

161



PLAT OF CONGRESS PROFESSIONAL CENTER

BEING A REPLAT OF LOTS 4, 5, AND 6, AND A PORTION OF LOT 7
BANDLOW SUBDIVISION
AS RECORDED IN PLAT BOOK 21 PAGE 92,
AND BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF
SECTION 17, TOWNSHIP 44 SOUTH, RANGE 43 EAST
VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA

AREA TABULATIONS

PARCEL 1	1.310 AC
PARCEL 2	1.485 AC
PARCEL 3	1.006 AC
PARCEL 4	0.719 AC
PARCEL 5	0.132 AC
WATER MGMT TRACT	1.137 AC
ARABIAN RD.	0.281 AC
TOTAL	6.001 AC

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH } SS

THIS PLAT WAS FILED FOR RECORD AT
2:52 PM, THIS 30 DAY OF
August, 1997, A.D., AND
DULY RECORDED IN PLAT BOOK NO. 161
ON PAGES 161, 162, AND 163.

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY *Deirdre A. Stankley*
DEPUTY CLERK

VILLAGE OF PALM SPRINGS APPROVALS

VILLAGE OF PALM SPRINGS ENGINEER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE VILLAGE OF PALM SPRINGS ORDINANCES.
DATE: Nov 21, 1997 BY: *Donald A. Eckler*
DONALD A. ECKLER, P.E.
VILLAGE OF PALM SPRINGS ENGINEER

VILLAGE OF PALM SPRINGS MAYOR

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF August 1997.
BY: *John M. Davis*
JOHN M. DAVIS, MAYOR

ATTEST:
BY: *Irene L. Burroughs*
IRENE L. BURROUGHS,
VILLAGE OF PALM SPRINGS CLERK

DEDICATION:

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH } SS

KNOW ALL MEN BY THESE PRESENTS THAT D.I.B. INVESTMENTS, INC., OWNER OF THE LAND SHOWN HEREON AS CONGRESS PROFESSIONAL CENTER, A REPLAT OF LOTS 4, 5, 6, AND A PORTION OF LOT 7, BANDLOW SUBDIVISION, AS RECORDED IN PLAT BOOK 21, PAGE 92, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 44 SOUTH, RANGE 43 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 340 FEET OF THE EAST 580 FEET OF THE WEST 650 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA;

TOGETHER WITH:

LOTS 4, 5, 6, AND 7 OF BANDLOW SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 92, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS SO MUCH OF THE NORTH 30.00 FEET OF SAID LOT 7 AS LIES EAST OF A LINE THAT IS PARALLEL TO AND 52.18 FEET WESTERLY FROM, MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 7.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE STREET SHOWN HEREON AS ARABIAN ROAD IS HEREBY DEDICATED TO THE VILLAGE OF PALM SPRINGS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO CONGRESS PROFESSIONAL CENTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS AND EGRESS PURPOSES, AND IS THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS. SAID EASEMENT IS ALSO HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION & MAINTENANCE OF UTILITY FACILITIES.
3. THE WATER MANAGEMENT TRACT AND THE MAINTENANCE AND DRAINAGE EASEMENTS ASSOCIATED THEREWITH ARE COMMONLY USED FACILITIES AS DEFINED IN THAT CERTAIN EASEMENT DEED DATED MARCH 27, 1985 AND RECORDED IN O.R.B. 4830, PAGE 1753, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID EASEMENT DEED PROVIDES FOR THE MAINTENANCE OF THE COMMONLY USED FACILITIES AND SHALL BE THE RESPONSIBILITY OF CONGRESS PROFESSIONAL CENTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, AND WITHOUT LIMITATION OF ANY REIMBURSEMENT RIGHTS FOR THE "POUD MAINTENANCE" AS PROVIDED IN SAID EASEMENT DEED. SAID WATER MANAGEMENT TRACT IS HEREBY RESERVED TO D.I.B. INVESTMENTS, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR FUTURE DEVELOPMENT AND/OR FOR ACCESS, PARKING, UTILITIES OR OTHER FACILITIES THAT ARE NOT IN CONFLICT WITH EXISTING WATER MANAGEMENT FACILITIES.

IN WITNESS WHEREOF, D.I.B. INVESTMENTS, INC. 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 21 DAY OF August, 1997.

WITNESS:

Liz Jones
John U. Lake

D.I.B. INVESTMENTS, INC.
A FLORIDA CORPORATION
BY: *Donald A. Sands*
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH } SS

BEFORE ME APPEARED *Donald A. Sands*, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DONALD A. SANDS OF D.I.B. INVESTMENTS, INC. AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS AN 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 21 DAY OF August, 1997.

MY COMMISSION EXPIRES: *James B. ...*
NOTARY PUBLIC

ASSOCIATION CONSENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT HAS AN INTEREST IN THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND ACCEPTS THE DEDICATIONS OF RESERVATIONS AS SHOWN HEREON AND HEREBY ACCEPTS THE MAINTENANCE OBLIGATIONS FOR SAME AS STATED THEREIN PURSUANT TO THE TERMS OF THE DECLARATION OF PROTECTIVE COVENANTS FOR CONGRESS PROFESSIONAL CENTER, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 9773, AT PAGE 366, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21 DAY OF August, 1997.

WITNESS:

Cindy L. Sales
John U. Lake

CONGRESS PROFESSIONAL CENTER PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation
BY: *Patrick J. Disalvo*
PATRICK J. DISALVO, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH } SS

BEFORE ME APPEARED PATRICK J. DISALVO, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CONGRESS PROFESSIONAL CENTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS AN 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 21 DAY OF August, 1997.

My commission expires: *John U. Lake*
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH } SS

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON A PORTION OF THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 6159, AT PAGE 1034, AS ASSIGNED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6768, AT PAGE 1634, AND FURTHER ASSIGNED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 9773, AT PAGE 360, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE EXECUTED THIS INSTRUMENT THIS 21 DAY OF August, 1997.

WITNESS:

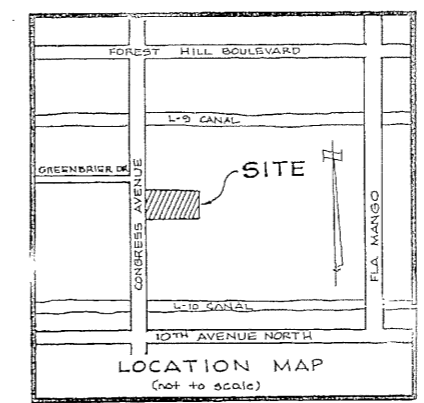
Donald A. Sands
DONALD A. SANDS
Martha P. Sands
MARTHA P. SANDS

ACKNOWLEDGMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH } SS

BEFORE ME APPEARED DONALD A. SANDS AND MARTHA P. SANDS, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT THIS 21 DAY OF August, 1997.

My commission expires: *James B. ...*
NOTARY PUBLIC



TITLE CERTIFICATION

STATE OF FLORIDA } SS
COUNTY OF Howard } SS

THE UNDERSIGNED DOES HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN D.I.B. INVESTMENTS, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: Aug. 15, 1997

BY: *Herbert G. Swan*
HERBERT G. SWAN
RESIDENT VICE PRESIDENT

LAND 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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) 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 VILLAGE OF PALM SPRINGS, FLORIDA.

DATE: Aug. 19, 1997

BY: *Dennis Painter*
DENNIS PAINTER
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3542

LAND SURVEYOR'S NOTES:

THE BEARINGS SHOWN HEREON REFER TO THE 1972 FREE ADJUSTED STATE PLANE GRID DATUM FOR PALM BEACH COUNTY; THE SOUTH LINE OF SECTION 17 BEARING SOUTH 86°09'30" EAST.

NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE OF PALM SPRINGS APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

BUILDING SETBACKS WILL BE IN COMPLIANCE WITH CURRENT VILLAGE OF PALM SPRINGS ZONING REQUIREMENTS.

EXISTING EASEMENTS CREATED INDEPENDENTLY PRIOR TO THIS PLAT ARE SHOWN HEREON WITH RESPECTIVE RECORDING INFORMATION FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT PART OF THIS PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE PROPERTY IS SUBJECT TO A DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS RECORDED MAY 1, 1997 IN OFFICIAL RECORDS BOOK 9773, PAGE 360, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH PROVIDES FOR DRAINAGE, CROSS ACCESS AND CROSS PARKING RIGHTS.

INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.) - (R.L.S. 8342)

INDICATES PERMANENT CONTROL POINT

ALL UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL PROVIDE FOR CABLE TELEVISION SERVICE AS PROVIDED BY LAW.

D.I.B. INVESTMENTS, INC.	NOTARY D.I.B. INVESTMENTS, INC.	CONGRESS PROFESSIONAL CENTER PROPERTY OWNERS ASSOCIATION, INC.	NOTARY CONGRESS PROFESSIONAL CENTER PROPERTY OWNERS ASSOCIATION, INC.	NOTARY DONALD A. SANDS MARTHA P. SANDS	LAND SURVEYOR	VILLAGE OF PALM SPRINGS ENGINEER	VILLAGE OF PALM SPRINGS CLERK
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THIS INSTRUMENT WAS PREPARED BY:
DENNIS PAINTER, R.L.S.
ADAIR & BRADY, INC.
1958 SOUTH CONGRESS AVENUE
WEST PALM BEACH, FL 33406
(561) 964-1221

		PLAT OF CONGRESS PROFESSIONAL CENTER	
Dr. KC	F.B. G20	Scale:	FP1639
Ck. DP	Pg. 19-20	Date: Aug, 1997	
Ap. DP	Job No.: 00050-1		
			SHEET 1 OF 3