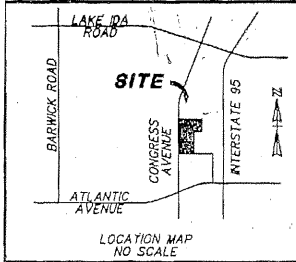




61

(COUNTY OF PALM BEACH) ss.
STATE OF FLORIDA
This Plat was filed for record at 2:17 PM
this 22 day of April 1998
and duly recorded in Plat Book No. 83
on page 4162
DOROTHY H. JAVILLEN, Clerk of Circuit Court
By [Signature] D.C.



PLAT OF
CONGRESS INDUSTRIAL SQUARE
A PORTION OF THE NORTHEAST QUARTER (N.E.1/4)
OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA
JANUARY 1998
SHEET 1 OF 2

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE ESTATE OF BERTHE M. SENDZIMR, OWNER OF LAND SHOWN HEREON, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CONGRESS SQUARE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE FOLLOWING DESCRIBED PARCEL LYING EAST OF CONGRESS AVENUE, AS DESCRIBED IN OFFICIAL RECORD BOOK 5493, PAGE 504, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

A PARCEL OF LAND IN THE NORTHEAST QUARTER (N.E.1/4) OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. E4, WITH THE SOUTH LINE OF THE NORTH HALF (N.1/2) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) OF SECTION 18; THENCE EASTERLY ALONG SAID SOUTH LINE OF THE NORTH HALF (N.1/2) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) TO A POINT IN A LINE PARALLEL TO AND 450 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE RIGHT OF WAY OF THE SEABOARD AIRLINE RAILWAY; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO A POINT IN A LINE 425 FEET NORTHERLY MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTH HALF (N.1/2) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE NORTHEAST QUARTER (N.E.1/4); THENCE TURN EASTERLY AND RUN ALONG A LINE PARALLEL TO THE SAID SOUTH LINE OF THE NORTH HALF (N.1/2) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) A DISTANCE OF 100 FEET; THENCE TURN NORTHERLY AND RUN ALONG A LINE PARALLEL TO AND 350 FEET WESTERLY FROM THE CENTERLINE OF THE RIGHT OF WAY OF THE SEABOARD AIRLINE RAILWAY A DISTANCE OF 200 FEET TO A POINT; THENCE WESTERLY ALONG A LINE PARALLEL TO AND 625 FEET NORTHERLY FROM THE SOUTH LINE OF THE NORTH HALF (N.1/2) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) TO A POINT WHERE SAID LINE INTERSECTS WITH THE EAST RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. E4; THENCE SOUTHERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT CANAL NO. E4 TO THE POINT OF BEGINNING, SUBJECT TO A RIGHT OF WAY 15 FEET IN WIDTH ALONG THE EASTERLY BOUNDARY OF THE ABOVE DESCRIBED PROPERTY.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE WEST RIGHT OF WAY LINE OF THE SEABOARD AIRLINE RAILROAD AND THE SOUTH BOUNDARY OF SAID NORTH ONE-HALF; THENCE WESTERLY ALONG SAID SOUTH BOUNDARY A DISTANCE OF 400.0 FEET; THENCE NORTHERLY FORMING AN ANGLE OF 90°57' IN THE NORTHEAST QUADRANT, PARALLEL WITH THE SAID WEST RIGHT OF WAY LINE OF THE SEABOARD AIRLINE RAILROAD, A DISTANCE OF 20.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST MENTIONED COURSE, A DISTANCE OF 405.0 FEET; THENCE WESTERLY, FORMING AN INCLUDED ANGLE OF 90°57', A DISTANCE OF 100.0 FEET; THENCE SOUTHERLY, FORMING AN INCLUDED ANGLE OF 89°03', A DISTANCE OF 405.0 FEET; THENCE EASTERLY, FORMING AN INCLUDED ANGLE OF 90°57', A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THE EAST 35.0 FEET OF THE NORTH 200.0 FEET THEREOF, AS CONVEYED FOR ROAD RIGHT OF WAY FOR NORTHWEST EIGHTEENTH (18TH) AVENUE IN DEED BOOK 1137, PAGE 192 AND LESS AND EXCEPT THE SOUTH 20 FEET THEREOF AS CONVEYED FOR ROAD RIGHT OF WAY FOR NORTHWEST FIRST STREET (N.W.1ST STREET), A/K/A DON FRANCISCO WAY, IN OFFICIAL RECORD BOOK 2321, PAGE 1894, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 174,429 SQUARE FEET OR 4.0043 ACRES, MORE OR LESS.

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

TRACT "A" IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT OF WAY FOR STREET AND UTILITY PURPOSES.

ALL WATER AND SEWER EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS TO AND REPAIR OF AND INSTALLATION OF WATER AND SEWER MAINS.

IN WITNESS WHEREOF THE ABOVE NAMED ESTATE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CO-PERSONAL REPRESENTATIVES AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH AUTHORITY OF THE ESTATE OF BERTHE M. SENDZIMR THIS 21 DAY OF MARCH 1998.

ESTATE OF BERTHE M. SENDZIMR

WITNESS: [Signature]
BY: [Signature]
CO-PERSONAL REPRESENTATIVE

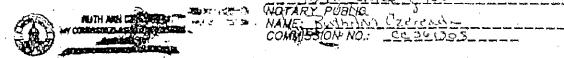
ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF ALACHUA

BEFORE ME PERSONALLY APPEARED JAN SENDZIMR, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESS THEREIN.

WITNESS MY HAND AND OFFICIAL THIS 21 DAY OF MARCH 1998.

MY COMMISSION EXPIRES: April 4, 1999



IN WITNESS WHEREOF THE ABOVE NAMED ESTATE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CO-PERSONAL REPRESENTATIVE AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH AUTHORITY OF THE ESTATE OF BERTHE M. SENDZIMR THIS 21 DAY OF MARCH 1998.

ESTATE OF BERTHE M. SENDZIMR

WITNESS: [Signature]
BY: [Signature]
CO-PERSONAL REPRESENTATIVE

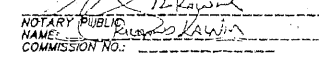
ACKNOWLEDGMENT:

STATE OF CONNECTICUT
COUNTY OF LITCHFIELD

BEFORE ME PERSONALLY APPEARED JAN SENDZIMR, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESS THEREIN.

WITNESS MY HAND AND OFFICIAL THIS 15 DAY OF MARCH 1998.

MY COMMISSION EXPIRES: 03/31/2000



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, FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF DELRAY BEACH, FLORIDA.

[Signature]
JOHN N. SUTER
SURVEYOR AND MAPPER #1314

SURVEYOR'S NOTES:

- 1. "D" DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
- 2. THIS INSTRUMENT WAS PREPARED BY JOHN N. SUTER IN THE OFFICE OF O'BRIEN, SUTER & O'BRIEN, INC. 2801 NORTH FEDERAL HIGHWAY DELRAY BEACH, FLORIDA 33483
- 3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 4. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- 5. THE EAST RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-4 IS ASSUMED TO BEAR S.12°54'15"W.
- 6. NO BUILDINGS SHALL BE PLACED ON ANY EASEMENT.
- 7. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 8. NO TREES SHALL BE INSTALLED WITHIN UTILITY EASEMENTS WITHOUT PRIOR APPROVAL FROM THE CITY OF DELRAY BEACH UTILITIES DEPARTMENT.

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LARRY B. ALEXANDER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERETO DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THE ESTATE OF BERTHE M. SENDZIMR; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

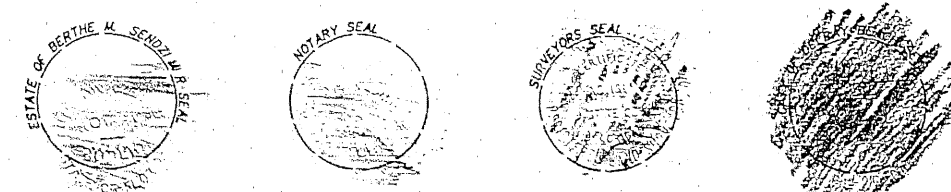
DATED: MARCH 9, 1998

[Signature]
ATTORNEY: LARRY B. ALEXANDER

THIS PLAT OF CONGRESS INDUSTRIAL SQUARE AS APPROVED ON THE 3rd DAY OF MARCH 1998 A.D. BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

AND APPROVED, ACCEPTED, AND CERTIFIED BY:
[Signature]
DIRECTOR OF PLANNING AND ZONING
[Signature]
CITY ENGINEER
[Signature]
DIRECTOR OF ENVIRONMENTAL SERVICES

ATTEST: [Signature]
CITY CLERK
[Signature]
CHAIRPERSON, PLANNING AND ZONING BOARD



O'BRIEN, SUTER & O'BRIEN, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION #1333
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: JOHN N. SUTER
2801 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483
(561) 276-4501 732-3279 FAX 278-2390
DATE: JAN. 1998
FIELD BOOK: 21
PAGE NO.: 21
SCALE: 1" = 30'
ORDER NO.: 82-7005 PL