

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

# 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.

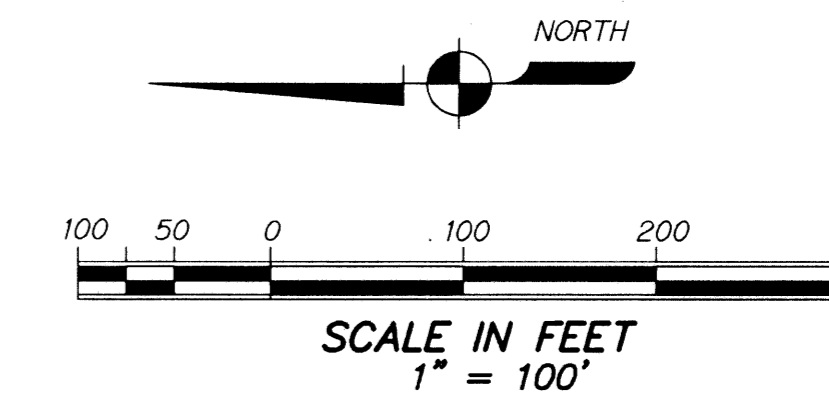
5355-001

# 174

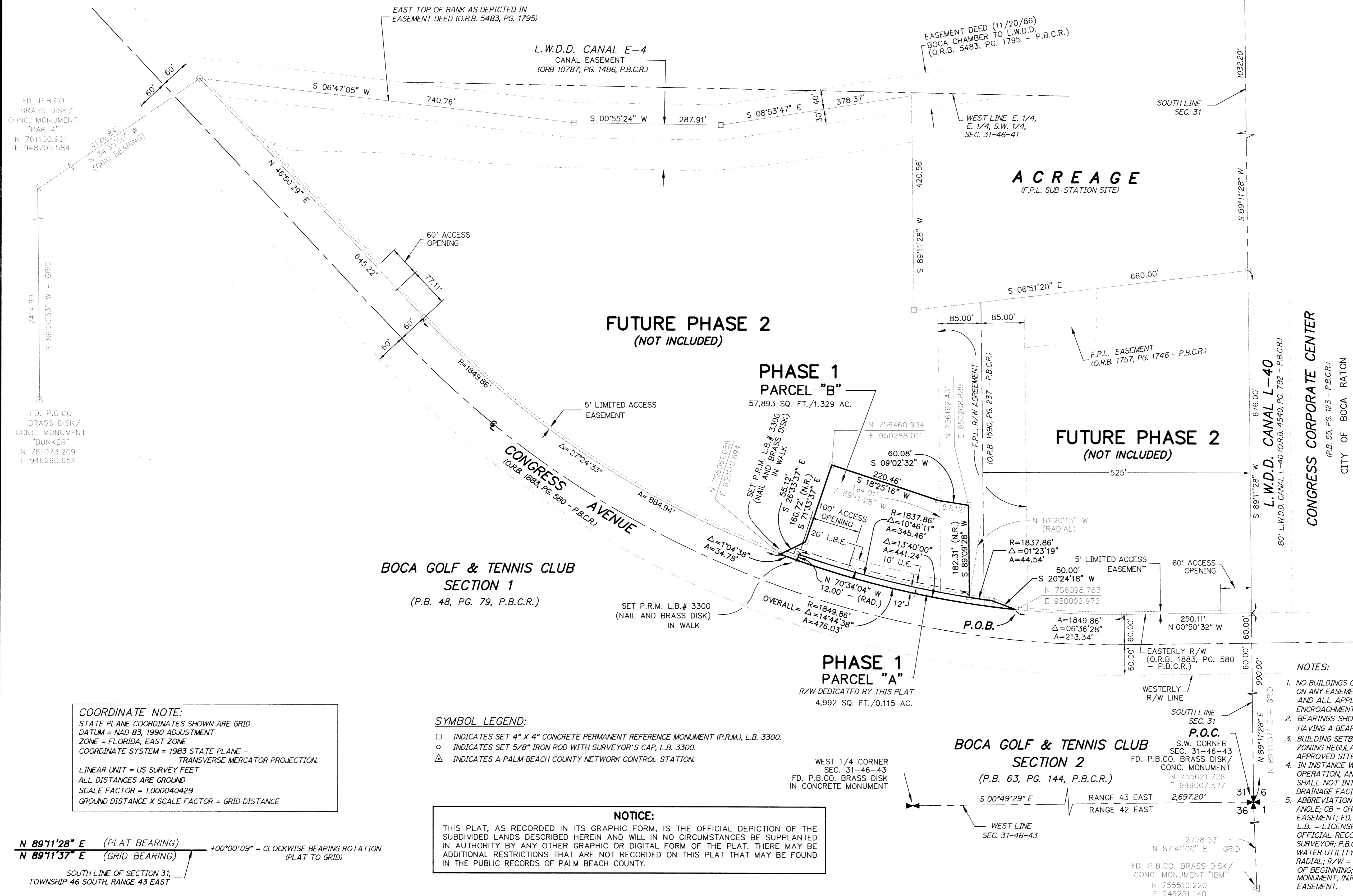
STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 This plat was filed for record  
 at \_\_\_\_\_ this \_\_\_\_\_  
 day of \_\_\_\_\_, 1999,  
 and duly recorded in Plat Book  
 \_\_\_\_\_, Pages \_\_\_\_\_, through  
 \_\_\_\_\_.

DOROTHY H. WILKEN  
 Clerk of Circuit Court  
 By: \_\_\_\_\_

SHEET 2 OF 2



UNPLATTED  
 CITY OF BOCA RATON



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

**COORDINATE NOTE:**  
 STATE PLANE COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83, 1990 ADJUSTMENT  
 ZONE = FLORIDA, EAST ZONE  
 COORDINATE SYSTEM = 1983 STATE PLANE -  
 TRANSVERSE MERCATOR PROJECTION.  
 LINEAR UNIT = US SURVEY FEET  
 ALL DISTANCES ARE GROUND  
 SCALE FACTOR = 1.000040429  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

**SYMBOL LEGEND:**  
 □ INDICATES SET 4" X 4" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.), L.B. 3300.  
 ○ INDICATES SET 5/8" IRON ROD WITH SURVEYOR'S CAP, L.B. 3300.  
 △ INDICATES A PALM BEACH COUNTY NETWORK CONTROL STATION.

**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.

**NOTES:**

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE SOUTH LINE OF THIS PLAT HAVING A BEARING OF S 89°09'28" W.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS OR AS OTHERWISE AUTHORIZED BY DEVELOPMENT ORDER AND APPROVED SITE PLAN.
- IN INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITIES WITHIN THESE AREA OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES.
- ABBREVIATION LEGEND: A = ARC LENGTH; AC = ACRES; C = CENTERLINE; Δ = CENTRAL ANGLE; CB = CHORD BEARING; CH = CHORD; CONC. MON. = CONCRETE MONUMENT; ESM'T. = EASEMENT; FD. = FOUND; F.P.L. = FLORIDA POWER & LIGHT COMPANY; I.R. = IRON ROD; L.B. = LICENSED BUSINESS; L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT; O.R.B. = OFFICIAL RECORDS BOOK; P. = PLAT; P.B. = PLAT BOOK; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.B.C.W.U.D. = PALM BEACH COUNTY WATER UTILITY DEPARTMENT; P.C.P. = PERMANENT CONTROL POINT; R = RADIUS; (RAD.) = RADIAL; R/W = RIGHT-OF-WAY; SEC. = SECTION; SQ. FT. = SQUARE FEET; P.O.B. = POINT OF BEGINNING; P.O.C. = POINT OF COMMENCEMENT; P.R.M. = PERMANENT REFERENCE MONUMENT; (N.R.) = NON-RADIAL; U.E. = UTILITY EASEMENT; L.B.E. = LANDSCAPE BUFFER EASEMENT.

SUBDIVISION Boca Congress Center  
 PAGE 174  
 FLOOD MAP # 220B  
 ZONING CG  
 PLAT # 174  
 SEC 9B - E-13  
 ZIP CODE 33447  
 FUD NAME Boca Congress Center