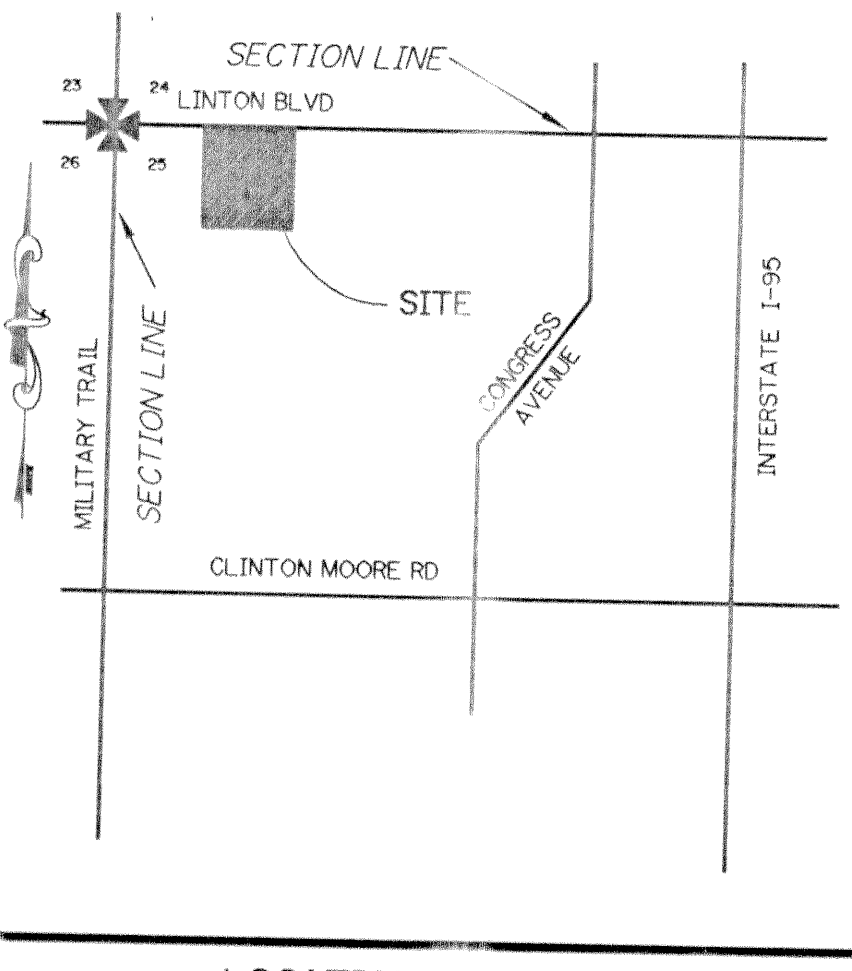


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# LINTON OFFICE PARK

A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25 TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA MARCH, 1994

THIS INSTRUMENT PREPARED BY PERRY C. WHITE P.L.S. 4213 STATE OF FLORIDA LAWSON, NOBLE AND ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS WEST PALM BEACH, FLORIDA



COUNTY OF PALM BEACH ) ss STATE OF FLORIDA ) This Plat was filed for record at 2:57 P.M. this 11th day of October, 1994. Publicly recorded in Plat Book No. 73 of 1994 147-148. Witnessed by WILKIN, Clerk of Circuit Court by Elmer J. Wadley D.C.

LOCATION SKETCH NOT TO SCALE

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT P AND J DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, THE OWNERS OF THE LAND AS SHOWN ON THIS PLAT, BEING IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP OF 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 25, THENCE NORTH 88°41'06" EAST ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 672.19 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°41'06" EAST ALONG SAID NORTH LINE, A DISTANCE OF 672.04 FEET; THENCE SOUTH 01°24'58" EAST, A DISTANCE OF 673.01; THENCE SOUTH 88°42'38" WEST, A DISTANCE OF 672.27 FEET; THENCE NORTH 01° 23'48" WEST ALONG THE EAST LINE OF LINTON OAKS SQUARE AS RECORDED IN PLAT BOOK 51, PAGE 118, PUBLIC RECORDS OF PALM BEACH COUNTY, A DISTANCE OF 672.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.38 ACRES MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE LINTON OFFICE PARK AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1 THROUGH 6, INCLUSIVE, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.

### ALONG WITH THE FOLLOWING EASEMENTS:

THE LIMITED ACCESS EASEMENT IS MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ADJUTING LOTS AND LINTON BOULEVARD.

INGRESS/EGRESS EASEMENT - THE INGRESS/EGRESS EASEMENT IS MADE TO THE LINTON PARK ASSOCIATION, INC. AND THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, FOR INGRESS AND EGRESS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF SAID ASSOCIATION, AND THEIR RESPECTIVE SUCCESSORS OR ASSIGNS.

UTILITY EASEMENT - THE UTILITY EASEMENTS ARE MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS TO AND REPAIR OF AND INSTALLATION OF WATER AND SEWER MAINS.

LANDSCAPE EASEMENT - THE LANDSCAPE EASEMENTS ARE MADE TO THE LINTON PARK ASSOCIATION, INC. AND THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, FOR THE PURPOSE OF LANDSCAPING AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AND THEIR RESPECTIVE SUCCESSORS OR ASSIGNS.

GENERAL UTILITY EASEMENT - THE GENERAL UTILITY EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES AND ANY OTHER APPROVED UTILITIES.

DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS ARE MADE TO THE LINTON PARK ASSOCIATION, INC., AND THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF SAID ASSOCIATION, AND THEIR RESPECTIVE SUCCESSORS OR ASSIGNS.

WATER MANAGEMENT EASEMENT - THE WATER MANAGEMENT EASEMENT IS MADE TO THE LINTON PARK ASSOCIATION, INC., AND THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AND THEIR RESPECTIVE SUCCESSORS OR ASSIGNS.

LAKE MAINTENANCE EASEMENT - THE LAKE MAINTENANCE EASEMENT IS MADE TO THE LINTON PARK ASSOCIATION, INC., AND THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, FOR LAKE MAINTENANCE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AND THEIR RESPECTIVE SUCCESSORS OR ASSIGNS.

THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

IN WITNESS WHEREOF, P AND J DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL, TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25 DAY OF August, 1994.

ATTEST: Gerald M. Holland GERALD M. HOLLAND SECRETARY

P AND J DEVELOPMENT CORPORATION A FLORIDA CORPORATION

BY: Peter J. Casoria Jr. PETER J. CASORIA, JR.

ITS: PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA ) ss COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED GERALD M. HOLLAND AND PETER J. CASORIA, JR. WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED \_\_\_\_\_ AND \_\_\_\_\_ RESPECTIVELY AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS SECRETARY AND PRESIDENT OF P AND J DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS 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 FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF August, 1994.

DIANA L. PRESTON COMMISSION # CC384790 EXPIRES JUN 17, 1998 BROWARD COUNTY, FLORIDA AT LANTIC BONDING CO., INC. 6/17/98

Diana Preston NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA ) ss COUNTY OF BROWARD

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDERS OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE, LIEN OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8491 AT PAGE 1082 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY GERALD M. HOLLAND AND MURIEL K. HOLLAND AS INDIVIDUALS THIS 21 DAY OF September, 1994.

WITNESS Patty Boyd Gerald M. Holland GERALD M. HOLLAND

WITNESS Muriel K. Holland MURIEL K. HOLLAND

### ACKNOWLEDGEMENT

STATE OF FLORIDA ) ss COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED GERALD M. HOLLAND AND MURIEL K. HOLLAND WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED \_\_\_\_\_ RESPECTIVELY AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF September, 1994.

FRANCIS L. BROWNEN BY COMMISSION # CC 20000 EXPIRES September 16, 1997

Francis L. Brownen NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA ) ss COUNTY OF Broward

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDERS OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE, LIEN OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8057 AT PAGE 609 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior Vice President AND ATTESTED BY BARBARA ZANDER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25 DAY OF August, 1994.

Barbara Zander ATTEST:

NATIONSBANK OF FLORIDA, N.A. A NATIONAL BANKING ASSOCIATION BY: William L. Patterson SENIOR VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA ) ss COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED WILLIAM L. PATTERSON & BARBARA ZANDER WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED \_\_\_\_\_ RESPECTIVELY AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25TH DAY OF August, 1994.

OFFICIAL NOTARY SEAL ANN P. TORINO NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC20472 EXPIRES JUNE 7, 1998

Ann P. Torino NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA ) ss COUNTY OF Palm Beach

I HEREBY CERTIFY THAT RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF P AND J DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THE CURRENT TAXES HAVE BEEN PAID.

Michael M. Listick MICHAEL M. LISTICK ATTORNEY AT LAW

September 19, 1994 DATE:

### CITY APPROVAL

THIS PLAT OF THE LINTON OFFICE PARK WAS APPROVED ON THE 13th DAY OF September, A.D. 1994 BY THE CITY COMMISSION OF DELRAY BEACH, FLORIDA.

Don Egnel MAYOR

Alison Mac Hugo Harty ATTEST: CITY CLERK

### AND REVIEWED, ACCEPTED AND CERTIFIED BY:

Diane Danzig DIRECTOR OF PLANNING AND ZONING

Randee Golden CHAIRPERSON, PLANNING AND ZONING BOARD

RE Hayden CITY ENGINEER

Michael S. Lato FIRE MARSHALL

W. Greenwood DIRECTOR OF ENVIRONMENTAL SERVICES

### 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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS AND (P.C.P.'S) PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE September 29, 1994

Perry C. White PERRY C. WHITE STATE OF FLORIDA REGISTERED SURVEYOR NO. 4213

