

# WESTLAKE POD I AND POD J

A SUBDIVISION IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING IN PART ALL OF OPEN SPACE TRACT #2, WATERS EDGE DRIVE, PLAT BOOK 128, PAGES 29 AND 30, AND ALL OF OPEN SPACE #4, ILEX WAY-PHASE II, PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, AND A PORTION OF OPEN SPACE TRACT #1 AND ALL OF OPEN SPACE TRACT #2, ILEX WAY-PHASE III, PLAT BOOK 129, PAGES 131-134, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

NORTH EAST 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 NAD83 (2007 ADJUSTMENT) / CERTIFIED CORNER RECORD #107597  
 N 89°51'16" E 5280.40'  
 NORTH BOUNDARY OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.

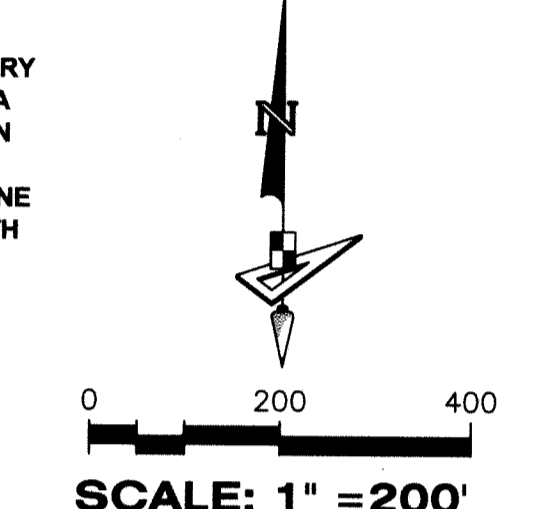
P.O.C. SOUTH LINE OF SECTION 31, TOWNSHIP 42 S., RANGE 41 E.  
 BASIS OF BEARING NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 S., RANGE 41 E. (MEASURED)  
 S 89°48'53"E 5270.23'  
 S 89°48'52"E 5270.39' (COUNTY)

NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E. FOUND BRASS DISK IN CONCRETE "P.B.C." N: 884612.3300 - E: 880484.6585 NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #107585

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

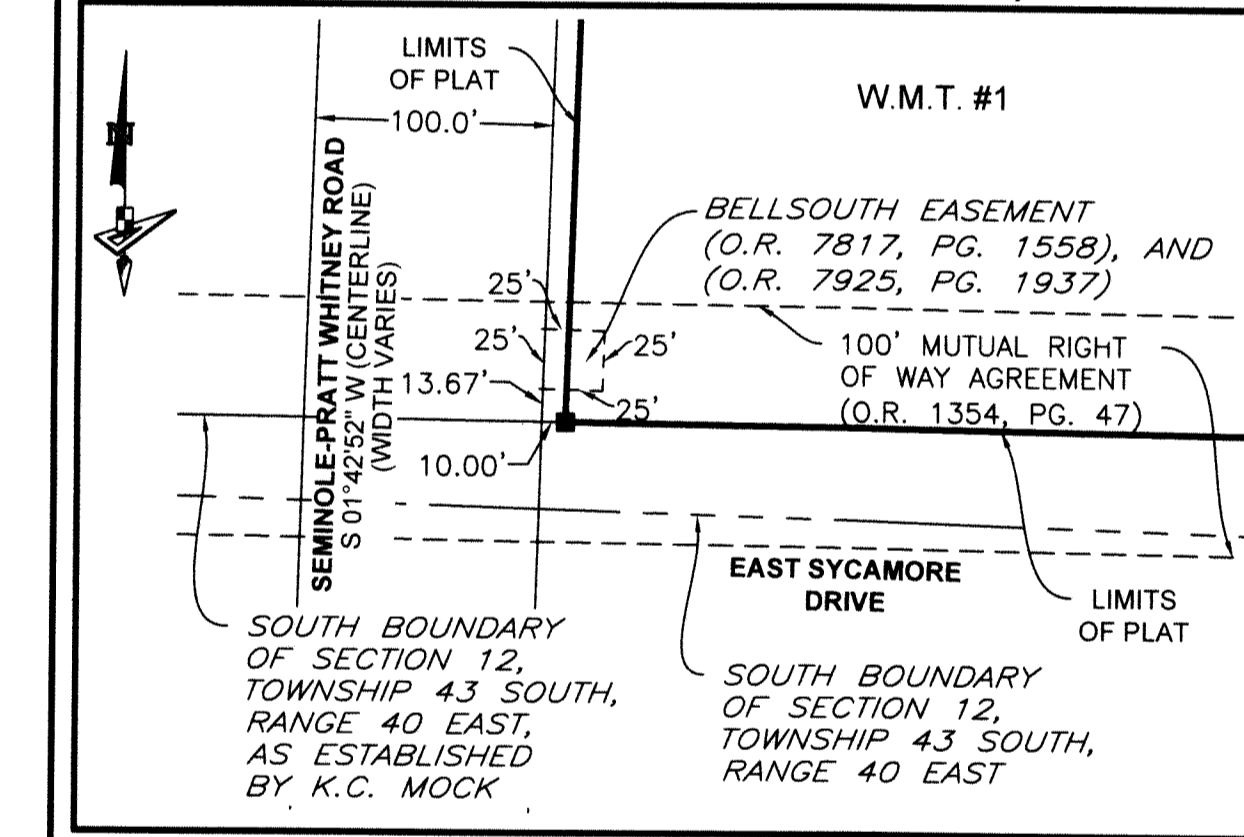
**BASIS OF BEARINGS**  
 BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. (MEASURED). BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 90).

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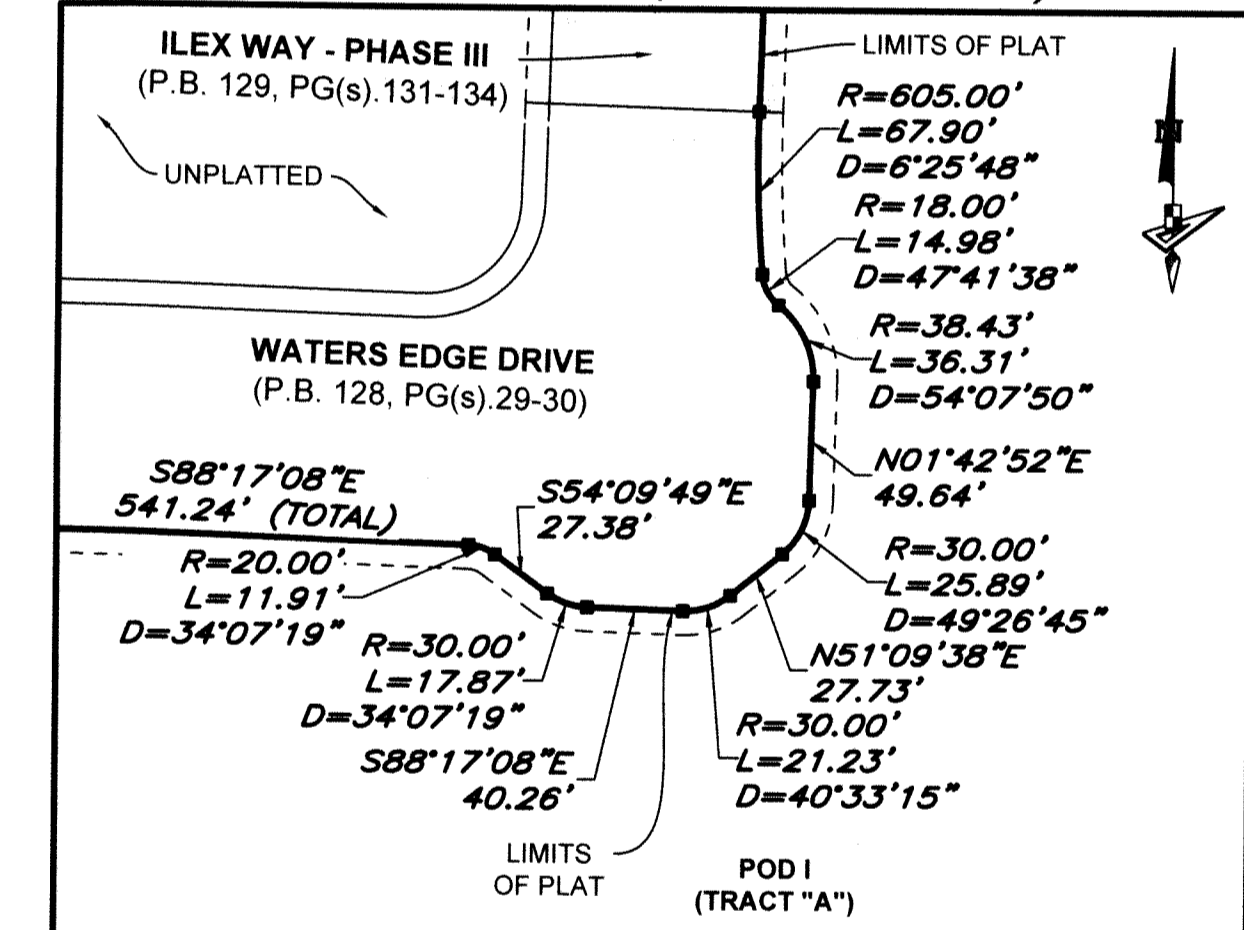


**NOTICE:**  
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**DETAIL "A" (SCALE: 1"=80')**



**DETAIL "B" (SCALE: 1"=80')**



- LEGEND**
- P.O.C. ----- POINT OF COMMENCEMENT
  - P.O.B. ----- POINT OF BEGINNING
  - P.B. ----- PLAT BOOK
  - P.B.C. ----- PALM BEACH COUNTY
  - NAD ----- NORTH AMERICAN DATUM
  - D.B. ----- DEED BOOK
  - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
  - PG./PG(S) ----- PAGE(S)
  - W.M.T. ----- WATER MANAGEMENT TRACT
  - R.P.E. ----- RURAL PARKWAY EASEMENT
  - P.B.C. ----- PALM BEACH COUNTY
  - U.E. ----- UTILITY EASEMENT
  - R ----- RADIUS
  - L ----- ARC LENGTH
  - D ----- DELTA ANGLE
  - 12-43-40 ----- SECTION-TOWNSHIP-RANGE
  - R/W ----- RIGHT-OF-WAY
  - ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT LB7768, UNLESS OTHERWISE NOTED.
  - ----- INDICATES (S.I.R.) SET IRON ROD LB7768

