

5355-001

BOCA CONGRESS CENTER, M.U.P.D. - PHASE 1

A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

173

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 8:14 this 31st day of August, 1999, and duly recorded in Plat Book 85, Pages 172, through 174.

DOROTHY H. WILKEN
Clerk of Circuit Court
By: J. A. Stealy

SHEET 1 OF 2

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL D. AVIROM, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
MAY, 1999



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT APPLES & ORANGES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS BOCA CONGRESS CENTER, M.U.P.D. - PHASE 1 A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE N 89°11'28" E, ALONG THE SOUTH BOUNDARY OF SAID SECTION, 990.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE AS DESCRIBED IN OFFICIAL RECORD BOOK 1883, PAGE 580, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 00°50'32" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 250.11 FEET TO A TANGENT CURVE; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID TANGENT CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1849.86 FEET, A CENTRAL ANGLE OF 06°36'28" AND AN ARC DISTANCE OF 213.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING AN ARC HAVING A RADIUS OF 1849.86 FEET, A CENTRAL ANGLE OF 14°44'39" AND AN ARC DISTANCE OF 476.03 FEET (THE LAST TWO COURSES DESCRIBED BEING COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE); THENCE S 26°33'37" E, 55.12 FEET; THENCE S 71°33'37" E, 160.72 FEET; THENCE S 18°25'16" W, 220.46 FEET; S 09°02'32" W, 60.08 FEET; THENCE S 89°09'28" W, 182.31 FEET TO THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST (A RADIAL LINE TO SAID CURVE BEARS N 81°20'15" W); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1837.86 FEET, A CENTRAL ANGLE OF 01°23'19" AND AN ARC DISTANCE OF 44.54 FEET; THENCE S 20°24'18" W, 50.00 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING.

SAID LAND LYING AND SITUATE IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, CONTAINING 62,885 SQUARE FEET, 1.444 ACRES, MORE OR LESS.

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

1. PARCEL 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.
2. PARCEL B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE APPLES AND ORANGES, INC., ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. 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.
4. THE LANDSCAPE BUFFER EASEMENT AS SHOWN HEREON, IS HEREBY RESERVED FOR THE APPLES & ORANGES, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. 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, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL, TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4 DAY OF August, 1999.

APPLES & ORANGES, INC.,
A FLORIDA CORPORATION
WITNESS: Carice F. Basen
BY: Leslie L. Alexander
PRESIDENT
WITNESS: Barbara Kern

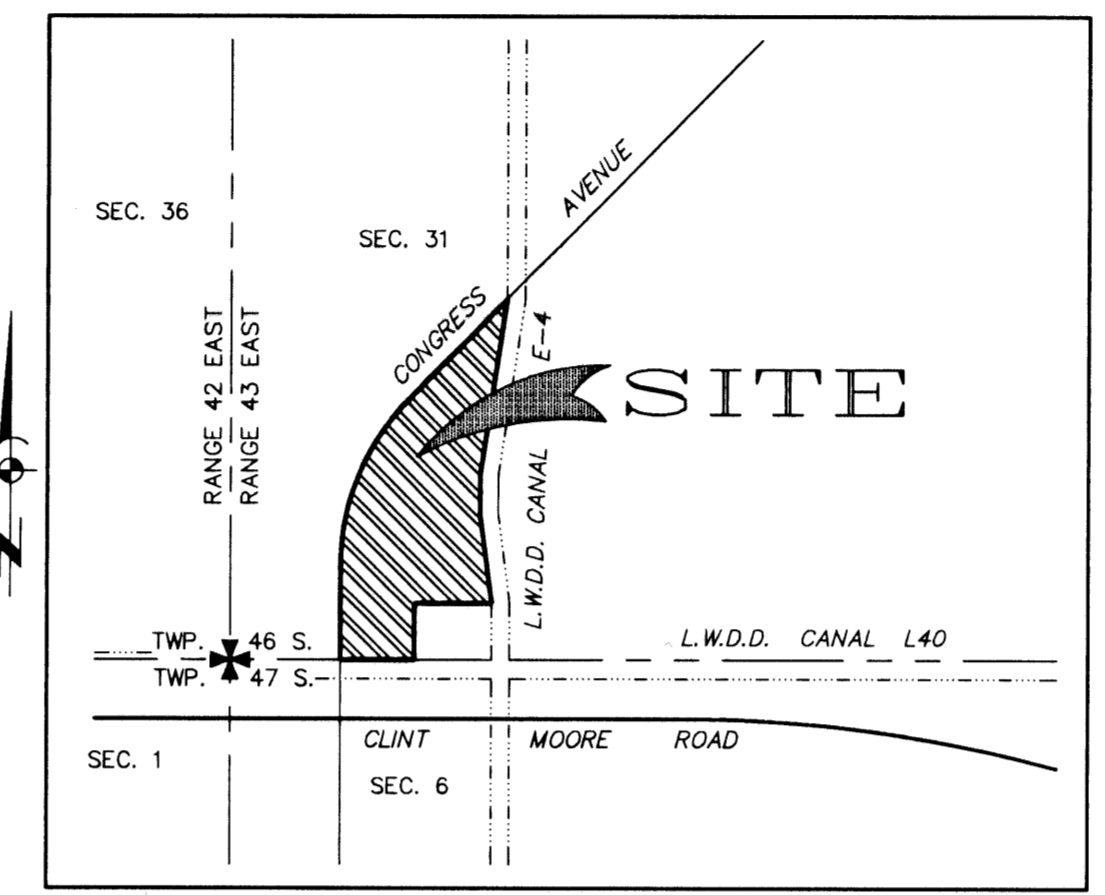
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
BEFORE ME PERSONALLY APPEARED LESLIE L. ALEXANDER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF APPLES & ORANGES, INC., A 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 4th DAY OF Aug, 1999.

MY COMMISSION EXPIRES:

NOTARY PUBLIC
Edward J Boulbol
OFFICIAL NOTARY SEAL
EDWARD J BOULBOL
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC74304
MY COMMISSION EXP. JUNE 15, 2002
Print type or stamp name of Notary Public Personally known OR Produced I.D. Type of I.D. produced



LOCATION SKETCH
N.T.S.

PHASE 1 - AREA TABULATION		
PARCEL NO.	SQUARE FEET	ACRES
PARCEL "A"	4,992	0.115
PARCEL "B"	57,893	1.329
TOTAL	62,885	1.444

P.U.D. TABULATION PETITION #95-63(A)	
TOTAL ACREAGE.....	1.444 ACRES
TOTAL DWELLING UNITS.....	00
DENSITY.....	00.0 UNITS / ACRE
OPEN SPACE.....	0.000 ACRES
ROADWAYS.....	0.115 ACRES

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
THE APPLES & ORANGES, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 4 DAY OF August, 1999.

APPLES & ORANGES, INC.,
A FLORIDA CORPORATION

WITNESS: Carice F. Basen
BY: Leslie L. Alexander
PRESIDENT
WITNESS: Barbara Kern

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
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WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF Aug, 1999.

MY COMMISSION EXPIRES:

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Edward J Boulbol
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EDWARD J BOULBOL
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC74304
MY COMMISSION EXP. JUNE 15, 2002
Print type or stamp name of Notary Public Personally known OR Produced I.D. Type of I.D. produced

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
I, BARRY SOMERSTEIN, 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 APPLES & ORANGES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATED: July 31, 1999
BARRY SOMERSTEIN, ESQ.
ATTORNEY-AT-LAW
LICENSED IN FLORIDA

COUNTY ENGINEER

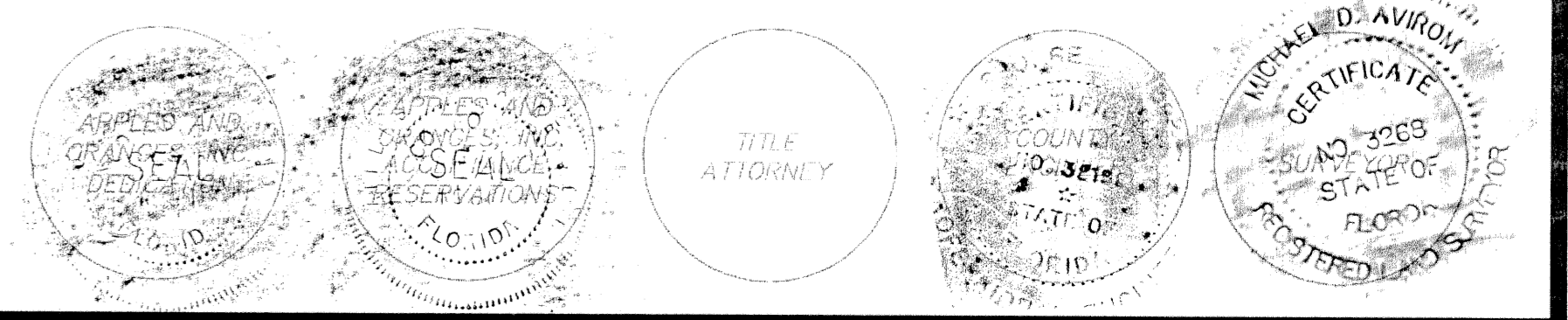
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 30 DAY OF Aug, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.
BY: George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

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") AND MONUMENTS ACCORDING TO SEC. 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.

Michael D. Avirom
MICHAEL D. AVIROM, P.L.S.
FLORIDA REGISTRATION NO. 3268
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300

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 PALM BEACH COUNTY.



BOCA CONGRESS CENTER
PAGE 173
BOOK 85
PLAT 173
SECTION 31
TOWNSHIP 46 S
RANGE 43 E
ZIP CODE 33487
SUB NAME Boca Congress Center