

# PLAT of CONGRESS LAKES

# 98

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH }  
 THIS PLAT WAS FILED FOR RECORD AT  
 9:30 AM, THIS 15 DAY OF  
 APRIL, A.D., 1996 AND DULY  
 RECORDED IN PLAT BOOK 98, ON  
 PAGES 98 THROUGH 99

DOROTHY H. WILKEN  
 CLERK OF THE CIRCUIT COURT

By: *Lois A. Stalley*  
 DEPUTY CLERK

BEING A PORTION OF SECTION 31, TOWNSHIP 42 SOUTH,  
 RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.  
 AND BEING A RE-PLAT OF A PORTION OF "CONGRESS PARK HOMES" ACCORDING  
 TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 52, PAGES 199 & 200,  
 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SEPTEMBER 1996

SHEET 1 of 2

### LEGAL DESCRIPTION: CONGRESS LAKES

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF RIVIERA BEACH  
 OWNER OF THE LAND SHOWN HEREON AS "CONGRESS LAKES"  
 A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 42 SOUTH,  
 RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST,  
 CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AND BEING A RE-PLAT  
 OF A PORTION OF "CONGRESS PARK HOMES" ACCORDING TO THE PLAT  
 THEREOF, AS RECORDED IN PLAT BOOK 52, PAGES 199 & 200, PUBLIC  
 RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED  
 AS FOLLOWS: COMMENCE AT THE NORTHWESTERLY CORNER OF THE PLAT OF  
 UCLA AS RECORDED IN PLAT BOOK 77, PAGES 37 AND 38 PUBLIC RECORDS OF  
 PALM BEACH COUNTY FLORIDA; LYING ON THE EASTERLY RIGHT OF WAY LINE  
 OF CONGRESS AVENUE; THENCE RUN NORTH 02° 42' 20" EAST, ALONG SAID  
 NORTHWEST LINE, 355.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 02° 42' 20" EAST, ALONG SAID RIGHT OF WAY LINE  
 541.76 FEET; THENCE SOUTH 87° 57' 23" EAST, 267.82 FEET; THENCE SOUTH  
 02° 42' 04" WEST, 519.87 FEET; THENCE SOUTH 87° 17' 40" EAST, 135.22  
 FEET; THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF BARBARA  
 PARK RECORDED IN PLAT BOOK 44, PAGE 47 PUBLIC RECORDS OF PALM BEACH  
 COUNTY, FLORIDA; THENCE SOUTH 02° 42' 04" WEST, ALONG SAID WEST LINE OF  
 BARBARA PARK, AND 379.97 FEET TO THE POINT OF INTERSECTION WITH THE  
 NORTHERLY LINE OF THE PLAT OF UCLA RECORDED IN PLAT BOOK 77, PAGES  
 37 & 38 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH  
 87° 17' 40" WEST, ALONG SAID NORTHERLY LINE, 268.09 FEET TO A POINT  
 IN A CURVE CONCAVE TO THE EAST WITH A RADIAL LINE OF SOUTH 45° 39'  
 44" EAST, 180.92 FEET TO SAID POINT; THENCE NORTHEASTERLY ALONG THE  
 ARC OF SAID CURVE 247.71 FEET THROUGH A CENTRAL ANGLE OF 78° 34'  
 52"; THENCE NORTH 02° 42' 20" EAST, 151.43 FEET; THENCE NORTH 87° 17' 40"  
 WEST, 119.35 FEET; THENCE SOUTH 47° 42' 20" WEST, 35.35 FEET TO THE POINT  
 OF BEGINNING.

CONTAINING 5.33 ACRES MORE OR LESS,  
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND  
 RIGHTS-OF-WAY OF RECORD.

### DEDICATION:

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF RIVIERA BEACH  
 AS OWNER OF THE LAND SHOWN HEREON, HAS CAUSED THE SAME TO BE  
 SURVEYED AND PLATTED AS SHOWN HEREON AS "PLAT OF CONGRESS LAKES",  
 AND DOES HEREBY DEDICATE THE FOLLOWING SPECIFIC PURPOSES DESCRIBED  
 DESCRIBED HEREIN AS FOLLOWS:

- UTILITY EASEMENTS SHOWN HEREON AND DESIGNATED AS U.E., ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENT ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER UTILITY FACILITIES.
- ROAD RIGHT-OF-WAYS DESIGNATED HEREON AS ESSEX LANE AND W. 17TH STREET ARE HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH FOR ROADWAY, INGRESS, EGRESS, DRAINAGE, UTILITIES (INCLUDING C.A.T.V.) AND RELATED PURPOSES, SAID STREET TRACT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID CITY OF RIVIERA BEACH ITS SUCCESSORS AND/OR ASSIGNS.
- THE 5' PEDESTRIAN ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH FOR PUBLIC USE.
- THE 10' LAKE MAINTENANCE EASEMENT SHOWN HEREON IS HEREBY DEDICATED FOR LAKE MAINTENANCE PURPOSES.
- THE 5' LIMITED ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH FOR CONTROL OF ACCESS, WITH NO OBLIGATION TO MAINTAIN.
- THE 15' LANDSCAPE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH FOR LANDSCAPE PURPOSES, WITH NO OBLIGATION TO MAINTAIN.
- THE 12' DRAINAGE EASEMENT AND DESIGNATED AS D.E. IS HEREBY FOR WATER MANAGEMENT PURPOSES.

### ACKNOWLEDGEMENT:

BEFORE ME PERSONALLY APPEARED \_\_\_\_\_, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSE EXPRESSED HEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31<sup>ST</sup> DAY OF DECEMBER, 1996

*Lois A. Stalley*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_

*Clara K. Williams*  
 CLARA K. WILLIAMS  
 MAYOR

### TITLE CERTIFICATION

I, Andrew DeGraffenreid, III, an attorney-at-law, licensed to practice law in the State of Florida, do hereby certify that I have examined the title to the hereon described property, that I find that the record title to said property on this 31<sup>ST</sup> day of DECEMBER, 1996, is vested in the City of Riviera Beach and that the current taxes for said property have been paid.

Date: DECEMBER 31, 1996

*Andrew DeGraffenreid, III*  
 ANDREW DEGRAFFENREID, III  
 ATTORNEY AT LAW

### City Approval

It is hereby certified that this plat of Congress Lakes has been officially approved for record by the City of Riviera Beach, Florida, this 31<sup>ST</sup> day of DEC., 1996.

By: *Clara K. Williams*  
 Clara K. Williams  
 Mayor

By: *Gwendolyn E. Davis*  
 Gwendolyn E. Davis  
 City Clerk

By: *Lal John Samadi, P.E.*  
 Lal John Samadi, P.E.  
 City Engineer

### SURVEYOR'S NOTES:

- BEARING SHOWN HEREON ARE REFERENCED TO PLAT CONGRESS PARK HOMES AS RECORDED IN PLAT BOOK 52, PAGES 199 & 200 IN THE OFFICE OF THE CLERK OF THE COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA.
- FOUND 4 X 4 CONCRETE MONUMENT WITH DISC. PRM, PLS
- FOUND 4 X 4 CONCRETE MONUMENT WITH DISC. PRM, PLS
- PCP PERMANENT CONTROL POINT SET
- PCP PERMANENT CONTROL POINT FOUND
- LINE WHICH INTERSEPT CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P) POSITIONS, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT FOUND ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BUILDING SETBACKS SHALL CONFORM TO THE CITY OF RIVIERA BEACH LAND DEVELOPMENT CODES.
- THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREE OR SHRUBS PLACED ON THE EASEMENTS, AS SHOWN HEREON.

### SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

I HEREBY 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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET 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 THE CITY OF RIVIERA BEACH, FLORIDA.

DATE: Nov 15, 1996

By: *William D. O'Connor*  
 WILLIAM D. O'CONNOR  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 4563

SUBDIVISION # CONGRESS LAKES  
 BOOK 79 PAGE 98  
 FLOOD ZONE FLOOD MAP  
 QUAD # ZONING  
 PUD NAME CITY OF RIVIERA BEACH

TA 2:134

CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA

PROFESSIONAL SURVEYOR AND MAPPER

CLERK CITY OF RIVIERA BEACH

NOTARY SEAL

SEAL

SEAL

SEAL

JAMES E. NEUHAUS, INC.,  
 11911 U.S. HIGHWAY ONE, SUITE 120  
 PALM BEACH GARDENS, FLORIDA 33408  
 (407) 622-1300

PLAT OF CONGRESS LAKES			
DWN: KAD	F.B.:	PG.:	DATE: 05/24/98
CKD: DOC	PLC: 66-06781		