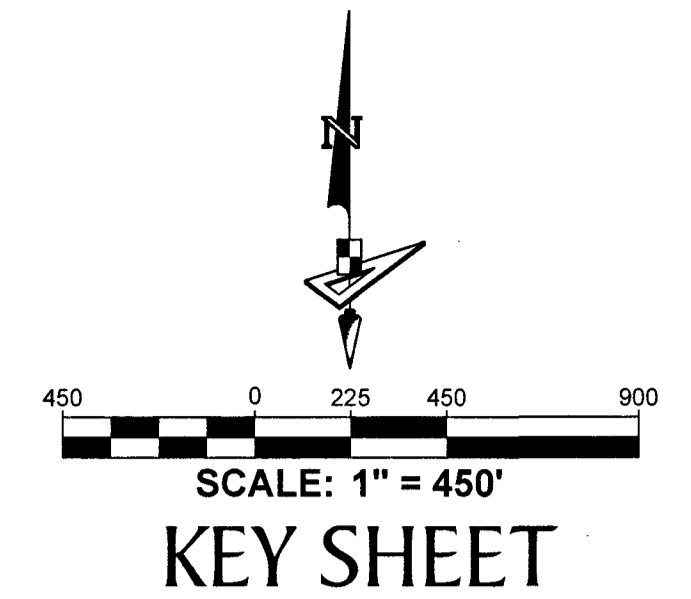


# 60 TH STREET PLAT

A REPLAT OF PORTIONS OF PARCEL 1 AND PARCEL 2, WESTLAKE WEST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 139, PAGES 49 THROUGH 73, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A SUBDIVISION IN SECTIONS 1, 2, AND 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



51

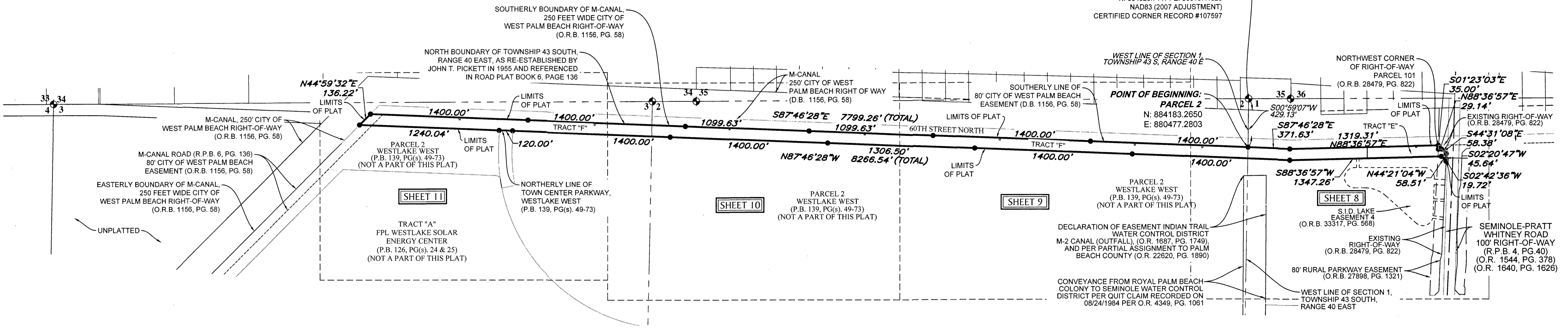
**NOTICE:**  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT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

**NOTE:** EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

**BASIS OF BEARINGS**  
BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF N.85°08'43"W. (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).

**POINT OF COMMENCEMENT: PARCEL 2**  
NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.  
SET 3.5" IRON PIPE "PUBLIC LAND SURVEY CORNER-TALLAHASSEE MERIDIAN" 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



**LEGEND**

P.O.B. ----- POINT OF BEGINNING	N.T.I. ----- NON-TANGENT INTERSECTION
P.O.C. ----- POINT OF COMMENCEMENT	N.T.C. ----- NON-TANGENT CURVATURE
P.B. ----- PLAT BOOK	P.C. ----- POINT OF CURVATURE
D.B. ----- DEED BOOK	P.T. ----- POINT OF TANGENCY
R.P.B. ----- ROAD PLAT BOOK	C.C. ----- COMPOUND CURVATURE
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK	R.C. ----- REVERSE CURVATURE
PG./PG(s) ----- PAGE(s)	R.I. ----- RADIAL INTERSECTION
NAD ----- NORTH AMERICAN DATUM	FPL/FP & L ----- FLORIDA POWER AND LIGHT
W.M.T. ----- WATER MANAGEMENT TRACT	R/W ----- RIGHT-OF-WAY
O.S.T. ----- OPEN SPACE TRACT	(R) ----- RADIAL
P.B.C. ----- PALM BEACH COUNTY	(NR) ----- NON-RADIAL
U.E. ----- UTILITY EASEMENT	HOA ----- HOMEOWNERS ASSOCIATION
D.E. ----- DRAINAGE EASEMENT	S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT	PRM ----- PERMANENT REFERENCE MONUMENT
5-43-41 ----- SECTION-TOWNSHIP-RANGE	● ----- PERMANENT CONTROL POINT
AC ± ----- ACRES PLUS OR MINUS	○ ----- FOUND PERMANENT REFERENCE MONUMENT PRM "LB 7768"
R ----- RADIUS	● ----- SET 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB 7768"
L ----- ARC LENGTH	
D ----- DELTA ANGLE	
CB ----- CHORD BEARING	
C ----- CHORD	

