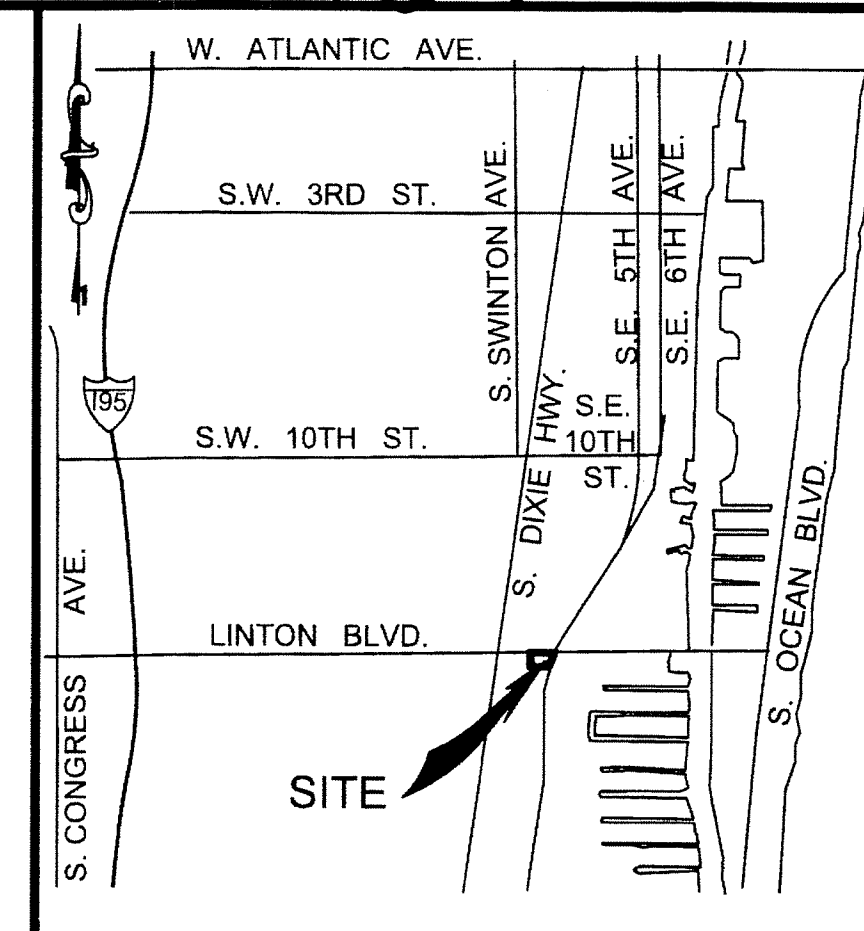


LINTON-FEDERAL PLAT
 BEING A REPLAT OF A PORTION OF TRACT NO. 2A, REVISED PLAT PORTIONS OF
 SECTIONS 28-29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, RECORDED IN PLAT BOOK 18, PAGE 53,
 SITUATE IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST
 CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA
 SHEET 1 OF 3 SEPTEMBER, 2013



THIS PLAT WAS FILED FOR RECORD AT 11:11 AM THIS 18 DAY OF October, 2013, A.D. AND DULY RECORDED IN PLAT BOOK NO. 117, ON PAGE 71.
 SHARON R. BOCK
 CLERK AND COMPTROLLER
 BY Carol Coloyan
 DEPUTY CLERK

00012-174

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOWN ALL MEN BY THESE PRESENTS THAT SUNTRUST BANK, OWNER OF THE LANDS SHOWN HEREON AS LINTON-FEDERAL PLAT, LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE ON A GRID BEARING OF SOUTH 03°23'45" EAST ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 53.06 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF S.E. 12TH STREET (LINTON BOULEVARD); THENCE NORTH 89°24'01" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 96.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°24'01" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 343.89 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 118°12'32", AN ARC DISTANCE OF 51.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1179.28 FEET, SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. NO. 1); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 09°26'42", AN ARC DISTANCE OF 194.40 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89°24'01" WEST, A DISTANCE OF 288.53 FEET; THENCE NORTH 00°35'59" WEST, A DISTANCE OF 214.91 FEET TO AN INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF S.E. 12TH STREET (LINTON BOULEVARD) AND THE POINT OF BEGINNING.

CONTAINING: 71,194 SQUARE FEET OR 1.6344 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- LOT 1 AND LOT 2 AS SHOWN HEREON ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.
- TRACT "A" AS SHOWN HEREON IS HEREBY RESERVED TO THE OWNER OF LOT 2, FOR FUTURE RIGHT OF WAY DEDICATION PURPOSES TO PALM BEACH COUNTY, FLORIDA.
- LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNERS OF LOTS 1 AND 2, THEIR SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE MAINTENANCE OBLIGATION OF EACH OWNER WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

IN WITNESS WHEREOF, SUNTRUST BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS FIRST VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 2nd DAY OF October, 2013.

WITNESS: Haydee Roman
 (PRINT NAME): Haydee Roman
 DATE: 10-2-2013
 WITNESS: Greg Borisenko
 (PRINT NAME): Greg Borisenko
 DATE: 10-2-2013

SUNTRUST BANK
 BY: Thomas Crociata
 THOMAS CROCIATA, FIRST VICE PRESIDENT
 ATTEST: Helen Ford
 (PRINT NAME): Helen Ford
 TITLE: Asst. Corporate Secretary

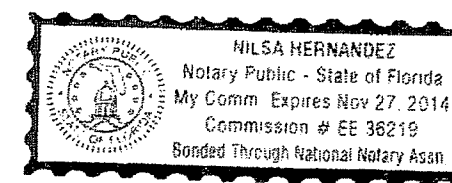
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, PERSONALLY APPEARED THOMAS CROCIATA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS FIRST VICE PRESIDENT OF SUNTRUST BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF October, 2013.

MY COMMISSION EXPIRES: 11-27-14



NOTARY PUBLIC: Nilsa Hernandez
 PRINT NAME: Nilsa Hernandez
 PRINT NUMBER: EE 36219

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

WE, FIDELITY NATIONAL TITLE GROUP, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN SUNTRUST BANK; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO ENCUMBRANCES FOUND ON THIS PARCEL THAT WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: October 7, 2013

AGENT FOR
 FIDELITY NATIONAL TITLE GROUP
 BY: Constance V. Selfridge
 NAME: Constance V. Selfridge
 TITLE: Vice President

CITY APPROVAL

THIS PLAT OF LINTON-FEDERAL PLAT IS APPROVED ON THIS 20th DAY OF August, 2013 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

Shirley
 MAYOR

Chandler D. Nubria
 CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

Paul Darling
 DIRECTOR OF PLANNING AND ZONING
Randall Kujawa
 CITY ENGINEER

Paul Darling
 CHAIRPERSON, PLANNING AND ZONING BOARD

SURVEYOR'S NOTES

- THE BEARINGS SHOWN HEREON ARE BASED UPON A GRID BEARING OF NORTH 89°24'01" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF S.E. 12TH STREET (LINTON BOULEVARD). THE BEARINGS AND COORDINATES ARE BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/2007 ADJUSTMENT).
- ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- 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.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE MUNICIPAL APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- LANDSCAPING ON UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- 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.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- THERE ARE ADDITIONAL PRIVATE RECIPROCAL UTILITY AND DRAINAGE EASEMENTS WITHIN THE COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 26355, PAGE 1252 OF THE PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

REVIEWING SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF LINTON-FEDERAL PLAT AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

REVIEWING SURVEYOR: David P. Lindley DATE: 10-10-13
 DAVID P. LINDLEY
 SURVEYOR AND MAPPER LICENSE NO. 5005
 STATE OF FLORIDA
 CAULFIELD & WHEELER, INC.
 7900 GLADES RD, SUITE 100
 BOCA RATON, FLORIDA 33434
 LICENSED BUSINESS NO. 3591

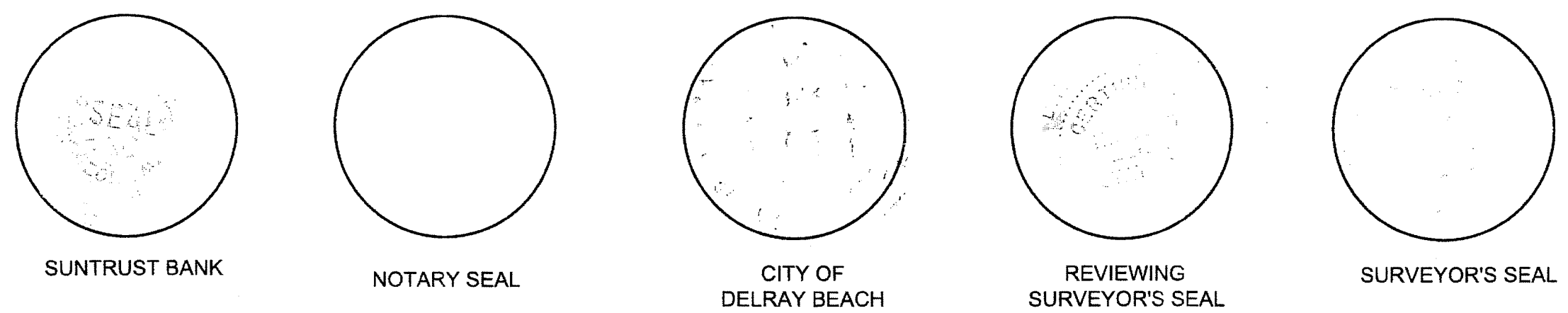
CERTIFICATE OF SURVEYOR AND MAPPER

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 PALM BEACH COUNTY, FLORIDA.

Patrick B. Meeds DATE: 10-10-13
 PATRICK B. MEEDS
 PROFESSIONAL SURVEYOR AND MAPPER NO. 4728
 STATE OF FLORIDA
 CREECH ENGINEERS, INC.
 7881 S.W. ELLIPSE WAY,
 STUART, FLORIDA 34997
 CERTIFICATE OF AUTHORIZATION NO. 6705

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 THIS COUNTY.



SHEET INDEX

- COVER SHEET
- MAP SHEET
- EXISTING EASEMENTS

CREECH ENGINEERS, INC.
 CIVILIZATION ENGINEERED
 7781 S.W. ELLIPSE WAY, STUART, FL 34997 (772) 283-1413
 4450 WEST EAU GALIE BLVD., MELBOURNE, FL 32934 (321) 255-5434
 707 EAST PARK AVENUE, TALLAHASSEE, FL 32301 (850) 841-1705
 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
 PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

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