

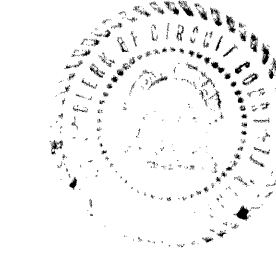
"HESS-CONGRESS-LAKE WORTH"

A REPLAT OF A PORTION OF BLOCK 3 AND BLOCK 6 OF "MILLERS ADDITION" P.B. 16 PAGE 16
SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY-FLORIDA

SHEET 1 OF 2 SHEETS

49

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 9:24 A.M.
THIS 9th DAY OF October AND
DULY RECORDED IN PLAT BOOK NUMBER 92
AT PAGE 549-50
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT



BY: Sherry J. Webb
DEPUTY CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT AMERADA HESS CORPORATION, A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "HESS-CONGRESS-LAKE WORTH", A REPLAT OF A PORTION OF BLOCK 3 AND BLOCK 6 OF "MILLERS ADDITION" PLAT BOOK 16, PAGE 16, SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 20 AND 21 IN BLOCK 3 OF "MILLERS ADDITION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16 AT PAGE 16 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH A PORTION OF LOTS 6 THRU 29 IN BLOCK 6 OF SAID "MILLERS ADDITION"; TOGETHER WITH THAT PORTION OF CORAL AVENUE AS SHOWN ON SAID "MILLERS ADDITION" VACATED BY DEED BOOK 558 AT PAGE 98 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF VACATED CORAL AVENUE WITH THE WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE; THENCE RUN NORTH 88 DEGREES 04 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 21.50 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE ARC OF A CIRCULAR CURVE, CONCAVE TO THE EAST, THE CENTER OF WHICH BEARS SOUTH 89 DEGREES 05 MINUTES 27 SECONDS EAST FROM SAID POINT, THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, (ALSO BEING THE WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE) HAVING A RADIUS OF 1981.58 FEET, THRU A CENTRAL ANGLE OF 03 DEGREES 20 MINUTES 32 SECONDS, FOR AN ARC DISTANCE OF 115.59 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 02 DEGREES 25 MINUTES 59 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 37.08 FEET TO A POINT; THENCE RUN SOUTH 44 DEGREES 44 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 58.68 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD; THENCE RUN NORTH 88 DEGREES 04 MINUTES 23 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 294.23 FEET TO A POINT; THENCE RUN NORTH 01 DEGREES 36 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 270.45 FEET TO A POINT; THENCE RUN SOUTH 88 DEGREES 04 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 83.33 FEET TO THE INTERSECTION WITH THE EAST LINE OF LOT 20, BLOCK 3 OF SAID "MILLERS ADDITION"; THENCE RUN SOUTH 01 DEGREES 36 MINUTES 15 SECONDS WEST ON SAID EAST LINE OF LOT 20 AND ITS SOUTHERLY PROJECTION FOR A DISTANCE OF 75.00 FEET TO THE INTERSECTION WITH THE CENTERLINE OF VACATED CORAL AVENUE; THENCE RUN SOUTH 88 DEGREES 04 MINUTES 23 SECONDS EAST ON SAID CENTERLINE FOR A DISTANCE OF 243.65 FEET TO THE POINT OF BEGINNING.

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

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE AMERADA HESS CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL DEVELOPMENT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE LANDSCAPE BUFFERS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE AMERADA HESS CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

PARCEL B, AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

TITLE CERTIFICATION

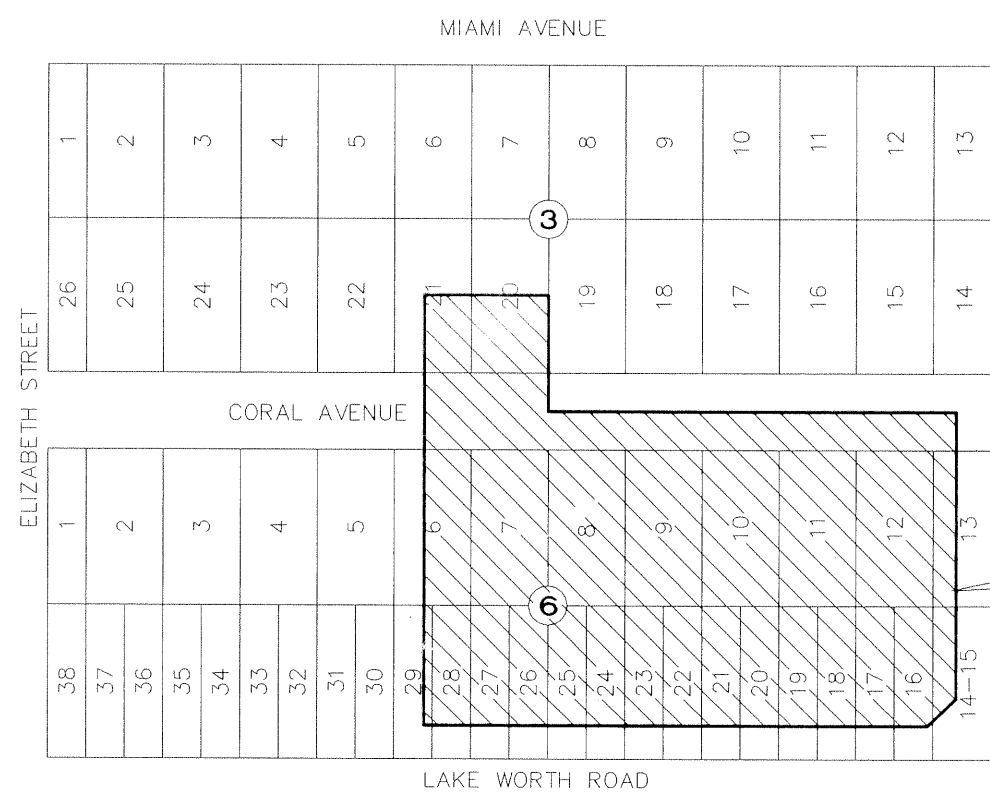
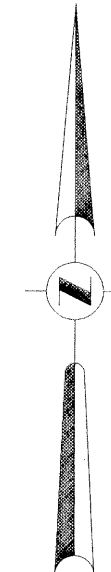
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, ELLEN M. MACFARLANE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THIS PROPERTY IS VESTED IN AMERADA HESS CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

JULY 26, 2001
DATED
Ellen M. MacFarlane
ATTORNEY-AT-LAW LICENSED IN FLORIDA

COUNTY APPROVAL

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), F.S., THIS 2nd DAY OF October 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: Sherry J. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER



LOCATION MAP
NOT TO SCALE

SURVEYORS NOTES

- BEARINGS AND GRID COORDINATES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.
- PRM DENOTES: PERMANENT REFERENCE MONUMENTS.
- PCP DENOTES: PERMANENT CONTROL POINTS.
- BM DENOTES: BENCH MARK ELEVATION
- C DENOTES: CENTERLINE
- SC DENOTES: SECTION CORNER
- QSC DENOTES: QUARTER SECTION CORNER
- POC DENOTES: POINT OF COMMENCEMENT
- POB DENOTES: POINT OF BEGINNING
- D.B. DENOTES: DEED BOOK
- O.R.B. DENOTES: OFFICIAL RECORD BOOK
- P.B. PG. DENOTES: PLAT BOOK AND PAGE
- ELEVATIONS ARE BASED ON N.G.V. DATUM.
- 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.
- COORDINATES SHOWN ARE GRID DATUM = NAD 83, 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FOOT COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR=1.000042678 GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE
- F.S. DENOTES FLORIDA STATUTES

Hess Congress Lake Worth
SUBDIVISION
BOOK 92
PAGE 49
FLOOD ZONE A9
QUAD # 18
SE
TAZ 321
PUD NAME

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF January, 2001

AMERADA HESS CORPORATION
A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN FLORIDA
BY: F. B. Walker
PRINT NAME: F.B. WALKER
TITLE: SENIOR VICE PRESIDENT

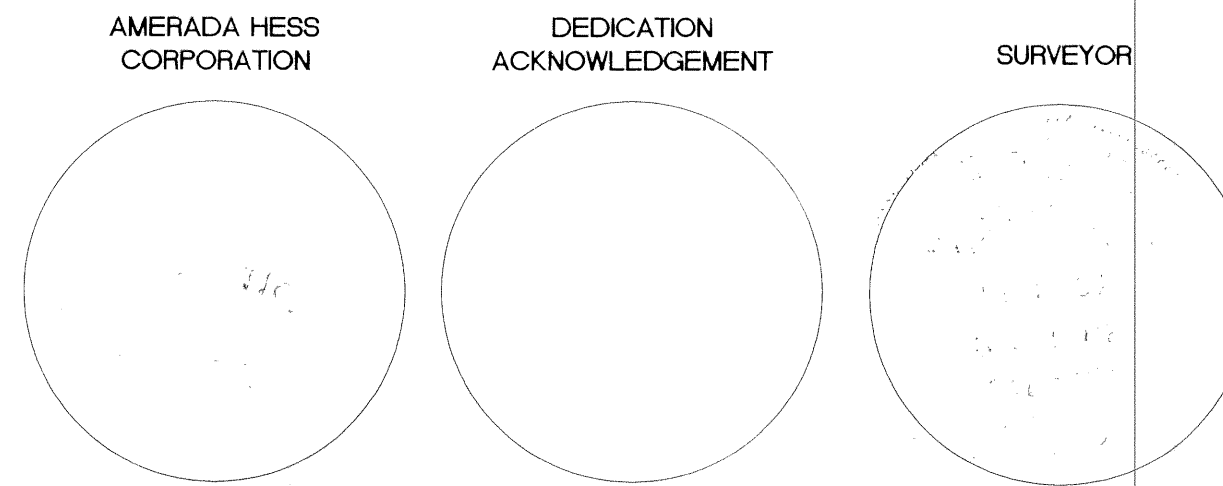
WITNESS: Dorothy H. Wilken
PRINT NAME: DOROTHY H. WILKEN

ACKNOWLEDGEMENT

STATE OF NEW JERSEY
COUNTY OF MIDDLESEX
BEFORE ME PERSONALLY APPEARED F.B. WALKER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF AMERADA HESS CORPORATION, A DELAWARE CORPORATION, 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 19th DAY OF January, 2001
MY COMMISSION EXPIRES: June 11, 2003

Cindy C. Biviano
NATARY PUBLIC
CINDY C. BIVIANO



SURVEYOR AND MAPPER'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.), PERMANENT CONTROL POINTS (P.C.P.S.), AND MONUMENTS ACCORDING TO SECTION 177.091 (9), F.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, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Sherry J. Webb
REGISTERED LAND SURVEYOR
LICENSE NO. 2691
STATE OF FLORIDA