

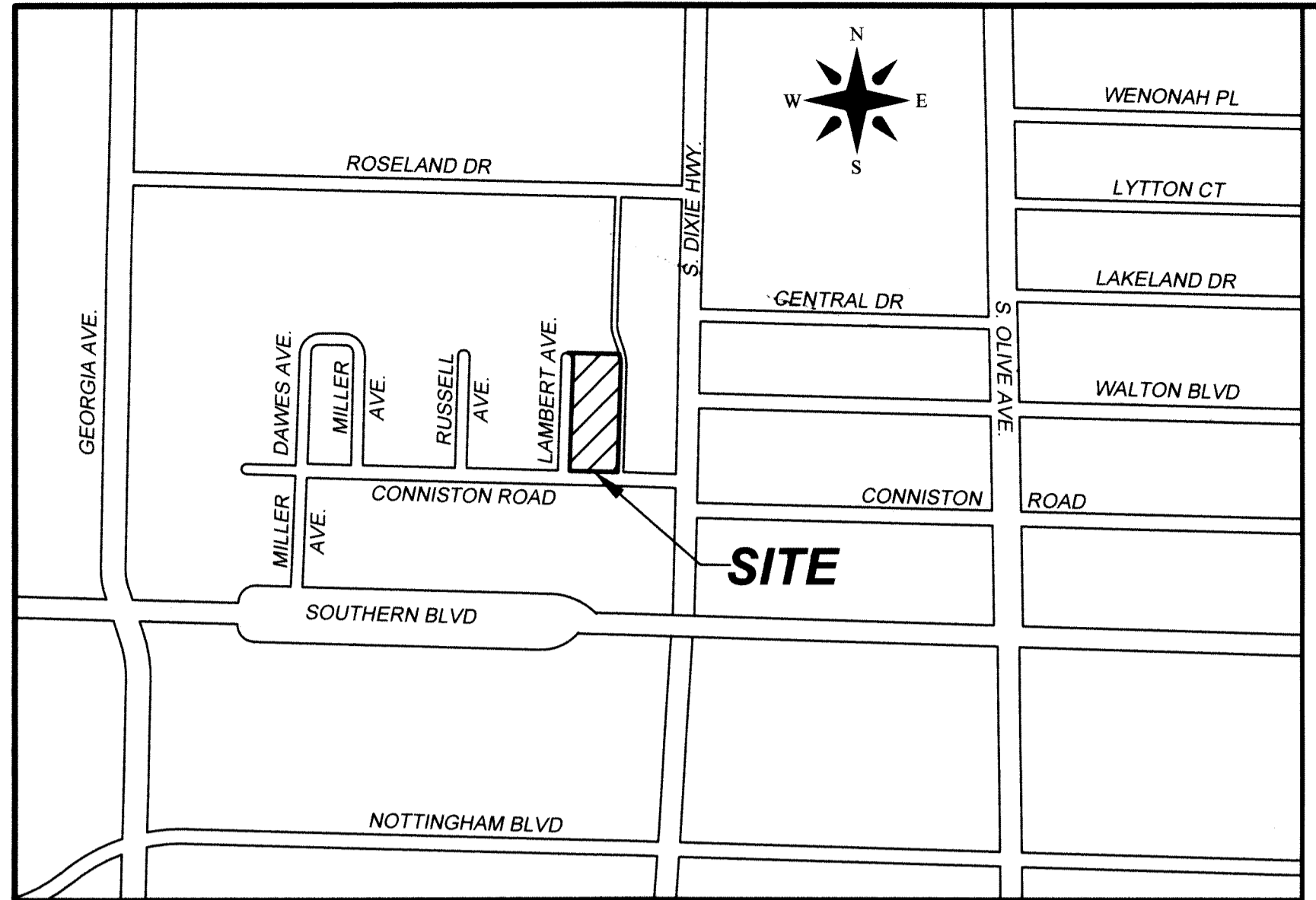
TOWNHOMES at CONNISTON

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.

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 10/19/20
the day of April 2020
and duly recorded in Plat Book 130
on Page(s) 69-70
Sheron B. Book, Clerk & Comptroller
By: [Signature] DC



SHEET 1 OF 2



VICINITY SKETCH
(NOT TO SCALE)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Townhomes at Conniston, LLC, a Florida limited liability company, owner of the land shown hereon as **TOWNHOMES at CONNISTON**, 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, being more particularly described as follows:

LEGAL DESCRIPTION:

Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 of **SOUTHERN BOULEVARD PARK**, according to the plat thereof, as recorded in Plat Book 11, Page 15, of the Public Records of Palm Beach County, Florida.

TOGETHER WITH

That part of the Seven and One-half foot strip of land lying between the South line of the **AMENDED PLAT OF ROSEDALE**, according to the plat thereof, as recorded in Plat Book 8, Page 76, and the North line of Lot 19, **SOUTHERN BOULEVARD PARK**, according to the plat thereof, as recorded in Plat Book 11, Page 15, both of the said Public Records of Palm Beach County and lying in the City of West Palm Beach.

Containing in all 0.713 Acres or 31,056 square feet, more or less.

has caused the same to be surveyed and platted as shown hereon and do hereby reserve and dedicate as follows:

LOTS 1 through 11

Lots 1 through 11, as shown hereon, are hereby reserved by Townhomes at Conniston, LLC, a Florida limited liability company, their successors and assigns, for purposes consistent with the zoning regulations of the City of West Palm Beach, Florida, and is the perpetual maintenance obligation of said Townhomes at Conniston, LLC, a Florida limited liability company, their successors and assigns, without recourse to City of West Palm Beach, Florida.

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.

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

IN WITNESS WHEREOF, the above name limited liability company has caused these presents to be signed by its Manger this 3rd day of April, 2020.

Townhomes at Conniston, LLC
a Florida limited liability company

BY: STKR Conniston, LLC
a Florida limited liability company, as Manager

BY: [Signature]
Jeffrey Kronengold, Manager

WITNESS: [Signature]

Jonathan Keith
Printed Name

WITNESS: [Signature]

Robert Stiegeler
Printed Name

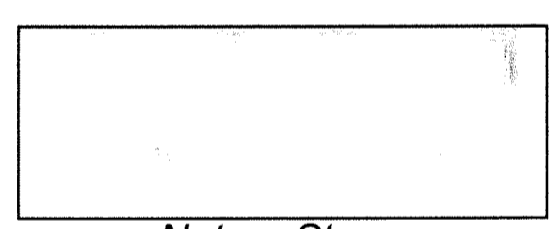
ACKNOWLEDGEMENT

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of April, 2020, by Jeffrey Kronengold as Manager for STKR Conniston, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or has produced _____ (type of identification) as identification.

WITNESS my hand and official seal this 3rd day of April, 2020.

10-18-2021
My Commission Expires:



Notary Stamp

[Signature]
Signature of Notary Public

Hilary S. Feinstein
Printed name of Notary Public

TITLE CERTIFICATION

State of Florida
County of Dade

I, Hilary S. Feinstein, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested in Townhomes at Conniston, LLC, a Florida limited liability company; that the current taxes have been paid; that there are no mortgages of record; and that there are easements and encumbrances of record, but those easements and encumbrances do not prohibit the subdivision created by this plat.

Dated this 3rd day of April, 2020.

[Signature]
Hilary S. Feinstein, Esquire
Florida Bar No. 510350

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.

REVIEWING SURVEYOR

This plat has been reviewed for conformity in accordance with Chapter 177.081 of the Florida Statutes and the ordinances of the City of West Palm Beach, Florida. This review does not include the verification of geometric data or the field verification of the permanent control points (P.C.P.'s) and monuments at lot corners.

Dated this 6th day of April, 2020.

[Signature]
Vincant J. Noel, PSM
Florida Certificate No. 1169

SURVEYOR & MAPPER'S CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief, that Permanent Reference Monuments (P.R.M.'s) have been set as required by law, and that monuments according to Sec. 177.091(9) will be set under the guarantees posted with the City of West Palm Beach, Palm Beach County, Florida, for the required improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of the City of West Palm Beach, Florida.

Dated this 3rd day of April, 2020.

[Signature]
Robert J. Cajal
Professional Surveyor and Mapper
Florida Certificate No. 6266
Wallace Surveying Corporation

APPROVAL-CITY OF WEST PALM BEACH

State of Florida
County of Palm Beach

This plat is hereby approved for record by the City Commission of West Palm Beach, Florida, this 6th day of April, 2020.

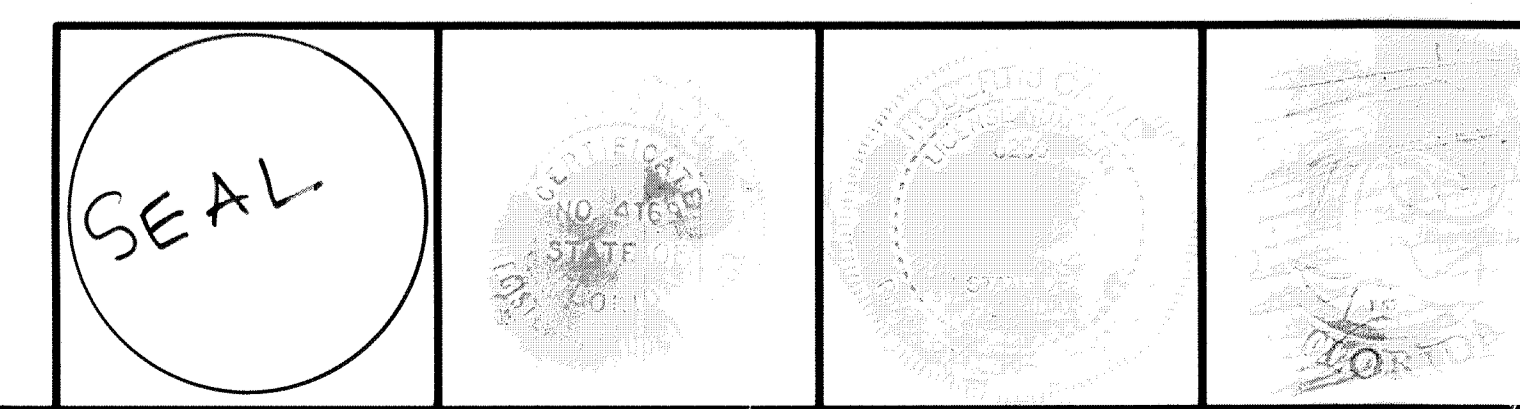
City Planning Board Approval
By: [Signature]
Steven Mayans, Chair

[Signature]
Keith A. James, Mayor

PREPARING SURVEYOR & MAPPER'S STATEMENT

This instrument was prepared by: Robert J. Cajal in the office of Wallace Surveying Corporation 5553 Village Boulevard, West Palm Beach, Florida 33407

TOWNHOMES AT CONNISTON, LLC SEAL REVIEWING SURVEYOR'S SEAL SURVEYOR'S SEAL CITY OF WEST PALM BEACH SEAL



PLAT OF:

TOWNHOMES at CONNISTON

WALLACE SURVEYING
CORP. LICENSED BUSINESS # 6591
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
C/K'D:	REF.: 00-1129-1.DWG	SHEET 1 OF 2	