THIS INSTRUMENT PREPARED BY: SHEET 2 OF 2 SHEETS AVENUE EAST PLAT MICHAEL D. ROSE, P.S.M. la SHAH | ENGINEERING | SURVEYING & ASSOCIATES | PLANNING A REPLAT OF LOTS 2, AND 3, BLOCK 85, TOWN OF LINTON (NOW DELRAY BEACH) (PB I, PG 3, PBCR), CERTIFICATE OF AUTHORIZATION NO. LB6456 3410 North Andrews Avenue Ext. • Pompano Beach, Fl. 33064 TOGETHER WITH LOTS I THROUGH 18, INCLUSIVE, SUBDIVISION OF BLOCK 85, LESS THE SOUTH 10 FEET, SUBDIVISION OF BLOCK 85, (PB 4, PG 14, PBCR), TOGETHER WITH THAT PART OF THE ABANDONED ALLEY PH: 954-943-9433 • FAX: 954-783-4754 AUGUST, 2005 RIGHT-OF-WAY ADJACENT TO SAID LOTS I THROUGH 18, INCLUSIVE, LESS THE SOUTH 10 FEET, TOGETHER WITH STATE OF FLORIDA THAT PART OF THE 16 FOOT ALLEY RIGHT-OF-WAY ADJACENT TO SAID LOTS 2 AND 3, IN SAID BLOCK 85. NORTH COUNTY OF PALM BEACH TOGETHER WITH A 5.00 FOOT STRIP OF RIGHT-OF WAY LYING ADJACENT TO LOTS I THROUGH 18, INCLUSIVE, SECTION 16, TOWNSHIP 46, RANGE 43 EAST This Plat was filed for record SUBDIVISION OF BLOCK 85, LESS THE SOUTH 10 FEET (PB 4, PG 14, PBCR) at ______ M., this _____ day
of _____, 200_ and duly
recorded in Plat Book No._____ S00°51'23"E 1991.53' ALL LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST on Pages _____ and____ West line-section 16, township 46, range 43 east CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA SHARON R. BOCK, CLERK AND COMPTROLLER BLOCK 77 MAP OF THE TOWN OF LINTON (NOW DELRAY BEACH) (PLAT BOOK 1, PAGE 3, PBCR) S.E. 2ND AVENUE CENTERLINE N00°51'41"W 662.45' 50' RIGHT-OF-WAY (PB 1, PG 3, PBCR) 60' RIGHT-OF-WAY (PB 4, PG 14, PBCR) _ 5' RIGHT-OF-WAY ABANDONED PER RESOLUTION **57-05** (ORB 19123, PG 841, PBCR) PLAT LIMIT NOO°51'41"W 448.41 MAP OF THE TOWN OF LINTON (NOW DELRAY BEACH) -6' E.U. EASEMENT -WEST LINE-BLOCK 85 (PB 4, PG 14, PBCR) (FLORIDA POWER & LIGHT (PB 1, PG 3, PBCR) COMPANY EASEMENT) L 5' SIDEWALK EASEMENT PLAT LIMIT MAP OF THE TOWN OF LINTON (NOW DELRAY BEACH) ₩ ₹ \ NOO°51°56"W 156.01' (PB 1, PG 3, PBCR) TRACT "A" 48,136 SQUARE FEET 1.105 ACRES S00°00'15"E TRACT "B" PLAT LIMIT 17,022 SQUARE FEET 6'X12' WATER .92 BC 0.391 ACRE EASEMENT -\$89°59'45"W 6.00' 6.00' ให้ S00'00'15"E S08°27'37"W 610.96' FLORIDA -N08'27'30"E (DESC) EAST COAST RAILROAD 100' RIGHT-OF-WAY -SOUTHEAST CORNER LOT 3, BLOCK 85 **SURVEY NOTES:** EAST LINE-BLOCK 85-(PB 1, PG 3, PBCR) 33.00 (PB 1, PG 3, PBCR) N00°01'07"E N08°27'37"E BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF BLOCK! 86 AND THE EAST RIGHT-OF-WAY LINE OF FLORIDA EAST COAST EAST RIGHT-OF-WAY LINE FLORIDA EAST COAST RAILROAD RAILWAY. SAID MONUMENTED LINE BEARS NORTH 08°27'37" EAST (ASSUMED) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO S08°27'37"W 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. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME. DENOTES DRAINAGE EASEMENT. - DENOTES PERMANENT REFERENCE MONUMENT (PRM) LB# 6456, UNLESS OTHERWISE NOTED. P.R.M. - DENOTES PERMANENT DENOTES PLAT BOOK. REFERENCE MARKER - DENOTES OFFICIAL RECORDS BOOK. DENOTES RADIUS. DENOTES POINT OF BEGINNING. - DENOTES POINT OF COMMENCEMENT. D. - DENOTES CENTRAL ANGLE DENOTES UTILITY EASEMENT. L - DENOTES ARC LENGTH U.E. - DENOTES RIGHT-OF-WAY. P.B.C.R.- DENOTES PALM BEACH - DENOTES GENERAL UTILITY EASEMENT. COUNTY RECORDS N.R. - DENOTES NON-RADIAL. SF - DENOTES SQUARE FEET PCP - DENOTES PERMANENT CONTROL DENOTES DESCRIPTION POINT (LB#6456) THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

SURVEYOR'S PROJECT NO. 04-0697