



CONGRESS HILL PLAT

BEING A PORTION OF LAND LYING IN SECTION 8,
TOWNSHIP 44 SOUTH, RANGE 43 EAST
VILLAGE OF PALM SPRINGS
PALM BEACH COUNTY, FLORIDA

00070-014

SHEET 1 OF 2
OCTOBER 2007

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 11:25 AM
THIS 11th DAY OF NOVEMBER 2007
A.D. 2007 AND DULY RECORDED IN PLAT BOOK
110 ON PAGES 189 THRU 190
SHARON R. BOCK
CLERK AND CONTROLLER
BY: *[Signature]* D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CONGRESS PROPERTIES OF PALM SPRINGS, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS CONGRESS HILL PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SECTION 8, TOWNSHIP 44, SOUTH RANGE 43, EAST AND THE CENTERLINE OF FOREST HILL BOULEVARD, AS SET FORTH BY THE STATE OF FLORIDA RIGHT OF WAY MAP OF FOREST HILL BOULEVARD, SECTION 83590-2801; THENCE SOUTH 01°28'18" EAST ALONG THE WEST AVENUE AND THE POINT OF BEGINNING OF THE HEREON DESCRIBED PROPERTY;
THENCE NORTH 88°13'22" EAST, A DISTANCE OF 42.48 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF FOREST HILL BOULEVARD;
THENCE SOUTH 01°28'18" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF FOREST HILL BOULEVARD, A DISTANCE OF 207.64 FEET;
THENCE SOUTH 88°13'22" EAST, A DISTANCE OF 100.00 FEET;
THENCE SOUTH 01°28'18" EAST, A DISTANCE OF 175.04 FEET;
THENCE NORTH 88°13'22" WEST, A DISTANCE OF 86.55 FEET;
THENCE SOUTH 01°28'18" EAST, A DISTANCE OF 150.04 FEET;
THENCE NORTH 88°13'22" WEST, A DISTANCE OF 39.05 FEET;
THENCE SOUTH 01°28'18" EAST, A DISTANCE OF 125.38 FEET;
THENCE NORTH 88°13'22" WEST, A DISTANCE OF 321.25 FEET, TO A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 15 FEET,
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°39'44", A DISTANCE OF 22.89 FEET;
THENCE NORTH 01°28'18" WEST ALONG THE EAST RIGHT OF WAY OF CONGRESS AVENUE, A DISTANCE OF 530.72 FEET, TO THE POINT OF BEGINNING.

SUBJECT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN OFFICIAL RECORD BOOK 22133 PAGE 1734-1758, AS RECORDED IN THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS
1. THE ATT. EASEMENT AS SHOWN HEREON AND RECORDED IN OFFICIAL RECORD BOOK 21842 PAGE 481, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF SOUTHERN BELL FACILITIES.
2. EASEMENTS FOR SEWER PURPOSES AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF PALM SPRINGS, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.

LYING AND BEING SITUATE IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 158,188 SQUARE FEET OR 3.65 ACRES MORE OR LESS

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th DAY OF October 2007

CONGRESS PROPERTIES OF PALM SPRINGS, INC.
A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA
WITNESS: *[Signature]* BY: *[Signature]*
ROBERT ORESKY - (PRESIDENT)

ATTEST: *[Signature]*
(PRINT NAME) - SECRETARY

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *[Signature]* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CONGRESS PROPERTIES OF PALM SPRINGS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE (SHE) EXECUTED SAID 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 15th DAY OF October 2007

MY COMMISSION EXPIRES: Oct. 19, 2008
[Signature]
(PRINTED NAME) - NOTARY PUBLIC



MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON 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 AGREES THAT ITS MORTGAGE WHICH ARE RECORDED IN OFFICIAL RECORD BOOK AT PAGES OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, *[Signature]* HERETO SET MY HAND THIS 12th DAY OF November 2007

WITNESS: *[Signature]* BY: *[Signature]*
RICHARD GOODELL
BY: *[Signature]*
MILRITA GOODELL

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD GOODELL AND MILRITA GOODELL WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF November 2007

MY COMMISSION EXPIRES: Oct. 19, 2008
[Signature]
(PRINTED NAME) - NOTARY PUBLIC



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, *[Signature]*, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE LANDS DESCRIBED AND SHOWN ON THIS PLAT IS VESTED IN CONGRESS PROPERTIES OF PALM SPRINGS, INC., A FLORIDA CORPORATION, THAT CURRENT TAXES HAVE BEEN PAID, ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 11-14-2007 BY: *[Signature]*
ATTORNEY AT LAW
FLORIDA BAR NO. 314102

APPROVALS - PALM SPRINGS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE VILLAGE COUNCIL OF PALM SPRINGS, FLORIDA, THIS THE ____ DAY OF 11-15-07 2007.

BY: *[Signature]*
JOHN M. DAVIS, MAYOR

ATTESTED BY: *[Signature]*
VIRGINIA WALTON, VILLAGE CLERK

REVIEWING SURVEYORS APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1) F.S., TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN, WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

REVIEWING SURVEYOR: *[Signature]* DATE: 11-6-07
NORMAN J. HOWARD
FLORIDA CERTIFICATE # 5776

SURVEYORS CERTIFICATE

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 PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (P.C.P.'s) AND MONUMENTS ACCORDING TO SECTION 177.081(2) F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF PALM SPRINGS, FLORIDA; THAT THE SURVEY COMPLIES WITH CHAPTER 177, FLORIDA STATUTES AND THE ORDINANCES OF THE VILLAGE OF PALM SPRINGS, FLORIDA.

[Signature] 11/7/07
CLYDE O. MCNEAL
FLORIDA LICENSED SURVEYOR AND MAPPER
PROFESSIONAL SURVEYOR AND MAPPER #2883

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 THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT
PREPARED BY:
DUSTIN S. DANNEHOLD

SEAL	SEAL	SEAL	SEAL	SEAL	SEAL	REVIEWING SURVEYOR	COMPASS SURVEYING
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