DHBH #1 PLAT

A REPLAT OF A PORTION OF LOTS 6, 12, 13, 14, 15 AND 16, BLOCK 76
OF MAP OF THE TOWN OF LINTON, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

> PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC.

ENGINEERS - SURVEYORS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991

JULY - 2005

LOT 5, BLOCK 76

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_\_M.
THIS \_\_\_\_ DAY OF \_\_\_\_
A.D. 2008 AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_ ON PAGES \_\_\_\_ THRU \_\_\_\_

SHARON R. BOCK CLERK AND COMPTROLLER

DEPUTY CLERK

SHEET 2 OF 2

NORTH

N89°06'52"W (PLAT BEARING)

\ S89°29'20"W (GRID BEARING)

NORTH LINE THIS PLAT

NOTES

COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EAST

LINEAR UNIT = US SURVEY FEET

TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND

SCALE FACTOR = 1.000046666 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

ADJUSTMENT, FLORIDA EAST ZONE.

COORDINATE SYSTEM 1983 STATE PLANE

GRID BEARINGS ARE GRID DATUM, NAD 83 1990

01°24'48" = BEARING ROTATION

COUNTER CLOCKWISE (PLAT TO GRID)

COORDINATES, BEARINGS AND DISTANCES

## GRAPHIC SCALE

( IN FEET ) 1 INCH =20 FEET

## TABULAR DATA

PARCEL	SQUARE FEET	ACRES
Α	6,848	0.157
В	10,076	0.232
С	5,147	0.118
0	6,076	0.139
RW	1,104	0.026
TOTAL	29,251	0.672

## SURVEY NOTES:

- 1. 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.
- 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS. 3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 4. BEARINGS ARE RELATIVE TO ASSUMED BEARING OF N89°06'52"W ALONG SOUTH LINE OF LOTS 13-16, BLOCK 76
- 5. B P.R.M. INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. LB 3591. "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.
- 7. SQ. FT. DENOTES SQUARE FEET

- 8. Q DENOTES CENTERLINE 9. O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- 10. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

-WEST 1/4 CORNER

N 771920.91 E 959485.91

SECTION 16-46-43 (CALCULATED POSITION)

S89'06'52"E

LOT 11, BLOCK 76
MAP OF THE TOWN OF
LINTON, FLORIDA MAP OF THE TOWN OF LINTON, FLORIDA (PLAT BOOK 1, PAGE 3) (PLAT BOOK 1, PAGE 3) ---EAST RIGHT-OF-WAY LINE N.E. 1ST AVENUE (O.R.B. 594, PAGES 364-365) 125.08 S89'06'55"E 135.08 REMAINDER OF LOT 6, BLOCK 76

MAP OF THE TOWN OF
LINTON, FLORIDA
(PLAT BOOK 1, PAGE 3) REMAINDER OF LOT 12, BLOCK 76 MAP OF THE TOWN OF LINTON, FLORIDA (PLAT BOOK 1, PAGE 3) (PLAT BOOK 1, PAGE 3) 20' PORTION VACATED BY AND WEST N.E. (PLA) UTILITY EASEMENT RETAINED IN -PARCEL RW -PARCEL D (O.R.B. 20672, PAGE 990) N 772139.09 S89'06'52"E 1,104 SQ.FT. 6,076 SQ.FT. S89°06'52"E N 772141.54 276.17 S89°06'52"E E 960117.95 25' S89°06'52"E 276.18 N 772113.10 % N89'06'52"W MORTH LINE OF LOTS 13-16. BLOCK 76 276.18° S89'06'52"E E 959842.39 (PLAT BOOK 1, PAGE 3) 16' ALLEY
(PLAT BOOK 1, PAGE 3) SOUTH LINE OF LOTS 6 AND 12, BLOCK 76 4' ALLEY RIGHT-OF-WAY J 30.00° S89°06'52"E (PLAT BOOK 1, PAGE 3) TO THE CITY OF DELRAY BEACH / N 772115.55 DEDICATED BY THIS PLAT 20' E 960118.58 N 772097.10 PRM 4 N 772098.50 E 960000.41 N89°06'52"W E 959842.78 23.16 POINT OF BEGINNING PARCEL D-S.E. CORNER LOT 12, BLOCK 76 MAP OF THE TOWN OF LINTON, FLORIDA OLD SCHOOL SQUARE (PLAT BOOK 1, PAGE 3) (PLAT BOOK 66, PAGE 71) PARCEL C 5,147 SQ.FT. LOT 17, BLOCK 76 LOT 18, BLOCK 76 MAP OF THE TOWN OF LINTON, FLORIDA MAP OF THE TOWN OF LINTON, FLORIDA (PLAT BOOK 1, PAGE 3) (PLAT BOOK 1, PAGE 3) S89'55'54"E 85.66 PARCEL B 10,076 SQ.FT. PARCEL A 6,848 SQ.FT. 30" N89'06'52"W 23.16 S89'06'52"E N89'05'52"W 157.66 N 771957.11 PRM 1 N 771958.51 SOUTH LINE OF LOTS 13-16, BLOCK 76--POINT OF COMMENCMENT PARCELS A, B AND C E 959846.14 POINT OF BEGINNING-S.E. CORNER LOT 16, BLOCK 76 E 960003.80 PARCELS A, B AND C (PLAT BOOK 1, PAGE 3) MAP OF THE TOWN OF LINTON, FLORIDA (PLAT BOOK 1, PAGE 3) 331.01' (CALCULATED) ATLANTIC AVENUE S89°06'52"E