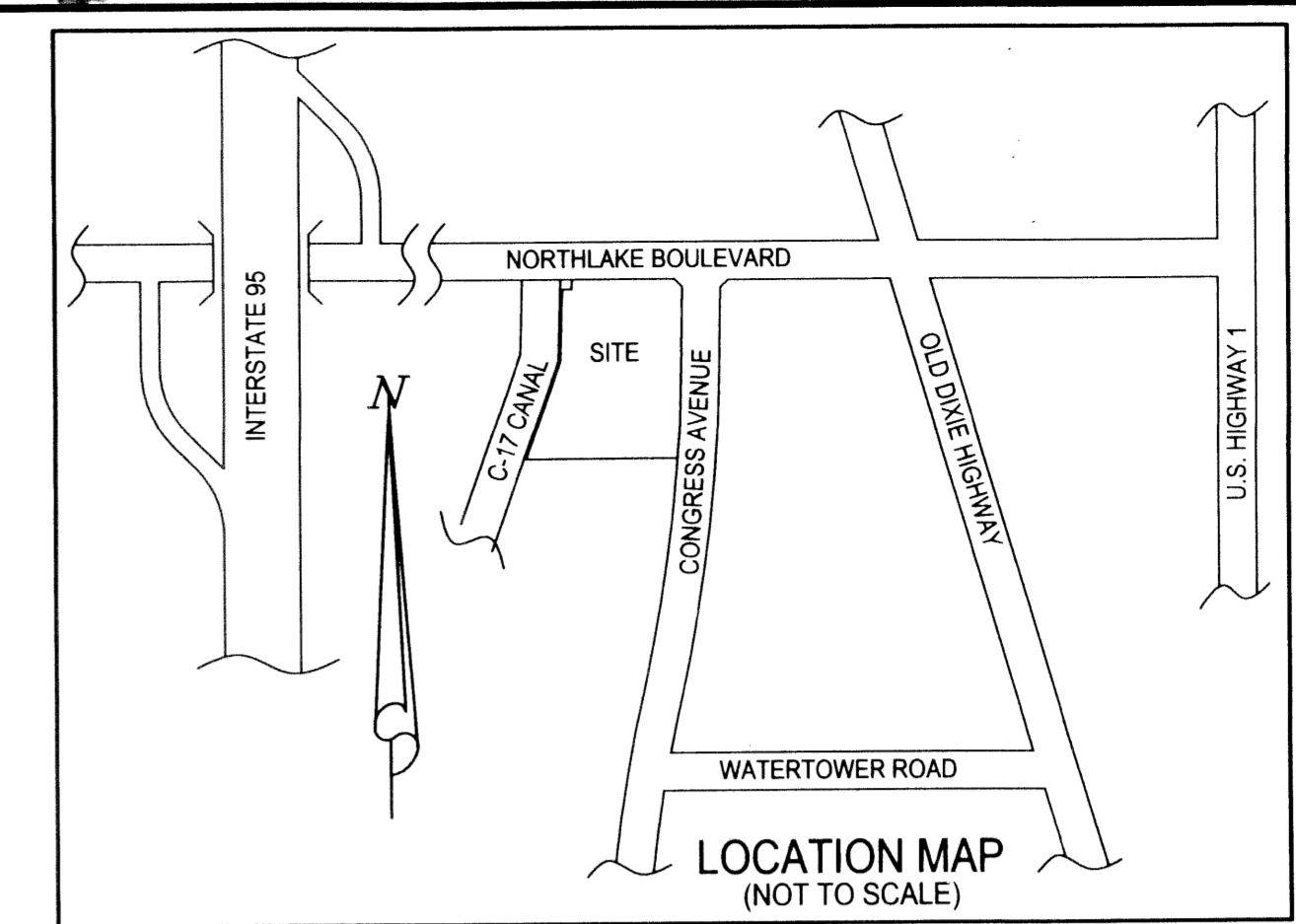


NORTHLAKE SQUARE WEST

SITUATE IN SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS AND THE TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA

APRIL, 2004

SHEET 1 OF 2



183
COUNTY OF PALM BEACH)
STATE OF FLORIDA) ss
This Plat was filed for record at
this day of May 2004
and duly recorded in Plat Book No. 183-184
COUNTY OF PALM BEACH, Florida, in Court
by Scott F. Bryson)
D.C.

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
KNOW ALL MEN BY THESE PRESENTS THAT CONGRESS PLAZA WEST, A FLORIDA JOINT VENTURE GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS NORTHLAKE SQUARE WEST, SITUATE IN SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS AND THE TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE NORTH 88°26'21" WEST, ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 19, A DISTANCE OF 1101.81 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-17 CANAL, A 340 FOOT RIGHT-OF-WAY, AS RECORDED IN DEED BOOK 1164, PAGE 572, AND DEED BOOK 1089, PAGE 390, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°31'19" WEST, DEPARTING SAID NORTH LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 75.00 FEET TO A POINT IN THE SOUTH LINE OF THAT CERTAIN 75.00 FOOT RIGHT-OF-WAY FOR NORTHLAKE BOULEVARD AS RECORDED IN DEED BOOK 915, PAGE 194, AND DEED BOOK 916, PAGE 453, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°26'21" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 88°26'21" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 396.10 FEET TO THE WEST LINE OF CONGRESS AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 10739, AT PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 43°42'19" EAST DEPARTING SAID SOUTH LINE AND ALONG SAID WEST LINE, A DISTANCE OF 58.31 FEET; THENCE SOUTH 01°02'18" WEST, ALONG SAID WEST LINE, A DISTANCE OF 414.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 8529.37 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST LINE, THROUGH A CENTRAL ANGLE OF 00°50'05", A DISTANCE OF 124.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°20'19" WEST ALONG SAID WEST LINE A DISTANCE OF 153.72 FEET; THENCE NORTH 88°26'21" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 638.51 FEET TO A POINT ON A LINE 2.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EAST LINE OF THE C-17 CANAL; THENCE NORTH 19°22'14" EAST ALONG A LINE PARALLEL WITH, AND 2.00' EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EAST LINE OF THE C-17 CANAL A DISTANCE OF 588.27 FEET; THENCE NORTH 01°31'19" EAST, CONTINUING ALONG SAID PARALLEL LINE A DISTANCE OF 146.92 FEET TO A POINT 25.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH RIGHT OF WAY LINE OF SAID NORTHLAKE BOULEVARD; THENCE SOUTH 88°26'21" EAST, ALONG A LINE PARALLEL WITH, AND 25.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID SOUTH RIGHT-OF-WAY OF NORTHLAKE BOULEVARD A DISTANCE OF 18.00 FEET TO A POINT ON A LINE 20.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE C-17 CANAL; THENCE NORTH 01°31'19" EAST ALONG A LINE PARALLEL WITH AND 20.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EAST LINE OF THE C-17 CANAL A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 383.415 SQUARE FEET OR 8.80 ACRES, MORE OR LESS.

- DEDICATIONS OR RESERVATIONS:
- THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE TOWN OF LAKE PARK AND THE CITY OF PALM BEACH GARDENS, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
 - WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR CONGRESS PLAZA WEST, A FLORIDA JOINT VENTURE GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR THE TOWN OF LAKE PARK.

IN WITNESS WHEREOF, CONGRESS PLAZA WEST, A FLORIDA JOINT VENTURE GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, CONGRESS INVESTORS WEST LLC, A FLORIDA LIMITED LIABILITY COMPANY, THIS 14 DAY OF APRIL, 2004.

WITNESS: John Ortega CONGRESS PLAZA WEST, A FLORIDA JOINT VENTURE GENERAL PARTNERSHIP
PRINT NAME: John Ortega
WITNESS: Louis Carosella BY: CONGRESS INVESTORS WEST LLC, A FLORIDA LIMITED LIABILITY COMPANY AS ITS GENERAL PARTNER
PRINT NAME: LOUIS CAROSELLA
BY: Joe Carosella JOE CAROSELLA, MANAGING MEMBER

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JOE CAROSELLA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF CONGRESS INVESTORS WEST LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF CONGRESS PLAZA WEST, A FLORIDA JOINT VENTURE GENERAL PARTNERSHIP, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF APRIL, 2004.
MY COMMISSION EXPIRES: 4-30-04 NOTARY PUBLIC: John Ortega
PRINT NAME: John Ortega
NOTARY SEAL: COMMISSION No. CC 932128

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF BROWARD)
WELLS FARGO, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION 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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 16662, PAGE 0654, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WELLS FARGO BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF APRIL, 2004.

WITNESS: John Ortega WELLS FARGO, NATIONAL ASSOCIATION
PRINT NAME: John Ortega A NATIONAL BANKING ASSOCIATION
WITNESS: Louis Carosella BY: Jay T. Oglesby
PRINT NAME: LOUIS CAROSELLA JAY T. OGLESBY, VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED JAY T. OGLESBY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WELLS FARGO BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH 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 14 DAY OF APRIL, 2004.

MY COMMISSION EXPIRES: 4-30-04 NOTARY PUBLIC: John Ortega
PRINT NAME: John Ortega
NOTARY SEAL: COMMISSION No. CC 932128

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, BRIAN L. LIPSHY, 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 PROPERTY IS VESTED IN CONGRESS PLAZA WEST, A FLORIDA JOINT VENTURE GENERAL PARTNERSHIP, 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: 4-16-04 BY: Brian Lipshy
BRIAN LIPSHY, ATTORNEY AT LAW BAR NO. 0008930

REVIEWING SURVEYOR:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA.

DATE: 27 April 2004 BY: O. Howard Dukes
O. HOWARD DUKES, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 4533, STATE OF FLORIDA

PALM BEACH GARDENS APPROVALS:

CITY OF PALM BEACH GARDENS)
COUNTY OF PALM BEACH, FLORIDA)

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF MAY, 2004.
ATTEST: Patricia Snider BY: Scott Brunner
CITY CLERK MAYOR
THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 6th DAY OF MAY, 2004.
BY: Daniel P. Clark
DANIEL P. CLARK, P.E. - CITY ENGINEER

REVIEWING SURVEYOR:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE TOWN OF LAKE PARK.

THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE MONUMENTS AT LOT CORNERS.

DATE: APRIL 19, 2004 BY: Derek G. Zeman
DEREK G. ZEMAN, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 5655, STATE OF FLORIDA

TOWN OF LAKE PARK APPROVALS:

TOWN OF LAKE PARK)
COUNTY OF PALM BEACH, FLORIDA)

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO ORDINANCES OF THE TOWN OF LAKE PARK, AND IN ACCORDANCE WITH SEC. 177.071(1)(a), FLORIDA STATUTES, THIS 19 DAY OF APRIL, 2004.

BY: Scott Brunner SCOTT BRUNNER, P.E., TOWN ENGINEER
BY: Paul W. Castro PAUL W. CASTRO, MAYOR
ATTEST: Carol Simpkins CAROL SIMPKINS, TOWN CLERK

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY AND PLAT 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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS AND THE TOWN OF LAKE PARK, FLORIDA.

DATE: April 12, 2004 BY: Scott F. Bryson
SCOTT F. BRYSON, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 5991, STATE OF FLORIDA

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING OF NORTH 88°26'21" WEST ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.
- DENOTES A SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- DENOTES A SET PK NAIL & DISK STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN OF LAKE PARK OR CITY OF PALM BEACH GARDENS APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
- LINES, WHICH INTERSECT CURVES, ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 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 THE 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 WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF LIBBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

WELLS FARGO BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION
CITY OF PALM BEACH GARDENS
CITY OF PALM BEACH GARDENS
CITY OF PALM BEACH GARDENS
REVIEWING SURVEYOR SEAL FOR CITY OF PALM BEACH GARDENS
REVIEWING SURVEYOR SEAL FOR TOWN OF LAKE PARK
CITY

ABBREVIATIONS

POC = POINT OF COMMENCEMENT	F.P.L. = FLORIDA POWER & LIGHT COMPANY
POB = POINT OF BEGINNING	F.E.C. = FLORIDA EAST COAST RAILROAD
PRC = POINT OF REVERSE CURVE	PRM = PERMANENT REFERENCE MONUMENT
PC = POINT OF CURVE	LB = LICENSED BUSINESS
PT = POINT OF TANGENT	DOT = DEPARTMENT OF TRANSPORTATION
NR = NON RADIAL	LBE = LANDSCAPE BUFFER EASEMENT
CL = CENTER LINE	LAE = LIMITED ACCESS EASEMENT
R = RADIUS	DE = DRAINAGE EASEMENT
L = ARC LENGTH	UE = UTILITY EASEMENT
Δ = DELTA	ORB = OFFICIAL RECORD BOOK
S.U.A. = SEACOAST UTILITY AUTHORITY	PB = PLAT BOOK
L.A.E. = LIMITED ACCESS EASEMENT	TYP. = TYPICAL

LIBBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

CAD K:\AUTOCAD\2000\194243\02-095\DWG\0952306.DWG	REF K:\AUTOCAD 2000\194243\02-095\DWG\0952101.DWG		
FLD A.M.I.O.	FB 374 382	PC 35-37 39	JOB 02-095-306
OFF S.F.B.	DATE 09/18/03		DWG D02-095P
CKD D.C.L.	SHEET 1	OF 2	DWG