

This instrument prepared by
HAGER WEINBERG AND ASSOCIATES, INC.
Professional Land Surveyors
Certificate of Authorization No. 6772
3850 N.W. Boca Raton Blvd., Boca Raton, Florida 33431
Phone: (561) 395-3600 Fax: (561) 395-2237 E-Mail: hwa@bellco.net

CONGRESS PARK REPLAT

A Replat of Tracts C, D, D-1, D-2, E, E-1, G and a Portion Of Tracts A, B, E-2 and F of the Plat of CONGRESS PARK as Recorded in Plat Book 44, Pages 194 and 195 of the Public Records of Palm Beach County, Florida, Lying in the Southeast 1/4 of Section 18, Township 46 South, Range 43 East, City of Delray Beach, Palm Beach County, Florida



State of Florida
County of Palm Beach
This Plat was Filed for Record at 8:15 AM this 14 day of October, 1999, and Duly Recorded in Plat Book 44 on Pages 29 and 30
Dorothy M. Wilken, Clerk
By: *[Signature]* D.C.

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that CONGRESS PARK OWNERS ASSOCIATION, INC., a Florida Corporation Not-for-Profit, RIMAR PROPERTIES and PARKVIEW PROPERTIES, both being Florida General Partnerships, Owners of the Lands shown on this Plat, being in the Southeast One-Quarter (S.E. 1/4) of Section 18, Township 46 South, Range 43 East, Palm Beach County, Florida described as follows:

Tracts "C", "D", "D-1", "D-2", "E", "E-1" and "G", "CONGRESS PARK", according to the Plat thereof, as recorded in Plat Book 44, Pages 194 and 195 of the Public Records of Palm Beach County.

TOGETHER WITH, A portion of Tract "E-2", "CONGRESS PARK", according to the Plat thereof as recorded in Plat Book 44, Pages 194 and 195 of the Public Records of Palm Beach County Florida, being more particularly described as follows:

COMMENCING at the Southeast corner of said Plat; thence North 00°00'00" East, along the East line of said Plat, a distance of 529.76 feet to the POINT of BEGINNING; thence North 45°00'00" West, a distance of 46.36 feet; thence North 90°00'00" West, a distance of 115.27 feet; thence South 00°00'00" West, a distance of 21.21 feet; thence North 90°00'00" West, a distance of 6.96 feet; thence North 00°00'00" East, a distance of 21.00 feet; thence North 45°00'00" East, a distance of 35.36 feet; thence North 90°00'00" East, a distance of 40.70 feet to a point of curvature of a circular curve concave to the Northwest, having a radius of 87.64 feet and a central angle of 45°00'00", thence Northeasterly along the arc of said curve, a distance of 68.83 feet; thence North 45°00'00" East, a distance of 3.30 feet; thence South 45°00'00" East, a distance of 35.36 feet to a point on the East line of said Plat; thence South 00°00'00" East, along said East line, a distance of 60.58 feet to the POINT of BEGINNING.

TOGETHER WITH, A portion of Tract "A", "CONGRESS PARK", according to the Plat thereof as recorded in Plat Book 44, Pages 194 and 195 of the Public Records of Palm Beach County Florida, being more particularly described as follows:

COMMENCING at the Southeast corner of said Plat; thence North 00°00'00" East, along the East line of said Plat, a distance of 529.76 feet; thence North 45°00'00" West, a distance of 46.36 feet; thence North 90°00'00" West, a distance of 115.27 feet; thence South 00°00'00" West, a distance of 21.21 feet; thence North 90°00'00" West, a distance of 6.96 feet; thence North 00°00'00" East, a distance of 21.00 feet; thence North 45°00'00" East, a distance of 35.36 feet; thence North 90°00'00" East, a distance of 40.70 feet to a point of curvature of a circular curve concave to the Northwest, having a radius of 87.64 feet and a central angle of 45°00'00", thence Northeasterly along the arc of said curve, a distance of 68.83 feet; thence North 45°00'00" East, a distance of 3.30 feet; thence South 45°00'00" East, a distance of 35.36 feet to a point on the East line of said Plat; thence South 00°00'00" East, along said East line, a distance of 60.58 feet to the POINT of BEGINNING.

TOGETHER WITH, A portion of Tract "B", "CONGRESS PARK", according to the Plat thereof as recorded in Plat Book 44, Pages 194 and 195 of the Public Records of Palm Beach County Florida, being more particularly described as follows:

COMMENCING at the Southwest corner of said Plat; thence North 00°42'04" West, along the West line of said Plat a distance of 404.79 feet to the POINT of BEGINNING; thence continue North 00°42'04" West, along said West line, a distance of 166.25 feet; thence North 90°00'00" East, a distance of 19.89 feet; thence South 00°00'00" East, a distance of 166.24 feet; thence South 90°00'00" West, a distance of 17.88 feet to the POINT of BEGINNING.

TOGETHER WITH, That North portion of Tract "F", "CONGRESS PARK", according to the Plat thereof as recorded in Plat Book 44, Pages 194 and 195 of the Public Records of Palm Beach County Florida, lying North of a line 166.00 feet South of and parallel with the South Line of said Tract "E-1".

LESS THEREFROM: A portion of Tract "E-1", "CONGRESS PARK", according to the Plat thereof, as recorded in Plat Book 44, Pages 194 and 195 of the Public Records of Palm Beach County, being more particularly described as follows:

BEGINNING at the most East Southeast corner of said Tract "E-1"; thence due North, along the East line of said Tract "E-1", for 359.00 feet; thence S. 13°21'52"W., for 45.43 feet; thence due South, for 325.30 feet; thence N. 45°00'00"E., along the Southerly line of said Tract "E-1", for 14.85 feet to the POINT of BEGINNING.

Said land situate in the City of Delray Beach, Palm Beach County. Containing 772,217 Square Feet or 17,727 Acres, more or less (Total Area).

Subject to Easements, Restrictions, Reservations, Covenants, and Rights-of-Way of Record. have caused said Lands to be Surveyed and Platted as shown hereon as CONGRESS PARK REPLAT and further Dedicate as follows:

- TRACT "G" (Private Roadway Tract): The Private Roadway Tract as shown hereon, is hereby Dedicated to the CONGRESS PARK OWNERS ASSOCIATION, a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Utility, Drainage and Private Roadway purposes and shall be the perpetual Maintenance obligation of said Association, its Successors and Assigns, without recourse to the City of Delray Beach. The City of Delray Beach shall have the right of Access over any and all Tracts shown hereon for Emergency and Maintenance purposes.
- UTILITY EASEMENTS: The Utility Easements as shown hereon, are hereby Dedicated in Perpetuity for the Construction and Maintenance of Utilities, including Cable Television. The Installation of CATV Systems shall not interfere with the Construction, Installation, Maintenance and Operation of other Utilities. Such Construction, Installation, Maintenance and Operation shall comply with the National Electrical Safety Code as adopted by the Public Service Commission.
- DRAINAGE AND FLOWAGE EASEMENTS: The Drainage and Flowage Easements as shown hereon, are hereby Dedicated in Perpetuity for Drainage and Flowage purposes. The Maintenance obligation of all Drainage Facilities located therein shall be the perpetual Maintenance obligation of the CONGRESS PARK OWNERS ASSOCIATION, a Florida Corporation, Not-for-Profit, its Successors and Assigns, without recourse to the City of Delray Beach. The City of Delray Beach shall have the right, but not the obligation to Maintain any portion of the Drainage System.
- WATER AND SANITARY SEWER EASEMENTS: The Easements for Water and Sanitary Sewer Systems as shown hereon, are hereby Dedicated to the City of Delray Beach for access, installation, maintenance and operation activities of water and sewer mains.
- Tracts "A-2", "B-2", "C", "C-1", "D", "D-1", "E", and "E-1" as shown hereon are Platted for Private purposes as allowed pursuant to Zoning as designated by the City of Delray Beach Official Zoning Map.
- TRACT "H" (Lake Tract): The Lake Tract as shown hereon, is hereby Dedicated to the CONGRESS PARK OWNERS ASSOCIATION, a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Drainage and Water Retention purposes and shall be the perpetual Maintenance obligation of said Association, its Successors and Assigns, without recourse to the City of Delray Beach. The City of Delray Beach shall have the right of Access over Tract "H" shown hereon for Emergency and Maintenance purposes.

IN WITNESS WHEREOF, CONGRESS PARK OWNERS ASSOCIATION, INC., a Florida Corporation, Not for Profit, RIMAR PROPERTIES and PARKVIEW PROPERTIES, both being Florida General Partnerships, have caused this Dedication to be executed by its General Partner, BONA VISTA HOLDINGS, INC., a Florida Corporation, on this 24 day of August, 1999.

CONGRESS PARK OWNERS ASSOCIATION, INC.
a Florida Corporation Not-for-Profit

By: *[Signature]*
Marvin Feinstein, President

Witness: *[Signature]*
(Print Name) Ariene Marino
(As to Both)

Witness: *[Signature]*
(Print Name) Linda Sciarretti
(As to Both)

RIMAR PROPERTIES
a Florida General Partnership
And
PARKVIEW PROPERTIES
a Florida General Partnership
By:

BONA VISTA HOLDINGS, INC.
a Florida Corporation

By: *[Signature]*
Marvin Feinstein, President

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE ME personally appeared Marvin Feinstein who is personally known to me and who executed the foregoing instrument as President of BONA VISTA HOLDINGS, INC., a Florida Corporation and as President of CONGRESS PARK OWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit and acknowledged to and before me that he executed such instrument as such Officer of said Corporations, and that the Seals affixed to the foregoing instrument are the Corporate Seals of said Corporations 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 Corporations.

WITNESS my hand and Official seal this 24 day of August, 1999.

[Signature]
Notary Public - State of Florida
My Commission Expires:



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 Record Book 10960 at page 306 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 President and its Corporate seal to be affixed hereon by and with the authority of its Board of Directors this 24th day of July, 1999.

SOUTHRUST BANK, N.A.
Licensed to do business in the State of Florida

Witness: *[Signature]*
(Print Name) Pam Karasik

Witness: *[Signature]*
(Print Name) Rosalie E. Kuhn

By: *[Signature]*
(Print Name) DENNIS E. GAHREN, VICE President

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE ME personally appeared DENNIS GAHREN who is personally known to me and who executed the foregoing instrument as President of SOUTHRUST BANK, N.A., a Florida Corporation and 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 27th day of July, 1999.

[Signature]
Notary Public - State of Florida
My Commission Expires:



MORTGAGEE'S CONSENT

State of Minnesota
County of Hennepin

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 Record Book 9350 at page 223 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 President and its Corporate seal to be affixed hereon by and with the authority of its Board of Directors this 21 day of July, 1999.

Witness: *[Signature]*
(Print Name) Linda M. Terry

Witness: *[Signature]*
(Print Name) Jackie R. Lang

LUTHERAN BROTHERHOOD
A Minnesota Corporation
By: *[Signature]*
(Print Name) GARY J. KALLSEN, VICE President

ACKNOWLEDGEMENT

State of Minnesota
County of Hennepin

BEFORE ME personally appeared GARY J. KALLSEN who is personally known to me and who executed the foregoing instrument as President of LUTHERAN BROTHERHOOD, a Minnesota Corporation and 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 21st day of July, 1999.

[Signature]
Notary Public - State of Minnesota
My Commission Expires: 1-31-00



ACCEPTANCE OF RESERVATIONS

State of Florida
County of Palm Beach

The CONGRESS PARK OWNERS ASSOCIATION, INC. hereby accepts the Dedications or Reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 24 day of August, 1999.

WITNESS my hand and Official seal this 24 day of August, 1999.

[Signature]
Congress Park Owners Association, Inc.
Per: *[Signature]* President

Notary Public - State of Florida
My Commission Expires:

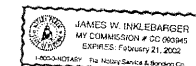
ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE ME personally appeared Marvin Feinstein who is personally known to me and who executed the foregoing instrument as President of CONGRESS PARK OWNERS ASSOCIATION, INC., a Florida Corporation not for profit and 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 24 day of August, 1999.

[Signature]
Notary Public - State of Florida
My Commission Expires:



TITLE CERTIFICATION

State of Florida
County of Palm Beach

I, Gerald A. Marco, Esquire, 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 to RIMAR PROPERTIES and PARKVIEW PROPERTIES, both being Florida General Partnerships that all Taxes have been Paid on said lands as required by Section 197-192, Florida Statutes, as amended; that all Mortgages not satisfied or released of record not 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.

[Signature] AUGUST 24, 1999
Gerald A. Marco, Esquire
Attorney at Law, Licensed in Florida

SURVEYOR'S 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; 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 that Permanent Control Points (P.C.P.'s) and Monuments according to Section 177.091 (9), Florida Statutes will be set under guarantees posted with the City of Delray Beach for the Required Improvements; 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 Delray Beach.

[Signature]
Theodore K. Palticke
Professional Land Surveyor,
Florida Registration No. 5061

CITY APPROVALS

This Plat of CONGRESS PARK REPLAT was approved on 7th day of September, A.D., 1999, by the City Commission of the City of Delray Beach, Florida.

By: *[Signature]* Mayor
Attest: *[Signature]* City Clerk

and approved, Accepted, and Certified by:
By: *[Signature]* Director of Planning and Zoning
By: *[Signature]* Chief Engineer

By: *[Signature]* Director, Environmental Services

This Plat has been reviewed for conformity to Chapter 177, Florida Statutes.

By: *[Signature]* Date: 7-1-99

Manuel A. Gutierrez
Professional Surveyor and Mapper
Florida Registration No. 4102
101 Southeast 8th Avenue
Delray Beach, Florida 33483



LOCATION MAP:
N.T.S.
S.E. 1/4 SECTION 18,
TOWNSHIP 46 SOUTH,
RANGE 43 EAST

