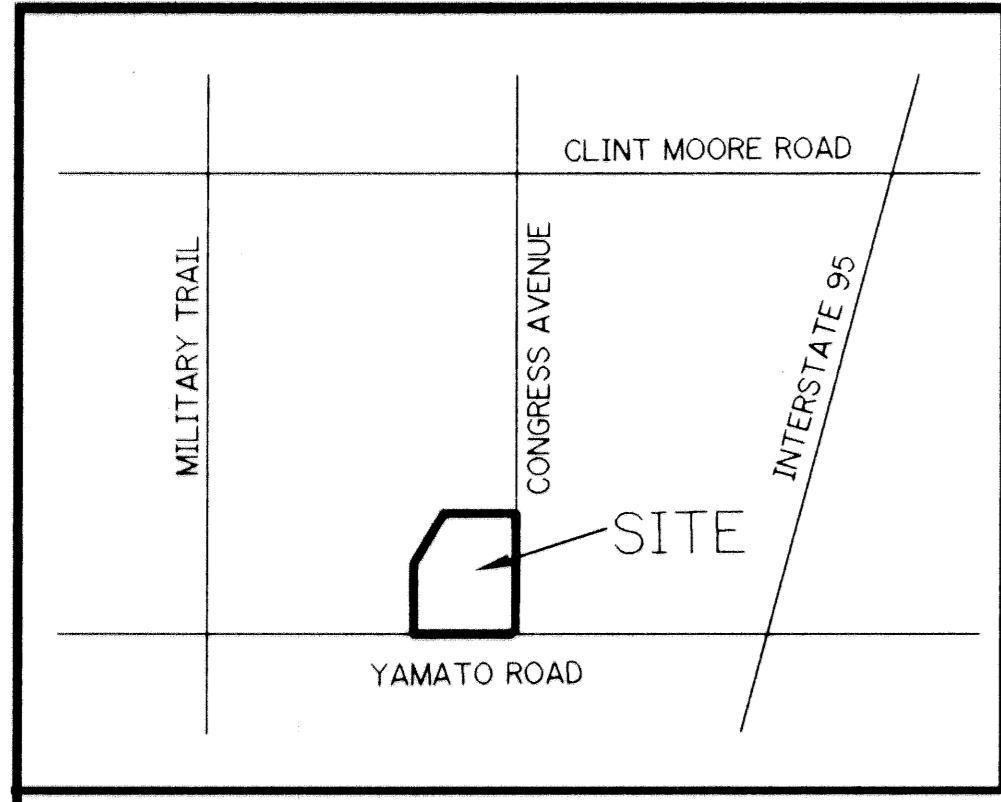


COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 10:49 P.M.  
this 21 day of JUNE 1997  
and duly recorded in Plat Book No. 79  
on page 185-186  
DOROTHY H. WALKEN, Clerk of Circuit Court  
by *[Signature]*

# VPC CENTER

A PORTION OF  
SECTIONS 6 & 7, TOWNSHIP 47 SOUTH, RANGE 43 EAST  
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 2  
MARCH, 1997



LOCATION MAP  
NOT TO SCALE

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT VPC DEVELOPMENT, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "VPC CENTER", SAID LAND BEING A PARCEL OF LAND LYING IN SECTION 6 AND SECTION 7, TOWNSHIP 47 SOUTH, RANGE 43 EAST LYING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE ALONG THE WEST LINE OF SAID SECTION NORTH 00°49'47" WEST, 20.00 FEET TO A POINT ON A LINE 20.00 FEET NORTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 6; THENCE ALONG SAID PARALLEL LINE, NORTH 88°58'29" EAST, 307.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°01'31" WEST, 290.79 FEET; THENCE NORTH 29°10'14" EAST, 325.02 FEET; THENCE NORTH 89°10'14" EAST, 401.00 FEET TO THE WEST RIGHT OF WAY LINE OF CONGRESS AVENUE AS SHOWN ON THE PALM BEACH COUNTY, FLORIDA ENGINEERING DEPARTMENT RIGHT OF WAY MAP AS RECORDED IN ROAD PLAT BOOK 4, PAGES 143-145 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 00°48'44" EAST, 648.31 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 44°05'35" WEST, 31.23 FEET TO A POINT ON A LINE 80.01 FEET SOUTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE AFOREMENTIONED SOUTH LINE OF SAID SECTION 6, SAID LINE BEING COINCIDENT WITH THE NORTH RIGHT OF WAY LINE OF YAMATO ROAD (STATE ROAD 794) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION 93005-2502, SHEET 7 OF 12, LAST DATED APRIL 10, 1978; THENCE ALONG SAID PARALLEL LINE AND SAID NORTH RIGHT OF WAY LINE, SOUTH 88°58'29" WEST, 540.12 FEET; THENCE NORTH 01°01'31" WEST, 100.01 FEET TO THE POINT OF BEGINNING; SAID LANDS LYING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

CONTAINING 354,913 SQUARE FEET (8.148 ACRES), MORE OR LESS.

(A PORTION OF THE LANDS DESCRIBED ABOVE LIE WITHIN THE PLAT OF SECTION 6, AS RECORDED IN PLAT BOOK 6, PAGE 54 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.)

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

- TRACTS "A", "B", "C", "D" AND "E" AS SHOWN HEREON, ARE HEREBY DEDICATED TO VPC DEVELOPMENT, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE DEVELOPMENT PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF VPC DEVELOPMENT, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO VPC MERCHANTS ASSOCIATION, INC., FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OBLIGATION OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VPC MERCHANTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA AND WITHOUT RECOURSE TO THE LAKE WORTH DRAINAGE DISTRICT.
- THE PRESERVE TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED AS A CONSERVATION EASEMENT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF VPC MERCHANTS ASSOCIATION, INC., THEIR SUCCESSORS AND ASSIGNS, AND MAY IN NO WAY BE ALTERED FROM ITS NATURAL STATE, EXCEPT PURSUANT TO A MANAGEMENT PLAN APPROVED BY THE CITY OF BOCA RATON. ACTIVITIES PROHIBITED IN THE CONSERVATION EASEMENT INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION; THE DEPOSITING OF SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION (WITH THE EXCEPTION OF EXOTIC AND/OR NUISANCE VEGETATION REMOVAL AND RELATED MAINTENANCE PRACTICES); EXCAVATION; DREDGING; REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; AND ANY OTHER ACTIVITY DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- TRACT "F", AS SHOWN HEREON, IS SUBJECT TO (1) A NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR THE PUBLIC AND THE OWNERS OF TRACTS WITHIN THE SUBJECT PLAT, THEIR SUCCESSORS AND ASSIGNS, AND (2) A UTILITY EASEMENT FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION. TRACT "F" SHALL BE THE MAINTENANCE OBLIGATION OF THE VPC MERCHANTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
- TRACTS "G" AND "H", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VPC MERCHANTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
- THE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VPC MERCHANTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACT "I", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON, FLORIDA, FOR PERPETUAL USE BY THE PUBLIC FOR PUBLIC STREET PURPOSES.

10. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON, FLORIDA, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF LIFT STATION FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF BOCA RATON.

IN WITNESS WHEREOF, VPC DEVELOPMENT, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF April, 1997.

ATTEST: *[Signature]* BY: *[Signature]*  
PRINT NAME: Wenford L. Hood JOSEPH W. VECICIA  
TITLE: Agent PRESIDENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPH W. VECICIA AND Wenford L. Hood TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND Agent OF VPC DEVELOPMENT, INC., A FLORIDA 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 16 DAY OF April, 1997.  
*[Signature]*  
NOTARY PUBLIC - STATE OF FLORIDA

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE VPC MERCHANTS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON THIS 16th DAY OF April, 1997.

WITNESS: *[Signature]* BY: *[Signature]*  
PRINT NAME: Wenford L. Hood JOSEPH W. VECICIA, PRESIDENT  
WITNESS: *[Signature]*  
PRINT NAME: Robert F. McCarn

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPH W. VECICIA, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VPC MERCHANTS ASSOCIATION, INC., A FLORIDA 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 16 DAY OF April, 1997.  
*[Signature]*  
NOTARY PUBLIC - STATE OF FLORIDA

### OWNER'S DISCLOSURE AND ACKNOWLEDGMENT PURSUANT TO SECTIONS 26-78, 27-104 AND 28-1743 CODE OF ORDINANCES, CITY OF BOCA RATON

THE UNDERSIGNED, VPC DEVELOPMENT, INC., OWNER OF THE PLATTED PROPERTY HEREIN, HEREBY REPRESENTS AND WARRANTS THAT THE PLAT INCLUDING, WITHOUT LIMITATION, PLATTED LOTS, IS SUBJECT TO THE PROVISIONS OF ARTICLE III OF CHAPTER 27, CODE OF ORDINANCES, CITY OF BOCA RATON, WITH RESPECT TO THE CREATION AND MANAGEMENT OF PRESERVATION AREAS.

ATTEST: *[Signature]* BY: *[Signature]*  
PRINT NAME: Wenford L. Hood JOSEPH W. VECICIA  
TITLE: Agent PRESIDENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPH W. VECICIA AND Wenford L. Hood TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND Agent OF VPC DEVELOPMENT, INC., A FLORIDA 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 16th DAY OF April, 1997.  
*[Signature]*  
NOTARY PUBLIC - STATE OF FLORIDA

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9522 AT PAGE 104 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, 1ST UNITED BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF April, 1997.

WITNESS: *[Signature]* BY: *[Signature]*  
PRINT NAME: Thomas P. Olson ROBERT F. MCCARN, V.P.  
TITLE: VICE PRESIDENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT F. MCCARN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF 1ST UNITED BANK, 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 16 DAY OF April, 1997.  
*[Signature]*  
NOTARY PUBLIC - STATE OF FLORIDA

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, ATTORNEYS TITLE INSURANCE FUND, INC., A DULY LICENSED TITLE INSURANCE COMPANY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE UNDERLYING TITLE POLICIES TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND TITLE TO THE PROPERTY IS VESTED TO VPC DEVELOPMENT, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON.

DATE: 4/16/97 BY: *[Signature]*  
RICHARD A. MURDOCH

### CITY OF BOCA RATON APPROVALS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE APPROVAL OF THIS PLAT INFERS NO OBLIGATION ON THE PART OF THE MUNICIPALITY TO INSTALL WATER OR SEWER MAINS. THE CITY HEREBY ACCEPTS ALL DEDICATED PROPERTY, RIGHTS OF WAY AND EASEMENTS SHOWN AND DEPICTED ON THIS PLAT.

"VPC CENTER" IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF April, 1997.

- BY: *[Signature]*  
CAROL G. HANSON  
MAYOR
- BY: *[Signature]*  
SANDRA S. MCGINN  
DIRECTOR OF COMMUNITY DEVELOPMENT
- BY: *[Signature]*  
WALTER A. JOHNSON  
ACTING CITY CIVIL ENGINEER
- BY: *[Signature]*  
CANDACE BRIDGWATER  
CITY CLERK

### SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6, T47S, R43E, WHICH BEARS SOUTH 88°58'29" WEST AND ALL BEARINGS ARE RELATIVE THERETO.
- NO BUILDING 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 CITY OR COUNTY APPROVALS OR PERMITS AS REQUESTED FOR SUCH ENCROACHMENTS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 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.

### 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.P.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF BOCA RATON FOR THE REQUIRED IMPROVEMENTS; 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, FLORIDA.

DATE: 4/15/97 BY: *[Signature]*  
PERRY C. WHITE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4213  
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY  
PERRY C. WHITE P.S.M. 4213 STATE OF FLORIDA  
LAWSON, NOBLE & WEBB, INC.  
ENGINEERS PLANNERS SURVEYORS  
WEST PALM BEACH, FLORIDA

TAZ 597  
SUBDIVISION # VPC CENTER  
BOOK 79 PAGE 185  
FLOOD MAP #  
QUAD # ZONING  
SE ZIP CODE  
PUB NAME City of Boca Raton

