



CONGRESS COMMERCE CENTER REPLAT

BEING THE REPLAT OF TRACTS I AND II, CONGRESS COMMERCE CENTRE AS RECORDED IN PLAT BOOK 86, PAGES 105 AND 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH SHEET 1 OF 2

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 4:04 P.M. THIS 10th DAY OF April 2003 AND DULY RECORDED IN PLAT BOOK NO. 98 ON PAGES 107 AND 108 DOROTHY H. WILKEN, CLERK OF THE DISTRICT COURT BY *[Signature]*

ACKNOWLEDGMENTS
STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED DAVID N. WOLOFSKY WHO IS PERSONALLY KNOWN TO ME AND WHO HAS EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF PKD L.L.C., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID LIMITED LIABILITY COMPANY 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 LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF March, 2003.
MY COMMISSION EXPIRES: 3/20/2004 *Shelby J. Connolly* NOTARY PUBLIC
COMMISSION NO. CC 92028 *Shelby J. Connolly* PRINT NAME

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 12722 AT PAGE 2492 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 *[Signature]* AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29th DAY OF March, 2003.

FIDELITY FEDERAL BANK & TRUST, A FEDERAL SAVINGS BANK
WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: *GINN L. GILLETTE*
WITNESS: *[Signature]*
PRINT NAME: *ALEX MACSUSA*

ACKNOWLEDGEMENT
STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED *Steven L. Easser* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *President* OF FIDELITY FEDERAL BANK & TRUST, A FLORIDA 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 28 DAY OF March, 2003.
MY COMMISSION EXPIRES: 3/20/2004 *Shelby J. Connolly* NOTARY PUBLIC
COMMISSION NO.: CC 92028 *Shelby J. Connolly* PRINT NOTARY NAME

TITLE CERTIFICATION
STATE OF FLORIDA COUNTY OF PALM BEACH
I, DOAK S. CAMPBELL, III, 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 PKD L.L.C.; THAT THE CURRENT TAXES AND SPECIAL ASSESSMENTS ARE PAID; THAT ALL MORTGAGES NOT 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: *March 31, 2003* *[Signature]*
DOAK S. CAMPBELL, III, ATTORNEY AT LAW

CITY APPROVALS
THIS PLAT OF THE CONGRESS COMMERCE CENTER REPLAT WAS APPROVED ON 18 DAY OF March, 2003, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.
[Signature] MAYOR
ATTEST: *[Signature]* CITY CLERK
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
[Signature] CHAIRPERSON, PLANNING AND ZONING BOARD
[Signature] FIRE MARSHAL
[Signature] DIRECTOR OF ENVIRONMENTAL SERVICES

- SURVEYOR'S NOTES:**
- 1. DENOTES CENTERLINE
 - DENOTES PERMANENT REFERENCE MONUMENTS (P.R.M.'S/P.S.M. #5019)
 - O.R.B. DENOTES OFFICIAL RECORD BOOK
 - P.O.B. DENOTES POINT OF BEGINNING
 - P.O.C. DENOTES POINT OF COMMENCEMENT
 - F.N.D. DENOTES FOUND
 - P.B.C. DENOTES PALM BEACH COUNTY
 - MON. DENOTES MONUMENT
 - CONC. DENOTES CONCRETE
 - F.P.L. DENOTES FLORIDA POWER & LIGHT COMPANY
 - L.W.D.D. DENOTES LAKE WORTH DRAINAGE DISTRICT
 - L.B.E. DENOTES LANDSCAPE BUFFER EASEMENT
 - U.E. DENOTES UTILITY EASEMENT
 - S.E. DENOTES SEWER EASEMENT
 - W.E. DENOTES WATER EASEMENT
 - G.U.E. DENOTES GENERAL UTILITY EASEMENT
- 2. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA HAVING AN ASSUMED BEARING OF NORTH 88°09'00" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
 - 3. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS.
 - 4. NO STRUCTURES, TREES, OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
 - 5. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
 - 6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - 7. BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF DELRAY BEACH, FLORIDA.
 - 8. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

REVIEWING SURVEYOR'S STATEMENT
THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF CONGRESS COMMERCE CENTER REPLAT, AS REQUIRED BY CHAPTER 177.08(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.
DATE: *3/31/03* *Paul D. Engle*
PAUL D. ENGLE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5708

SURVEYOR & MAPPER 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") AND MONUMENTS ACCORDING TO SEC. 177.09(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 THE CITY OF DELRAY BEACH, FLORIDA.
DATE: *3/28/03* BY: *[Signature]*
CRAIG S. PUSEY
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5019
1850 FOREST HILL BLVD., SUITE 100
WEST PALM BEACH, FLORIDA 33406
CERTIFICATE OF AUTHORIZATION L.B. #4396

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.

THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. IN THE OFFICE OF LANDMARK SURVEYING AND MAPPING, INC.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT PKD L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF TRACTS I AND II, CONGRESS COMMERCE CENTRE AS RECORDED IN PLAT BOOK 86, PAGES 105 AND 106 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CONGRESS COMMERCE CENTER REPLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "II", SAID POINT BEING A POINT ON THE NORTH LINE OF LAKE WORTH DRAINAGE DISTRICT EQUALIZER CANAL NO. 4 PER CHANCERY CASE 407 RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°09'00" WEST, ALONG THE NORTH LINE OF SAID LAKE WORTH DRAINAGE DISTRICT EQUALIZER CANAL NO. 4 AND THE SOUTH LINE OF SAID TRACT "II", A DISTANCE OF 524.07 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "II" AND THE SOUTHEAST CORNER OF TRACT "A" AS SHOWN ON SAID PLAT OF CONGRESS COMMERCE CENTER, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3759.80 FEET, A CENTRAL ANGLE OF 00°37'48" AND A CHORD BEARING OF NORTH 18°20'03" EAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 4128 FEET TO A POINT OF TANGENCY; THENCE NORTH 18°38'55" EAST, A DISTANCE OF 220.38 FEET; THENCE NORTH 32°33'49" EAST A DISTANCE OF 49.90 FEET; THENCE NORTH 18°38'55" EAST, A DISTANCE OF 392.71 FEET (THE PRECEDING FOUR [4] COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF SAID TRACT "A") TO A POINT ON THE NORTHERLY LINE OF SAID TRACT "A"; THENCE NORTH 71°21'05" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 12.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE (STATE ROAD 807) AS RECORDED IN OFFICIAL RECORD BOOK 4383, PAGES 357 AND 358, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 18°38'55" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE, A DISTANCE OF 475.50 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT "B", AS SHOWN ON SAID PLAT OF CONGRESS COMMERCE CENTRE; THENCE NORTH 67°14'32" EAST, A DISTANCE OF 57.50 FEET; THENCE SOUTH 64°09'50" EAST, A DISTANCE OF 170.20 FEET (THE PRECEDING TWO [2] COURSES BEING COINCIDENT WITH SAID SOUTHERLY LINE OF TRACT "B") TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE IDA ROAD, AS SHOWN ON THE PLAT OF DELRAY SHORES AS RECORDED IN PLAT BOOK 24, PAGES 232 AND 233, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 60°43'50" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 310.87 FEET TO THE NORTHEAST CORNER OF SAID TRACT "I"; THENCE SOUTH 18°41'02" WEST ALONG THE EASTERLY LINE OF SAID TRACT "I" AND TRACT "II", A DISTANCE OF 973.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.48 ACRES MORE OR LESS.
HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE CONGRESS COMMERCE CENTER REPLAT AND FURTHER DEDICATES AS FOLLOWS:

TRACTS:
TRACT "A", AS SHOWN HEREON, IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

EASEMENTS:
THE LIFT STATION EASEMENT SHOWN HEREON IS DEDICATED TO THE CITY OF DELRAY BEACH FOR ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF THE LIFT STATION.
THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR PKD L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

ALL WATER AND SEWER EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION OF WATER AND SEWER ACTIVITIES.

GENERAL UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY UTILITY, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

THE BUS STOP EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED TO THE PUBLIC FOR PEDESTRIAN ACCESS AND BUS STOPPING FACILITIES.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28th DAY OF March, 2003.

PKD, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: *[Signature]* BY: *[Signature]* MANAGER
PRINT NAME: *GINN L. GILLETTE* DAVID N. WOLOFSKY, MANAGER
[Signature]
WITNESS: *[Signature]*
PRINT NAME: *ALEX MACSUSA*

PKD L.L.C. DEDICATION NOTARY MORTGAGEE MORTGAGEE NOTARY CITY OF DELRAY BEACH REVIEWING SURVEYOR SURVEYOR

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CONGRESS COMMERCE CENTER REPLAT