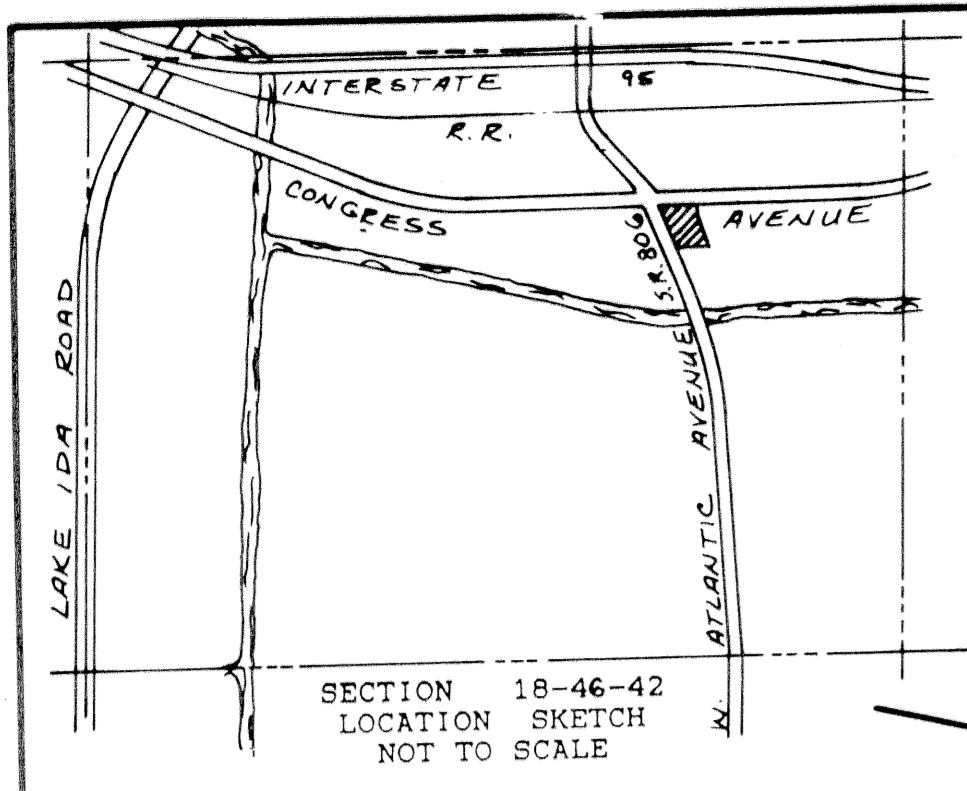
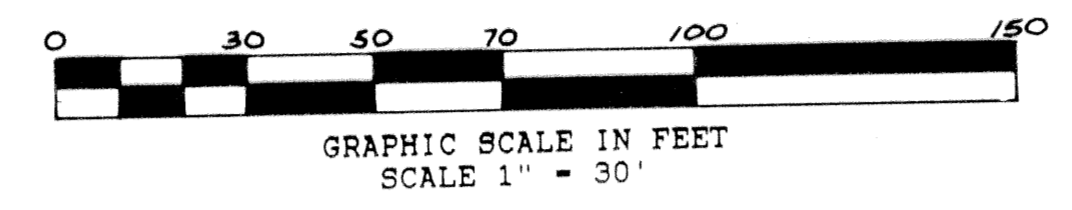


# A REPLAT OF A PORTION OF CONGRESS SQUARE CONGRESS O.P. PLAT

BEING A REPLAT OF A PORTION OF CONGRESS SQUARE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 198 AND 199 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH.



### LEGEND:

- L.A.E. - LIMITED ACCESS EASEMENT
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- P.R.M. - PERMANENT REFERENCE MONUMENT
- L.M.E. - LANDSCAPE MAINTENANCE EASEMENT
- PGS. - PAGES
- PB. - PLAT BOOK
- U.E. - UTILITY EASEMENT
- S.R. - STATE ROAD
- Δ - CENTRAL ANGLE
- R. - RADIUS
- A. - ARC
- ☉ - CENTERLINE

### DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS, THAT CONGRESS SQUARE, LTD., A FLORIDA LIMITED PARTNERSHIP, THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING A REPLAT OF A PORTION OF TRACT "C" CONGRESS SQUARE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 198 AND 199 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF ATLANTIC AVENUE (S.R. 806) AND CONGRESS AVENUE, AS NOW CONSTRUCTED AND IN USE; THENCE S0°29'04"E ALONG SAID CENTERLINE OF CONGRESS AVENUE A DISTANCE OF 160.97 FEET TO A POINT; THENCE S89°30'56"W A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID CONGRESS AVENUE, SAID POINT BEING THE POINT OF BEGINNING; THENCE S0°29'04"E A DISTANCE OF 227.33 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1849.86 FEET, A CENTRAL ANGLE OF 0°12'53" AND AN ARC DISTANCE OF 6.93 FEET TO A POINT; THE LAST TWO COURSES BEING ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S89°15'36"W A DISTANCE OF 29.57 FEET TO A POINT; THENCE S72°10'28"W A DISTANCE OF 202.61 FEET TO A POINT; THENCE N18°18'15"W A DISTANCE OF 165.43 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ATLANTIC AVENUE, SAID POINT BEING A POINT ON A CIRCULAR CURVE TO THE LEFT, SAID POINT BEARING S32°21'25"E FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1970.08 FEET, A CENTRAL ANGLE OF 2°27'16" AND AN ARC DISTANCE OF 84.40 FEET TO A POINT OF TANGENCY; THENCE N55°11'19"E A DISTANCE OF 198.36 FEET TO A POINT, THE LAST TWO COURSES BEING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC AVENUE, SAID POINT BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY, EASTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 124°19'37" AND AN ARC DISTANCE OF 54.25 FEET TO THE POINT OF BEGINNING, CONTAINING 1.285 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS CONGRESS O.P. PLAT AND FURTHER DEDICATES AS FOLLOWS:

THE RIGHTS AND DUTIES APPLICABLE TO THE LANDSCAPE MAINTENANCE EASEMENTS DEPICTED HEREON AND THE RIGHTS OF CROSS ACCESS AND CROSS DRAINAGE BETWEEN THE PROPERTY DESCRIBED IN THIS PLAT AND THE REMAINING PROPERTY IN CONGRESS SQUARE PLAT ARE SET FORTH IN THAT INSTRUMENT RECORDED AT OFFICIAL RECORD BOOK PAGE 1, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THE PROVISIONS OF WHICH ARE INCORPORATED HEREIN BY REFERENCE.

THE LIMITED ACCESS EASEMENTS DEPICTED HEREON ARE CREATED FOR THE SOLE BENEFIT OF THE CITY OF DELRAY BEACH SO THAT IT SHALL HAVE THE RIGHT OF ACCESS TO AND FROM THE PROPERTY DESCRIBED IN THIS PLAT OVER THE LIMITED ACCESS EASEMENTS AND NO WALL, FENCE, OR OTHER STRUCTURE THAT IMPAIRS THE ACCESS RIGHTS OF THE CITY OF DELRAY BEACH OVER SAID LIMITED ACCESS EASEMENTS SHALL BE ERRECTED THEREON.

IN WITNESS WHEREOF, THE ABOVE NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY HHC'S, INC., GENERAL PARTNER AND HE DOES HERETO SET HIS HAND THIS 30 DAY OF JANUARY, 1994.

WITNESS: *[Signature]*  
CONGRESS SQUARE, LTD.,  
A FLORIDA LIMITED PARTNERSHIP  
BY: HHC'S, INC., GENERAL PARTNER  
BY: *[Signature]*  
HARRY H. HAHAMOVITCH, PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF JANUARY, 1994 BY HARRY H. HAHAMOVITCH, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION AND WHO DID NOT TAKE AN OATH.  
IN WITNESS MY HAND OFFICIAL SEAL THIS 30 DAY OF JANUARY, 1994.

BY: *[Signature]*  
NOTARY PUBLIC  
NAME: MARK G. STEINBERG  
COMMISSION NO. 08-22-95

### TITLE CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS  
I, DOUGLAS E. GONANO, ESQ., AS PRESIDENT OF GONANO & HARRELL, CHARTERED, 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 SQUARE, LTD., A FLORIDA LIMITED PARTNERSHIP AND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN.  
DATE: February 7, 1994  
*[Signature]*  
DOUGLAS E. GONANO, PRESIDENT

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS  
THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 7225, AT PAGE 1494, AND OFFICIAL RECORD BOOK 7234, AT PAGE 755, RESPECTIVELY OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR OFFICERS JOSEPH M. LAVALLE, VICE PRESIDENT AND DWIGHT L. HILL, VICE PRESIDENT AND CORPORATE SEALS TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS THIS 7th DAY OF MARCH, 1994 AND THIS 1st DAY OF February, 1994 RESPECTIVELY.

BELLESTAR CONGRESS SQUARE, CORP.  
F/K/A BELLESTAR INVESTMENTS CORP.  
BY: *[Signature]*  
JOSEPH M. LAVALLE, VICE PRESIDENT  
UNITED NATIONAL BANK  
BY: *[Signature]*  
DWIGHT L. HILL, VICE PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF MARCH, 1994, BY JOSEPH M. LAVALLE, AS VICE PRESIDENT OF Congress Square Corp., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, HE/SHE IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.  
BY: *[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA  
PRINT NAME: LAURA A. GANGLUM  
MY COMMISSION EXPIRES:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF February, 1994, BY JOSEPH M. LAVALLE, AS VICE PRESIDENT OF Congress Square Corp., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, HE/SHE IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.  
BY: *[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA  
PRINT NAME: JACOLYN DEE HALVORSON  
MY COMMISSION EXPIRES: 02/28/1995

OFFICIAL NOTARY SEAL  
JACOLYN DEE HALVORSON  
Notary Public, State of Florida  
Commission No. 000419  
My Commission Expires 12/31/95  
Resides: 1000 S. W. 10th Street, Delray Beach, Florida 33444  
1-800-3-NOTARY

### CITY APPROVALS:

THIS PLAT OF THE CONGRESS O. P. PLAT WAS APPROVED ON THE 14th DAY OF December, 1994 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.  
MAYOR: *[Signature]*  
ATTEST: *[Signature]*  
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:  
*[Signature]*  
CITY ENGINEER  
*[Signature]*  
CHAIRPERSON, PLANNING AND ZONING BOARD

### SURVEYORS 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 FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF DELRAY BEACH.

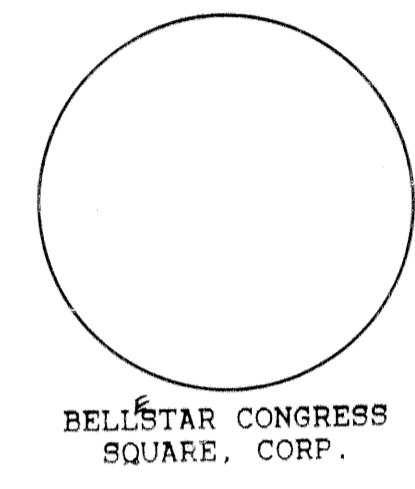
THIS INSTRUMENT PREPARED BY  
BRUCE N. CARTER P.L.S. NO. 2963 DATED: THIS 20 DAY OF JAN., 1994  
STATE OF FLORIDA.  
BRUCE CARTER & ASSOCIATES, INC.  
SURVEYORS - PLANNERS  
405 S.E. 6th AVENUE  
DELRAY BEACH, FLORIDA 33483  
BY: *[Signature]*  
BRUCE N. CARTER, P.L.S.  
FLORIDA REGISTRATION NO. 2963

### NOTES:

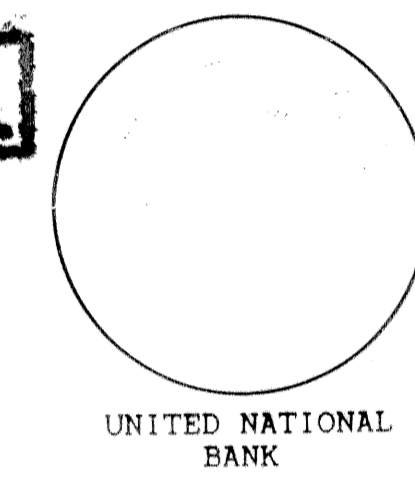
- BEARING BASE S0°29'04"E ALONG CENTERLINE CONGRESS AVENUE ACCORDING TO THE PLAT OF CONGRESS SQUARE.
- THE OWNER SHALL BE RESPONSIBLE FOR ALL ON SITE PAVING AND DRAINAGE.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO STRUCTURES WILL BE ALLOWED WITHIN ANY EASEMENTS CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT.



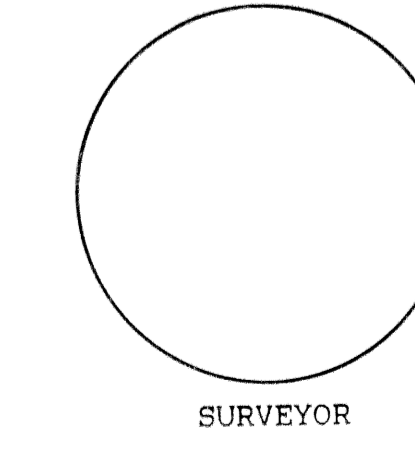
COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) SS  
This Plat was filed for record at 11:16 a.m.,  
this 11 day of April, 1994, and duly recorded in Plat Book No. 72, on page 96.  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by: *[Signature]* D.C.



BELLESTAR CONGRESS SQUARE, CORP.



UNITED NATIONAL BANK



SURVEYOR

SUBMISSION \*  
BOOK 72  
FLOOD MAP \*  
FLOOD ZONE -  
QUAD \*  
SE  
PUD NAME C/Delray  
PAGE 96  
FLOOD MAP \*  
ZONING -  
ZIP CODE -

TSZ 567