

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD AT 8:34 A.M.  
THIS 18 DAY OF July  
A.D. 2023 AND DULY RECORDED  
IN PLAT BOOK 136 ON  
PAGES 57 THRU 58.

JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

By: [Signature]  
DEPUTY CLERK

SHEET 1 OF 2

CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

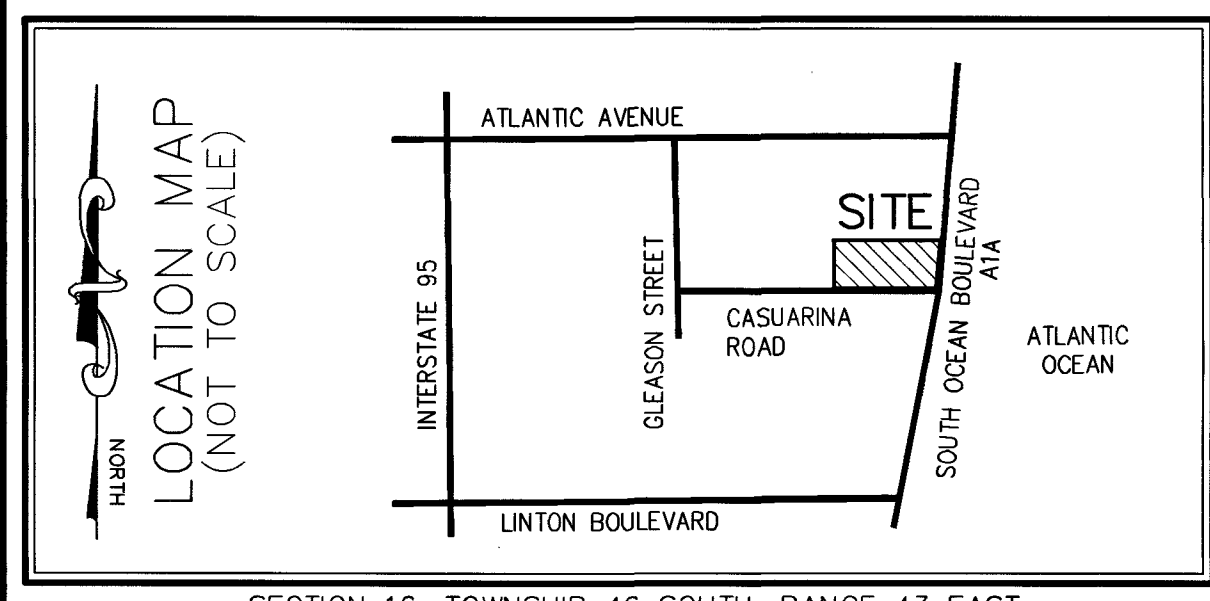


# NAPLETON REPLAT

BEING A REPLAT OF A PORTION OF LOT THIRTY-TWO (32) PLAT OF FRACTIONAL EAST HALF (E 1/2) OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, DELRAY BEACH (FORMERLY LINTON), FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 25, SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

"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.



SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT STEPHEN R. NAPLETON AND CAROL NAPLETON, ARE THE OWNERS OF THE LAND SHOWN ON THIS PLAT OF NAPLETON REPLAT, BEING A REPLAT OF A PORTION OF LOT THIRTY-TWO (32) PLAT OF FRACTIONAL EAST HALF (E 1/2) OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, DELRAY BEACH (FORMERLY LINTON), FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 25, SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT THIRTY-TWO (32), THENCE N89°32'42"E ALONG THE SOUTH LINE OF SAID LOT 32, A DISTANCE OF 270.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°32'42"E ALONG THE SOUTH LINE OF SAID LOT 32, A DISTANCE OF 111.57 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83°48'20", AN ARC DISTANCE OF 36.57 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH OCEAN BOULEVARD (STATE ROAD A1A) AND A POINT OF TANGENCY; THENCE N05°44'22"E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 37.32 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SOUTH 59.40 FEET OF SAID LOT 32; THENCE S89°32'42"W ALONG SAID NORTH LINE, A DISTANCE OF 140.98 FEET; THENCE S00°58'18"E ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 32, A DISTANCE OF 59.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,063 SQUARE FEET/0.1851 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS NAPLETON REPLAT AND FURTHER DEDICATES AS FOLLOWS:

LOT 1 IS HEREBY RESERVED FOR STEPHEN R. NAPLETON AND CAROL NAPLETON, THEIR SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

### ALONG WITH THE FOLLOWING EASEMENTS:

THE CITY OF DELRAY BEACH IS HEREBY GRANTED ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

IN WITNESS WHEREOF, WE STEPHEN R. NAPLETON AND CAROL NAPLETON, DO HERETO SET OUR HANDS AND SEALS, THIS 26 DAY OF June, 2023.

WITNESS: [Signature]  
PRINT NAME: Sean Conroy  
WITNESS: [Signature]  
PRINT NAME: Victoria Blkoma

BY: [Signature]  
STEPHEN R. NAPLETON

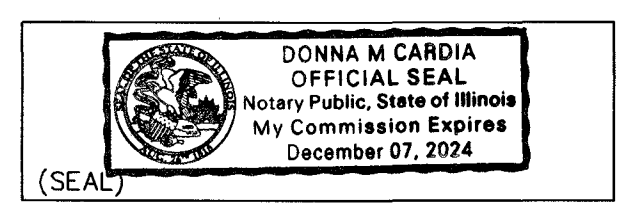
WITNESS: [Signature]  
PRINT NAME: Sean Conroy  
WITNESS: [Signature]  
PRINT NAME: Victoria Blkoma

BY: [Signature]  
CAROL NAPLETON

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 27 DAY OF June, 2023, BY STEPHEN R. NAPLETON AND CAROL NAPLETON, WHO ARE  PERSONALLY KNOWN TO ME OR HAVE PRODUCED Florida Drivers License AS IDENTIFICATION.



[Signature]  
NOTARY PUBLIC  
Donna M. Cardia  
PRINT NAME  
MY COMMISSION EXPIRES: 12/07/2024  
COMMISSION NUMBER: 842453

### MORTGAGEE'S CONSENT:

STATE OF ILLINOIS  
COUNTY OF COOK

THE UNDERSIGNED, WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK AND TRUST COMPANY, N.A., HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 33018, AT PAGE 1531 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VP-SERVICING AND ITS COMPANY SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26 DAY OF JUNE, 2023.

WITNESS: [Signature]  
PRINT NAME: Denise Quintana

WINTRUST MORTGAGE,  
A DIVISION OF BARRINGTON BANK AND  
TRUST COMPANY, N.A.

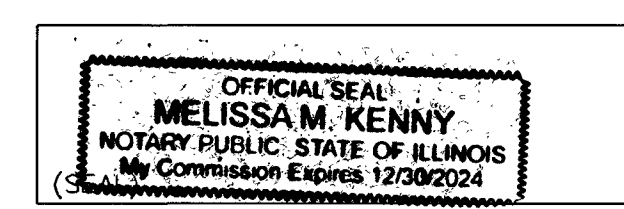
WITNESS: [Signature]  
PRINT NAME: Kelly Christopher

BY: [Signature]  
PRINT NAME: James Galbavy  
TITLE: VP-SERVICING

### ACKNOWLEDGEMENT:

STATE OF ILLINOIS  
COUNTY OF COOK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 26th DAY OF June, 2023, BY James Galbavy, AS VP-SERVICING FOR WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK AND TRUST COMPANY, N.A., ON BEHALF OF THE MORTGAGEE, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED in person AS IDENTIFICATION.



[Signature]  
NOTARY PUBLIC  
Melissa M. Kenny  
PRINT NAME  
MY COMMISSION EXPIRES: 12-30-24  
COMMISSION NUMBER: 464880

### CITY APPROVALS:

THIS PLAT OF NAPLETON REPLAT WAS APPROVED ON THE 18 DAY OF July, A.D. 2023 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

[Signature] ATTEST: [Signature]  
MAYOR CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature]  
DEVELOPMENT SERVICES DIRECTOR  
[Signature]  
CITY ENGINEER

[Signature]  
FIRE MARSHAL

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, CARL E. SIEGEL/PATCH REEF TITLE COMPANY, 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 TO STEPHEN R. NAPLETON AND CAROL NAPLETON, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 5/30/23

[Signature]  
PRINT NAME: CARL E. SIEGEL  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### REVIEWING SURVEYOR'S CERTIFICATE:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES.

DATE: 5/26/2023

[Signature]  
JOHN T. DOOGAN, P.L.S.  
PROFESSIONAL LAND SURVEYOR,  
REGISTRATION #4409 STATE OF FLORIDA  
AVIROM & ASSOCIATES, INC. LB #3300  
50 SW 2ND AVENUE, SUITE 102  
BOCA RATON, FL 33432

### SURVEYOR'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") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, 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 DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

DATE: 5-25-2023

[Signature]  
DAVID P. LINDLEY  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 5005

