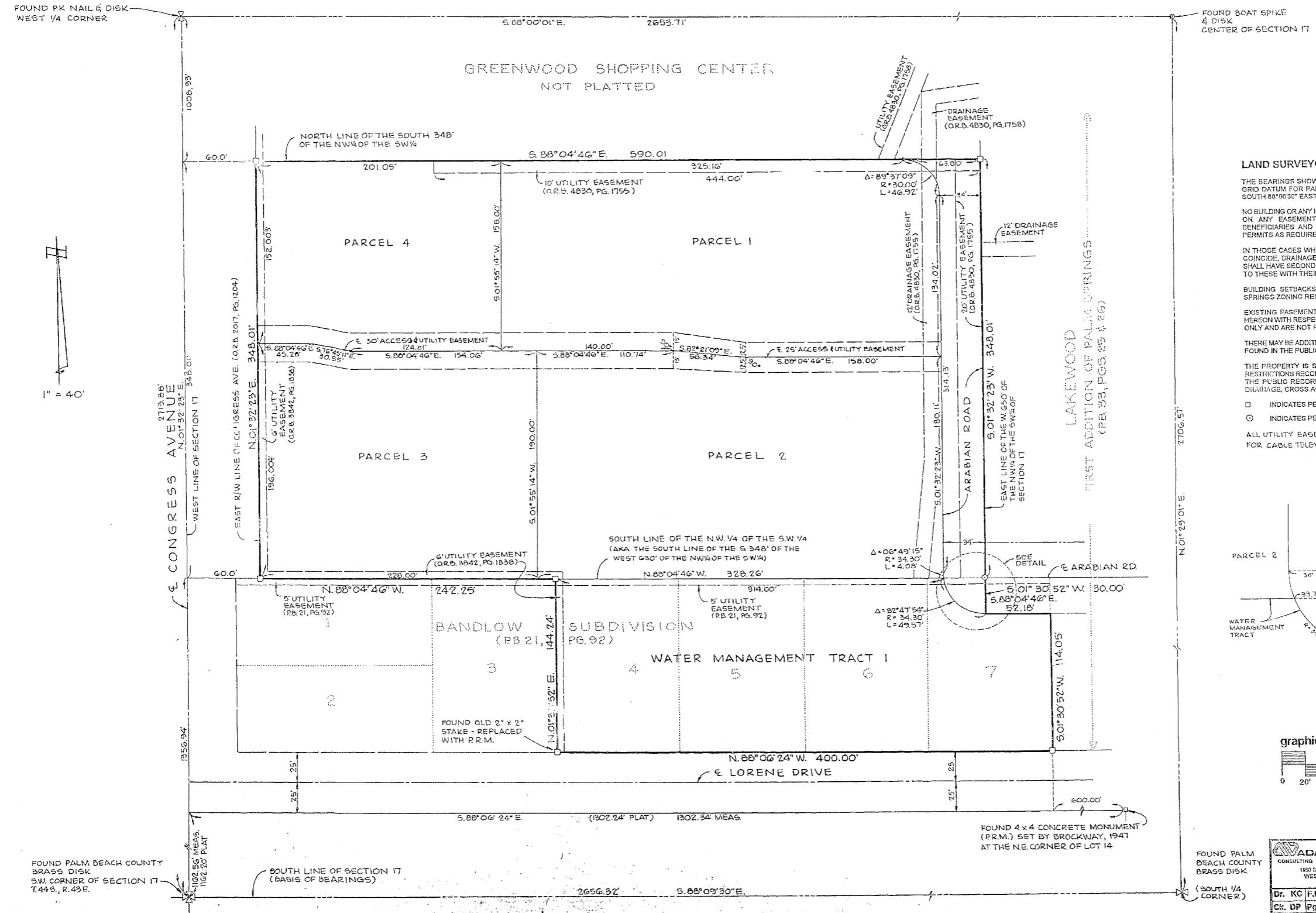


# PLAT OF CONGRESS PROFESSIONAL CENTER

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



### 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 88°00'30" 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.

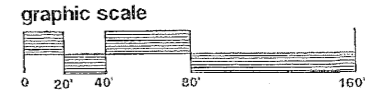
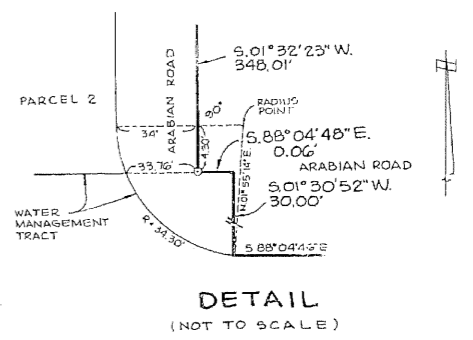
EXISTING EASEMENTS CREATED INDEPENDENTLY PRIOR TO THIS PLAT ARE SHOWN HEREON WITH RESPECTIVE RECORDING INFORMATION FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT PART OF THIS PLAT.

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 399, 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. #3542)
- INDICATES PERMANENT CONTROL POINT

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



<b>ADAIR &amp; BRADY, INC.</b> CONSULTING ENGINEERS - LAND SURVEYORS 1232 SOUTH CONGRESS AVENUE WEST PALM BEACH, FL 33406 (561) 924-1221		<b>PLAT OF CONGRESS PROFESSIONAL CENTER</b>	
Dr. KC F.B.C32	Scale: 1"=40'	FP1639	SHEET 3 OF 3
Ck. DP Pg.42-43	Date: Aug, 1997		
Ap. DP	Job No.: 69060-1		