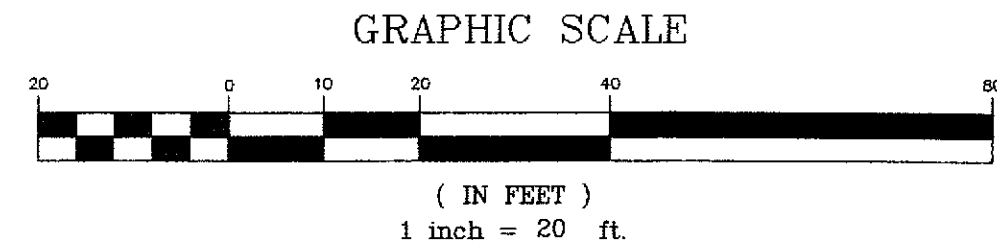


104 NE 2ND AVENUE PLAT

A REPLAT OF LOTS 6, 7, 8, 14, 15 AND 16, BLOCK 75, TOGETHER WITH THE SOUTH 38.25 FEET OF LOT 5, BLOCK 75 AND THE SOUTH 34.75 FEET OF LOT 13, BLOCK 75, MAP OF THE TOWN OF LINTON, (PLAT BOOK 1, PAGE 3, PALM BEACH COUNTY RECORDS) LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.



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STATE OF FLORIDA
COUNTY OF PALM BEACH

This plat was filed for record at _____ this _____ day of _____ 2011, and duly recorded in Plat Book _____ Pages _____ through _____

By: _____

THIS INSTRUMENT WAS PREPARED BY:
JOHN T DOOGAN, P.L.S.

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
JULY, 2011

SHEET 2 OF 2

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.

COORDINATE NOTE:
STATE PLANE COORDINATES SHOWN ARE GRID DATUM - NAD 83, 1990 ADJUSTMENT
ZONE - FLORIDA EAST ZONE
COORDINATE SYSTEM - 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000046313
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

THE THREE (3) CONTROL P.R.M.'S SHOWN HEREON ARE BASED ON A GPS GEODETIC CONTROL SURVEY PREPARED BY AVIROM & ASSOCIATES, INC. WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY RELATIVE TO THE NEAREST CONTROL POINT WITHIN PALM BEACH COUNTY'S GEODETIC CONTROL NETWORK ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.

THE FOLLOWING FIRST ORDER STATIONS WERE CONSTRAINED ON THE ABOVE REFERENCED SURVEY:

STATION	NORTHING	EASTING
MIDDLE	N 775,657.063	E 964,435.894
HARDIN	N 777,299.088	E 948,605.531
HORNE	N 777,273.650	E 952,759.066

AREA TABULATION

TRACT 'A'	= 22,939 SQUARE FEET (0.526 ACRES)
TRACT 'B'	= 34,749 SQUARE FEET (0.798 ACRES)
TRACT 'C'	= 10,079 SQUARE FEET (0.231 ACRES)
TRACT 'RW-D'	= 3,124 SQUARE FEET (0.072 ACRES)
TRACT 'RW-E'	= 773 SQUARE FEET (0.018 ACRES)
TOTAL	= 71,665 SQUARE FEET (1.645 ACRES)

PLAT TO GRID CONVERSION

1°32'23" = COUNTER CLOCKWISE BEARING ROTATION (PLAT TO GRID)

NORTH R/W LINE OF N.E. 1st STREET

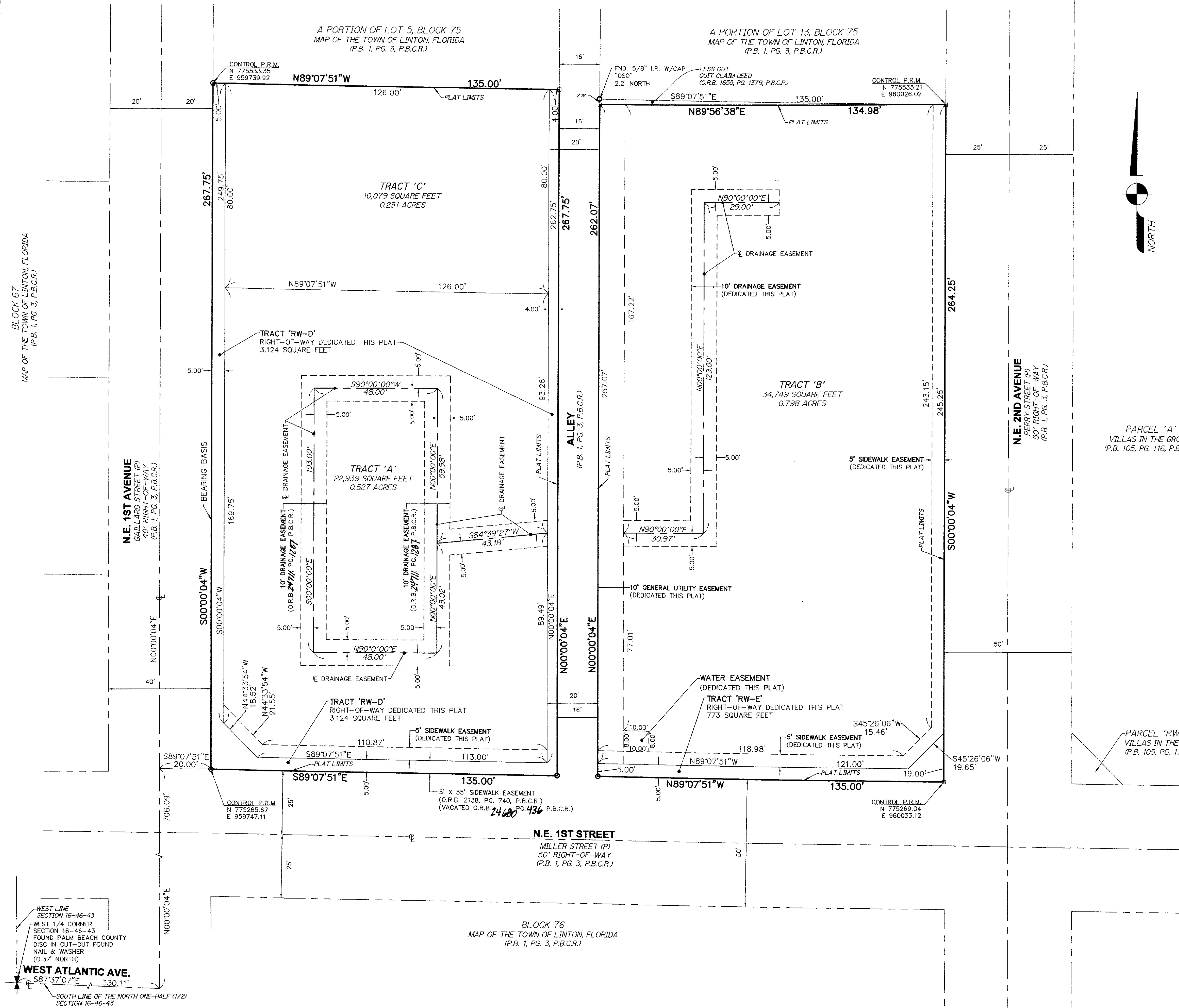
S89°07'51"E (PLAT BEARING)
N89°19'46"E (GRID BEARING)

SURVEYOR'S NOTES:

- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ZONING REGULATIONS.
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF N.E. 1ST AVENUE HAVING A BEARING OF S00°00'04"W (ASSUMED BEARING)
- 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.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- DRAINAGE FACILITIES AND MAINTENANCE RESPONSIBILITIES, WITHIN TRACTS A, B AND C ARE HEREBY RESERVED FOR THE OWNER, THEIR SUCCESSORS AND/OR ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, THEIR SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.
- LANDSCAPING AND MAINTENANCE RESPONSIBILITIES ARE HEREBY RESERVED FOR THE OWNER, THEIR SUCCESSORS AND/OR ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, THEIR SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.
- ABBREVIATION LEGEND: C = CENTERLINE; F/K/A = FORMERLY KNOWN AS; FND = FOUND; GPS = GLOBAL POSITIONING SYSTEM; IR = IRON ROD; L.B. = LICENSED BUSINESS; NAD = NORTH AMERICAN DATUM; O.R.B. = OFFICIAL RECORDS BOOK; (P) = PLAT; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG. = PAGE; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.R.M. = PERMANENT REFERENCE MONUMENT; P.S.M. = PROFESSIONAL SURVEYOR & MAPPER; OSO = O'BRIEN, SUTTER AND O'BRIEN; RW = RIGHT-OF-WAY; US = UNITED STATES.

SYMBOL LEGEND:

- INDICATES SET PERMANENT REFERENCE MONUMENT, 4" x 4" x 24" CONCRETE MONUMENT WITH BRASS DISK STAMPED "L.B. #3300, P.R.M."
- INDICATES SET PERMANENT REFERENCE MONUMENT, A NAIL WITH BRASS DISK STAMPED "L.B. #3300, P.R.M."



WEST LINE SECTION 16-46-43
WEST 1/4 CORNER SECTION 16-46-43
FOUND PALM BEACH COUNTY DISC IN CUT-OUT FOUND NAIL & WASHER (0.37' NORTH)

WEST ATLANTIC AVE.
S87°37'07"E 330.11'

SOUTH LINE OF THE NORTH ONE-HALF (1/2) SECTION 16-46-43

BLOCK 67
MAP OF THE TOWN OF LINTON, FLORIDA
(P.B. 1, PG. 3, P.B.C.R.)

N.E. 1ST AVENUE
CUT-LAND STREET (P)
40' RIGHT-OF-WAY
(P.B. 1, PG. 3, P.B.C.R.)

BLOCK 76
MAP OF THE TOWN OF LINTON, FLORIDA
(P.B. 1, PG. 3, P.B.C.R.)

PARCEL 'A'
VILLAS IN THE GROVE
(P.B. 105, PG. 116, P.B.C.R.)

PARCEL 'RW-1'
VILLAS IN THE GROVE
(P.B. 105, PG. 116, P.B.C.R.)