

# PLAT OF FORTY FIVE THIRTY ONE CONGRESS AVENUE, M.U.P.D.

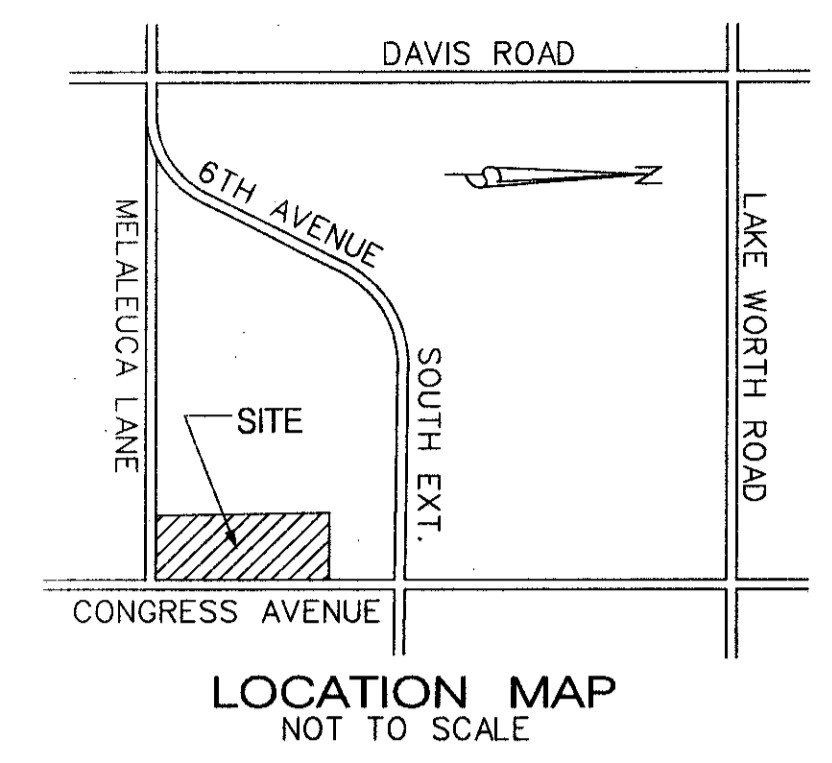
Being a replat of Lots A through E, Tract 96, less the South 40 feet of lot E,

Palm Beach Farms Co. Plat No. 7, as recorded

in Plat Book 5 page 72, and being a portion of Section 30, Township 44 South, Range 43 East,

Palm Beach County, Florida.

Sheet 1 of 2 June, 1997



COUNTY OF PALM BEACH )  
 STATE OF FLORIDA )  
 This Plat was filed for record at 9:26 A.M. on this 22 day of July 1997 and duly recorded in Plat Book No. 80 on page 43-48  
 DOROTHY H. WILKIN, Clerk of Circuit Court by *[Signature]*



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CCC LAKE WORTH, LTD., A FLORIDA LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT OF FORTY FIVE THIRTY ONE CONGRESS AVENUE, M.U.P.D., BEING A REPLAT OF LOTS A THROUGH E, TRACT 96, LESS THE SOUTH 40 FEET OF LOT E, PALM BEACH FARMS Co. PLAT No. 7, AS RECORDED IN PLAT BOOK 5 PAGE 72, AND BEING A PORTION OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOTS A THROUGH E, TRACT 96, LESS THE SOUTH 40 FEET OF LOT E, PALM BEACH FARMS CO. PLAT NO. 7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING IN ALL 4.517 ACRES, MORE OR LESS.

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

- TRACT A, 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.
- 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 CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 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.

IN WITNESS WHEREOF, CCC LAKE WORTH LTD., A FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, CATALFUMO MANAGEMENT & INVESTMENT, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THIS 9<sup>TH</sup> DAY OF July, 1997.

CCC LAKE WORTH LTD., A FLORIDA LIMITED PARTNERSHIP  
 BY: CATALFUMO MANAGEMENT & INVESTMENT, INC.,  
 A FLORIDA CORPORATION, AS GENERAL PARTNER

WITNESS: *[Signature]* KENNETH STANIC  
 BY: *[Signature]* DANIEL S. CATALFUMO, PRESIDENT

WITNESS: *[Signature]* Gail Book

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DANIEL S. CATALFUMO WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AS PRESIDENT OF CATALFUMO MANAGEMENT & INVESTMENT, INC., A CORPORATION, GENERAL PARTNER OF CCC LAKE WORTH LTD., A FLORIDA LIMITED PARTNERSHIP, 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 9<sup>TH</sup> DAY OF July, 1997

MY COMMISSION EXPIRES: 9-9-2000 NOTARY PUBLIC *[Signature]*

COMMISSION NUMBER: CC 548168

### MORTGAGEE CONSENT

STATE OF FLORIDA  
 COUNTY OF BROWARD

NATIONSBANK, N.A. (SOUTH), HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE AND SECURITY AGREEMENT UPON THE HEREIN DESCRIBED PROPERTY AS RECORDED IN OFFICIAL RECORD BOOK 9754, PAGE 1893, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION SHOWN ON THE PLAT AND JOINS IN FOR THE PURPOSE OF AGREEING THAT ITS MORTGAGE AND SECURITY AGREEMENT SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

NATIONS BANK, N.A. (SOUTH)  
 BY: *[Signature]*  
 MARTIN KENT JR., VICE PRESIDENT

ATTEST: *[Signature]*  
 ASSISTANT SECRETARY

### ACKNOWLEDGEMENT

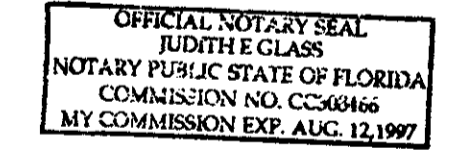
STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARTIN KENT JR. AND *[Signature]* WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF NATIONSBANK, N.A. (SOUTH), A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 11<sup>th</sup> DAY OF July, 1997

MY COMMISSION EXPIRES: 8/12/97 NOTARY PUBLIC: *[Signature]*

COMMISSION NUMBER: CC 308466



### TITLE CERTIFICATION

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

I, JAMES E. JACOBY, 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 IN CCC LAKE WORTH, LTD., A FLORIDA LIMITED PARTNERSHIP, 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.

DATE: 7/9/97

BY: *[Signature]*  
 JAMES E. JACOBY, P.A.  
 ATTORNEY AT LAW  
 FLORIDA BAR No. 369578

### SURVEYORS NOTES:

- THE EAST LINE OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA BEARS N01°24'23"E AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO BUILDINGS OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

### ABBREVIATIONS:

- D.B. = DEED BOOK  
 O.R.B. = OFFICIAL RECORD BOOK  
 P.C.P. = PERMANENT CONTROL POINT  
 R.P.B. = ROAD PLAT BOOK  
 U.E. = UTILITY EASEMENT  
 (R) = RADIAL  
 P.R.M. = PERMANENT REFERENCE MONUMENT

### LEGEND:

■ = SET 4"x4" CONCRETE MONUMENT "P.R.M. LS No.3613"

### SURVEYORS 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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.) 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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 7/1/97

*[Signature]*  
 DAVID C. LIDBERG  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. 3613

### 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) FLORIDA STATUTES, THIS 21 DAY OF July, 1997.

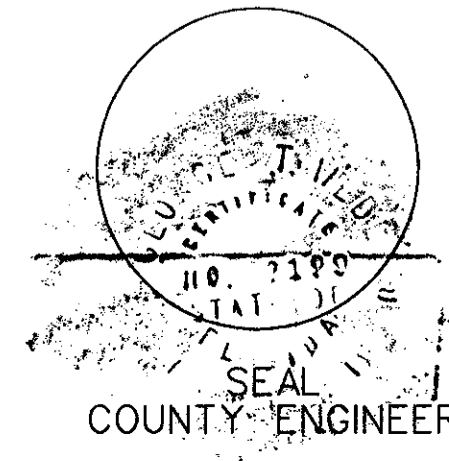
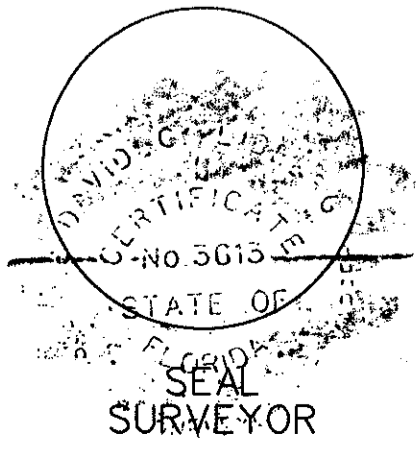
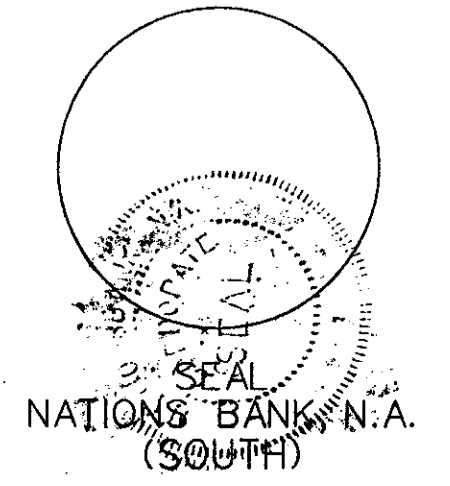
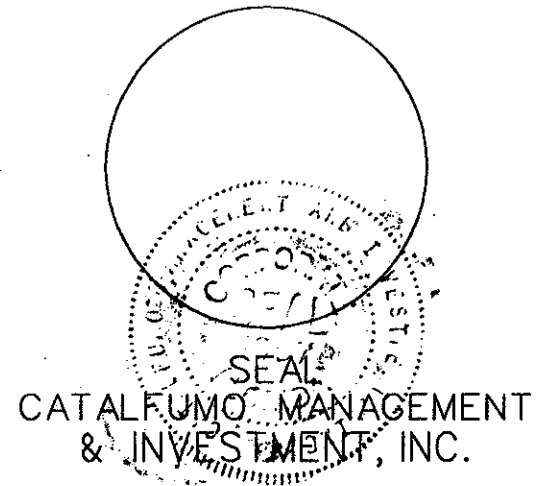
*[Signature]*  
 BY: GEORGE T. WEBB, P.E.  
 COUNTY ENGINEER

### COORDINATE NOTE

COORDINATES SHOWN ARE GRID DATUM - NAD 83, 1990 ADJUSTMENT  
 ZONE - FLORIDA EAST  
 LINEAR UNIT - U.S. SURVEY FOOT  
 COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)  
 SCALE FACTOR = 1.0000424  
 GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE  
 N01°24'23"E (PLAT BEARING) 00°00'02" COUNTER-CLOCKWISE  
 N01°24'21"E (GRID BEARING) ROTATION PLAT TO GRID

File  
 PLAT OF FORTY FIVE THIRTY ONE CONGRESS AVE. M.U.P.D.  
 SUBDIVISION 30  
 BOOK 43  
 FLOOD MAP # 1758  
 ZONING MUPD  
 QUAD # 18  
 ZIP CODE 33461  
 BE 96-113  
 FILE NAME: Palm Beach Farms Co. Plat No. 7

THIS INSTRUMENT WAS PREPARED BY:  
 DAVID C. LIDBERG IN THE OFFICE OF  
 LIDBERG LAND SURVEYING, INC.  
 675 WEST INDIANTOWN ROAD, SUITE 200  
 JUPITER, FLORIDA 33458



5370-000

**LIDBERG LAND SURVEYING INC.**  
 LB4431  
 675 West Indiantown Road, Suite 200,  
 Jupiter, Florida 33458 TEL. 561-746-8454

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|------|-----|------|---------------|-------|--------------|
| FLD. | AM. | JOB  | 96-639(306)   | FB.   | 243 PG. 32   |
| OFF. | JWH | DATE | MARCH 1997    | DWG.  | D96-639(306) |
| CKD. | DCL | REF. | 96-639306(ms) | SHEET | 1 OF 2       |

Pct. 96-113  
 5/2/2/4

80/43