THIS INSTRUMENT WAS PREPARED BY:
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APRIL 2003 97-0072.032

CONVENTION CENTER TOWN HOMES

A REPLAT OF TRACT "3A", CITYPLACE PLAT NO. 2, PLAT BOOK 90, PAGES 33-37, PALM BEACH COUNTY RECORDS, TOGETHER WITH A REPLAT OF LOTS 1 THRU 35 (INCLUSIVE) AND PARCEL "A", CITYHOMES AT CITYPLACE, PLAT BOOK 95, PAGES 106-109, PALM BEACH COUNTY RECORDS, LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

27

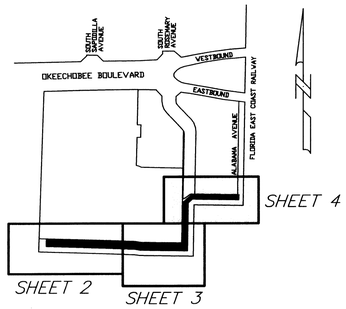
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT _____
THIS _____ DAY OF _____, 2004
AND DULY RECORDED IN PLAT BOOK NO. _____
ON PAGES _____

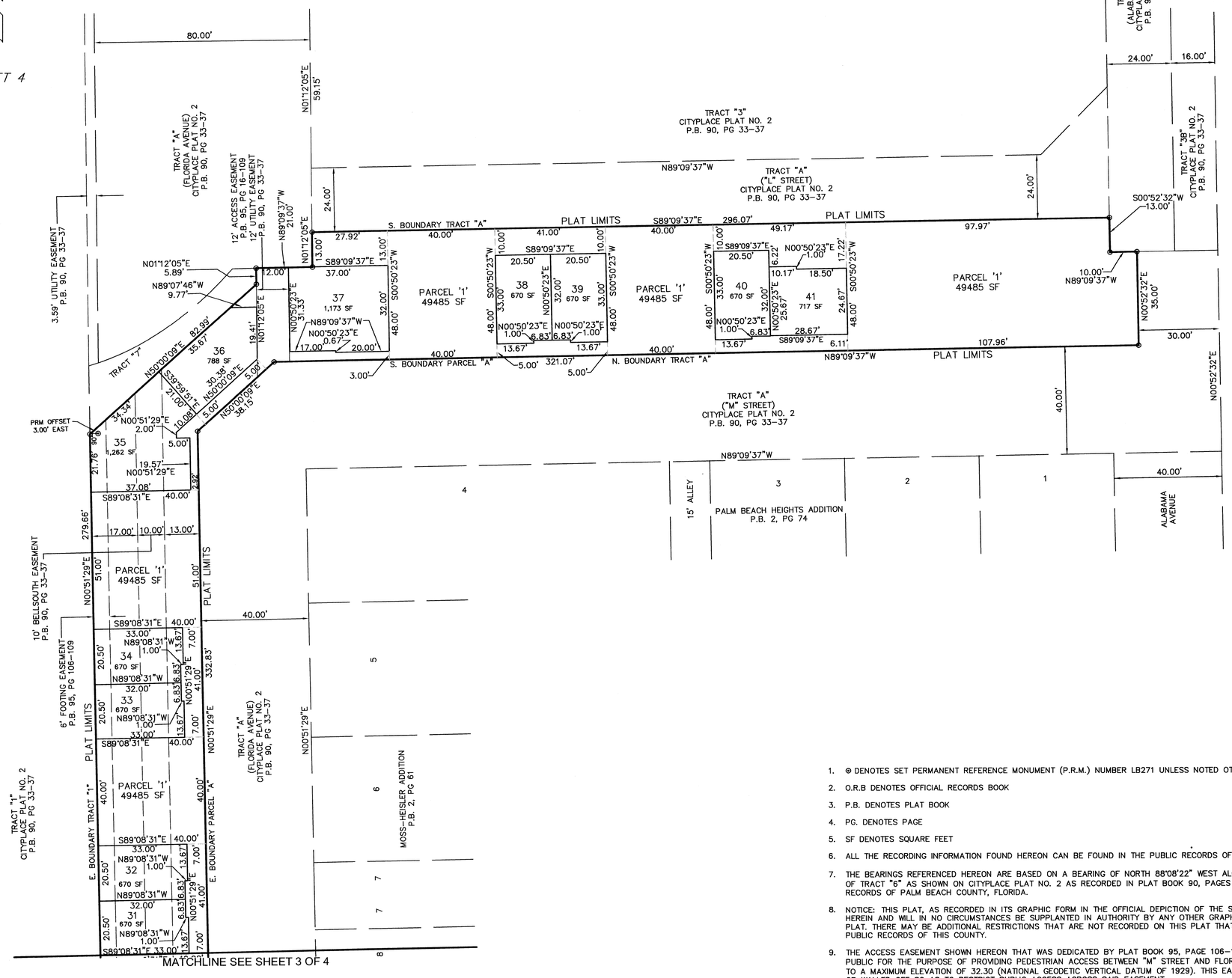
DOROTHY H. WILKEN,
CLERK OF THE CIRCUIT COURT

BY _____
DEPUTY CLERK

SHEET 4 OF 4 SHEETS



KEY MAP
NOT TO SCALE



1. ⊙ DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) NUMBER LB271 UNLESS NOTED OTHERWISE
2. O.R.B DENOTES OFFICIAL RECORDS BOOK
3. P.B. DENOTES PLAT BOOK
4. PG. DENOTES PAGE
5. SF DENOTES SQUARE FEET
6. ALL THE RECORDING INFORMATION FOUND HEREON CAN BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY
7. THE BEARINGS REFERENCED HEREON ARE BASED ON A BEARING OF NORTH 88°08'22" WEST ALONG THE NORTH BOUNDARY OF TRACT "6" AS SHOWN ON CITYPLACE PLAT NO. 2 AS RECORDED IN PLAT BOOK 90, PAGES 33-37 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
8. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IN 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.
9. THE ACCESS EASEMENT SHOWN HEREON THAT WAS DEDICATED BY PLAT BOOK 95, PAGE 106-109 IS DEDICATED TO THE PUBLIC FOR THE PURPOSE OF PROVIDING PEDESTRIAN ACCESS BETWEEN "M" STREET AND FLORIDA AVENUE AND IS SUBJECT TO A MAXIMUM ELEVATION OF 32.30 (NATIONAL GEODETIC VERTICAL DATUM OF 1929). THIS EASEMENT MAY NOT BE GATED OR WALLED OFF SO AS TO RESTRICT PUBLIC ACCESS ACROSS SAID EASEMENT.