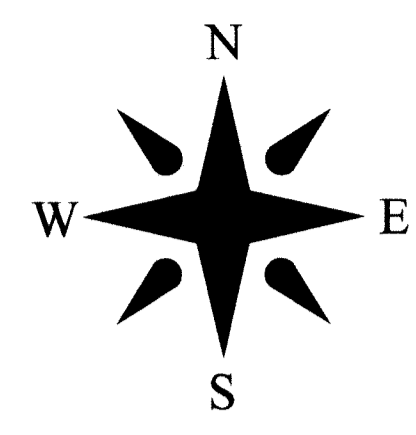


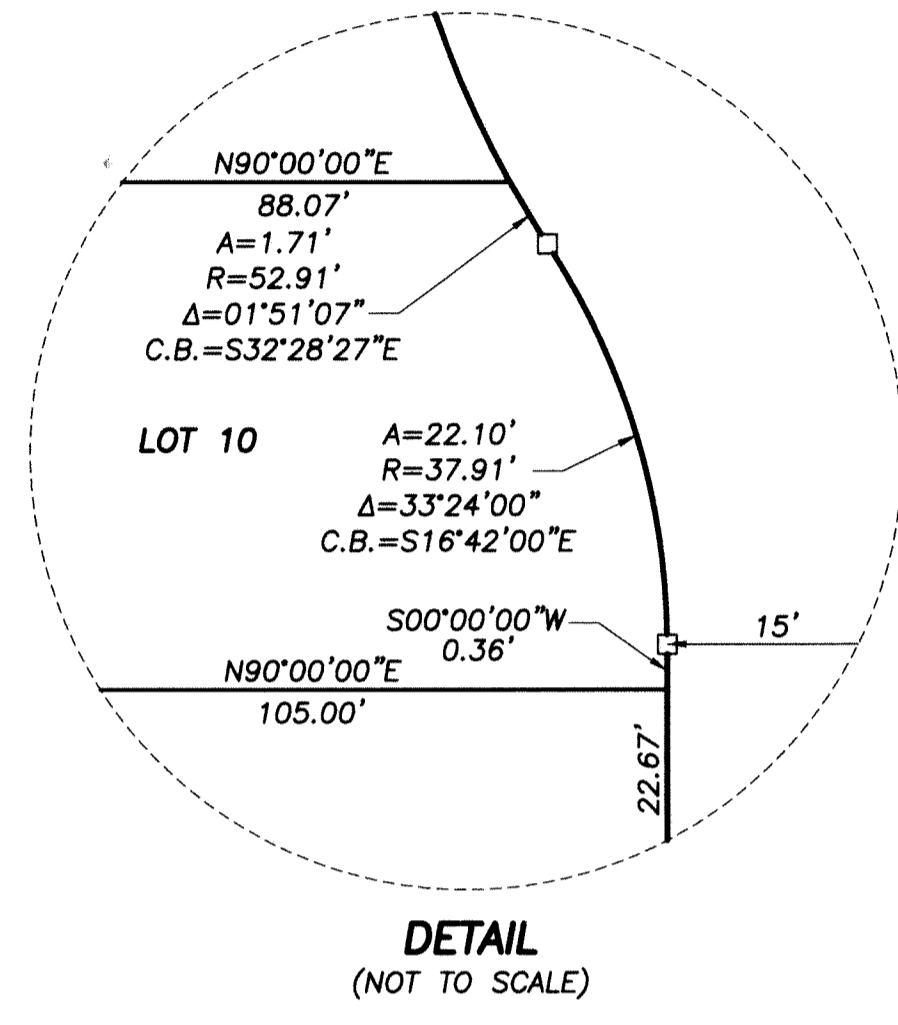
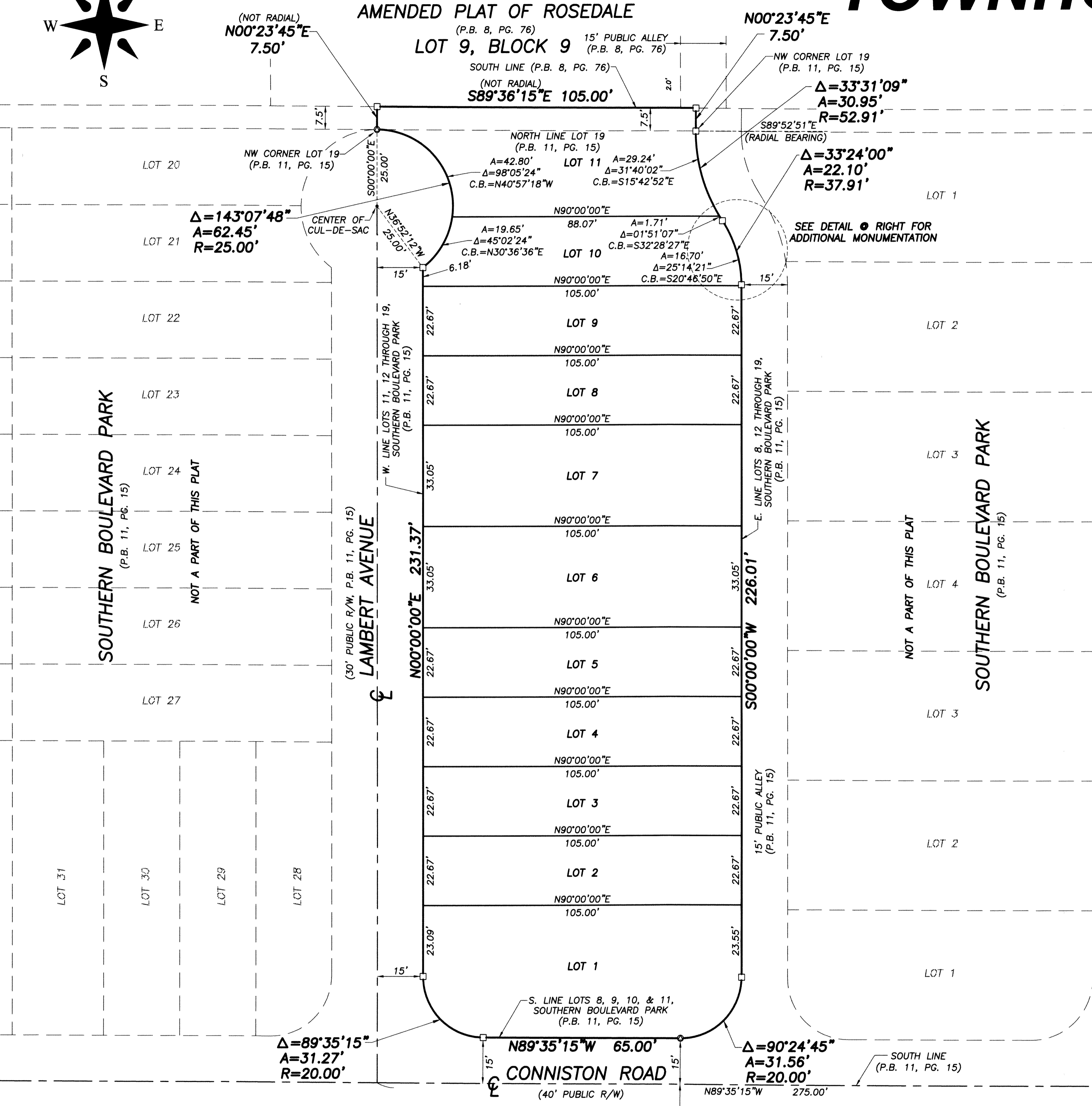
TOWNHOMES at CONNISTON

70

BEING A REPLAT OF LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 19 OF SOUTHERN BOULEVARD PARK, AS RECORDED IN PLAT BOOK 11, PAGE 15, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.



AMENDED PLAT OF ROSEDALE



AREA TABULATION

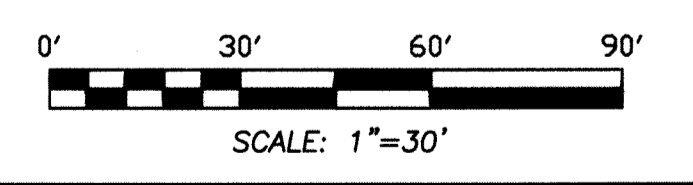
LOT #	SQUARE FEET	ACRES
1	4376.9	0.1005
2	2380.0	0.0546
3	2380.0	0.0546
4	2380.0	0.0546
5	2380.0	0.0546
6	3470.2	0.0797
7	3470.2	0.0797
8	2380.0	0.0546
9	2380.0	0.0546
10	2223.4	0.0510
11	3235.3	0.0743
TOTAL	31,056	0.7128

ABBREVIATIONS AND SYMBOLS

- A = ARC LENGTH
- A.K.A. = ALSO KNOWN AS
- B = BASELINE
- C.B. = CHORD BEARING
- C = CENTERLINE
- D.B. = DEED BOOK
- F.K.A. = FORMERLY KNOWN AS
- N.T.S. = NOT TO SCALE
- O.R.B. = OFFICIAL RECORDS BOOK
- OS = OFFSET
- P.A.E. = PEDESTRIAN ACCESS EASEMENT
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- R = RADIUS
- R.P.B. = ROAD PLAT BOOK
- RW = RIGHT OF WAY
- S.F. = SQUARE FEET
- U.E. = UTILITY EASEMENT
- Δ = CENTRAL ANGLE
- = SET 4" X 4" CONCRETE MONUMENT WITH DISK
- ◻ = STAMPED "P.R.M. LB 4569"
- = FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
- ⊙ = SET MAG NAIL & DISK STAMPED "P.R.M. LB 4569"
- ⊙ = SET MAG NAIL & DISK STAMPED "WALLACE LB 4569"
- ⊙ = SET 5/8" IRON ROD & CAP STAMPED "WALLACE LB 4569"

NOTES

1. All lines intersecting circular curves are radial unless otherwise noted.
2. Building setback lines shall be as required by current City of West Palm Beach Zoning regulations.
3. Bearings shown hereon are based on the East line of the Southeast quarter (SE 1/4) of Section 33, Township 43 South, Range 43 East, which is assumed to bear North 00°00'00" East and all other bearings are relative thereto.
4. No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable city approvals or permits as required for such encroachments.
5. *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.
6. Existing recorded easements shown hereon are shown for informational purposes only and are not part of this plat.
7. Distances shown hereon are in U.S. Survey Feet as measured on horizontal plane.
8. This instrument prepared by: Robert J. Cajal in the office of Wallace Surveying Corporation, 5553 Village Boulevard, West Palm Beach, Florida 33407



NOTE:
 This plat is subject to a Declaration for Townhomes at Conniston with conditions and restrictions that is recorded in the Public Records of Palm Beach County, Florida.

PLAT OF:
TOWNHOMES at CONNISTON

WALLACE SURVEYING
 CORP. LICENSED BUSINESS # 4569
 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD:	JOB No.: 00-1129.3	F.B.	PG.
OFFICE: R.C.	DATE: FEB. 2019	DWG. No.: 00-1129-2	
CK'D:	REF.: 00-1129-1.DWG	SHEET 2 OF 2	