

# CONGRESS POINT PLAZA

5000-059  
**124**

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD  
12:43 p.m. THIS 19 DAY OF  
August, A.D., 1997 AND DULY  
RECORDED IN PLAT BOOK 50, ON  
PAGES 124 THROUGH 125.

DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT

By Signe Handley DEPUTY CLERK

A PCD AND BEING A REPLAT OF A PORTION OF BLOCK 63, 64, 65 & 66  
THE PALM BEACH FARMS COMPANY PLAT NO. 7  
PLAT BOOK 5, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST  
PALM BEACH COUNTY, FLORIDA

JANUARY 1997 SHEET 1 OF 2

Pet. 84-150  
5/2/2/H

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DEVON INVESTMENT INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA AND, WENDY'S INTERNATIONAL INC., AN OHIO CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA AND OWNERS OF THE LAND SHOWN HEREON BEING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CONGRESS POINT PLAZA, BEING A REPLAT OF A PORTION OF BLOCK 63, 64, 65, AND 66, PALM BEACH FARMS COMPANY PLAT NO. 7, PLAT BOOK 5, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN PALM BEACH FARMS COMPANY, PLAT NO. 7 OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 72, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT D, BLOCK 63 OF THE PALM BEACH FARMS COMPANY PLAT NO. 7; THENCE CONTINUE ALONG THE FOLLOWING NUMBERED COURSE:

1. SOUTH 87°51'51"EAST, A DISTANCE OF 317.52 FEET EASTERLY ALONG THE NORTH LINE OF LOT D, BLOCK 63; THENCE
2. SOUTH 01°24'25"WEST, A DISTANCE OF 19.00 FEET; THENCE
3. SOUTH 87°51'51"EAST, A DISTANCE OF 281.50 FEET; THENCE
4. SOUTH 01°23'52"WEST, A DISTANCE OF 253.04 FEET ALONG THE WEST RIGHT OF WAY OF CONGRESS AVENUE; THENCE
5. SOUTH 01°24'23"WEST, A DISTANCE OF 39.70 FEET; THENCE
6. SOUTH 46°46'12"WEST, A DISTANCE OF 35.58 FEET; THENCE
7. NORTH 87°51'58"WEST, A DISTANCE OF 422.87 FEET ALONG THE NORTH RIGHT OF WAY OF 6TH AVENUE SOUTH TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 882.51 FEET, A CENTRAL ANGLE OF 09°50'03" AND WHOSE CHORD BEARS SOUTH 87°13'00"WEST; THENCE
8. WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 151.47 FEET TO THE WEST LINE OF LOT A, BLOCK 66; THENCE
9. NORTH 01°24'42"EAST, A DISTANCE OF 350.05 FEET ALONG THE WEST LINES OF BLOCK 65 AND BLOCK 63, TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 4.52 ACRES OF LAND, MORE OR LESS.

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

1. THE UTILITY EASEMENT, 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 SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
2. THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, DEVON INVESTMENT, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, DENNIS UDWIN AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28th DAY OF July, 1997.

WITNESS: [Signature]  
DEVON INVESTMENT INC.  
A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA

WITNESS: [Signature]  
BY: Dennis Udwin  
DENNIS UDWIN, PRESIDENT

IN WITNESS WHEREOF, WENDY'S INTERNATIONAL, INC., AN OHIO CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT GORDEN F. TETER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28th DAY OF July, 1997.

WITNESS: [Signature]  
WENDY'S INTERNATIONAL, INC.  
A OHIO CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA

WITNESS: [Signature]  
BY: Gorden F. Teter  
GORDEN F. TETER, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Dennis Udwin WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DEVON INVESTMENT, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 28th DAY OF July, 1997.

MY COMMISSION EXPIRES, 7/28/1998.

[Signature]  
NOTARY PUBLIC

### ACKNOWLEDGEMENT

STATE OF OHIO  
COUNTY OF PALM BEACH FRANKLIN

BEFORE ME PERSONALLY APPEARED Gorden F. Teter WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WENDY'S INTERNATIONAL, INC., AN OHIO CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 1 DAY OF July, 1997.

MY COMMISSION EXPIRES, 6-28-1998.

[Signature]  
NOTARY PUBLIC

[Seal]  
JANELLE R. JOHNSTON  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES JUNE 28, 1998

LOCATION MAP NOT TO SCALE

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY 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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 8677 AT PAGE 1301 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 THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF July, 1997.

WITNESS: [Signature]  
BANK UNITED  
A FLORIDA CORPORATION

WITNESS: [Signature]  
BY: Judith L Alligood  
JUDITH ALLIGOOD - VICE PRESIDENT

WITNESS: [Signature]

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Judith L Alligood WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANK UNITED, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 25th DAY OF July, 1997.

MY COMMISSION EXPIRES, 19

[Signature]  
NOTARY PUBLIC

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, TIGOR TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO DEVON INVESTMENT, INC., A FLORIDA CORPORATION AND WENDY'S INTERNATIONAL, INC., AN OHIO CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATED: July 8, 1997

[Signature]  
HERB SWAN - VICE PRESIDENT

SEAL WENDY'S INTERNATIONAL INC. SEAL NOTARY PUBLIC SEAL DEVON INVESTMENTS SEAL NOTARY PUBLIC SEAL PROFESSIONAL SURVEYOR SEAL COUNTY ENGINEER

[Seals]

LINDA PELLICANE  
Notary Public, State of Florida  
Comm. No. CC 814682  
My comm. expires Jan. 21, 2001

**5000-059**

### COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 19 DAY OF August, 1997.

[Signature]  
GEORGE T. WEBB, P.E. COUNTY ENGINEER

### SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE IN GRID SOUTH 01°23'52" WEST ALONG THE EAST LINE OF THE NORTHEAST QUATER OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.
2. THE COORDINATES SHOWN ON SHEET 2 ARE GRID. DATUM = NAD 83 1990 ADJUSTMENT. ZONE = FLORIDA EAST. LINEAR UNIT = U.S. SURVEY FEET. COORDINATE SYSTEM 1983 STATE PLAN. ALL DISTANCES ARE GROUND. SCALE FACTOR = 1.0000439. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
3. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCHROACHMENTS.
4. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. THIS PLAT IS BEING PREPARED IN REFERENCE TO ZONING PETITION 84-150, DATED 10-09-96.
7. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE DESIGNATED THUS: □ STAMPED P.R.M. (L.S. #4134)
8. THIS INSTRUMENT WAS PREPARED BY CRAIG D. WATSON IN THE OFFICE OF BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC., 641 N.E. SPENCER STREET, JENSEN BEACH, FLORIDA, 34957.

### SURVEYOR'S CERTIFICATION

I HEREBY 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 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: June 19, 1997 BY: [Signature]  
ROBERT BLOOMSTER JR., P.L.S.  
CERTIFICATE NO. 4134  
STATE OF FLORIDA

### AREA TABULATION

PARCEL A = 164,652.5287 SQ. FEET OR 3.7778 ACRES  
PARCEL B = 32,328.0401 SQ. FEET OR 0.7422 ACRES  
TOTAL = 196,980.5688 SQ. FEET OR 4.5200 ACRES

PETITION NO. 84-150  
EXHIBIT NUMBER 20  
DATE CERTIFIED 10-09-96  
ZONING DISTRICT GC

**BLOOMSTER**  
PROFESSIONAL LAND SURVEYORS, INC.  
L.B. #6018  
641 N.E. SPENCER STREET  
JENSEN BEACH, FLORIDA 34957  
PHONE 407-334-0868

SHEET 1 OF 2  
SCALE: 1" = 30'  
DATE: 12-20-96  
P.B. SKETCH  
JOB NO. 1371  
REVISIONS

SUBDIVISION: Congress Point Plaza  
BOOK: 50  
PAGE: 124  
FLOOR: 0  
ZONING: CG15E  
QUAD: 18  
SECTION: 30  
RANGE: 43-150  
TOWNSHIP: 44  
COUNTY: PALM BEACH  
ZIP CODE: 33474  
P.O. NAME: Congress Plaza

80/124