

CONGRESS BUSINESS PARK, A P.U.D.

BEING A PORTION OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA SEPTEMBER 2014 SHEET 1 OF 3

35 STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 11:17 A.M. THIS 5 DAY OF Jan 2014 AND DULY RECORDED IN PLAT BOOK 119 ON PAGES 35 THRU 37 SHARON R. BOCK CLERK AND COMPTROLLER

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT CONGRESS AVENUE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS CONGRESS BUSINESS PARK, A P.U.D. BEING A PORTION OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, SOUTH 01° 21'11" WEST, A DISTANCE OF 80.01 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WATER TOWER ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 10739, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, SOUTH 01° 21'11" WEST, A DISTANCE OF 1755.32 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 25373, PAGE 1246, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE DEPARTING SAID EAST SECTION LINE, NORTH 87° 18' 48" WEST, ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTHWEST CORNER THEREOF, SAID POINT LYING ON THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 24672, PAGE 1293, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 314.11 FEET; THENCE NORTH 06° 16' 10" EAST, ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 24672, PAGE 1293, A DISTANCE OF 32.81 FEET; THENCE CONTINUING ALONG THE BOUNDARY OF SAID PARCEL, NORTH 03° 36' 05" WEST, A DISTANCE OF 181.35 FEET; THENCE SOUTH 83° 43' 50" EAST, A DISTANCE OF 0.19 FEET; THENCE NORTH 03° 36' 05" WEST, A DISTANCE OF 130.35 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 805.00 FEET, A CHORD BEARING OF SOUTH 65° 15' 23" WEST AND A CENTRAL ANGLE OF 02° 35' 58"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 865.00 FEET AND A CENTRAL ANGLE OF 28° 35' 52"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 431.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 87° 26' 44" WEST, A DISTANCE OF 64.40 FEET; THENCE SOUTH 49° 23' 14" WEST, A DISTANCE OF 54.73 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CONGRESS AVENUE AS DESCRIBED IN OFFICIAL RECORD BOOK 10739, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 06° 13' 12" EAST, A DISTANCE OF 334.94 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 04° 48' 20" EAST, A DISTANCE OF 202.56 FEET; THENCE NORTH 06° 13' 12" EAST, A DISTANCE OF 585.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 8430.00 FEET AND A CENTRAL ANGLE OF 00° 18' 53"; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND ARC OF SAID CURVE, A DISTANCE OF 46.31 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 19° 07' 33" EAST, A DISTANCE OF 51.14 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 8419.00 FEET AND A CHORD BEARING OF NORTH 07° 56' 42" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02° 08' 28", A DISTANCE OF 314.61 FEET TO A POINT ON A NON-TANGENT LINE AND A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF WATER TOWER ROAD; THENCE NORTH 50° 32' 44" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 53.17 FEET; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 87° 55' 28" EAST, A DISTANCE OF 705.69 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,312,601 SQUARE FEET OR 30.133 ACRES MORE OR LESS

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

- 1.) TRACTS "A", "B", "F", "G" AND "H" (DEVELOPMENT TRACTS), ARE HEREBY RESERVED BY CONGRESS AVENUE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP FOR FUTURE DEVELOPMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CONGRESS AVENUE PROPERTIES, LTD., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF LAKE PARK.
2.) TRACT "C" (RIGHT-OF-WAY), AS SHOWN HEREON, IS HEREBY RESERVED BY CONGRESS AVENUE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP FOR FUTURE ROAD PURPOSES.
3.) TRACTS "D" AND "E" (WATER MANAGEMENT TRACTS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CONGRESS BUSINESS PARK ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK.
4.) THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CONGRESS BUSINESS PARK ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK.
5.) THE UTILITY EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
6.) THE SEACAST UTILITY AUTHORITY (S.U.A.) EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO SEACAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND SEWER FACILITIES, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK.
7.) THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CONGRESS BUSINESS PARK ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT NOR THE TOWN OF LAKE PARK.
8.) THE 50 FOOT ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CONGRESS BUSINESS PARK ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC INGRESS AND EGRESS, UTILITY AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK.

IN WITNESS WHEREOF, CONGRESS AVENUE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS, THIS 10th DAY OF December, 2014.

CONGRESS AVENUE PROPERTIES, LTD A FLORIDA LIMITED PARTNERSHIP
BY: PERPETUITIES TRUST HOLDINGS, LLC A FLORIDA LIMITED LIABILITY COMPANY ITS GENERAL PARTNER
DIANE STEPHANOS PRESIDENT
BY: Phillip Brandt

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DIANE STEPHANOS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PERPETUITIES TRUST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF December, 2014.

MY COMMISSION EXPIRES: 12-13-15 Debby Powell NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: Debby Powell
COMMISSION NUMBER: EE 142483

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

I, JACK B. OWEN, JR., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN CONGRESS AVENUE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: Dec. 10, 2014 BY: Jack B. Owen, Jr. JACK B. OWEN, JR. FLORIDA BAR NO. 472920

ACCEPTANCE OF DEDICATION CONGRESS BUSINESS PARK ASSOCIATION, INC.

STATE OF FLORIDA COUNTY OF PALM BEACH

THE CONGRESS BUSINESS PARK ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 10th DAY OF December, 2014.

CONGRESS BUSINESS PARK ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT

BY: Diane Stephanos DIANE STEPHANOS - PRESIDENT

WITNESS: Phillip Brandt WITNESS: Phillip Brandt
PRINT NAME: Phillip Brandt PRINT NAME: Phillip Brandt

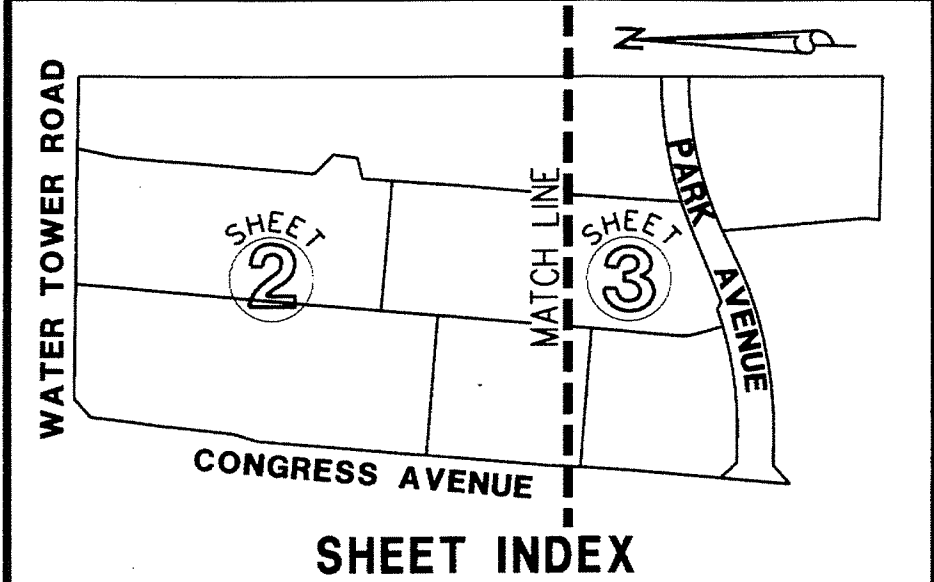
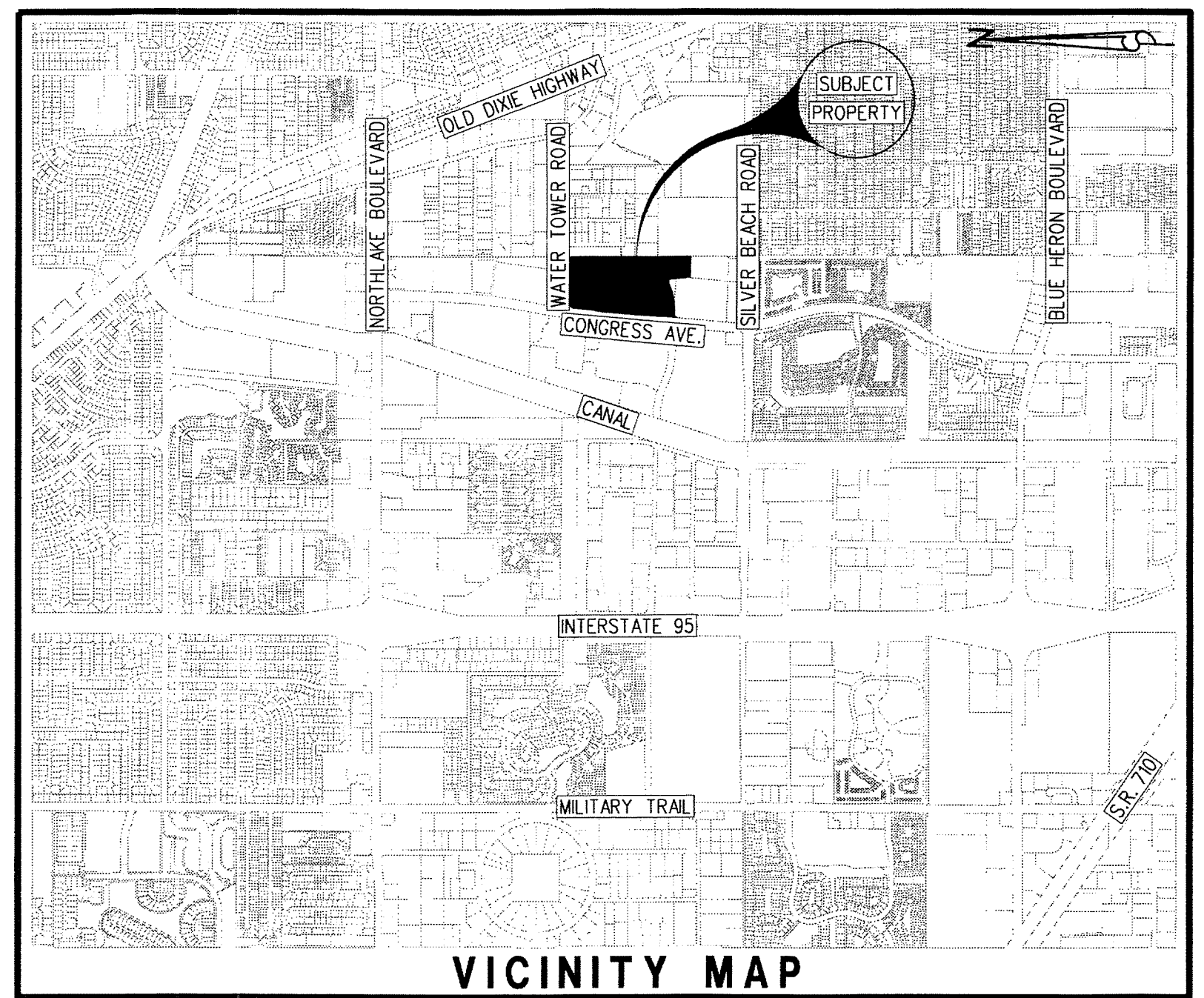
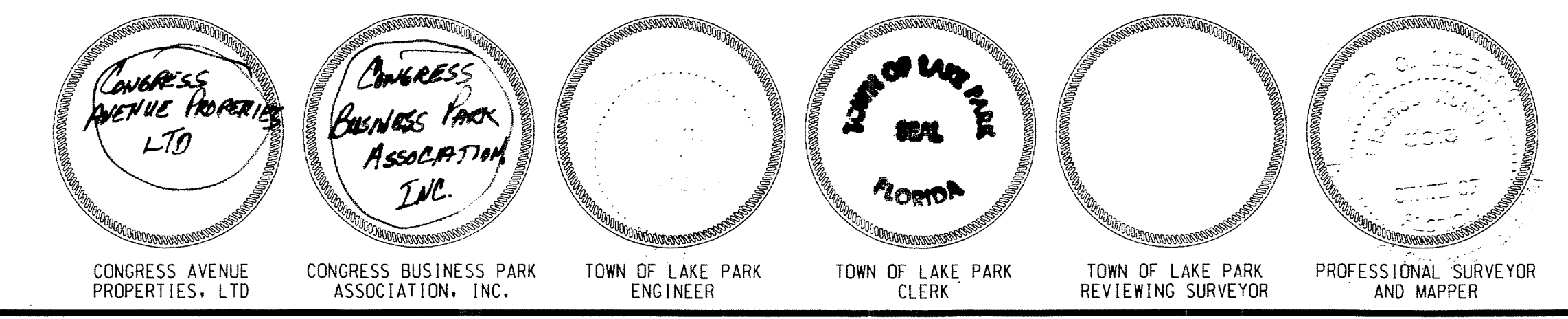
ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DIANE STEPHANOS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CONGRESS BUSINESS PARK ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 10th DAY OF December, 2014.

MY COMMISSION EXPIRES: 12-13-15 Debby Powell NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: Debby Powell
COMMISSION NUMBER: EE 142483



AREA TABULATION table with columns: DESCRIPTION, SQUARE FEET, ACREAGE. Rows include Tracts A through H and a TOTAL row.

ACKNOWLEDGEMENT NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT - UNIT 49

STATE OF FLORIDA COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

DATE: 12/10/14 DAY OF December 2014.

BY: Neal Bardin, Jr. Assistant Secretary; Matthew J. Bokrin, President; Board of Supervisors.

ABBREVIATIONS:

- CB = CHORD BEARING
CL = CENTER LINE
CL = CHORD LENGTH
CONC. = CONCRETE
COR. = CORNER
D = DELTA
D.E. = DRAINAGE EASEMENT
L = ARC LENGTH
D.R.B. = OFFICIAL RECORD BOOK
MON. = MONUMENT
P.C.P. = PERMANENT CONTROL POINT
P.B. = PLAT BOOK
PG. = PAGE
PGS. = PAGES
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.M. = PERMANENT REFERENCE MONUMENT
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
R = RADIUS
S.U.A. = SEACAST UTILITY AUTHORITY

LEGEND:

- Denotes permanent control point (P.C.P.) set mag nail & disk stamped "PCP LB4431" unless otherwise noted.
Denotes permanent reference monument (P.R.M.) set 4"x4" concrete monument with disk stamped "PRM LB4431" unless otherwise noted.

TOWN OF LAKE PARK APPROVAL:

TOWN OF LAKE PARK COUNTY OF PALM BEACH, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO ORDINANCES OF THE TOWN OF LAKE PARK, AND IN ACCORDANCE WITH SEC. 177-071(1)(g), FLORIDA STATUTES, THIS DAY OF 2014.

BY: Robert F. Rennebaum - Town Engineer
BY: James Dubois - Mayor
BY: Vivian Menendez - Town Clerk

TOWN OF LAKE PARK REVIEWING SURVEYOR:

TOWN OF LAKE PARK COUNTY OF PALM BEACH
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE TOWN OF LAKE PARK. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA.

DATE: 12/10/14
BY: Gary Allen Rager, Professional Surveyor and Mapper, License No. LS 4829, State of Florida.

SURVEYOR'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, SAID LINE BEARS SOUTH 01° 21'11" EAST.
2.) LINES, WHICH INTERSECT CURVES, ARE RADIAL UNLESS OTHERWISE NOTED.
3.) 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.
4.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE 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 PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
5.) THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN OF LAKE PARK APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
6.) THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS, IN AND FOR THE OFFICES OF LIBBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458, TELEPHONE (561) 746-8454.

SURVEYOR'S CERTIFICATION:

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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.'s"), ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF LAKE PARK FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.

DATE: 12/10/14 BY: David C. Lidberg, P.S.M., License No. 3613, State of Florida.

LIBBERG LAND SURVEYING, INC. 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

Table with columns: CAD, REF, FLD, OFF, CKD, FB, PG, JOB, DATE, DWG. Includes project details like K:\VST\194243\99-240E-306\99-240E-306.DGN.