOUTH,
RANGE 40 EAST

UNPLATTED

10' U.E.
PACKING
HOUSE

PACKING HOUSE
(P.B. 128, PG(s). 26-28)
(NOT A PART OF
THIS PLAT)

UNPLATTED

S89°53'35"E
93.28'

S1°43'01"W
95.52'

FUTURE
RIGHT-OF-WAY
(NOT A PART OF
THIS PLAT)

117.28'
S88°17'08"E

UNPLATTED

SOUTH BOUNDARY
OF PACKING HOUSE
(P.B. 128, PG(s). 26-28)

WEST BOUNDARY OF
ILEX WAY - PHASE II
(P.B. 128, PG(s). 22-25)

P.O.B.
(SW CORNER OF
ILEX WAY-PHASE II)
N:877708.0840
E:883429.6629

709.69'
N59°38'58"E

SW CORNER OF
PACKING HOUSE
(P.B. 128, PG(s). 26-28)

UNPLATTED

ILEX WAY
(SEE SHEETS 3 & 4)
TRACT "A"

S88°17'08"E 576.33'

LEGEND

P.O.B.	POINT OF BEGINNING
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG./PG(s)	PAGE(s)
O.S.T.	OPEN SPACE TRACT
P.B.C.	PALM BEACH COUNTY
R.P.B.	ROAD PLAT BOOK
LB	LICENSED BUSINESS
U.E.	UTILITY EASEMENT
R/W	RIGHT-OF-WAY
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
D	DELTA-CENTRAL ANGLE
C	CHORD
CB	CHORD BEARING
12-43-40	SECTION-TOWNSHIP-RANGE
□	FOUND PERMANENT REFERENCE MONUMENT
■	SET PERMANENT REFERENCE MONUMENT
◉	PERMANENT CONTROL POINT

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.

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).

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