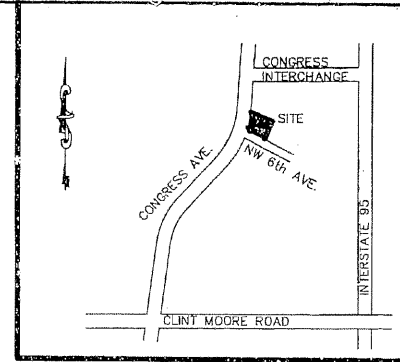


7800 CONGRESS AVENUE PLAT

A PORTION OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA



LOCATION MAP N.T.S.

Dep-01-1999 09153 99-357859

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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:52 A.M.
THIS 12TH DAY OF June
A.D. 1999 AND DULY RECORDED
IN PLAT BOOK 23 ON
PAGES 181 AND 182

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: [Signature]
DEPUTY CLERK

SHEET 1 OF 2



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT 7800 CONGRESS, L.C., A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LAND SHOWN HEREON AS 7800 CONGRESS AVENUE PLAT, A PORTION OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 614.15 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTH 00 DEGREES 10 MINUTES 37 SECONDS WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 3913.66 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 10 SECONDS WEST, A DISTANCE OF 727.75 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS NORTH 26 DEGREES 18 MINUTES 39 SECONDS WEST FROM THE LAST DESCRIBED POINT SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1969.86 FEET, A CENTRAL ANGLE OF 13 DEGREES 51 MINUTES 51 SECONDS, AN ARC DISTANCE OF 476.66 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 47 DEGREES 33 MINUTES 15 SECONDS WEST, A DISTANCE OF 97.55 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 42 DEGREES 26 MINUTES 47 SECONDS EAST, A DISTANCE OF 360.00 FEET; THENCE SOUTH 47 DEGREES 33 MINUTES 13 SECONDS WEST, A DISTANCE OF 349.74 FEET TO THE POINT ON THE ARC OF THE CIRCULAR CURVE WHOSE RADIUS POINT BEARS SOUTH 58 DEGREES 59 MINUTES 49 SECONDS WEST; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 983.00 FEET, A CENTRAL ANGLE OF 11 DEGREES 26 MINUTES 35 SECONDS, AN ARC DISTANCE OF 198.32 FEET TO THE POINT OF TANGENCY; THENCE NORTH 42 DEGREES 26 MINUTES 47 SECONDS WEST, A DISTANCE OF 98.00 FEET; THENCE NORTH 47 DEGREES 33 MINUTES 13 SECONDS EAST, A DISTANCE OF 55.00 FEET; THENCE NORTH 42 DEGREES 26 MINUTES 47 SECONDS WEST, A DISTANCE OF 65.00 FEET; THENCE NORTH 47 DEGREES 33 MINUTES 13 SECONDS EAST, A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA,

CONTAINING 116,518 SQUARE FEET / 2.6749 ACRES, MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

1. UTILITY EASEMENTS:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON 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.

2. LIMITED ACCESS EASEMENTS:

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY PRESIDENT, THIS 22ND DAY OF JUNE 1999.

7800 CONGRESS, L.C.,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS:
PRINT [Signature]
WITNESS:
PRINT DAVID P. LINDLEY

BY: [Signature]
SEAN M. LEDER
MANAGING MEMBER

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED SEAN M. LEDER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED 26-2360 7800 71 181-0 AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF 7800 CONGRESS, L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIABILITY COMPANY, 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 22ND DAY OF June 1999.

MY COMMISSION EXPIRES: 5/7/01

[Signature]
NOTARY PUBLIC

CITY APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL, ON THIS 22ND DAY OF JUNE 1999. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: [Signature]
CAROL G. HANSON, MAYOR

BY: [Signature]
JORGE A. GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES

BY: [Signature]
SHARMA [Signature] ACTING CITY CLERK

BY: [Signature]
MAURICE C. MOREL, PE, CITY CIVIL ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

COHEN, NORRIS, SCHERER, WEINBERGER & WOLMER AS AGENTS FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE FOR THE HEREIN DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO 7800 CONGRESS, L.C., A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT REAL PROPERTY 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: June 15, 1999

COHEN, NORRIS, SCHERER,
WEINBERGER & WOLMER AS
AGENTS FOR FIDELITY NATIONAL
TITLE INSURANCE COMPANY OF
NEW YORK

BY: [Signature]
DAVID B. NORRIS

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 COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOCA RATON.

DATE: 7/2/99

[Signature]
DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

