

THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A
 BOCA RATON, FLORIDA 33433 - (561)392-1991
 AUGUST - 2004

VILLAS IN THE GROVE

A REPLAT OF LOTS 5, 6, 7 AND 8, AND 13, 14, 15 AND 16, IN BLOCK 83, AND THE PORTION OF THE 16 FOOT WIDE ALLEY ADJACENT THERETO, AND A PORTION OF THE TRIANGULAR PARCEL OF LAND SHOWN AS THOMPSON PARK LYING BETWEEN BLOCK 83, AND THE F.E.C. RAILROAD RIGHT-OF-WAY, 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.

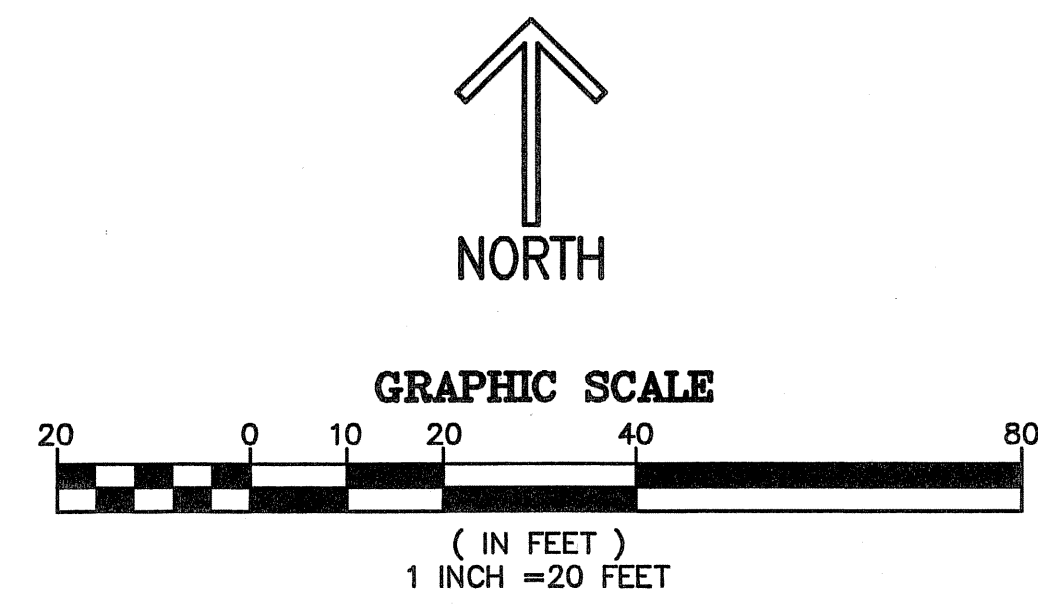
117

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF _____
 A.D. 2005 AND DULY RECORDED
 IN PLAT BOOK _____ ON
 PAGES _____ THRU _____

SHARON R. BOCK
 CLERK CIRCUIT COURT

BY: _____
 DEPUTY CLERK

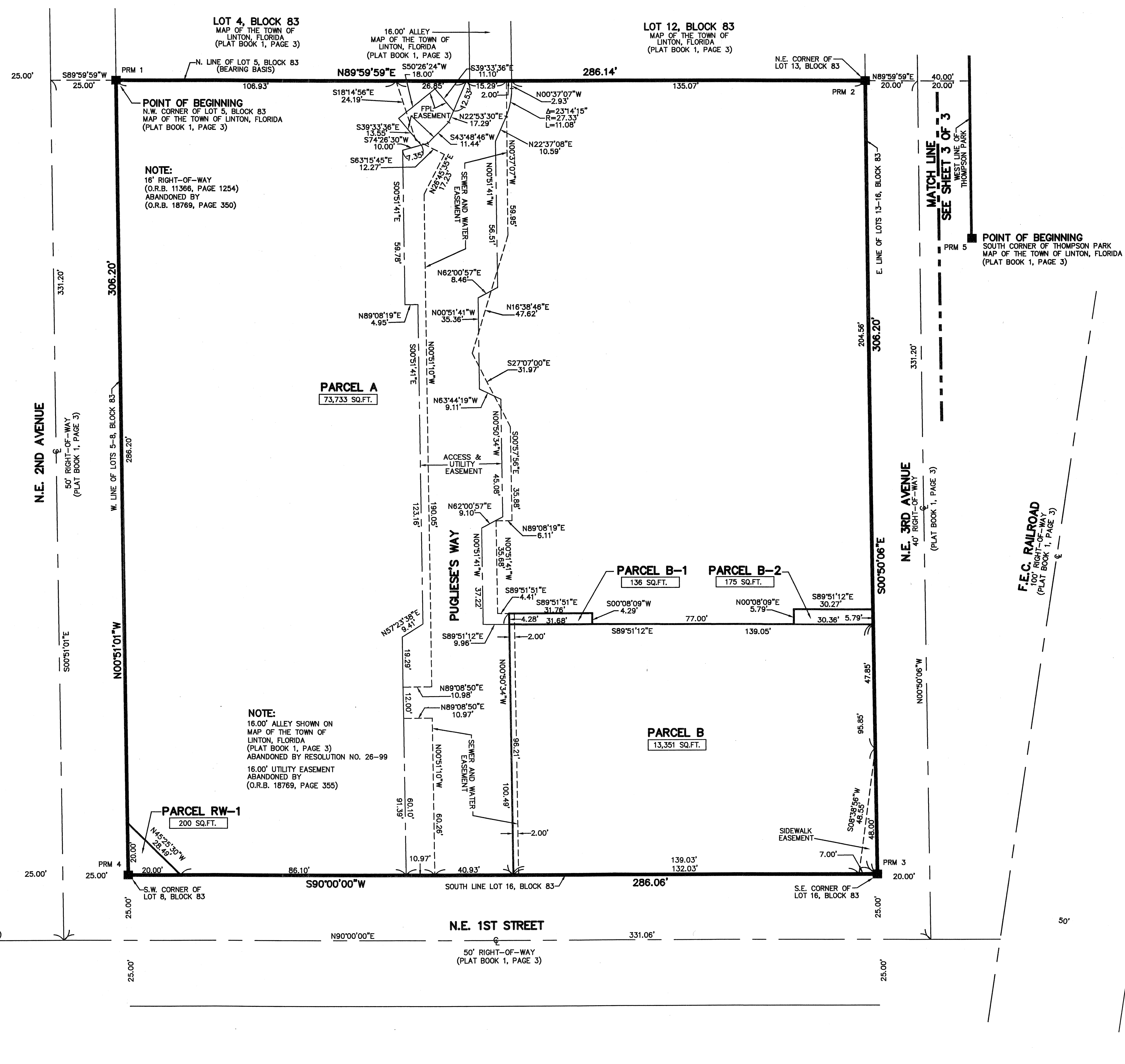
SHEET 2 OF 3



TABULAR DATA

PARCEL	SQUARE FEET	ACRES
A	73,733	1.693
B	13,351	0.306
B-1	136	0.003
B-2	175	0.004
C	2,407	0.055
RW-1	200	0.005
RW-2	1,352	0.031
TOTAL	91,354	2.097

- SURVEY NOTES:**
- 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.
 - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
 - 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.
 - BEARINGS ARE RELATIVE TO ASSUMED BEARING OF N89°59'59"E ALONG THE NORTH LINE OF LOT 5, BLOCK 83
 - 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.
 - SQ. FT. - DENOTES SQUARE FEET
 - ⊙ - DENOTES CENTERLINE
 - O.R.B. - DENOTES OFFICIAL RECORDS BOOK
 - THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.



NOTE:
 16' RIGHT-OF-WAY
 (O.R.B. 11366, PAGE 1254)
 ABANDONED BY
 (O.R.B. 18769, PAGE 350)

PARCEL A
 73,733 SQ.FT.

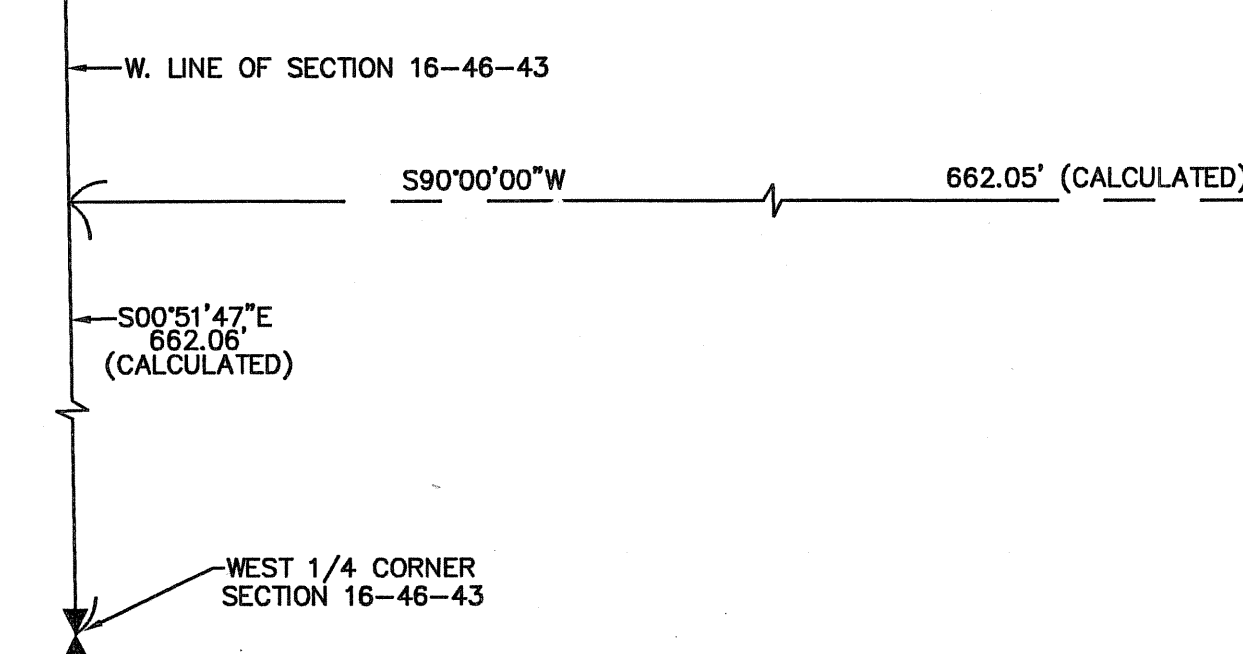
PARCEL B-1
 136 SQ.FT.

PARCEL B-2
 175 SQ.FT.

PARCEL RW-1
 200 SQ.FT.

PARCEL B
 13,351 SQ.FT.

NOTE:
 16.00' ALLEY SHOWN ON
 MAP OF THE TOWN OF
 LINTON, FLORIDA
 (PLAT BOOK 1, PAGE 3)
 ABANDONED BY RESOLUTION NO. 26-99
 16.00' UTILITY EASEMENT
 ABANDONED BY
 (O.R.B. 18769, PAGE 355)



MATCH LINE
 SEE SHEET 3 OF 3

F.E.C. RAILROAD
 40' RIGHT-OF-WAY
 (PLAT BOOK 1, PAGE 3)