SOUTH CONGRESS COMMERCE CENTER

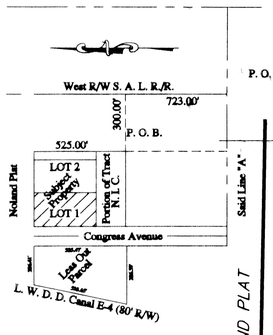
A PARCEL OF LAND IN THE (NE1/4) OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

State of Florida
County of Palm Beach
This Plat was filed for Record at _____ M.
this _____ Day of _____
A. D. and duly recorded in Plat Book 81 on
Page _____ and _____

Dorothy H. Wilken
Clerk Circuit Court

By _____
Deputy Clerk

JULY 19, 2000



Sketch of Legal
Not To Scale

P. O. C.

MATCH–LINE "A"

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

North

LOT 2
AREA = 1.83 AC

215.30'
12' SEWER & WATER EAS

SOUTH–LINE NOLAND PLAT

NOLAND PLAT
PLAT BOOK 81
PAGE 189

S 46°00'12" W 14.14'

352.65' OVERALL

S 0°03'43" W 320.64'

S 88°59'48" E 433.88'

S 88°59'48" E 29.85'

S 1°00'12" W 16.26'

S 88°59'48" E 88.97'

193.52'

N1°00'12"E
3.77'

S88°59'48"E
6.43'

12' SEWER & WATER EASEMENT

N 0°03'43" E 172.90'

12' SEWER & WATER EASEMENT

N 88°38'24" W 10.36'

S 0°03'43" W 25.68'

S 0°03'43" W 7.00'

LOT 1
AREA = 1.49 AC

S88°38'24"E 206.72'

LOT 2

N 88°38'24" W 115.62'

206.69'

S 89°59'47" W 13.98'

32.00' ACCESS EASEMENT PER O.R.B. 12328 PG. 87

26' SEWER & WATER EASEMENT

N 88°38'24" W 188.55'

203.26'

32.01'

N 88°38'24" W 434.96'

441.18' DEED TO OLD RIGHT–OF–WAY CONGRESS

441.03' DEED TO OLD RIGHT–OF–WAY CONGRESS

N 89°01'31" W 434.66' C.F.T.

PORTION OF PARCEL
NOT INCLUDED
(VACANT)
UNPLATTED

LEGEND:

- ℄ Center Line
- ℘ On Line
- ℙ Property Line
- Δ Delta

ABBREVIATIONS:

C.F.T.	= Calculated Field Traverse	N&D	= Nail and Disc
C/L	= Center Line	P.B.	= Plat Book
CONC.	= Concrete	P.C.	= Point of Curve
EL.	= Elevation	PG.	= Page
FND.	= Found	PK	= PK Nail
I.R.	= Iron Rod	P.O.C.	= Point of Commencement
I.R.C.	= Iron Rod and Cap	P.O.B.	= Point of Begining
L	= Arc Length	P.R.M.	= Permanent Reference Monument
		R	= Radius
		R/W	= Right–of–Way

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.

Δ=4°49'24" R=3687.80' L=310.44'

Δ=0°7'28"
R=3687.80'
L=8.00'

Δ=0°24'15"
R=3687.80'
L=26.01'

S.W. CORNER
NOLAND PLAT

SET N/D
#6439
EL. = 15.48

P.O.B.

Δ=4°50'04" R=3759.80' L=317.24'

8' CONC. WALK

CONC. APRON

GRASS

EAST RIGHT–OF–WAY
(PER O.R.B. 5370, PG. 1534)

CONGRESS AVENUE
(120' RIGHT–OF–WAY)

7.00' RIGHT–OF–WAY TAKING

8' CONC.WALK

PER O.R.B. 5370 P. 1534

2' CURB & GUTTER

NORTH BOUND
THREE LANES

LANDSCAPE MEDIAN

2' CURB & GUTTER

CONC.SEPARATOR

LEFT TURN LANE
SOUTH BOUND

PORTION OF PARCEL
LESS OUT–UNPLATTED
(SEE SKETCH OF LEGAL)

FND N/D
HELLER, WEAVER
& CATO

N 0°00'59" W
34.28' C.F.T.

72.19'

SET N/D
#6439
EL. = 15.84

2.27'

32.01'

CONC. APRON

PREVIOUS EAST RIGHT–OF–WAY LINE
OF CONGRESS AVENUE

174.00' DEED
N 0°01'10" E 173.93' C.F.T.

FND. I.R.W.C.
O.S.O.
0.03'S
0.53'E
OF X–CUT IN WALK
60.00' E. OF C/L OF R/W

FND. N&D
#4562
0.23'N
0.38'E

60.0'

32.77'

FND. PK N&W

C/L P.C.
FND. N&D
O.S.O.

FND. PK N&W
7.16'S
0.00'E

2' CURB & GUTTER

CONC.SEPARATOR

LANDSCAPE MEDIA

CONGRESS AVENUE
(120' RIGHT–OF–WAY)

This instrument was prepared by:
Baseline Engineering & Land Surveying, Inc.
1400 N.W. 1st Court
Boca Raton, Florida 33432
Certificate of authorization # LB 6439

SUBDIVISION: South Congress Commerce Center
BOOK: 97 PAGE: 25
FLOOD ZONE: B FLOOD MAP #: RS0055 B
QUAD #: 31 ZONING:
SE TAZ: 567 ZIP CODE: 33445
FUD NAME: