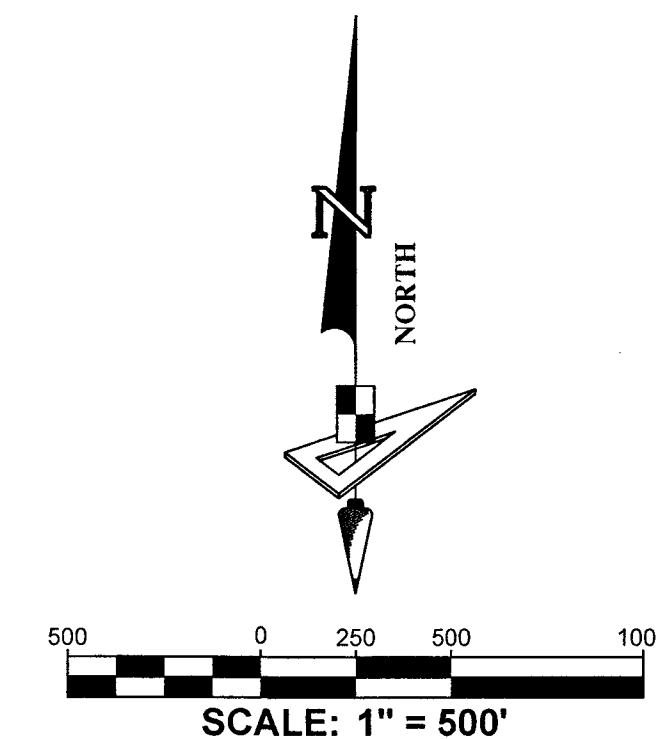


NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL
DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND
WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY
ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY
BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS
PLAT THAT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

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')

WESTLAKE WEST
A SUBDIVISION IN SECTIONS 1, 2, 3 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 43 SOUTH,
RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF THE FOLLOWING:
A PORTION OF TRACT O.S.T. #1 AND ALL OF TRACT O.S.T. #2, "PERSIMMON BOULEVARD WEST - PLAT 2", PLAT BOOK 134,
PAGES 164 THROUGH 166, INCLUSIVE, AND, A PORTION OF TOWN CENTER PARKWAY, "FPL WESTLAKE SOLAR ENERGY CENTER",
PLAT BOOK 126, PAGES 24 AND 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



KEY SHEET

NOTE: REFER TO THE FOLLOWING
SHEETS (5-8) OF THIS PLAT FOR
DETAILED LABELING AND
DIMENSIONING.

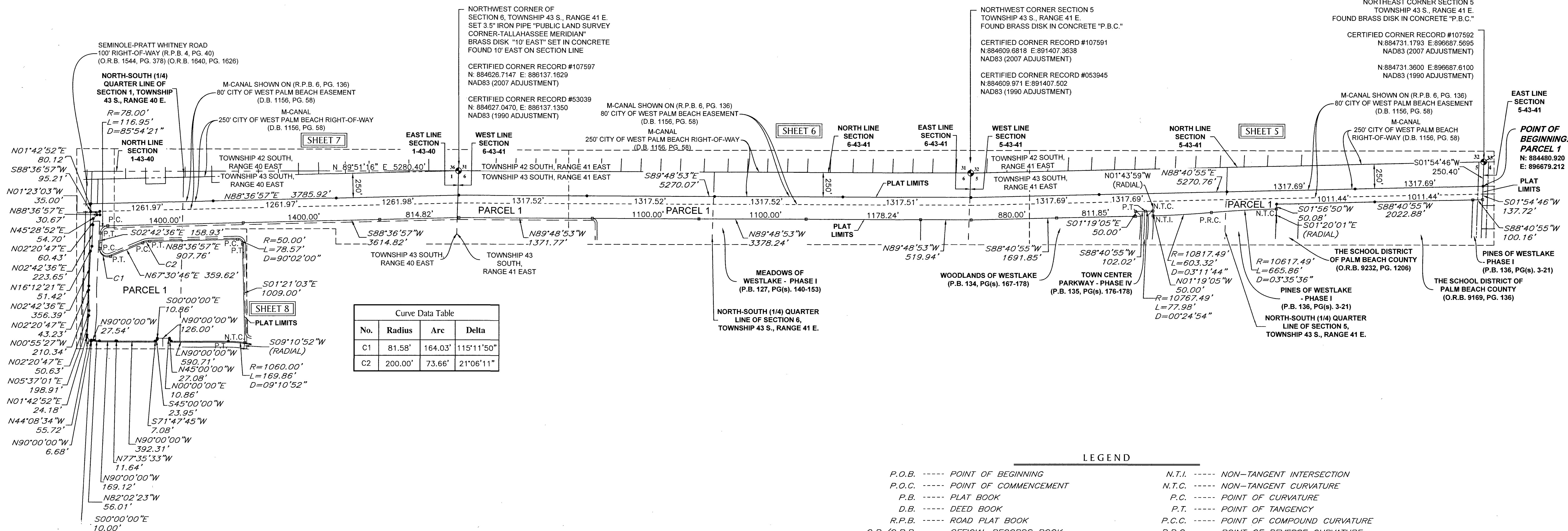
POINT OF COMMENCEMENT:

PARCEL 1

NORTHEAST CORNER SECTION 5
TOWNSHIP 43 S., RANGE 41 E.
FOUND BRASS DISK IN CONCRETE "P.B.C."

CERTIFIED CORNER RECORD #107592
N: 884731.1793 E: 896687.5695
NAD83 (2007 ADJUSTMENT)

N: 884731.3600 E: 896687.6100
NAD83 (1990 ADJUSTMENT)



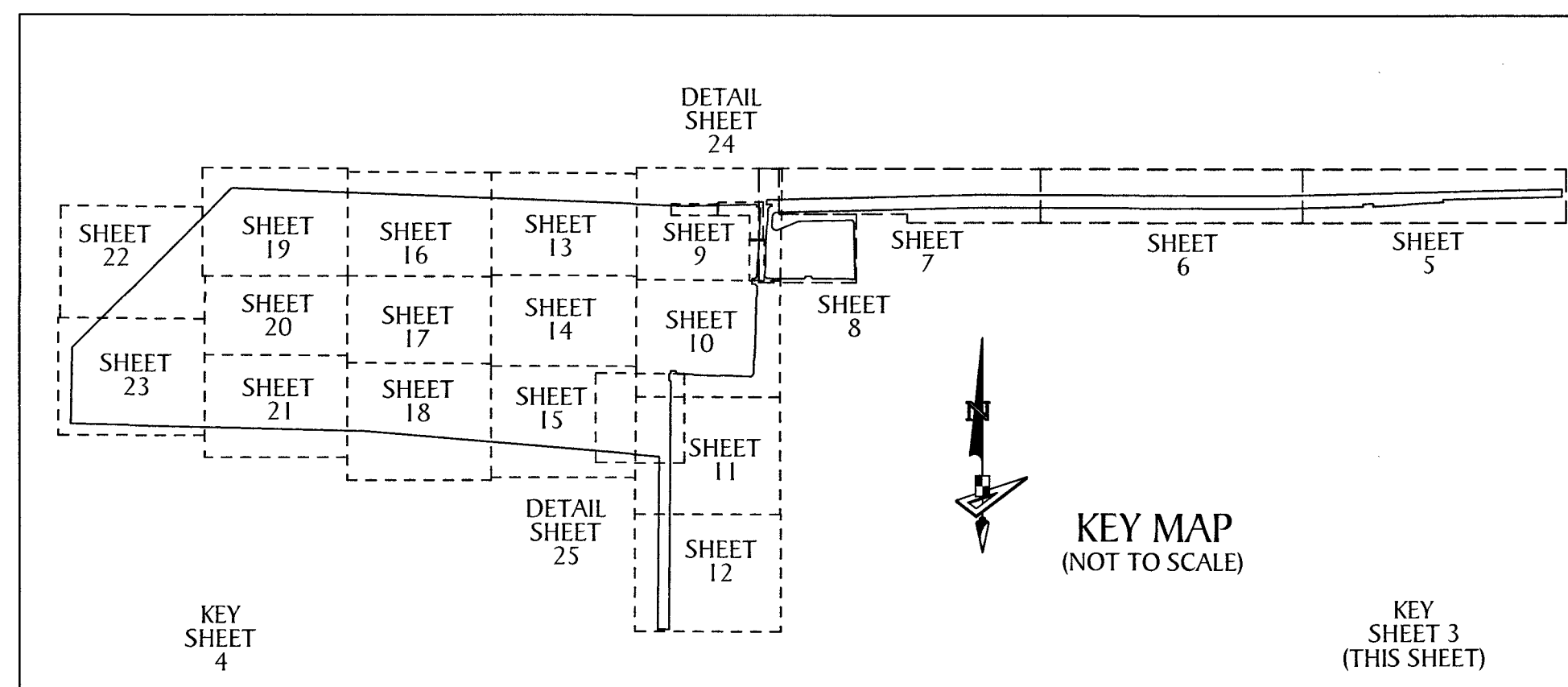
Curve Data Table			
No.	Radius	Arc	Delta
C1	81.58'	164.03'	115°11'50"
C2	200.00'	73.66'	21°06'11"

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	P.C.C. ----- POINT OF COMPOUND CURVATURE
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK	P.R.C. ----- POINT OF 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
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	

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 N85°08'43"W. (MEASURED). BEARINGS
SHOWN HEREON REFER TO THE STATE PLANE COORDINATE
SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 97) 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



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