

# TOWN CENTER PARKWAY - PHASE III AND RIVER BEND

BEING A PORTION OF SECTIONS 5, 6, AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

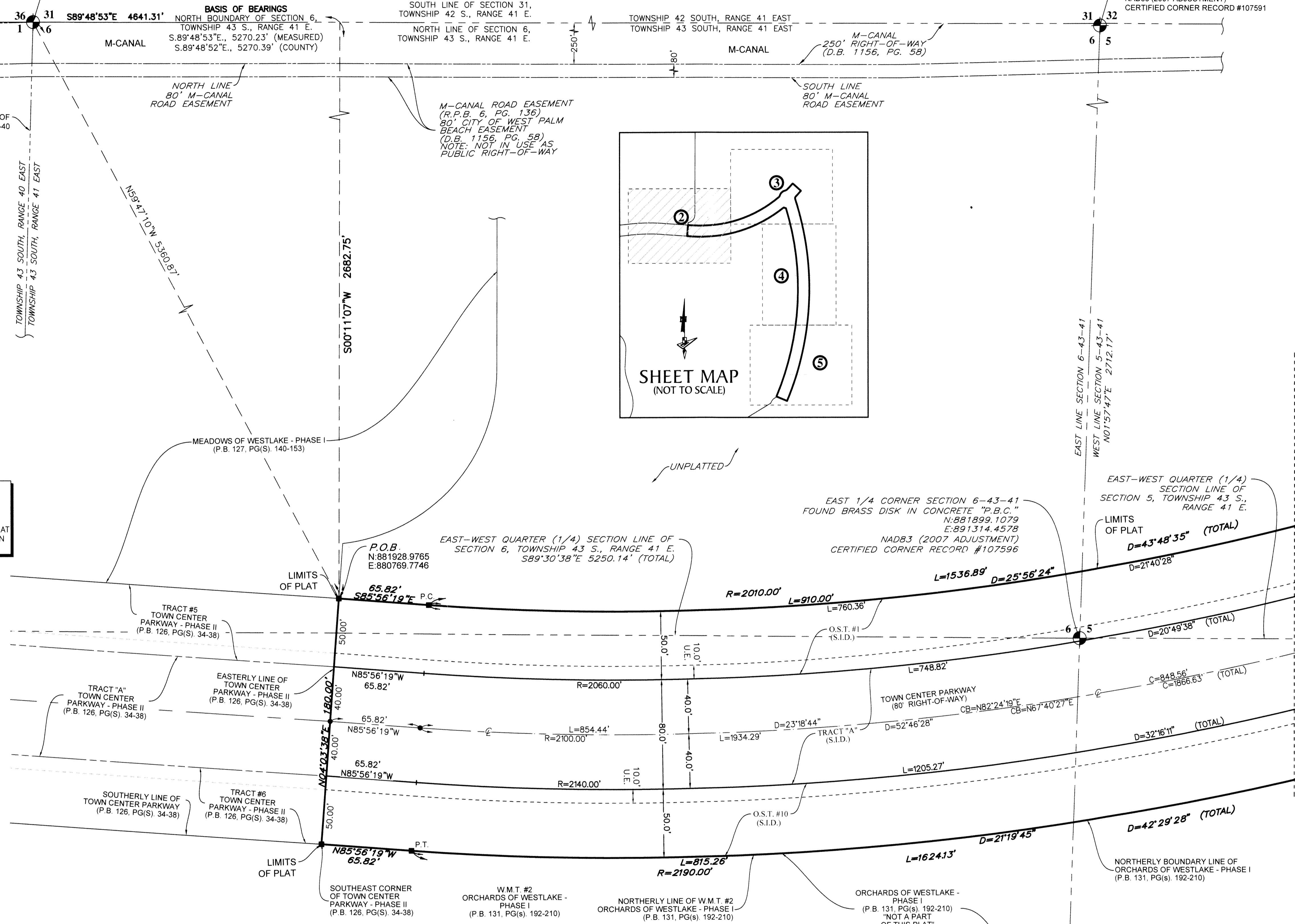
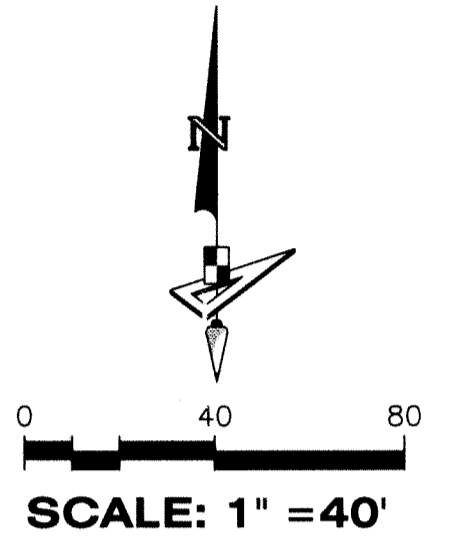
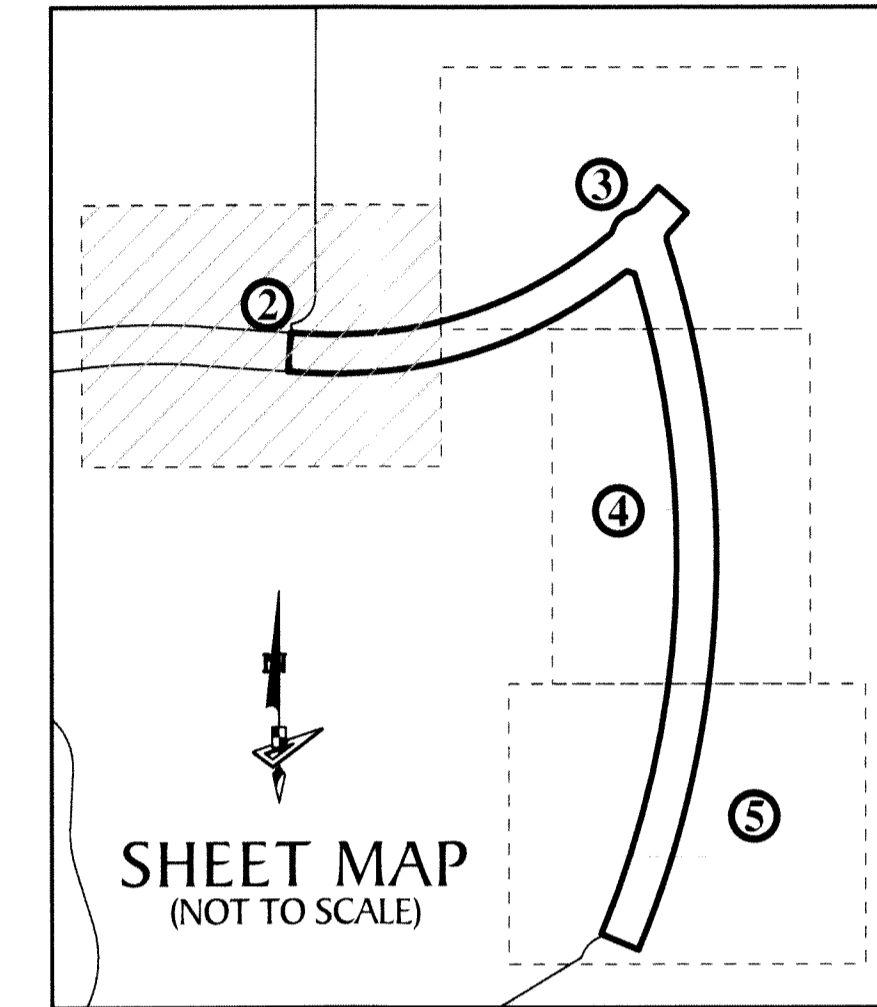
**POINT OF COMMENCEMENT**  
NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.  
SET 3.5" IRON PIPE "PUBLIC LAND SURVEY  
CORNER-TALLAHASSEE MERIDIAN"  
BRASS DISK "10 EAST" SET IN CONCRETE  
FOUND 10' EAST ON SECTION LINE  
N 884626.7147 / E 886137.1629  
NAD83 (2007 ADJUSTMENT)  
CERTIFIED CORNER RECORD #107597

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).

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.



P.O.B. ----- POINT OF BEGINNING  
P.O.C. ----- POINT OF COMMENCEMENT  
P.B. ----- PLAT BOOK  
R.P.B. ----- ROAD PLAT BOOK  
D.B. ----- DEED BOOK  
PG./PG(s) ----- PAGE(S)  
NAD ----- NORTH AMERICAN DATUM  
W.M.T. ----- WATER MANAGEMENT TRACT  
O.S.T. ----- OPEN SPACE TRACT  
P.B.C. ----- PALM BEACH COUNTY

**LEGEND**  
U.E. ----- UTILITY EASEMENT  
5-43-41----- SECTION-TOWNSHIP-RANGE  
R ----- RADIUS  
L ----- ARC LENGTH  
D ----- DELTA ANGLE  
CB ----- CHORD BEARING  
C ----- CHORD  
CL ----- CENTER LINE OF ROAD  
C.C. ----- COMPOUND CURVATURE  
R.C. ----- REVERSE CURVATURE

N.T. ----- NON-TANGENT  
N.T.C. ----- NON-TANGENT CURVATURE  
P.C. ----- POINT OF CURVATURE  
P.T. ----- POINT OF TANGENCY  
R/W ----- RIGHT-OF-WAY  
S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT  
PRM ----- PERMANENT REFERENCE MONUMENT  
● ----- PERMANENT CONTROL POINT  
□ ----- FOUND PERMANENT REFERENCE MONUMENT  
■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"