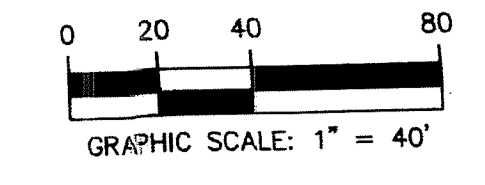
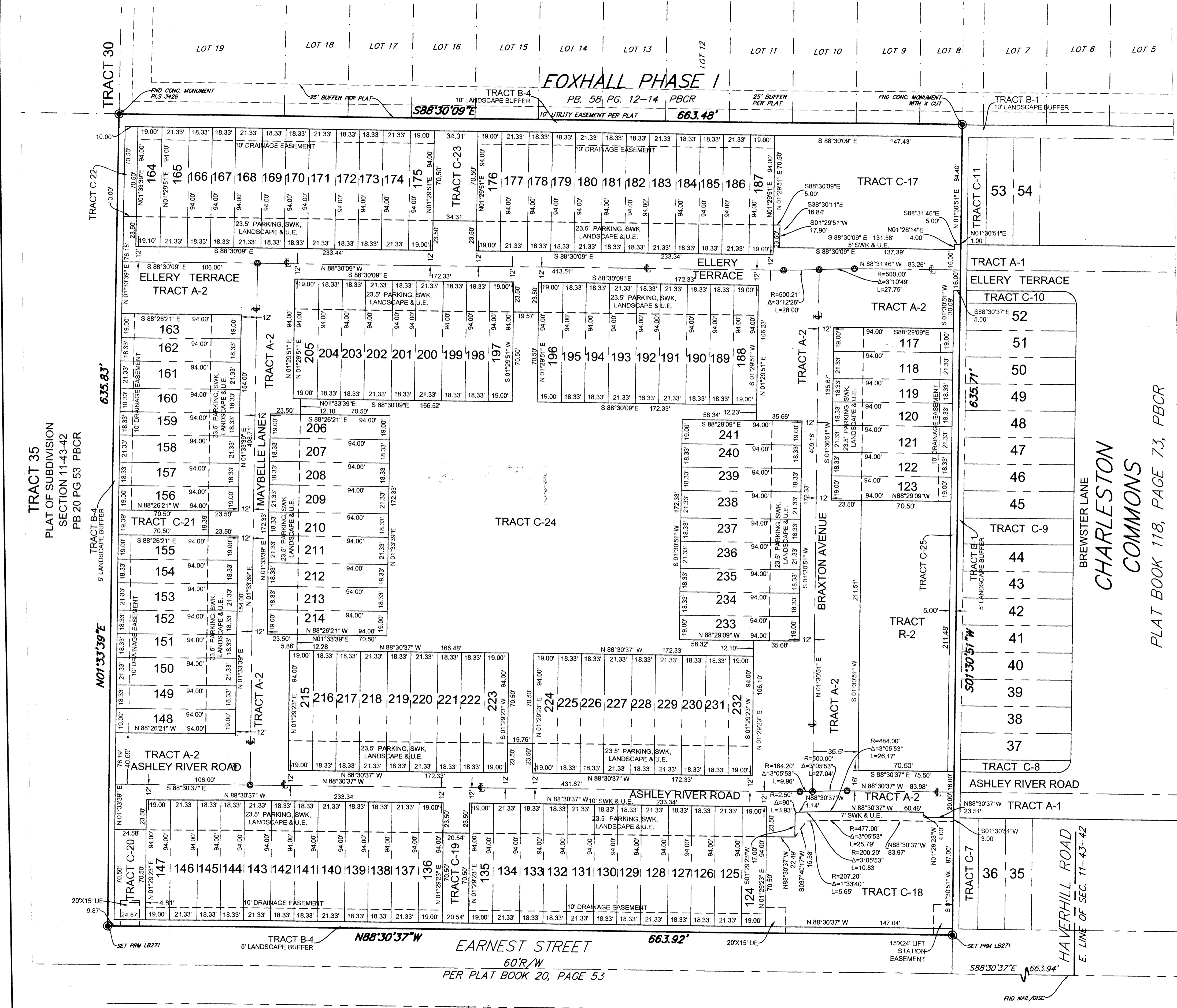


# CHARLESTON COMMONS II

A REPLAT OF A PORTION OF TRACT 34 OF PLAT OF SUBDIVISION OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY FLORIDA



158



- LEGEND:**
- CONC CONCRETE
  - FND FOUND
  - ID IDENTIFICATION
  - L ARC LENGTH
  - LB LICENSED BUSINESS
  - MON MONUMENT
  - ORB OFFICIAL RECORDS BOOK
  - P.B. PLAT BOOK
  - PBCR PALM BEACH COUNTY RECORDS
  - PG PAGE
  - RW RIGHT OF WAY
  - R RADIUS
  - SEC SECTION
  - SQ FT SQUARE FEET
  - SWK & U.E. SIDEWALK AND UTILITY EASEMENT
  - △ CENTRAL ANGLE
  - ∠ CENTRAL ANGLE
  - PERMANENT REFERENCE MONUMENT (PRM)
  - SET 4"x4" CONCRETE MONUMENT W/ LB271 TAB UNLESS OTHERWISE NOTED
  - PERMANENT CONTROL POINT (PCP)

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT THIS DAY OF 20 ON PAGES AND DULY RECORDED IN PLAT BOOK NO. ON PAGES  
SHARON R. BOCK, CLERK OF THE CIRCUIT COURT  
BY DEPUTY CLERK

SHEET 2 OF 2 SHEETS

**AREA TABLE: TRACTS**

NAME	AREA (SQ FT)
A-2	80,903
B-4	13,116
C-17	12,929
C-18	12,807
C-19	1,448
C-20	1,736
C-21	1,367
C-22	707
C-23	2,421
C-24	51,080
C-25	1,886
R-2	14,911

**AREA TABLE: LOTS (IN SQUARE FEET)**

NAME	AREA (SQ FT)	NAME	AREA (SQ FT)	NAME	AREA (SQ FT)
117	1,786	159	1,723	201	1,723
118	2,005	160	1,723	202	2,005
119	1,723	161	2,005	203	1,723
120	1,723	162	1,723	204	1,723
121	2,005	163	1,786	205	1,786
122	1,723	164	1,787	206	1,786
123	1,786	165	2,005	207	1,723
124	1,786	166	1,723	208	1,723
125	2,005	167	1,723	209	2,005
126	1,723	168	2,005	210	1,723
127	1,723	169	1,723	211	2,005
128	2,005	170	1,723	212	1,723
129	1,723	171	2,005	213	1,723
130	1,723	172	1,723	214	1,786
131	2,005	173	1,723	215	1,786
132	1,723	174	2,005	216	1,723
133	1,723	175	1,786	217	1,723
134	2,005	176	1,786	218	2,005
135	1,786	177	2,005	219	1,723
136	1,786	178	1,723	220	2,005
137	2,005	179	1,723	221	1,723
138	1,723	180	2,005	222	1,723
139	1,723	181	1,723	223	1,786
140	2,005	182	1,723	224	1,786
141	1,723	183	2,005	225	1,723
142	1,723	184	1,723	226	1,723
143	2,005	185	1,723	227	2,005
144	1,723	186	2,005	228	1,723
145	1,723	187	1,786	229	2,005
146	2,005	188	1,786	230	1,723
147	1,786	189	1,723	231	1,723
148	1,786	190	1,723	232	1,786
149	1,723	191	2,005	233	1,786
150	2,005	192	1,723	234	1,723
151	1,723	193	2,005	235	1,723
152	1,723	194	1,723	236	2,005
153	2,005	195	1,723	237	1,723
154	1,723	196	1,786	238	2,005
155	1,786	197	1,786	239	1,723
156	1,786	198	1,723	240	1,723
157	1,723	199	1,723	241	1,786
158	2,005	200	2,005		

**SURVEYOR'S NOTES:**

- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN REFERENCED TO THE SOUTH LINE OF TRACT 34 PLAT OF SUBDIVISION SECTION 11, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 20, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID SOUTH LINE BEARS NORTH 88°30'37" WEST.
- NO BUILDINGS OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- THIS PLAT CONTAINS 421,813 SQUARE FEET OR 9.683 ACRES MORE OR LESS.
- 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 PALM BEACH COUNTY.

PLAT PREPARED BY: DOUGLAS M. DAVE, P.S.M. No. 4343  
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 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C00014  
 APRIL 2015 04-0188