

# WATERS EDGE DRIVE

BEING A PLAT OF A PORTION OF  
SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,  
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

30

**SCALE: 1" = 60'**

NORTHWEST CORNER SECTION 1-43-40  
FOUND BRASS DISK IN CONCRETE "P.B.C."  
N:884612.3299 E:880484.6585  
NAD83 (2007 ADJUSTMENT)  
CERTIFIED CORNER RECORD #107585

NORTH RIGHT-OF-WAY  
LINE OF M-CANAL  
(D.B. 1156, PG. 58)

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

SOUTH LINE OF SECTION 31,  
TOWNSHIP 42 S., RANGE 41 E.

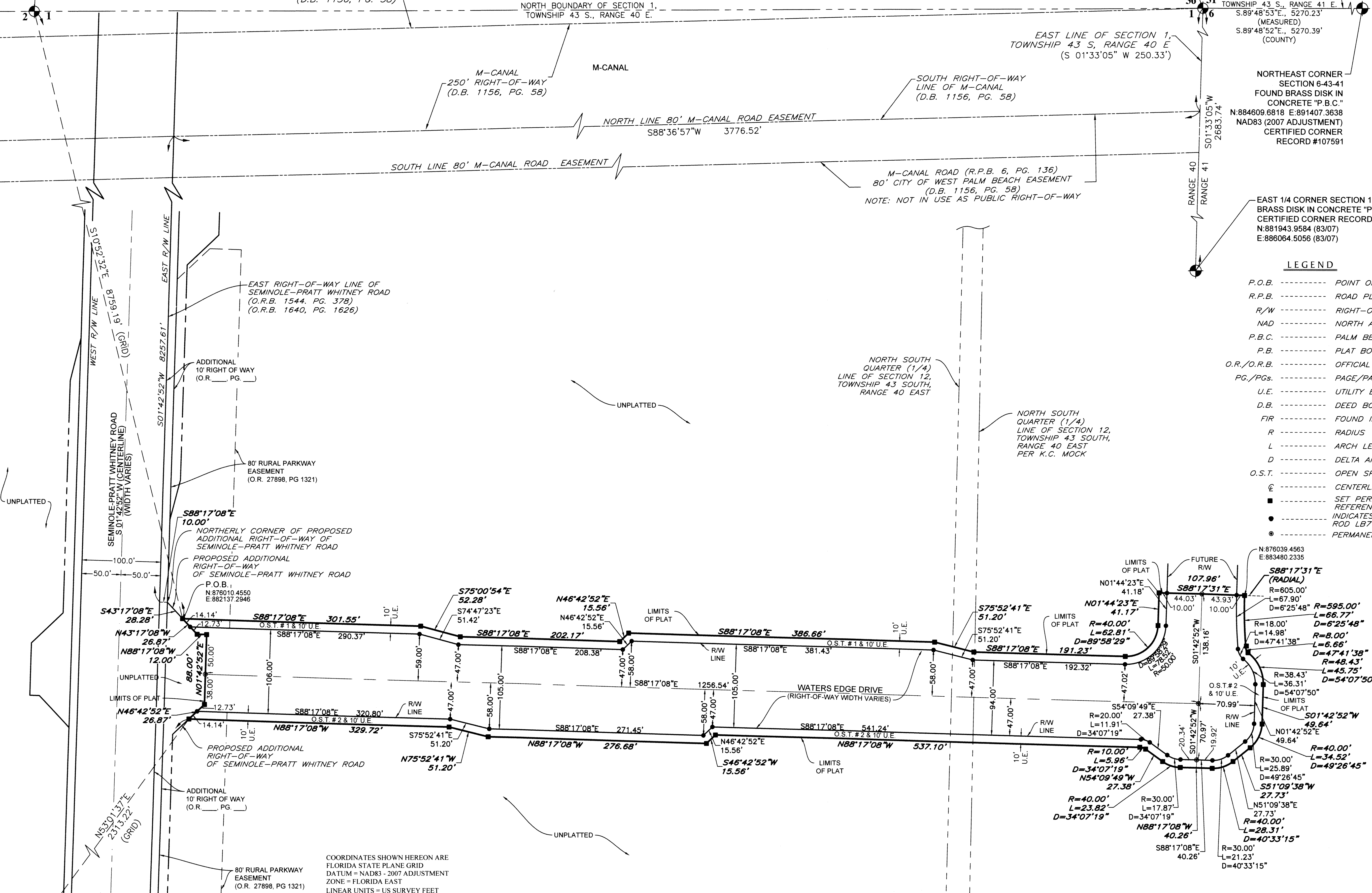
BASIS OF BEARING  
NORTH BOUNDARY  
OF SECTION 6,  
TOWNSHIP 43 S., RANGE 41 E.  
S.89°48'53"E., 5270.23'  
(MEASURED)  
S.89°48'52"E., 5270.39'  
(COUNTY)

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

EAST 1/4 CORNER SECTION 1-43-40  
BRASS DISK IN CONCRETE "P.B.C."  
CERTIFIED CORNER RECORD # 107599  
N:881943.9584 (83/07)  
E:886064.5056 (83/07)

**LEGEND**

- P.O.B. ----- POINT OF BEGINNING
- R.P.B. ----- ROAD PLAT BOOK
- R/W ----- RIGHT-OF-WAY
- NAD ----- NORTH AMERICAN DATUM
- P.B.C. ----- PALM BEACH COUNTY
- P.B. ----- PLAT BOOK
- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- PG./PGs. ----- PAGE/PAGES
- U.E. ----- UTILITY EASEMENT
- D.B. ----- DEED BOOK
- F.I.R. ----- FOUND IRON ROD
- R ----- RADIUS
- L ----- ARCH LENGTH
- D ----- DELTA ANGLE
- O.S.T. ----- OPEN SPACE TRACT
- ⊕ ----- CENTERLINE
- ----- SET PERMANENT REFERENCE MONUMENT
- ----- INDICATES (S.I.R.) SET IRON ROD LB7768
- ⊙ ----- PERMANENT CONTROL POINT



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.

**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).

**GeoPoint**  
Surveying, Inc.

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