

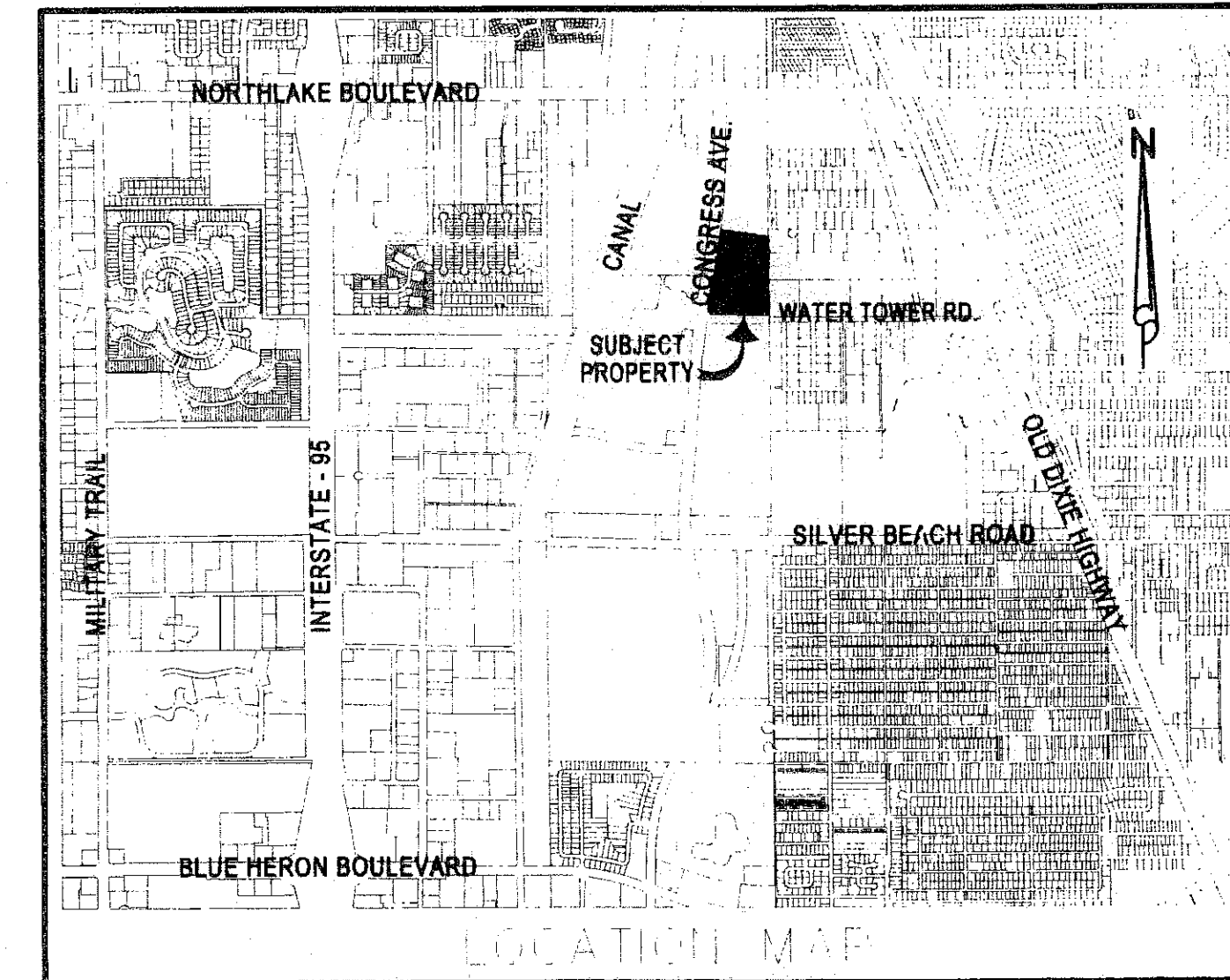
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117

# CONGRESS AVENUE RETAIL

BEING A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA  
AUGUST, 2008 SHEET 1 OF 2

00036-009



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at \_\_\_\_\_ M. this \_\_\_ day of \_\_\_\_\_, 2008 and duly recorded in Plat Book No. \_\_\_\_\_ on Pages \_\_\_\_\_ thru \_\_\_\_\_  
Sharon R. Beck  
Clerk and Comptroller  
By \_\_\_\_\_ P.C.



NPBCID

## DEDICATIONS AND RESERVATIONS

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

KNOW ALL MEN BY THESE PRESENTS THAT CONGRESS AVENUE PROPERTIES, LTD, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS CONGRESS AVENUE RETAIL, BEING MORE PARTICULARLY DESCRIBED AS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY THE SOUTH LINE OF NORTHLAKE SQUARE EAST, AS RECORDED IN PLAT BOOK 103, PAGES 196 THROUGH 199, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BOUNDED ON THE EAST BY THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 19; BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE FOR WATER TOWER ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 10739, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BOUNDED ON THE WEST BY THE EAST RIGHT OF WAY LINE FOR CONGRESS AVENUE AS RECORDED IN SAID OFFICIAL RECORDS BOOK 10739, PAGE 6.

CONTAINING A TOTAL OF 641,824 SQUARE FEET OR 14.73 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. LOT 1 AND LOT 2, AS SHOWN HEREON, ARE HEREBY RESERVED BY CONGRESS AVENUE PROPERTIES, LTD, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSES OF DEVELOPMENT AND CONSTRUCTION OF NONRESIDENTIAL FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK, FLORIDA.

2. THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED BY CONGRESS AVENUE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK, FLORIDA AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

3. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED BY CONGRESS AVENUE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, DRAINAGE AND UNDERGROUND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK, FLORIDA AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

4. THE DRAINAGE AND UTILITY EASEMENT SHOWN HEREON IS HEREBY RESERVED BY CONGRESS AVENUE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CONGRESS AVENUE PROPERTIES, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

5. THE INGRESS-EGRESS EASEMENT SHOWN HEREON IS HEREBY RESERVED BY CONGRESS AVENUE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, TO PROVIDE ACCESS BETWEEN WATER TOWER ROAD AND LOT 1 AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CONGRESS AVENUE PROPERTIES, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK, AND IS SUBJECT TO THE CONDITIONS OF A RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 22511, PAGE 465 AND AS AMENDED, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THIS DAY 7th OF August, 2008.

CONGRESS AVENUE PROPERTIES, LTD.,  
A FLORIDA LIMITED PARTNERSHIP

BY: PERPETUITIES TRUST HOLDINGS, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
SOLE GENERAL PARTNER

WITNESS: Philip Brandt

PRINT NAME: Philip Brandt

WITNESS: M. Jeanne Muncie

PRINT NAME: M. Jeanne Muncie

BY: Diane L. Stephanos  
DIANE L. STEPHANOS, PRESIDENT

## ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED DIANE L. STEPHANOS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PERPETUITIES TRUST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF August, 2008.

MY COMMISSION EXPIRES: 12-13-11

COMMISSION NUMBER: DD 738279

NOTARY SEAL:

Debbie Powell  
NOTARY PUBLIC

Debbie Powell  
PRINT NAME

## TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, JACK B. OWEN, JR., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN CONGRESS AVENUE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 8-7-08

Jack B. Owen Jr.  
JACK B. OWEN JR.  
FLORIDA BAR NO.: 472920

## NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

UNIT NO. 49  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

BY: Marilyn Lew-Jacobs  
MARILYN LEW-JACOBS, PRESIDENT  
BOARD OF SUPERVISORS

BY: Donna Bardin  
DONNA BARDIN, SECRETARY  
BOARD OF SUPERVISORS

## TOWN OF LAKE PARK APPROVAL

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

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO ORDINANCES OF THE TOWN OF LAKE PARK, AND IN ACCORDANCE WITH SECTION 177.071(1)(a), FLORIDA STATUTES, THIS 20th DAY OF August, 2008.

BY: John P. Downes  
JOHN P. DOWNES, P.E.  
TOWN ENGINEER

BY: Desca Dubois  
DESCA DUBOIS  
MAYOR

ATTEST: Vivian Menendez-Lemley  
VIVIAN MENENDEZ-LEMLEY  
TOWN CLERK

## TOWN OF LAKE PARK 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.

DATE: August 21, 2008

Kevin M. Beck  
KEVIN M. BECK, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 6168  
STATE OF FLORIDA

## SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY AND PLAT MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY AND PLAT ARE 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 THAT MONUMENTS ACCORDING TO CHAPTER 177.091(9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF LAKE PARK FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENT OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF LAKE PARK, FLORIDA.

DATE: AUGUST 6, 2008

David C. Lidberg  
DAVID C. LIDBERG, P.S.M.  
LICENSE NO. 3813  
STATE OF FLORIDA

## SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING OF NORTH 01°19'38" EAST ALONG THE EAST LINE OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.
- DENOTES SET 4"x4" CONCRETE MONUMENT \*PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED "PRM LB 4431", UNLESS OTHERWISE NOTED.
- THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, 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 THE USE OF RIGHTS GRANTED.
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER 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 JOHN K. O'BRIEN IN AND FOR THE OFFICE OF LIDBERG LAND SURVEYING, INC.

## ABBREVIATIONS

(P) = AS SHOWN ON PLAT	P.B. = PLAT BOOK
Δ = CURVE'S DELTA ANGLE	PG. = PAGE
C.B. = CURVE'S CHORD BEARING	PGS. = PAGES
D.E. = DRAINAGE EASEMENT	R = CURVE'S RADIUS
L = CURVE'S ARC LENGTH	R/W = RIGHT OF WAY
L.A.E. = LIMITED ACCESS EASEMENT	S.U.A. = SEACOAST UTILITY AUTHORITY
L.B.E. = LANDSCAPE BUFFER EASEMENT	U.E. = UTILITY EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT	W.S.E. = WATER AND SEWER EASEMENT
O.R.B. = OFFICIAL RECORD BOOK	

## AREA TABULATION

DESCRIPTION	ACREAGE
LOT 1	8.87
LOT 2	2.75
TRACT "A"	0.04
WATER MANAGEMENT TRACT	3.07
TOTAL	14.73

**LIDBERG LAND SURVEYING, INC.**  
675 West Indianatown Road, Suite 200, Jupiter, Florida 33458 TEL 561-746-8454

CAD K: \AUTOCAD2000\194243\01-059\DWG\01-059-306.DWG			
REF			
FLD	FB	PC	JOB 01-059 (306)
OFF	J.K.O.		DATE 12/18/2007
CKD	D.C.L.	SHEET 1 OF 2	DWG 001-059P

