



1. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS.
2. ALL MATTERS CONTAINED ON THE PLAT OF OSCEOLA PARK, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(AFFECTS AS SHOWN)**
3. EASEMENT FOR STORM SEWERS RECORDED MARCH 2, 1960 IN O.R. BOOK 476, PAGE 112, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECT)**
4. DECLARATION OF UNITY OF TITLE RECORDED IN O.R. BOOK 22842, PAGE 199, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (LOTS 9 AND 10). **(AFFECTS LOTS 9 AND 10 BLOCK 104 ONLY AS SHOWN)**
5. STATE ROAD PLAT FOR STATE ROAD NO. 5 RECORDED IN ROAD PLAT BOOK 2, PAGE 200, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECT, LIES ADJACENT)**
6. EASEMENT FOR STORM SEWER CONTAINED IN INSTRUMENT RECORDED MARCH 2, 1968, UNDER O.R. BOOK 476, PAGE 111, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT AFFECT)**

PARCEL 1:

LOT 7, LESS THE EAST 10 FEET THEREOF, BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID EAST 10 FEET CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORD BOOK 478, PAGE 887.

AND

PARCEL 2:

LOT 8, BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, LESS THE EAST 10 FEET THEREOF CONVEYED TO THE STATE OF FLORIDA FOR RIGHT OF WAY OF STATE ROAD NO. 5 IN OFFICIAL RECORD BOOK 493, PAGE 18, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

PARCEL 3:

LOT 9, BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 10 FEET OF SAID LOT 9.

AND

PARCEL 4:

LOT 10, BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS THE EAST 10 FEET THEREOF, FOR ROAD RIGHT OF WAY AS DEEDED IN AN INSTRUMENT JANUARY 18, 1960, IN THE OFFICIAL RECORD BOOK 455, PAGE 449.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 25,497 SQUARE FEET OR 0.5853 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS OF WAY OF RECORD.

CERTIFICATE:  
TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED  
WAS MADE IN ACCORDANCE WITH THE 16TH MINIMUM STANDARD DETAIL REQUIREMENTS  
FOR ALTA/NPS/LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA  
AND SNAPS, AND INCLUDES ITEMS 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11(A),  
13, 14, 16, 17, 18, 19, 20(A) AND 21 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 4-25-2023

DAVID P. LINDLEY, PLS  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA - LB #3591