

# SOUTH CONGRESS INDUSTRIAL CENTER

## A PLAT OF A PORTION OF SECTION 1, TOWNSHIP 47 S., RANGE 42 E.

### PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS & LAND SURVEYORS

BOCA RATON, FLORIDA

45  
This Plat was filed on July 14, 1977, at 10:20 A.M. and duly recorded in Plat Book No. 33 on page 45 & 46. B. J. DUNKLE, Circuit Court D.C.

*Amended into Boca 1/1985*

### MORTGAGE CERTIFICATE

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that its mortgage, lien, or other encumbrance which is recorded in Official Record Book 2350, Pages 1045 - 1047 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, the said corporation has caused there presents to be signed and attested by its Vice President and Trust Officer and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 22<sup>nd</sup> day of June, A.D. 1977.

ATLANTIC NATIONAL BANK OF WEST PALM BEACH

*Elizabeth Bayne*  
Witness

*J. H. Paulsen II*  
J. H. PAULSEN II, Vice-President

*Carol Daines*  
Witness

*James H. Kendall*  
JAMES H. KENDALL, Trust Officer

### ACKNOWLEDGMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
Before me personally appeared J. H. PAULSEN II and JAMES H. KENDALL, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as J. H. PAULSEN II, Vice-President and JAMES H. KENDALL, Trust Officer of the above named ATLANTIC NATIONAL BANK OF WEST PALM BEACH, a Florida Corporation, and they acknowledged to and before me that they executed such instrument as such Vice President and Trust Officer and 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 22<sup>nd</sup> day of June, A.D. 1977.

*Oct 26, 1980*  
My Commission Expires

*Lois Benkhardt*  
Notary Public, State of Florida

### MORTGAGE CERTIFICATE

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
The undersigned hereby certifies that he is the holder of a mortgage, lien or other encumbrance upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agree that his mortgage, lien, or other encumbrance which is recorded in Official Record Book 2634, Pages 562-565 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

*W. Keith Grant*  
Witness

*Stephen J. Bodzo*  
STEPHEN J. BODZO, Trustee

*Joseph M. Tucker*  
Witness

### ACKNOWLEDGMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
Before me personally appeared STEPHEN J. BODZO, to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that STEPHEN J. BODZO executed said instrument for purposes therein expressed.

WITNESS my hand and official seal this 23<sup>rd</sup> day of June, A.D. 1977.

*Dec 1, 1978*  
My Commission Expires

*John A. Grant III*  
Notary Public, State of Florida

### 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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the Required Improvements and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Subscribed and sworn to before me this 22<sup>nd</sup> day of June, A.D. 1977.

*Dec 1, 1978*  
My Commission Expires

*John A. Grant III*  
Registered Land Surveyor No. 1141  
State of Florida  
*John A. Grant III*  
Notary Public, State of Florida

### BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1977.

*Chairman*  
Chairman

### COUNTY ENGINEER

This plat is hereby approved for record this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1977.

ATTEST: JOHN B. DUNKLE, CLERK

*H. F. Kahlert*  
H. F. KAHLERT, County Engineer

By: \_\_\_\_\_  
DEPUTY CLERK

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT STEPHEN J. BODZO, Trustee, Owner of the land shown hereon being in Section 1, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as SOUTH CONGRESS INDUSTRIAL CENTER, being more particularly described as follows:

Beginning at the East Quarter (E 1/4) corner of the aforementioned Section 1; thence with a bearing of N. 89° 06' 10" W., along the East-West Quarter line of Section 1, a distance of 3036.60 feet to a point; thence with a bearing of N. 0° 11' 25" E. a distance of 1450.00 feet to a point; thence with a bearing of N. 89° 06' 10" W. a distance of 300.44 feet to a point; thence with a bearing of N. 0° 11' 25" E. a distance of 1321.02 feet to a point on the North line of Section 1; thence with a bearing of S. 89° 29' 00" E. along the North line of Section 1 a distance of 3351.38 feet to a point on the East line of Section 1; thence with a bearing of S. 0° 29' 15" W. along the East line of Section 1 a distance of 2793.09 feet more or less to the Point of Beginning. Less the right-of-way for Clint Moore Road.

has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

The streets, as shown are hereby dedicated to the Board of County Commissioners for the perpetual use of the public for proper purposes and the utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. The areas indicated as Limited Access Easements, as shown, are dedicated to the Board of County Commissioners for the purposes of control and jurisdiction over access rights. The Canals as shown are dedicated to the Board of County Commissioners in fee simple for the perpetual use of the public for drainage purposes. The recreation areas, Tracts "A" and "B" as shown, are hereby dedicated to the South Congress Industrial Center Property Owners' Association as recreation areas and water management tracts for the perpetual use of and maintenance obligation of said association.

IN WITNESS WHEREOF, I, STEPHEN J. BODZO, Trustee, do hereby set my hand and seal this 22<sup>nd</sup> day of JUNE, A.D. 1977.

*Joseph M. Tucker*  
Witness

*Stephen J. Bodzo*  
STEPHEN J. BODZO, Trustee

*John A. Grant III*  
Witness

### ACKNOWLEDGMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
Before me personally appeared STEPHEN J. BODZO, Trustee, to me well known, and known to me to be the individual described in and who executed the foregoing instrument, and he acknowledged to and before me that STEPHEN J. BODZO, Trustee executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 22<sup>nd</sup> day of June, A.D. 1977.

*Dec 1, 1978*  
My Commission Expires

*John A. Grant III*  
Notary Public, State of Florida

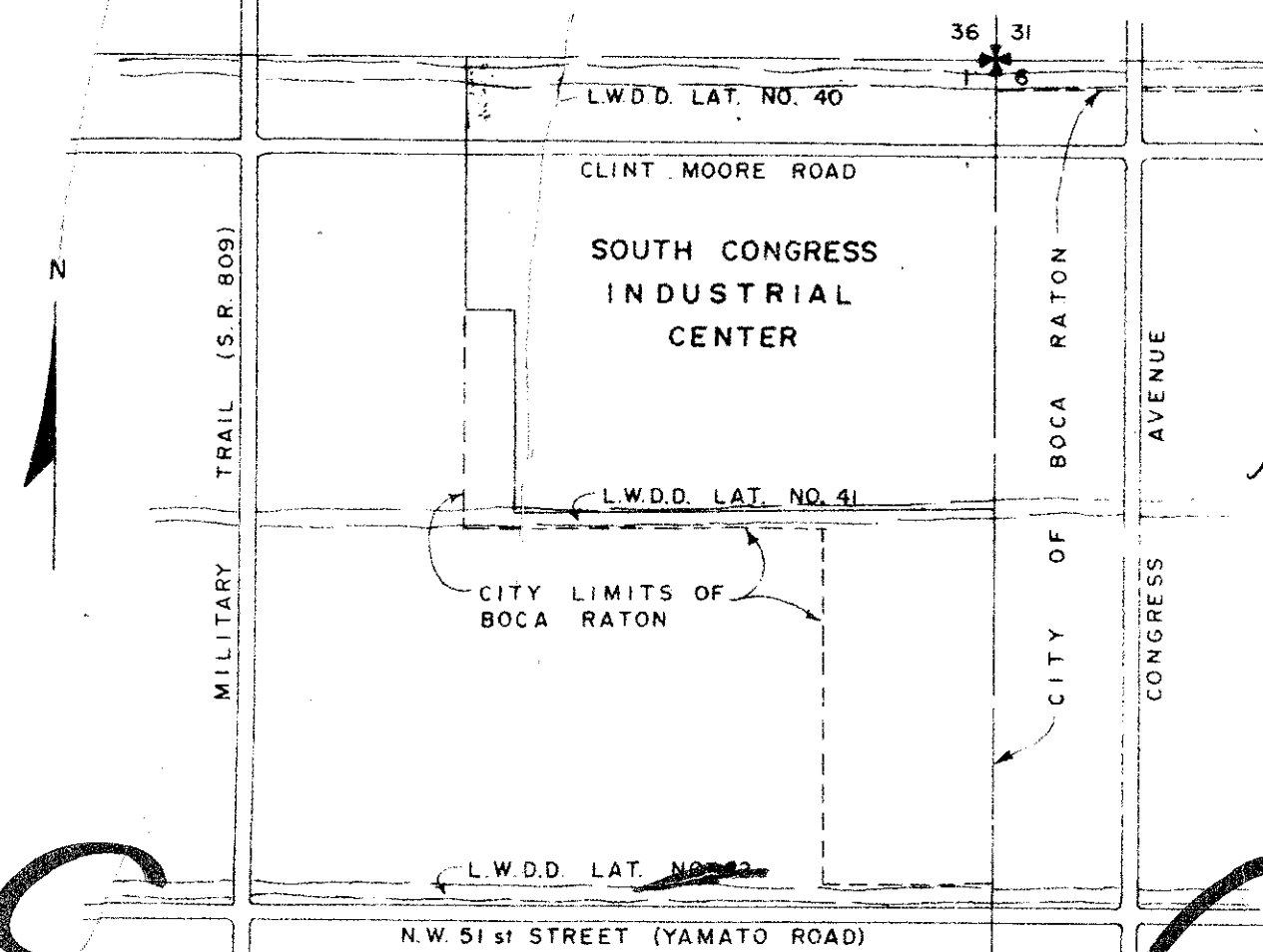
### TITLE CERTIFICATE

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
I, MICHAEL M. LISTICK, 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 title to the property is vested to STEPHEN J. BODZO, Trustee, that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown to be true and correct.

*May 23, 1977*  
Date

*Michael M. Listick*  
MICHAEL M. LISTICK, Attorney

NOTE: As to the portion of the land South of Congress Industrial Center and East of Clint Moore Road, STEPHEN J. BODZO, Trustee, offers to STEPHEN J. BODZO, as Trustee described as Grantee in Official Record Book 2634, Page 560, of the Public Records of Palm Beach County, Florida.



*All lots must have site plan approval prior to accepting plans. Plat # 76-30*

*Amended into Boca 1/1985*

# SOUTH CONGRESS INDUSTRIAL PARK

1000-135

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