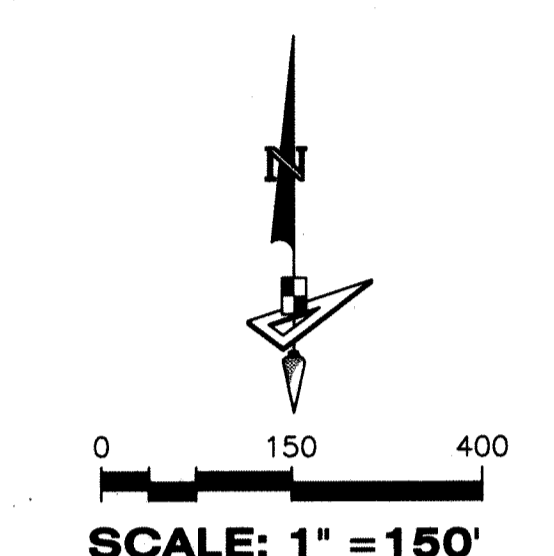


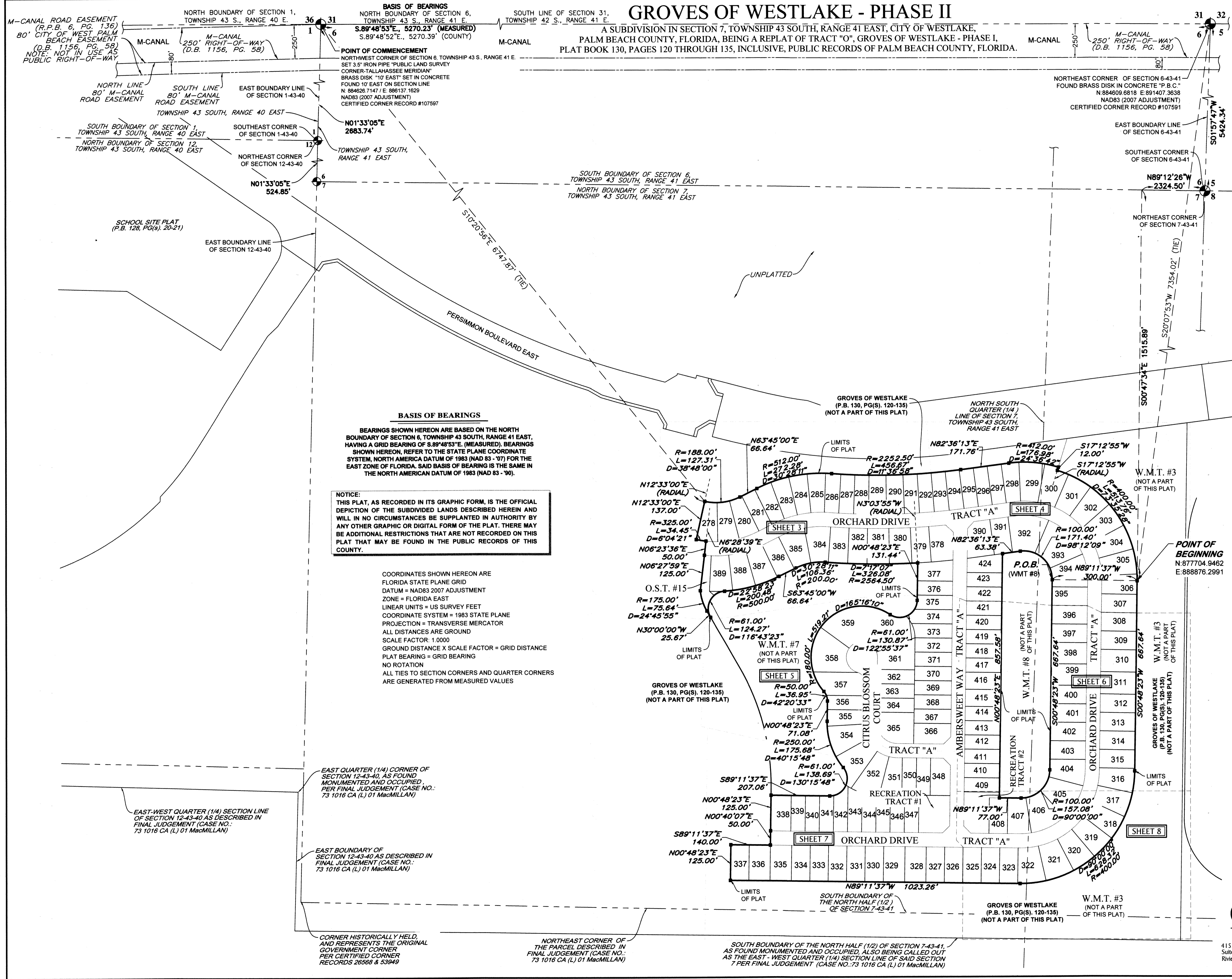
# GROVES OF WESTLAKE - PHASE II

A SUBDIVISION IN SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "O", GROVES OF WESTLAKE - PHASE I, PLAT BOOK 130, PAGES 120 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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SCALE: 1" = 150'  
KEY SHEET  
NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.



**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).

**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.

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**  
NORTH BOUNDARY OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.  
M-CANAL 250' RIGHT-OF-WAY (D.B. 1156, PG. 58)  
M-CANAL 80' M-CANAL ROAD EASEMENT (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

NORTH LINE 80' M-CANAL ROAD EASEMENT  
SOUTH LINE 80' M-CANAL ROAD EASEMENT  
EAST BOUNDARY LINE OF SECTION 1-43-40  
TOWNSHIP 43 SOUTH, RANGE 40 EAST  
SOUTH BOUNDARY OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST  
SOUTHEAST CORNER OF SECTION 1-43-40  
NORTH BOUNDARY OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST  
NORTHEAST CORNER OF SECTION 12-43-40  
N01°33'05"E 2683.74'  
TOWNSHIP 43 SOUTH, RANGE 41 EAST  
N01°33'05"E 524.85'  
SCHOOL SITE PLAT (P.B. 128, PG(S). 20-21)  
EAST BOUNDARY LINE OF SECTION 12-43-40

SOUTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
NORTH BOUNDARY OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
PERSIMMON BOULEVARD EAST  
UNPLATTED

NORTH SOUTH QUARTER (1/4) LINE OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
GROVES OF WESTLAKE (P.B. 130, PG(S). 120-135) (NOT A PART OF THIS PLAT)  
N03°03'55"W (RADIAL)  
N02°36'13"E 171.76'  
R=412.00' L=176.98' D=24°36'42"  
S17°12'55"W 12.00'  
S17°12'55"W (RADIAL)  
R=400.00' L=171.40' D=98°12'09"  
W.M.T. #3 (NOT A PART OF THIS PLAT)

ORCHARD DRIVE  
TRACT "A" SHEET 4  
N12°33'00"E (RADIAL)  
R=188.00' L=127.31' D=38°48'00"  
R=512.00' L=458.67' D=11°36'58"  
R=225.250' L=117.3658'  
N12°33'00"E 137.00'  
R=325.00' L=34.45' D=6°04'21"  
N06°23'36"E (RADIAL)  
R=100.00' L=171.40' D=98°12'09"  
N06°23'36"E 50.00'  
N06°27'59"E 125.00'  
O.S.T. #15  
R=175.00' L=75.64' D=24°45'55"  
N30°00'00"W 25.67'  
R=61.00' L=124.27' D=116°43'23"  
W.M.T. #7 (NOT A PART OF THIS PLAT)

CITRUS BLOSSOM COURT  
TRACT "A" SHEET 5  
R=50.00' L=36.95' D=42°20'33"  
R=250.00' L=175.68' D=40°15'48"  
R=61.00' L=138.69' D=130°15'48"  
S89°11'37"E 207.06'  
N00°48'23"E 125.00'  
N00°40'07"E 50.00'  
S89°11'37"E 140.00'  
N00°48'23"E 125.00'  
W.M.T. #8 (NOT A PART OF THIS PLAT)

RECREATION TRACT #2  
TRACT "A" SHEET 6  
R=100.00' L=171.40' D=98°12'09"  
R=100.00' L=157.08' D=90°00'00"  
R=100.00' L=157.08' D=90°00'00"  
R=400.00' L=272.28' D=30°25'11"  
W.M.T. #8 (NOT A PART OF THIS PLAT)

ORCHARD DRIVE  
TRACT "A" SHEET 7  
R=61.00' L=138.69' D=130°15'48"  
S89°11'37"E 140.00'  
N00°48'23"E 125.00'  
SOUTH BOUNDARY OF THE NORTH HALF (1/2) OF SECTION 7-43-41  
N89°11'37"W 1023.26'  
GROVES OF WESTLAKE (P.B. 130, PG(S). 120-135) (NOT A PART OF THIS PLAT)  
W.M.T. #3 (NOT A PART OF THIS PLAT)

EAST QUARTER (1/4) CORNER OF SECTION 12-43-40, AS FOUND MONUMENTED AND OCCUPIED, PER FINAL JUDGEMENT (CASE NO.: 73 1016 CA (L) 01 MacMILLAN)

EAST BOUNDARY OF SECTION 12-43-40 AS DESCRIBED IN FINAL JUDGEMENT (CASE NO.: 73 1016 CA (L) 01 MacMILLAN)

CORNER HISTORICALLY HELD, AND REPRESENTS THE ORIGINAL GOVERNMENT CORNER PER CERTIFIED CORNER RECORDS 26568 & 53949

NORTHEAST CORNER OF THE PARCEL DESCRIBED IN FINAL JUDGEMENT (CASE NO.: 73 1016 CA (L) 01 MacMILLAN)

SOUTH BOUNDARY OF THE NORTH HALF (1/2) OF SECTION 7-43-41, AS FOUND MONUMENTED AND OCCUPIED, ALSO BEING CALLED OUT AS THE EAST-WEST QUARTER (1/4) SECTION LINE OF SAID SECTION 7 PER FINAL JUDGEMENT (CASE NO.: 73 1016 CA (L) 01 MacMILLAN)