

# CONGRESS BUSINESS PARK - PLAT NO. 2, A P.U.D.

BEING A REPLAT OF TRACTS "A", "D", "G" AND "H", AS SHOWN ON CONGRESS BUSINESS PARK, A P.U.D., RECORDED IN PLAT BOOK 119, PAGES 35 THROUGH 37, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA  
JULY 2015 SHEET 1 OF 3

### ABBREVIATIONS:

- CB = CHORD BEARING
- CL = CENTERLINE
- CL = CHORD LENGTH
- CONC. = CONCRETE
- COR. = CORNER
- D = DELTA
- D.E. = DRAINAGE EASEMENT
- L = ARC LENGTH
- O.R.B. = OFFICIAL RECORD BOOK
- MON. = MONUMENT
- P.C.P. = PERMANENT CONTROL POINT
- P.B. = PLAT BOOK
- PG. = PAGE
- PGS. = PAGES
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS
- S.U.A. = SEACOAST UTILITY AUTHORITY

127  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 11:32 A.M. THIS 9 DAY OF Sept. 2015 AND DULY RECORDED IN PLAT BOOK 120 ON PAGES 127 THRU 129.

SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *[Signature]* D.C.



### LEGEND:

- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED
- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED
- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET MAG NAIL & DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED

### TOWN OF LAKE PARK APPROVAL:

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)(c), FLORIDA STATUTES, THIS DAY 26th OF August, 2015.

BY: *[Signature]* ROBERT F. RENNEBAUM - TOWN ENGINEER

BY: *[Signature]* JAMES DUBOIS - MAYOR

BY: *[Signature]* VIVIAN MENDEZ - TOWN CLERK

### TOWN OF LAKE PARK REVIEWING SURVEYOR:

TOWN OF LAKE PARK  
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.

*[Signature]*  
GARY ALLEN RACER  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 154828  
STATE OF FLORIDA

### SURVEYOR'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST. SAID LINE BEARS SOUTH 01° 21' 11" EAST.
- 2.) LINES, WHICH INTERSECT CURVES, ARE RADIAL UNLESS OTHERWISE NOTED.
- 3.) 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.
- 4.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
- 5.) 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 APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCRoACHMENT.
- 6.) THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS, IN AND FOR THE OFFICES OF LIBBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

### SURVEYOR'S CERTIFICATION:

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; 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 FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.

DATE: July 29, 2015 BY: *[Signature]* ERIC CASASUS, P.S.M.  
LICENSE NO. 3613  
STATE OF FLORIDA

### DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT CONGRESS AVENUE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS CONGRESS BUSINESS PARK - PLAT NO. 2, A P.U.D., BEING A REPLAT OF TRACTS "A", "D", "G" AND "H", AS SHOWN ON CONGRESS BUSINESS PARK, A P.U.D., RECORDED IN PLAT BOOK 119, PAGES 35 THROUGH 37, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS "A", "D", "G" AND "H", AS SHOWN ON CONGRESS BUSINESS PARK, A P.U.D., RECORDED IN PLAT BOOK 119, PAGES 35 THROUGH 37, PUBLIC 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.) TRACTS "A1", "A2", "G1" AND "H1" (DEVELOPMENT TRACTS), ARE HEREBY RESERVED BY CONGRESS AVENUE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP FOR FUTURE DEVELOPMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CONGRESS AVENUE PROPERTIES, LTD., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF LAKE PARK.
- 2.) TRACT "D1" (WATER MANAGEMENT TRACTS), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CONGRESS BUSINESS PARK ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK.
- 3.) THE UTILITY EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 4.) THE SEACOAST UTILITY AUTHORITY (S.U.A.) EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND SEWER FACILITIES, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK.
- 5.) THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CONGRESS BUSINESS PARK ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT NOR THE TOWN OF LAKE PARK.

THE TOWN OF LAKE PARK SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS.

6.) THE 50 FOOT ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CONGRESS BUSINESS PARK ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC INGRESS AND EGRESS, UTILITY AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK.

IN WITNESS WHEREOF, CONGRESS AVENUE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 4th DAY OF August, 2015.

CONGRESS AVENUE PROPERTIES, LTD  
A FLORIDA LIMITED PARTNERSHIP

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

WITNESS: *[Signature]* Phillip Brandt  
PRINT NAME: Phillip Brandt  
WITNESS: *[Signature]* Lisa M Johansen  
PRINT NAME: Lisa M Johansen

BY: *[Signature]* Judith Galui  
JUDITH GALUI  
VICE PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JUDITH GALUI, 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 PERPETUITIES TRUST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND 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 COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF August, 2015.

MY COMMISSION EXPIRES: 12-13-15  
*[Signature]* Debbie Powell  
NOTARY PUBLIC STATE OF FLORIDA  
PRINT NAME: Debbie Powell  
COMMISSION NUMBER: EE 142483

### 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 THE 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: Aug. 4, 2015 BY: *[Signature]* Jack B. Owen, Jr.  
JACK B. OWEN, JR.  
FLORIDA BAR NO. 472920

### ACCEPTANCE OF DEDICATION CONGRESS BUSINESS PARK ASSOCIATION, INC.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE CONGRESS BUSINESS PARK ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 4th DAY OF August, 2015.

CONGRESS BUSINESS PARK ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT-FOR-PROFIT

BY: *[Signature]* Phillip Brandt - VICE PRESIDENT

WITNESS: *[Signature]* Judith Galui WITNESS: *[Signature]* Lisa M Johansen  
PRINT NAME: Judith Galui PRINT NAME: Lisa M Johansen

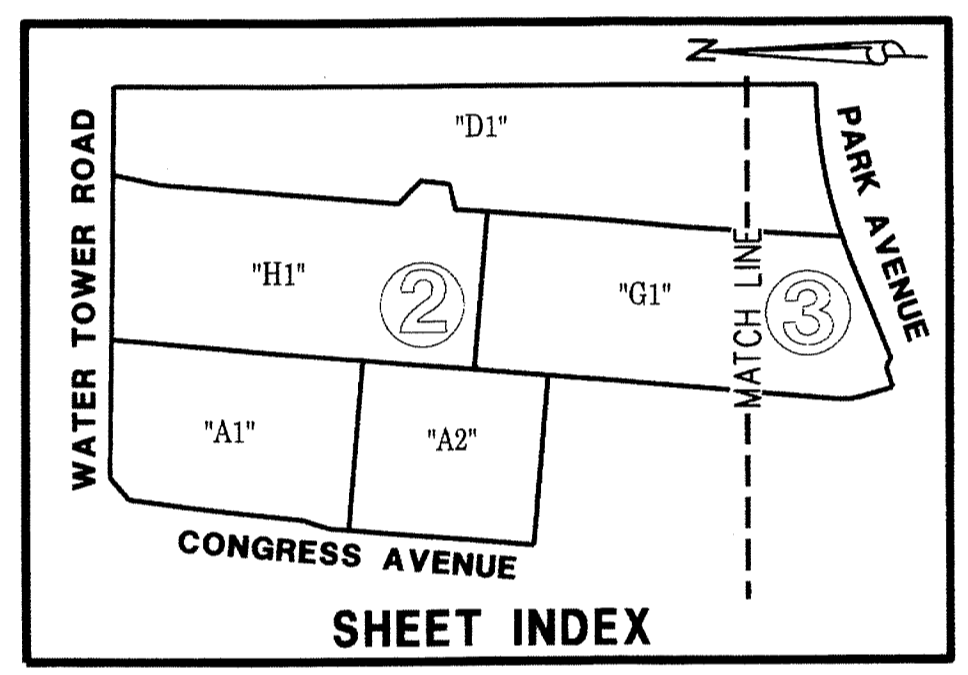
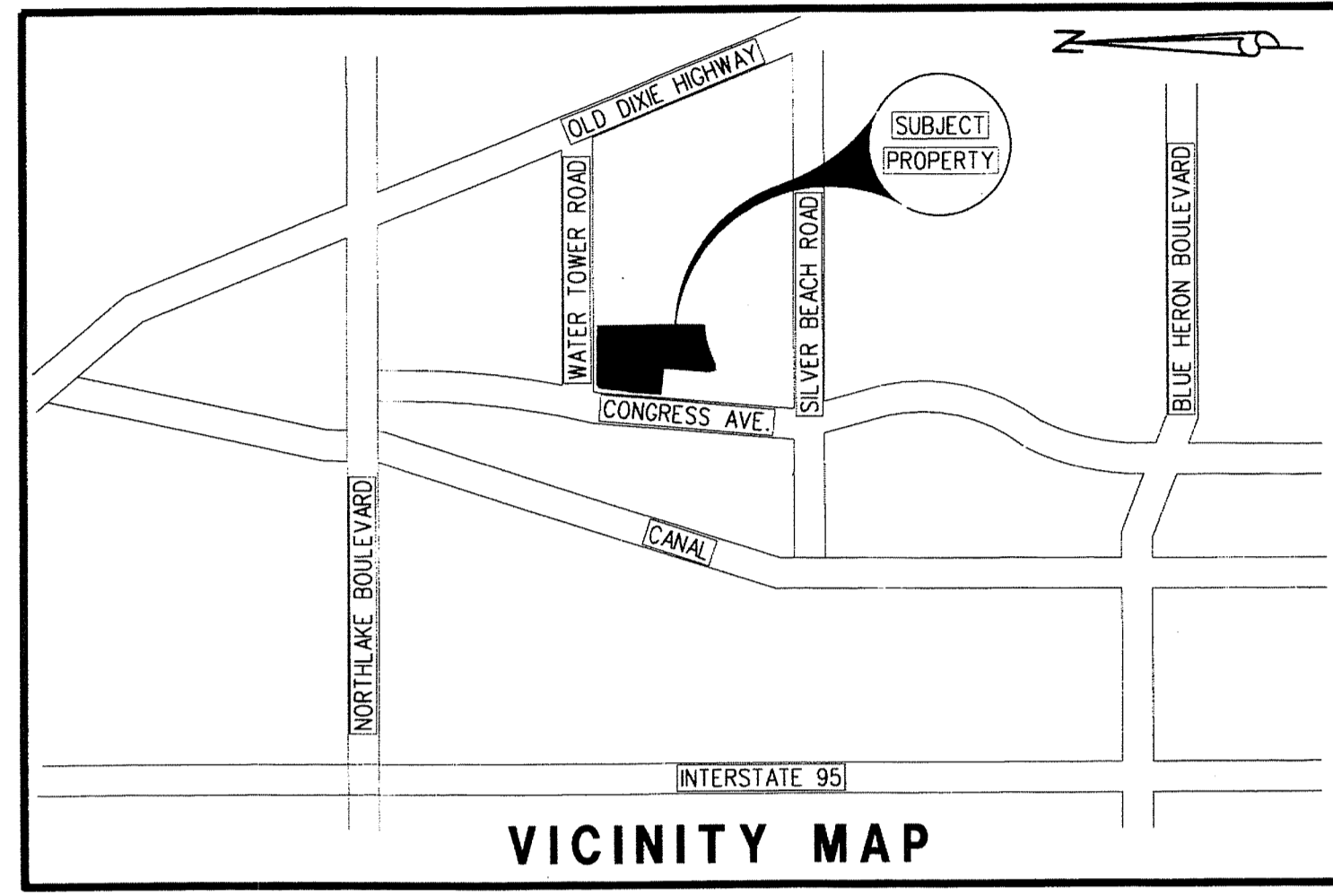
### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PHILLIP BRANDT, 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 CONGRESS BUSINESS PARK ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT 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 4th DAY OF August, 2015.

MY COMMISSION EXPIRES: 12-13-15  
*[Signature]* Debbie Powell  
NOTARY PUBLIC STATE OF FLORIDA  
PRINT NAME: Debbie Powell  
COMMISSION NUMBER: EE 142483



AREA TABULATION		
DESCRIPTION	SQUARE FEET	ACREAGE
TRACT "A1"	130,583	2.998
TRACT "A2"	103,404	2.374
TRACT "D1"	282,667	6.489
TRACT "G1"	203,226	4.665
TRACT "H1"	195,444	4.487
<b>TOTAL</b>	<b>915,324</b>	<b>20.013</b>

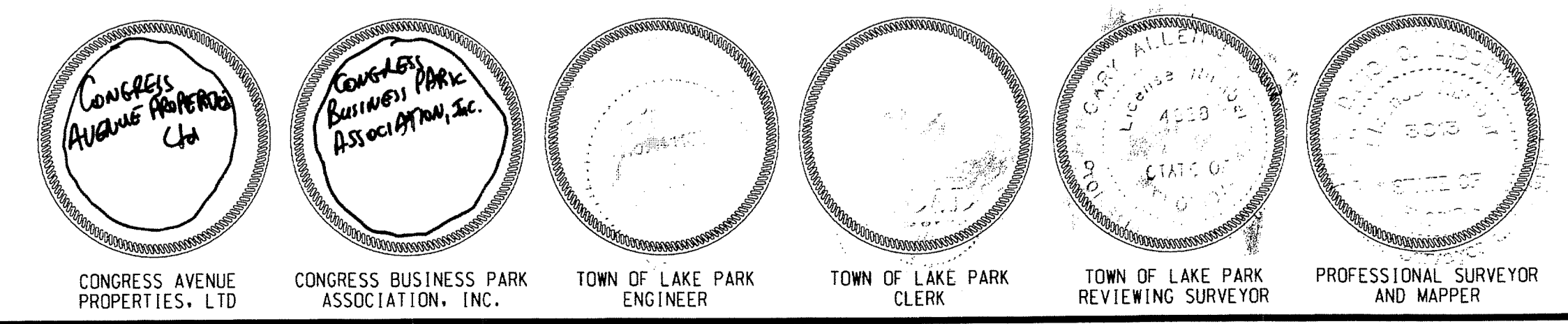
### ACKNOWLEDGEMENT NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT - UNIT 49

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT AND FURTHER ACKNOWLEDGES THAT NORTHERN'S EXISTING WATER MANAGEMENT EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 24706, PAGE 254 THROUGH 272 INCLUSIVE AND ACCESS EASEMENTS, AS RECORDED IN OFFICIAL RECORD BOOK 26663, PAGE 470 THROUGH 477 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ARE SHOWN HEREON.

DATED THIS 20th DAY OF August, 2015.

ATTESTED BY: *[Signature]* D NEAL BARDIN, JR., ASSISTANT SECRETARY  
BY: *[Signature]* MATTHEW J. BOYKIN, PRESIDENT BOARD OF SUPERVISORS



**LIDBERG LAND SURVEYING, INC.**  
LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

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OFF.	CASASUS
CKD.	D.C.L.
JOB	99-240H-306
DATE	JULY 2015
DWG.	D99-240PPP
SHEET	1 OF 3