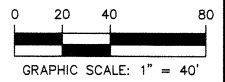


CHARLESTON COMMONS

A REPLAT OF A PORTION OF TRACT 33 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

74

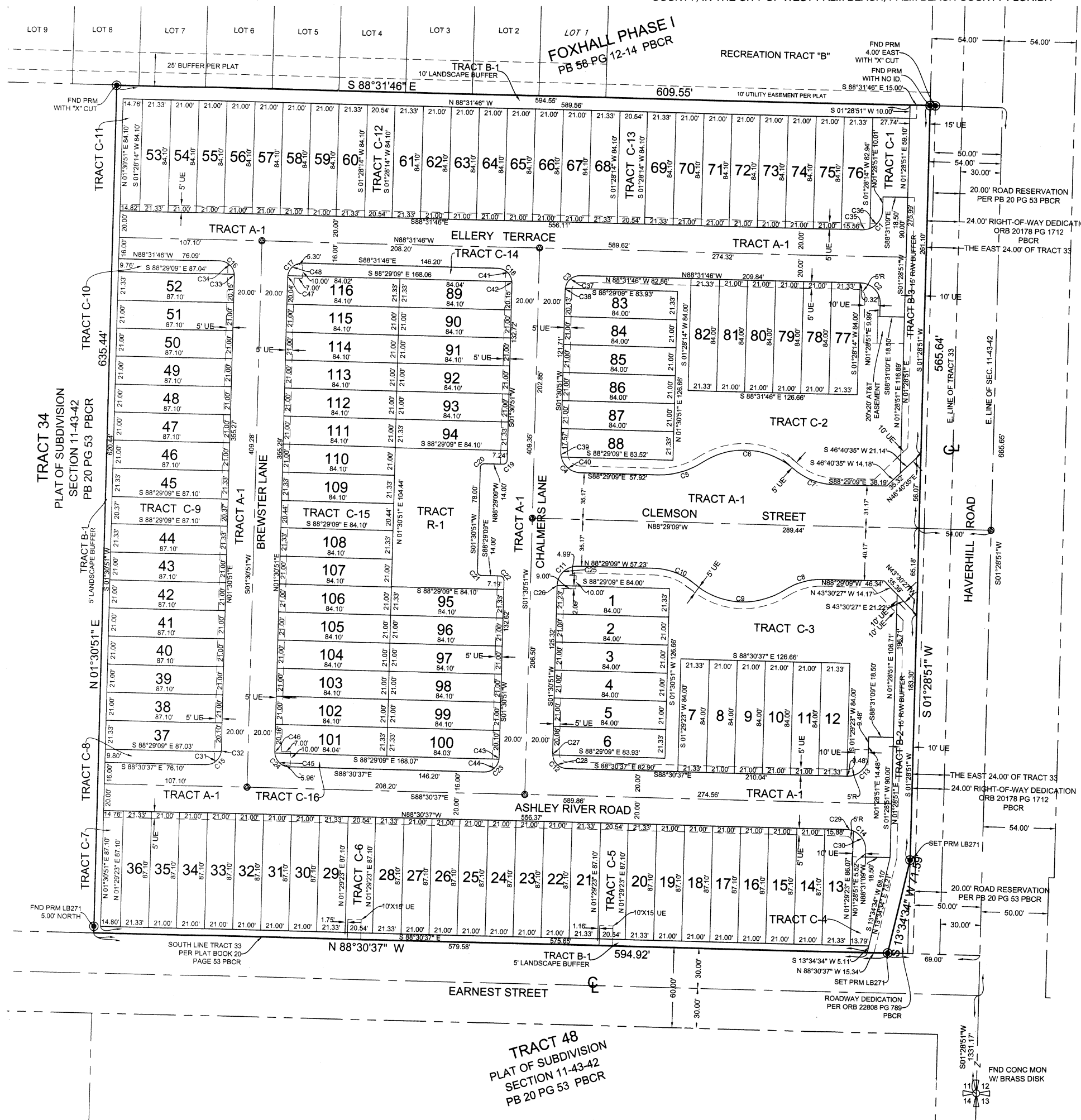
SCALE: 1" = 40'



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT THIS DAY OF _____, 20____ 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

- LEGEND:**
- AT&T ATLANTIC TELEPHONE AND TELEGRAPH
 - CONC CONCRETE
 - FND FOUND
 - ID IDENTIFICATION
 - LB LICENSED BUSINESS
 - MON MONUMENT
 - ORB OFFICIAL RECORDS BOOK
 - PB PLAT BOOK
 - PBCR PALM BEACH COUNTY RECORDS
 - PG PAGE
 - R/W RIGHT OF WAY
 - UE UTILITY EASEMENT
 - C CENTERLINE
 - PERMANENT REFERENCE MONUMENT (PRM)
 - SET 4"x4" CONCRETE MONUMENT W/LB21 TAB UNLESS OTHERWISE NOTED
 - PERMANENT CONTROL POINT (PCP)



CURVE TABLE DISTANCES EXPRESSED IN FEET

CURVE	RADIUS	DELTA	LENGTH	CURVE	RADIUS	DELTA	LENGTH
C1	15.00	89°59'23"	23.56	C25	15.00	89°38'04"	23.47
C2	15.00	90°00'37"	23.56	C26	15.00	0°21'57"	0.10
C3	11.00	89°57'23"	17.27	C27	11.00	6°30'25"	1.25
C4	15.00	90°00'00"	23.56	C28	11.00	83°31'02"	16.03
C5	58.00	34°38'00"	35.03	C29	15.00	21°18'14"	5.58
C6	57.00	74°01'06"	73.64	C30	15.00	68°41'14"	17.98
C7	50.00	39°25'06"	34.40	C31	11.00	83°31'52"	16.04
C8	50.00	34°02'00"	29.70	C32	11.00	6°26'41"	1.24
C9	57.00	72°58'15"	72.59	C33	11.00	6°10'37"	1.19
C10	48.00	38°58'15"	32.62	C34	11.00	83°52'30"	16.10
C11	15.00	90°00'00"	23.56	C35	15.00	22°38'25"	5.93
C12	11.00	90°01'28"	17.28	C36	15.00	67°20'58"	17.63
C13	15.00	90°00'32"	23.56	C37	11.00	83°42'58"	16.07
C14	15.00	89°59'28"	23.56	C38	11.00	6°14'28"	1.20
C15	11.00	89°58'32"	17.27	C39	15.00	14°30'17"	3.80
C16	11.00	90°02'37"	17.28	C40	15.00	75°29'43"	19.76
C17	11.00	89°57'23"	17.27	C41	11.00	6°10'37"	1.19
C18	11.00	90°02'37"	17.28	C42	11.00	6°10'37"	1.19
C19	3.00	90°00'00"	4.71	C43	11.00	6°26'41"	1.24
C20	3.00	90°00'00"	4.71	C44	11.00	83°31'52"	16.04
C21	3.00	90°00'00"	4.71	C45	11.00	83°54'20"	16.11
C22	3.00	90°00'00"	4.71	C46	11.00	6°07'08"	1.17
C23	11.00	89°58'32"	17.27	C47	11.00	6°45'36"	1.30
C24	11.00	90°01'28"	17.28	C48	11.00	83°11'47"	15.97

AREA TABLE: LOTS

NAME	AREA (SQ FT)	NAME	AREA (SQ FT)	NAME	AREA (SQ FT)
1	1,792	40	1,829	79	1,764
2	1,766	41	1,829	80	1,764
3	1,766	42	1,829	81	1,764
4	1,766	43	1,829	82	1,792
5	1,766	44	1,858	83	1,792
6	1,792	45	1,858	84	1,764
7	1,792	46	1,829	85	1,764
8	1,764	47	1,829	86	1,764
9	1,764	48	1,829	87	1,764
10	1,764	49	1,829	88	1,791
11	1,764	50	1,829	89	1,794
12	1,792	51	1,829	90	1,766
13	1,856	52	1,858	91	1,766
14	1,829	53	1,794	92	1,766
15	1,829	54	1,766	93	1,766
16	1,829	55	1,766	94	1,794
17	1,829	56	1,766	95	1,794
18	1,829	57	1,766	96	1,766
19	1,829	58	1,766	97	1,766
20	1,858	59	1,766	98	1,766
21	1,858	60	1,794	99	1,766
22	1,829	61	1,794	100	1,794
23	1,829	62	1,766	101	1,794
24	1,829	63	1,766	102	1,766
25	1,829	64	1,766	103	1,766
26	1,829	65	1,766	104	1,766
27	1,829	66	1,766	105	1,766
28	1,858	67	1,766	106	1,766
29	1,858	68	1,794	107	1,766
30	1,829	69	1,794	108	1,794
31	1,829	70	1,766	109	1,794
32	1,829	71	1,766	110	1,766
33	1,829	72	1,766	111	1,766
34	1,829	73	1,766	112	1,766
35	1,829	74	1,766	113	1,766
36	1,858	75	1,766	114	1,766
37	1,858	76	1,792	115	1,766
38	1,829	77	1,792	116	1,794
39	1,829	78	1,764		

AREA TABLE: TRACTS

NAME	AREA (SQ FT)	NAME	AREA (SQ FT)
A-1	101,280	C-8	826
B-1	11,948	C-9	1,774
B-2	3,936	C-10	827
B-3	4,028	C-11	1,244
C-1	1,824	C-12	1,727
C-2	14,638	C-13	1,727
C-3	14,564	C-14	1,590
C-4	1,543	C-15	1,719
C-5	1,789	C-16	1,596
C-6	1,789	R-1	7,103
C-7	1,287		

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN REFERENCED TO THE SOUTH LINE OF TRACT 33 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 386,989 SQUARE FEET OR 8.884 ACRES MORE OR LESS.
- NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL RECORD 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

GRAVEN THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
2047 VISTA PARKWAY, SUITE 200, WEST PALM BEACH, FLORIDA 33411
TEL: (561) 888-5015 FAX: (561) 888-1027
3843 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
TEL: (954) 738-8400 FAX: (954) 738-8400

FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 0000114
OCTOBER 2013 04-0188

TRACT 48
PLAT OF SUBDIVISION
SECTION 11-43-42
PB 20 PG 53 PBCR