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')

OAKS OF WESTLAKE - PHASE III

A SUBDIVISION IN SECTIONS 5 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT "U", AND A PORTION OF OPEN SPACE TRACT #15, OAKS OF WESTLAKE - PHASE I, PLAT BOOK 140, PAGES 60 THROUGH 79, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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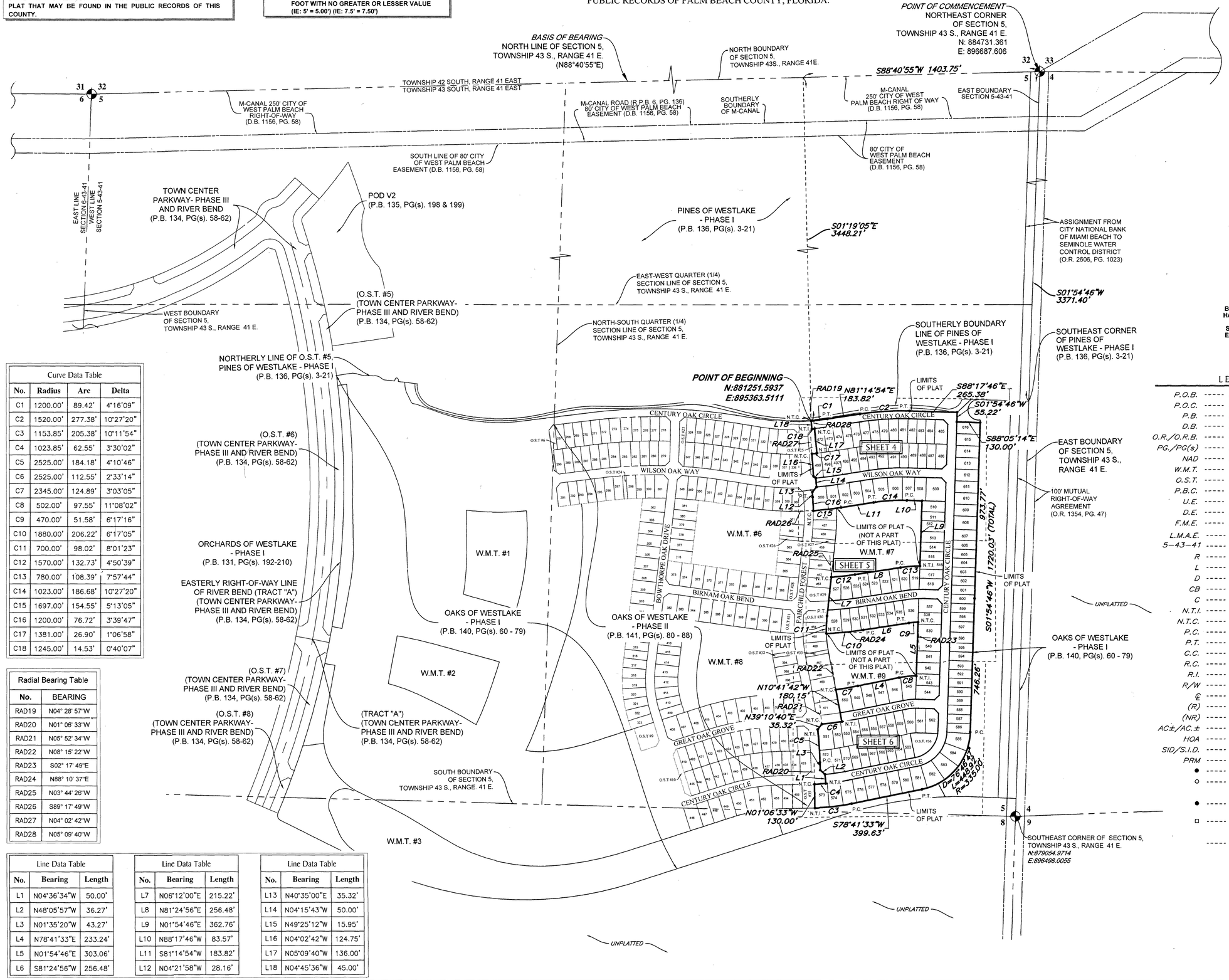
N

0 250 500

SCALE: 1" =250'

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.



Curve Data Table			
No.	Radius	Arc	Delta
C1	1200.00'	89.42'	4°16'09"
C2	1520.00'	277.38'	10°27'20"
C3	1153.85'	205.38'	10°11'54"
C4	1023.85'	62.55'	3°30'02"
C5	2525.00'	184.18'	4°10'46"
C6	2525.00'	112.55'	2°33'14"
C7	2345.00'	124.89'	3°03'05"
C8	502.00'	97.55'	11°08'02"
C9	470.00'	51.58'	6°17'16"
C10	1880.00'	206.22'	6°17'05"
C11	700.00'	98.02'	8°01'23"
C12	1570.00'	132.73'	4°50'39"
C13	780.00'	108.39'	7°57'44"
C14	1023.00'	186.68'	10°27'20"
C15	1697.00'	154.55'	5°13'05"
C16	1200.00'	76.72'	3°39'47"
C17	1381.00'	26.90'	1°06'58"
C18	1245.00'	14.53'	0°40'07"

Radial Bearing Table	
No.	BEARING
RAD19	N04° 28' 57"W
RAD20	N01° 06' 33"W
RAD21	N05° 52' 34"W
RAD22	N08° 15' 22"W
RAD23	S02° 17' 49"E
RAD24	N88° 10' 37"E
RAD25	N03° 44' 26"W
RAD26	S89° 17' 49"W
RAD27	N04° 02' 42"W
RAD28	N05° 09' 40"W

Line Data Table		
No.	Bearing	Length
L1	N04°36'34"W	50.00'
L2	N48°05'57"W	36.27'
L3	N01°35'20"W	43.27'
L4	N78°41'33"E	233.24'
L5	N01°54'46"E	303.06'
L6	S81°24'56"W	256.48'

Line Data Table		
No.	Bearing	Length
L7	N06°12'00"E	215.22'
L8	N81°24'56"E	256.48'
L9	N01°54'46"E	362.76'
L10	N88°17'46"W	83.57'
L11	S81°14'54"W	183.82'
L12	N04°21'58"W	28.16'

Line Data Table		
No.	Bearing	Length
L13	N40°35'00"E	35.32'
L14	N04°15'43"W	50.00'
L15	N49°25'12"W	15.95'
L16	N04°02'42"W	124.75'
L17	N05°09'40"W	136.00'
L18	N04°45'36"W	45.00'

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF N.88°40'55"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

LEGEND

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
D.B.	DEED BOOK
O.R./O.R.B.	OFFICIAL RECORDS 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
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
F.M.E.	FORCE MAIN EASEMENT
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
5-43-41	SECTION-TOWNSHIP-RANGE
R	RADIUS
L	ARC LENGTH
D	DELTA ANGLE
CB	CHORD BEARING
C	CHORD
N.T.I.	NON-TANGENT INTERSECTION
N.T.C.	NON-TANGENT CURVATURE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
C.C.	COMPOUND CURVATURE
R.C.	REVERSE CURVATURE
R.I.	RADIAL INTERSECTION
R/W	RIGHT-OF-WAY
℄	CENTERLINE OF ROAD
(R)	RADIAL
(NR)	NON-RADIAL
AC±/AC.±	ACRES
HOA	HOMEOWNERS ASSOCIATION
SID/S.I.D.	SEMINOLE IMPROVEMENT DISTRICT
PRM	PERMANENT REFERENCE MONUMENT
●	PERMANENT CONTROL POINT
o	FOUND PERMANENT REFERENCE MONUMENT "PRM LB 7768"
●	SET 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB 7768"
□	FOUND PERMANENT REFERENCE MONUMENT
	SET 1/2" IRON ROD WITH PRM CAP STAMPED "PRM LB 7768"

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