5355-001 BOCA CONGRESS CENTER, M.U.P.D. - PHASE 1 174 THIS INSTRUMENT WAS PREPARED BY: MICHAEL D. AVIROM. P.L.S. A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, 50 S.W. 2nd AVENUE, SUITE 102 STATE OF FLORIDA BOCA RATON, FLORIDA 33432 PALM BEACH COUNTY, FLORIDA. COUNTY OF PALM BEACH (561) 392-2594 This plat was filed for record MAY, 1999 SCALE IN FEET 1" = 100' and duly recorded in Plat Book .____, Pages ____, through **UNPLATTED** CITY OF BOCA RATON DOROTHY H. WILKEN SOUTH 1/4 CORNER SEC. 31-46-43 Clerk of Circuit Court (CORNER NOT RECOVERED) პy:______ EAST TOP OF BANK AS DEPICTED IN EASEMENT DEED (11/20/86) CBOCA CHAMBER TO L.W.D.D. CBOCA CHAMBER TO L.W.D.D. (0.R.B. 5483, PG. 1795 - P.B.C.R.) EASEMENT DEED (O.R.B. 5483, PG. 1795) SHEET 2 OF 2 L.W.D.D. CANAL E-4 CANAL EASEMENT FD. P.B.CO. SOUTH LINE BRASS DISK SEC. 31 . WEST LINE E. 1/4, E. 1/4, S.W. 1/4, INC. MONUMEN "PAR 4" SEC. 31-46-41 761100.921 948705.584 ACREAGE 60' ACCESS PHASE 1 - AREA TABULATION 660.00 SQUARE FEET | ACRES s 06°51′20″ Ł PARCEL PARCEL "B" 57,893 1.329 85.00' 62,885 FUTURE PHASE 2 (NOT INCLUDED) PHASE PARCEL "B" **ORA** 123 - P.1 57,893 SQ. FT./1.329 AC. 5' LIMITED ACCESS FD. P.B.CO. **EASEMENT** BRASS DISK 756460.934 FUTURE PHASE 2 CONC. MONUMEN' 950288.011 "BUNKER" N 761073.209 (NOT INCLUDED) | ≥ O. ¿ E 946290.654 S 09'02'32" W 0,7 A=345.46' (RADIAL) △=13·40′00" R=1837.86' A=441.24'- $-\Delta = 01^{\circ}23'19"$ A = 44.54'5' LIMITED ACCESS 60' ACCESS -BOCA GOLF & TENNIS CLUB 50.00' EASEMENT OPENING ∕S 20°24′18" W SECTION 1 N 756098.783 (P.B. 48, PG. 79, P.B.C.R.) 950002.972 SET P.R.M. L.B.# 3300 (NAIL AND BRASS DISK) A=1849.86' 250.11' IN WALK N 00°50'32" W $\Delta = 06.36'28''$ A = 213.34'© LEASTERLY R/W PHASE 1 (O.R.B. 1883, PG. 580 - P.B.C.R.) PARCEL "A" 1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED WESTERLY_ R/W DEDICATED BY THIS PLAT ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES R/W LINE AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH 4,992 SQ. FT./0.115 AC. ENCROACHMENT. COORDINATE NOTE: SOUTH LINE 2. BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE SOUTH LINE OF THIS PLAT SYMBOL LEGEND: SEC. 31 STATE PLANE COORDINATES SHOWN ARE GRID HAVING A BEARING OF S 89°09'28" W. P.O.C. DATUM = NAD 83, 1990 ADJUSTMENT ☐ INDICATES SET 4" X 4" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.), L.B. 3300. 3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONE = FLORIDA, EAST ZONE BOCA GOLF & TENNIS CLUB S.W. CORNER • INDICATES SET 5/8" IRON ROD WITH SURVEYOR'S CAP, L.B. 3300. ZONING REGULATIONS OR AS OTHERWISE AUTHORIZED BY DEVELOPMENT ORDER AND COORDINATE SYSTEM = 1983 STATE PLANE -SEC. 31-46-43 APPROVED SITE PLAN. △ INDICATES A PALM BEACH COUNTY NETWORK CONTROL STATION. SECTION 2 FD. P.B.CO. BRASS DISK TRANSVERSE MERCATOR PROJECTION. WEST 1/4 CORNER 4. IN INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, CONC. MONUMENT SEC. 31-46-43 LINEAR UNIT = US SURVEY FEET OPERATION, AND MAINTENANCE OF UTILITIES WITHIN THESE AREA OF INTERSECTION N 755621.726 FD. P.B.CO. BRASS DISK (P.B. 63, PG. 144, P.B.C.R.) ALL DISTANCES ARE GROUND SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF E 949007.527 IN CONCRETE MONUMENT SCALE FACTOR = 1.000040429 DRAINAGE FACILITIES. 2,697.20' RANGE 43 EAST S 00°49'29" E 5. ABBREVIATION LEGEND: A = ARC LENGTH; AC. = ACRES; Q = CENTERLINE; Δ = CENTRAL GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE ANGLE; CB = CHORD BEARING; CH = CHORD; CONC. MON. = CONCRETE MONUMENT; ESM'T. = RANGE 42 EAST EASEMENT; FD. = FOUND; F.P.L. = FLORIDA POWER & LIGHT COMPANY; I.R. = IRON ROD; — WEST LINE L.B. = LICENSED BUSINESS; L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT; O.R.B. = THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE OFFICIAL RECORDS BOOK; P. = PLAT; P.B. = PLAT BOOK; P.L.S. = PROFESSIONAL LAND SEC. 31-46-43 SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED N 8971'28" E (PLAT BEARING) SURVEYOR; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.B.C.W.U.D. = PALM BEACH COUNTY IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE +00°00'09" = CLOCKWISE BEARING ROTATION N 87°41'00" E - GRID WATER UTILITY DEPARTMENT; P.C.P. = PERMANENT CONTROL POINT; R = RADIUS; (RAD.) = ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND (PLAT TO GRID) RADIAL; R/W = RIGHT-OF-WAY; SEC. = SECTION; SQ. FT. = SQUARE FEET; P.O.B. = POINT IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. FD. P.B.CO. BRASS DISK/ OF BEGINNING; P.O.C. = POINT OF COMMENCEMENT; P.R.M. = PERMANENT REFERENCE SOUTH LINE OF SECTION 31, CONC. MONUMENT "IBM" MONUMENT; (N.R.) = NON-RADIAL; U.E. = UTILITY EASEMENT; L.B.E. = LANDSCAPE BUFFER TOWNSHIP 46 SOUTH, RANGE 43 EAST

N 755510.220

E 946251.140

EASEMENT.