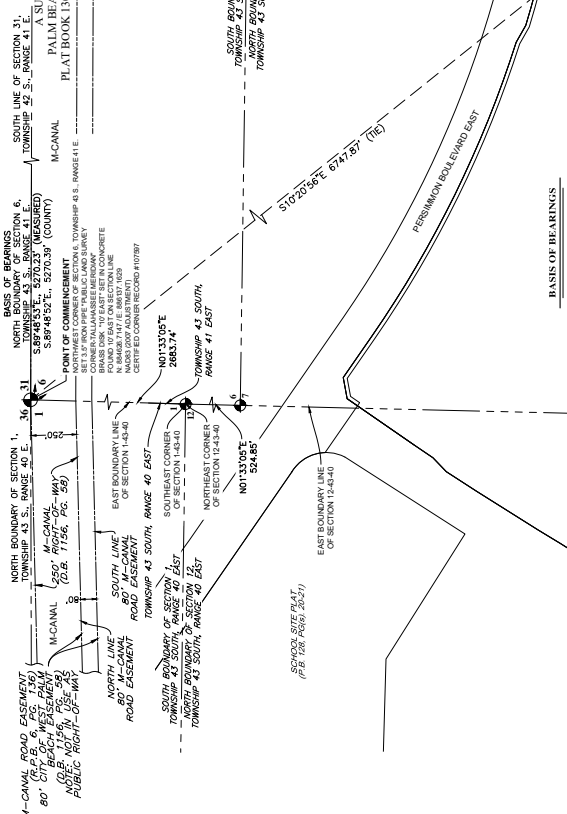




# GROVES OF WESTLAKE - PHASE II



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

**BASES OF BEARINGS**  
NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEARING S 89° 48' 52" E, DISTANCE 5270.39' (MEASURED).  
M-CANAL (P.B. 18, P. 156, R.C. 95)  
M-CANAL (P.B. 18, P. 156, R.C. 95)  
M-CANAL (P.B. 18, P. 156, R.C. 95)

**POINTS OF BEGINNING**  
N 89° 12' 26" W 544.85'  
N 89° 12' 26" W 544.85'  
N 89° 12' 26" W 544.85'

**POINTS OF BEGINNING**  
N 89° 12' 26" W 544.85'  
N 89° 12' 26" W 544.85'

**POINTS OF BEGINNING**  
N 89° 12' 26" W 544.85'  
N 89° 12' 26" W 544.85'

**BASIS OF BEARINGS**  
NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEARING S 89° 48' 52" E, DISTANCE 5270.39' (MEASURED).  
M-CANAL (P.B. 18, P. 156, R.C. 95)  
M-CANAL (P.B. 18, P. 156, R.C. 95)  
M-CANAL (P.B. 18, P. 156, R.C. 95)

**NOTICE:**  
AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVISION DESCRIBED HEREIN AND BY WHICH THE SUBDIVISION IS TO BE CONVEYED. THE DIMENSIONS, BEARINGS AND CURVE DATA OF THIS PLAT ARE THE RESULT OF A SURVEY MADE IN ACCORDANCE WITH THE PROVISIONS OF THE PUBLIC RECORDS ACT OF 1961 (P.L. 86-530).  
THE NORTH AMERICAN DATUM OF 1983 (NAD 83) IS USED.

**NOTICE:**  
AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVISION DESCRIBED HEREIN AND BY WHICH THE SUBDIVISION IS TO BE CONVEYED. THE DIMENSIONS, BEARINGS AND CURVE DATA OF THIS PLAT ARE THE RESULT OF A SURVEY MADE IN ACCORDANCE WITH THE PROVISIONS OF THE PUBLIC RECORDS ACT OF 1961 (P.L. 86-530).  
THE NORTH AMERICAN DATUM OF 1983 (NAD 83) IS USED.

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THE NORTH AMERICAN DATUM OF 1983 (NAD 83) IS USED.

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THE NORTH AMERICAN DATUM OF 1983 (NAD 83) IS USED.

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THE NORTH AMERICAN DATUM OF 1983 (NAD 83) IS USED.

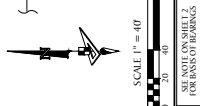


# GROVES OF WESTLAKE - PHASE II

A SUBDIVISION SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PLAT BOOK 130, PAGES 120 THROUGH 133, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

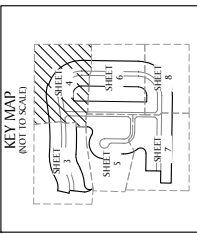
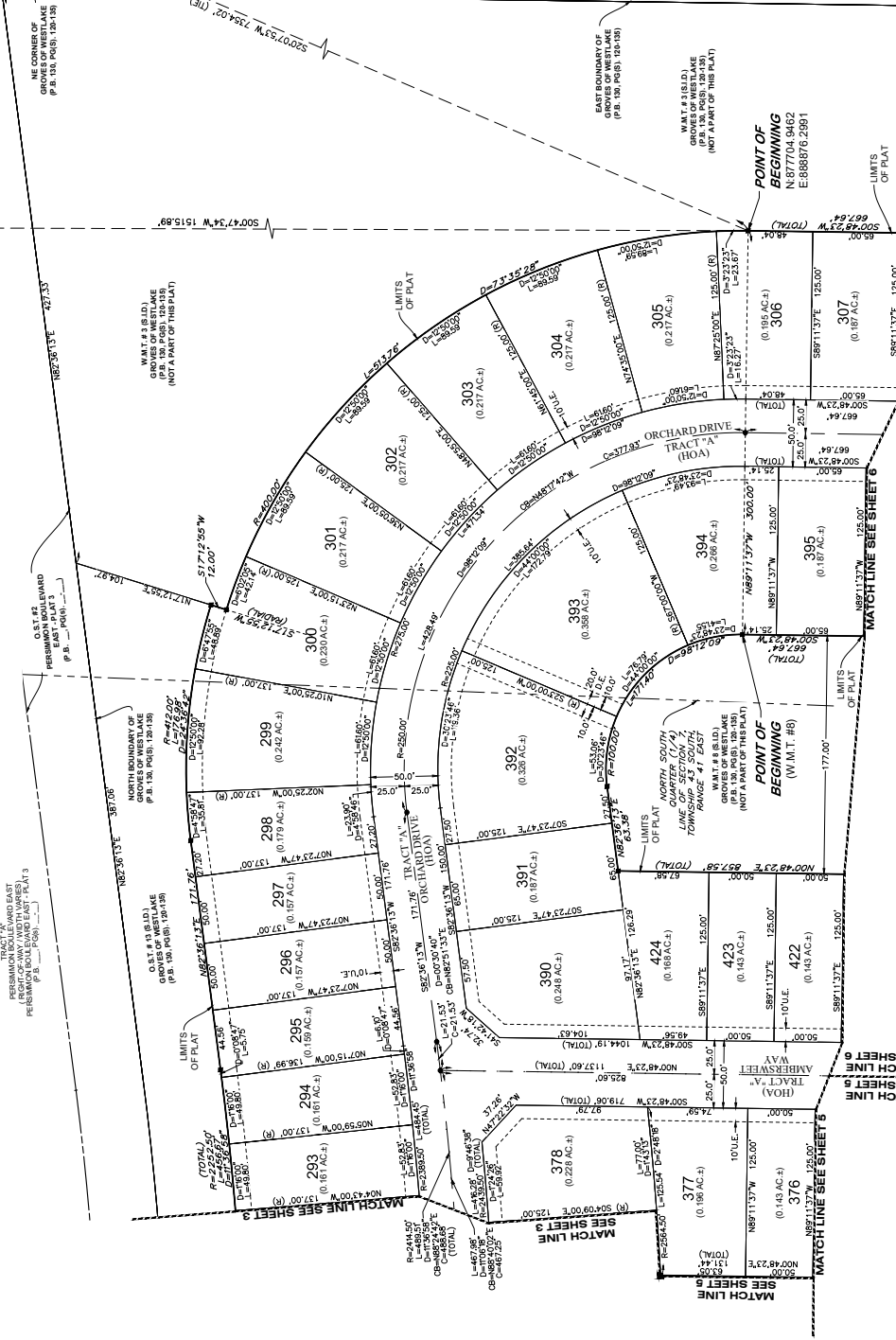
**POINT OF COMMENCEMENT**  
 NORTHWEST CORNER OF SECTION 6,  
 TOWNSHIP 43 S., RANGE 41 E.  
 THIS SURVEY  
 CORNER: TALLAHASSEE MERIDIAN  
 BRASS DISK 10" EAST SET IN CONCRETE  
 FOUND 10' EAST ON SECTION LINE  
 NAD83 (2007 ADJUSTMENT)  
 CERTIFIED CORNER RECORD #107937

**POINT OF BEGINNING**  
 NORTH BOUNDARY OF SECTION 1,  
 TOWNSHIP 43 S., RANGE 40 E.,  
 SECTION 14-43-0  
 EAST LINE OF SECTION 14-43-0



**POINT OF BEGINNING**  
 NORTH BOUNDARY OF SECTION 6,  
 TOWNSHIP 43 S., RANGE 41 E.  
 THIS SURVEY  
 CORNER: TALLAHASSEE MERIDIAN  
 BRASS DISK 10" EAST SET IN CONCRETE  
 FOUND 10' EAST ON SECTION LINE  
 NAD83 (2007 ADJUSTMENT)  
 CERTIFIED CORNER RECORD #107937

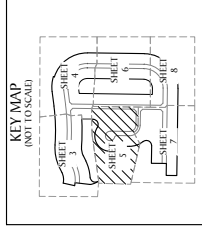
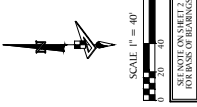
**POINT OF BEGINNING**  
 NORTH BOUNDARY OF SECTION 6,  
 TOWNSHIP 43 S., RANGE 41 E.  
 THIS SURVEY  
 CORNER: TALLAHASSEE MERIDIAN  
 BRASS DISK 10" EAST SET IN CONCRETE  
 FOUND 10' EAST ON SECTION LINE  
 NAD83 (2007 ADJUSTMENT)  
 CERTIFIED CORNER RECORD #107937



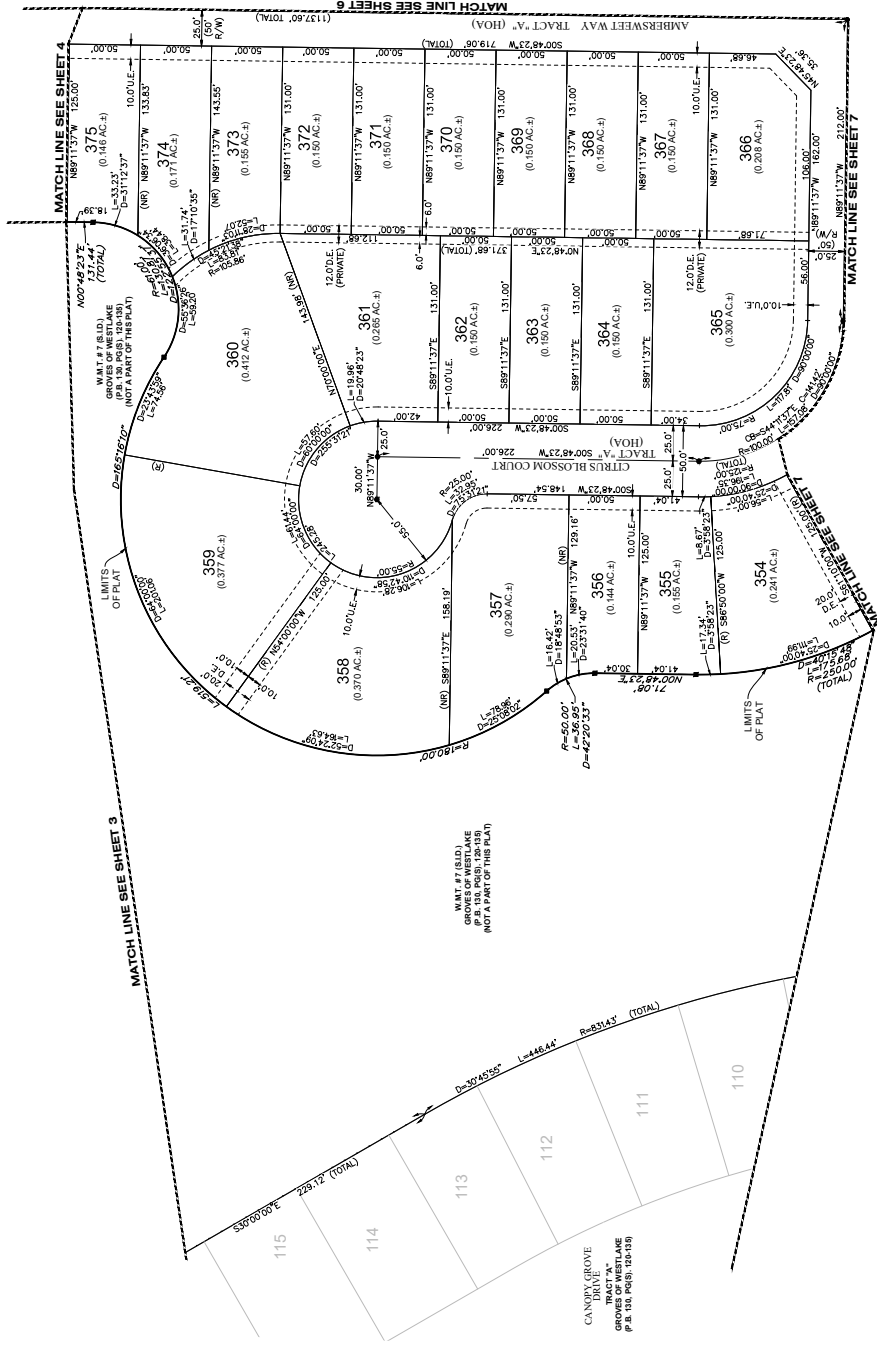
- LEGEND**
- P.O.B. .... POINT OF BEGINNING
  - P.O.C. .... POINT OF COMMENCEMENT
  - P.B. .... PLAT BOOK
  - D.B. .... DEED BOOK
  - P.C./P.W. .... PLAT CORNER/POINT OF BEGINNING
  - W.M.T. .... WATER MANAGEMENT TRACT
  - O.S.T. .... OPEN SPACE TRACT
  - P.B.C. .... PALM BEACH COUNTY
  - U.E. .... UTILITY EASEMENT
  - D.E. .... DRIVEWAY EASEMENT
  - L.M.-A2-41 .... LAKE MANAGEMENT ACCESS EASEMENT
  - 7-43-41 .... SECTION-TOWNSHIP-RANGE
  - R ..... RADIUS
  - L ..... ARC LENGTH
  - D ..... DELTA ANGLE
  - CB ..... CHORD BEARING
  - P/W ..... PLAT OF WAY
  - P/W ..... RIGHT-OF-WAY
  - (R) ..... RADIAL
  - (NR) ..... NON-RADIAL
  - HOA ..... HOMEOWNERS ASSOCIATION
  - S.I.D. .... SEWAGE IMPROVEMENT DISTRICT
  - P.W. .... PERMANENT IMPROVEMENT DISTRICT
  - P.W. .... PERMANENT EASEMENT
  - D ..... FOUND PERMANENT MONUMENT
  - ..... REFERENCE MONUMENT
  - ..... SET 4" x 4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED FROM LB 7708"

# 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.

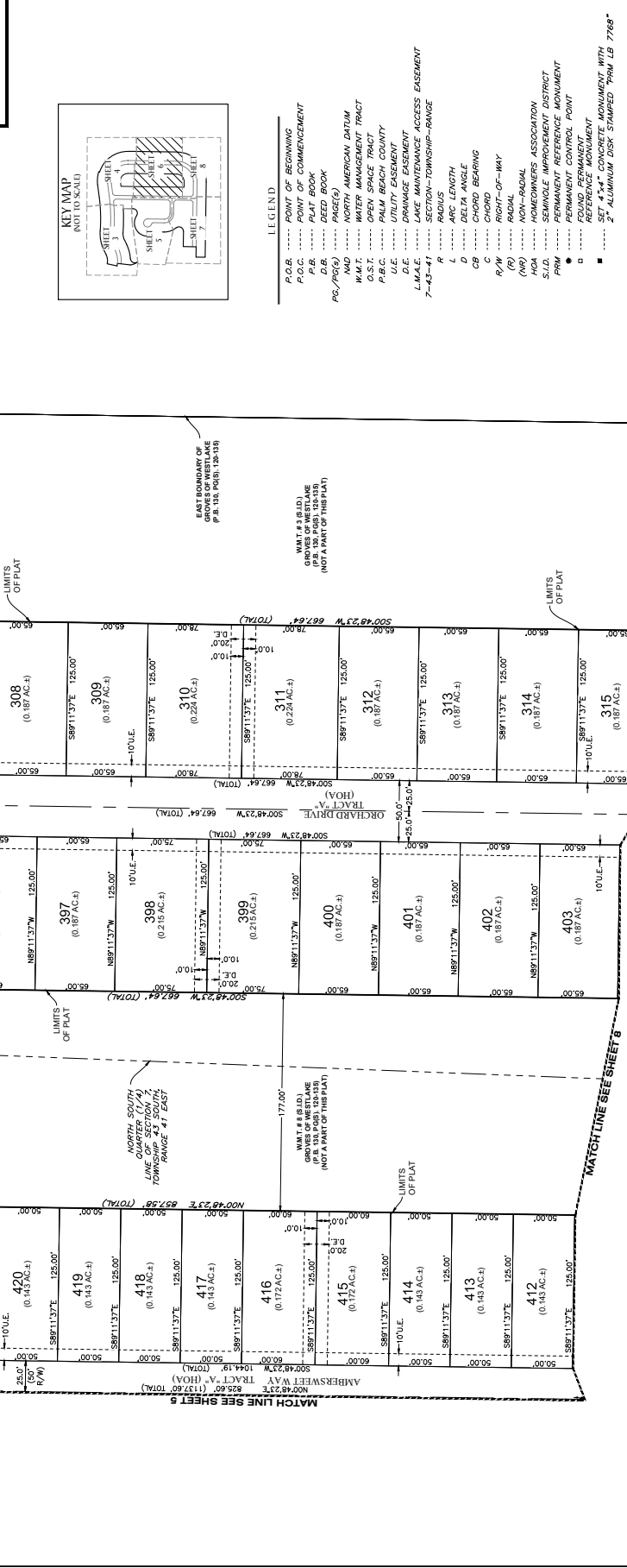


- LEGEND**
- P.C.B. .... POINT OF BEGINNING
  - P.O.C. .... POINT OF COMMENCEMENT
  - P.L.B. .... PLAT BOOK
  - D.B. .... DEED BOOK
  - P.C. .... POINT OF COMMENCEMENT
  - W.M.T. .... WATER MANAGEMENT TRACT
  - O.S.T. .... OPEN SPACE TRACT
  - P.B.C. .... PALM BEACH COUNTY
  - U.E. .... UTILITY EASEMENT
  - D.E. .... DRAINAGE EASEMENT
  - 7-43-41 .... SECTION-TOWNSHIP-RANGE
  - R .... RADIUS
  - L .... ARC LENGTH
  - Δ .... DELTA ANGLE
  - CB .... CHORD BEARING
  - CB .... CHORD BEARING
  - R/W .... RIGHT-OF-WAY
  - (R) .... RADIAL
  - (NR) .... NON-RADIAL
  - HOA .... HOMEOWNERS ASSOCIATION
  - S.I.D. .... SEMICIRCLE IMPROVEMENT DISTRICT
  - PM .... PERMANENT REFERENCE MONUMENT
  - RM .... REFERENCE MONUMENT
  - .... FOUND REFERENCE MONUMENT
  - .... SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PM L# 7768"



# GROVES OF WESTLAKE - PHASE II

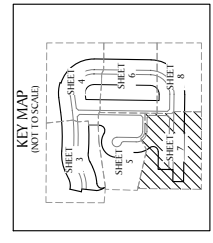
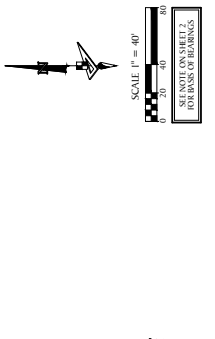
A SUBDIVISION IN SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "O", GROVES OF WESTLAKE - PHASE I, PLAT BOOK 130, PAGES 120 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



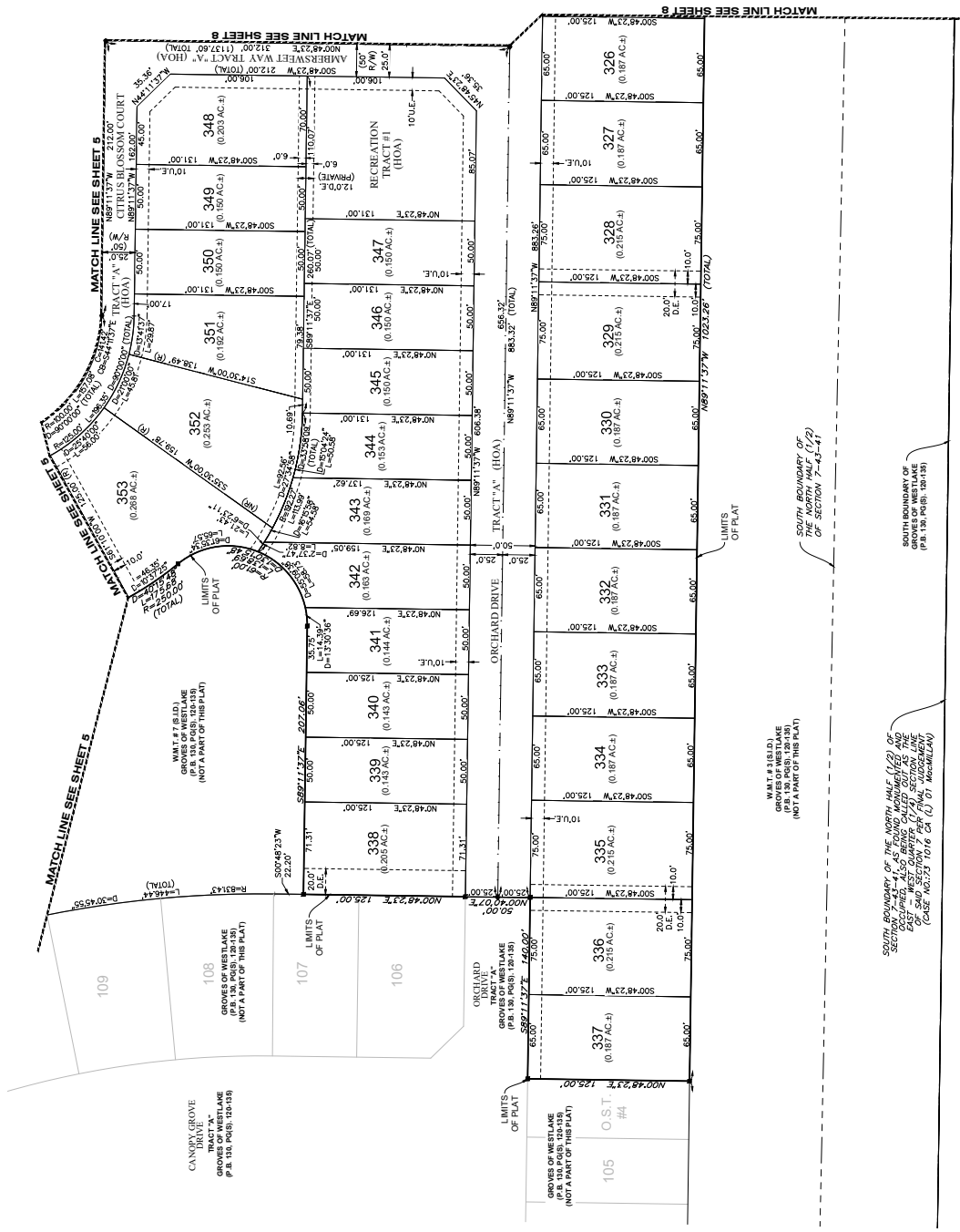
- LEGEND**
- F.O.B. .... POINT OF BEGINNING
  - P.O.C. .... POINT OF COMMENCEMENT
  - P.B. .... PLAT BOOK
  - C.B. .... CITY BOOK
  - P.C./P.G. .... PAGE(S)
  - N.A.D. .... NORTH AMERICAN DATUM
  - W.M.T. .... WATER MANAGEMENT TRACT
  - O.S.T. .... OPEN SPACE TRACT
  - F.B.C. .... PALM BEACH COUNTY
  - D.E. .... DRAINAGE EASEMENT
  - L.M.A.E. .... LAKE MAINTENANCE ACCESS EASEMENT
  - 7-43-41 .... SECTION-TOWNSHIP-RANGE
  - R .... RADIUS
  - L .... ARC LENGTH
  - D .... DELTA ANGLE
  - B ..... BEARING
  - C ..... CHORD
  - R/W ..... RIGHT-OF-WAY
  - (R) ..... RADIAL
  - (NR) ..... NON-RADIAL
  - HOA ..... HOMEOWNERS ASSOCIATION
  - STRIP ..... STRIP
  - PERM ..... PERMANENT
  - REF. .... REFERENCE POINT
  - REF. MON. .... REFERENCE MONUMENT
  - ALUM. DISK ..... ALUMINUM DISK
  - STAMPED ..... STAMPED
  - W.P. .... WITNESS PLATE

# 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 129 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

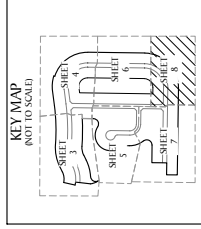
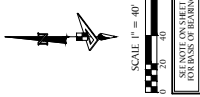


- LEGEND**
- P.O.B. .... POINT OF BEGINNING
  - P.O.C. .... POINT OF COMMENCEMENT
  - P.B. .... PLAT BOOK
  - D.B. .... DEED BOOK
  - FS./PG(S) ... PAGE(S)
  - HOA ..... HOMEOWNERS ASSOCIATION
  - NAD ..... NORTH AMERICAN DATUM
  - O.S.T. .... OPEN SPACE TRACT
  - P.B.C. .... PALM BEACH COUNTY
  - U.E. .... UTILITY EASEMENT
  - D.E. .... DRAINAGE EASEMENT
  - L.M.A.E. .... LAKE MAINTENANCE ACCESS EASEMENT
  - 7-43-41 ... SECTION-TOWNSHIP-RANGE
  - L ..... ARC LENGTH
  - D ..... DELTA ANGLE
  - CB ..... CHORD BEARING
  - C ..... CHORD
  - R/W ..... RIGHT-OF-WAY
  - (169) ..... NON-RADIAL
  - HOA ..... HOMEOWNERS ASSOCIATION
  - S.I.D. .... SEMI-CIRCLE IMPROVEMENT DISTRICT
  - PRM ..... PERMANENT REFERENCE POINT
  - ..... PERMANENT CONTROL POINT
  - ..... REFERENCE POINT
  - ..... SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PM 1B 7768"



# 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.



## LEGEND

- P.O.B ..... POINT OF BEGINNING
- P.O.C ..... POINT OF COMMENCEMENT
- P.B ..... PLAT BOOK
- D.B ..... DEED BOOK
- AC/PGR ..... PAGE(S) AMERICAN PLAT/AMERICAN PLAT
- 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
- L.M.A.E.L ..... LAKE MAINTENANCE ACCESS EASEMENT
- T-T ..... TOWNSHIP-RANGE
- 7-43-E ..... RANGE
- L ..... ARC LENGTH
- D ..... DELTA ANGLE
- C ..... CHORD BEARING
- R/W ..... RIGHT-OF-WAY
- (R) ..... RADIAL
- (NR) ..... NON-RADIAL
- HOA ..... HOMEOWNERS ASSOCIATION
- S.I.D ..... SEWAGE IMPROVEMENT DISTRICT
- PM ..... PERMANENT REFERENCE MONUMENT
- PM ..... PERMANENT CONTROL POINT
- REF ..... REFERENCE MONUMENT
- ..... SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PM LB 7768"

