

# BOCA CONGRESS CENTER, M.U.P.D. - PHASE 2

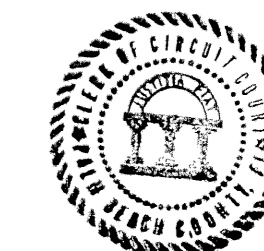
A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND A REPLAT OF PARCEL "B", BOCA CONGRESS CENTER, M.U.P.D.-PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE 173, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:  
MICHAEL D. ROSE, PSM



ENGINEERING SURVEYING PLANNING

CERTIFICATE OF AUTHORIZATION NO. LB6456  
1835 S. Perimeter Road • Suite 190 • Ft. Lauderdale, FL 33309  
PH: 954-776-7604 • FAX: 954-776-7608



STATE OF FLORIDA  
COUNTY OF PALM BEACH

This Plat was filed for record at 9:52 A.M., this 4th day of March, 2002 and duly recorded in Plat Book No. 98 on Pages 6 and 7

DOROTHY H. WILKEN, CLERK

BY: *[Signature]*

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT COSTCO WHOLESALE CORPORATION, A WASHINGTON CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS BOCA CONGRESS CENTER, M.U.P.D. - PHASE 2, A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND A REPLAT OF PARCEL "B", BOCA CONGRESS CENTER, M.U.P.D. - PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE 173 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 89°11'28" EAST, 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 RECORDS BOOK 1883, PAGE 580, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING COINCIDENT WITH THE NORTH WEST CORNER OF CONGRESS CORPORATE CENTRE RECORDED IN PLAT BOOK 55, PAGE 123, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 00° 50'32" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 250.11 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF A TANGENT CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1849.86 FEET, A DELTA OF 06°36'28", AN ARC DISTANCE OF 213.34 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL A SAID BOCA CONGRESS CENTER, M.U.P.D. PHASE 1; THENCE ALONG THE EASTERLY LINE OF SAID PHASE A THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1. THENCE NORTH 20°24'18" EAST, 50.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST (A RADIAL LINE FROM SAID POINT BEARS SOUTH 82°43'34" EAST); 2. THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1837.86 FEET, A CENTRAL ANGLE OF 12°09'30" AND AN ARC DISTANCE OF 390.00 FEET; 3. THENCE NORTH 70° 34'04" WEST, 12.00 FEET TO A POINT ON THE ARC OF A TANGENT CURVE OF CONCAVE TO THE SOUTHEAST AND A POINT IN THE SAID EASTERLY LINE OF CONGRESS AVENUE (THE LAST COURSE BEING RADIAL TO SAID CURVE); THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1849.86, A CENTRAL ANGLE OF 27°24'33" AN ARC DISTANCE OF 884.94 FEET; THENCE NORTH 46°50'29" EAST, 645.22 FEET TO A POINT ON THE EAST BANK AS DEPICTED ON THE EASEMENT DEED AS RECORDED IN OFFICIAL RECORDS BOOK 5483, PAGE 1795, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SAID POINT ALSO BEING ON THE EAST BOUNDARY OF THAT PARCEL DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 6472, PAGE 441, OF SAID PUBLIC RECORDS; THENCE SOUTH 06°47'05" WEST 740.76 FEET; THENCE SOUTH 00°55'24" WEST 287.91 FEET; THENCE SOUTH 08°53'47" EAST 378.37 FEET (THE LAST THREE COURSES DESCRIBED BEING COINCIDENT WITH SAID EAST TOP OF BANK AND EAST BOUNDARY); THENCE SOUTH 89°11'28" WEST, ALONG A LINE PARALLEL WITH SAID SOUTH BOUNDARY OF SECTION 31, A DISTANCE OF 420.56 FEET; THENCE SOUTH 06°51'20" EAST 660.00 FEET TO A POINT ON SAID SOUTH BOUNDARY SECTION 31; THENCE SOUTH 89°11'28" WEST, ALONG SAID SOUTH BOUNDARY, 676.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 27.77 ACRES OR 1,209,521 SQUARE FEET, MORE OR LESS.

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

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COSTCO WHOLESALE CORPORATION, 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.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR 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.

TRACT OS-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNER OF TRACT "A" ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO THE RESTRICTIONS SET FORTH IN O.R.B. 10787, PAGE 1486, O.R.B. 6472, PAGE 435 AND O.R.B. 5483, PAGE 1795 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE "PRESERVE AREAS" AS SHOWN HEREON, ARE HEREBY RESERVED TO THE COSTCO WHOLESALE CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR VEGETATION PRESERVE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THIS PERPETUAL MAINTENANCE OBLIGATION IS SET FORTH IN THE PRESERVE MANAGEMENT PLAN AS REQUIRED BY PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, SECTION 9.5. THIS PLAN SHALL BE APPROVED PRIOR TO SITE DEVELOPMENT.

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 VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5TH DAY OF NOVEMBER, 2001.

COSTCO WHOLESALE CORPORATION  
A WASHINGTON CORPORATION LICENSED  
TO DO BUSINESS IN FLORIDA

WITNESS: *David Jones*  
(PRINTED NAME) David Jones

WITNESS: *Haidi McComber*  
(PRINTED NAME) Haidi McComber

BY: *Joseph Portera*  
JOSEPH PORTERA  
EXECUTIVE VICE PRESIDENT/  
CHIEF OPERATING OFFICER

### ACKNOWLEDGEMENT

STATE OF FLORIDA *Virginia* SS  
COUNTY OF *Broward* *Ladson* SS

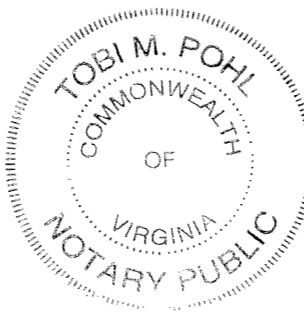
NOVEMBER, 2000

BEFORE ME PERSONALLY APPEARED *Joseph Portera* ~~LAWRENCE HARDER~~ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *N/A* ~~N/A~~ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ~~VICE-PRESIDENT~~ *EXECUTIVE VICE PRESIDENT* OF COSTCO WHOLESALE CORPORATION, A WASHINGTON CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, 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 *fifth* DAY OF *November*, 2001.

NOTARY PUBLIC:

*Tabi M. Cooper*  
PRINTED NAME *Tabi M. Cooper*  
*commissioned as Tabi M. Pohl*



### COUNTY APPROVALS

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 11th DAY OF *March*, 2002, 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, PE COUNTY ENGINEER~~  
~~DONALD A. JACK, P.E. DEPUTY COUNTY ENGINEER~~  
*George T. Webb, P.E. County Engineer*

### TITLE CERTIFICATION

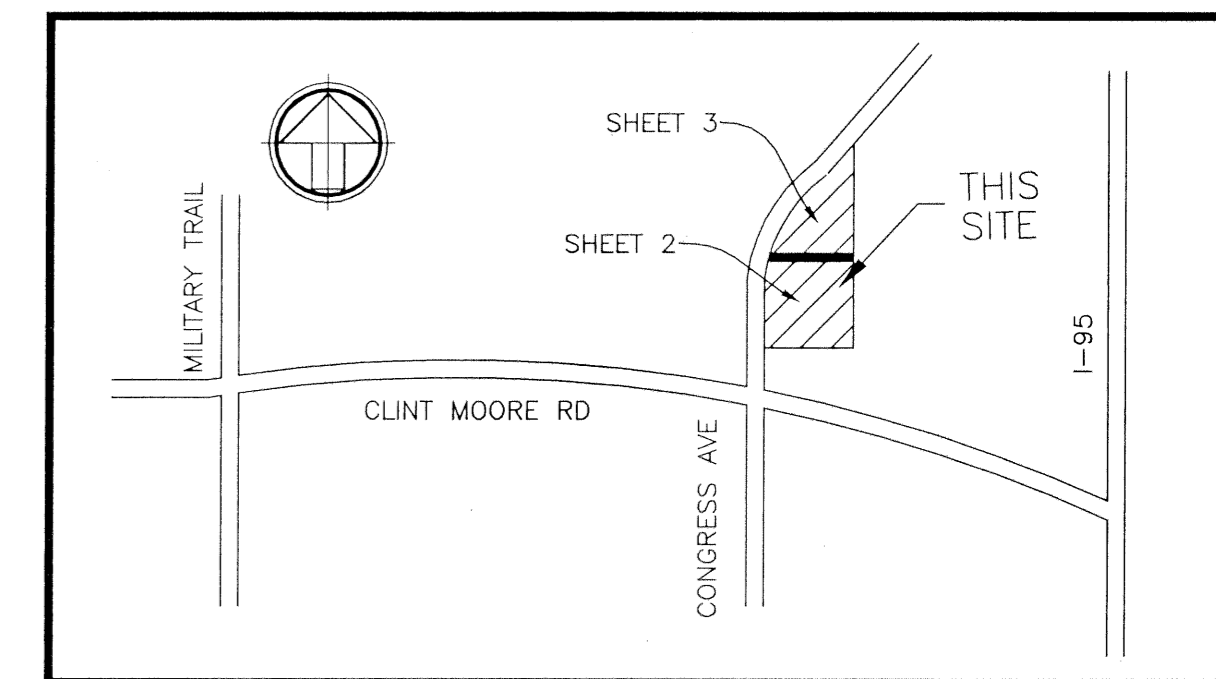
STATE OF FLORIDA SS  
COUNTY OF PALM BEACH SS

I, *Eleanor B. Halperin*, 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 COSTCO WHOLESALE CORPORATION, A WASHINGTON CORPORATION LICENSED TO DO BUSINESS IN FLORIDA; 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: *12-21-01*  
*E.B. Halperin*  
Eleanor B. Halperin

### SURVEY NOTES:

- COORDINATES SHOWN HEREON ARE GRID DATUM AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE. COORDINATE SYSTEM IS 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
- LINEAR UNIT = US SURVEY FOOT
- SCALE FACTOR = 1.000040429 ALL DISTANCES ARE GROUND. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE.
- ROTATE PLAT BEARINGS CLOCKWISE 00°00'09" FOR GRID BEARINGS. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH RIGHT-OF-WAY LINE OF CONGRESS AVENUE, SAID LINE BEARS NORTH 46°50'29" EAST.
- 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 GRAPHICAL 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 THIS COUNTY.
- 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 ENCROACHMENTS.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- INES INTERSECTING ARCS ARE NON-RADIAL UNLESS OTHERWISE NOTED.



LOCATION MAP N.T.S.

| TABULAR DATA:   |             |
|-----------------|-------------|
| PETITION NO.    | PDD95-0638  |
| TOTAL SITE AREA | 27.77 ACRES |
| EXISTING ZONING | MUPD        |

### LEGEND:

- D.E. - DENOTES DRAINAGE EASEMENT
- - DENOTES PERMANENT REFERENCE MONUMENT
- P.B. - DENOTES PLAT BOOK
- ORB - DENOTES OFFICIAL RECORDS BOOK
- POB - DENOTES POINT OF BEGINNING
- POC - DENOTES POINT OF COMMENCEMENT
- PG. - DENOTES PAGE
- ⊙ - DENOTES CENTERLINE
- U.E. - DENOTES UTILITY EASEMENT
- R/W - DENOTES RIGHT-OF-WAY
- PBCR - DENOTES PALM BEACH COUNTY RECORDS
- P.C.P. - DENOTES PERMANENT CONTROL POINT
- P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
- D - DENOTES CENTRAL ANGLE
- R - DENOTES RADIUS
- L - DENOTES ARC LENGTH
- CB - DENOTES CHORD BEARING
- CD - DENOTES CHORD DISTANCE
- LME - DENOTES LAKE MAINTENANCE EASEMENT
- N=755645.1725 - DENOTES STATE PLANE COORDINATE (NORTHING)
- E=950673.4303 - DENOTES STATE PLANE COORDINATE (EASTING)
- L.B.E. - DENOTES LANDSCAPE BUFFER EASEMENT
- L.A.E. - DENOTES LIMITED ACCESS EASEMENT

### 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.

DATED: *DECEMBER 17, 2001* BY: *Michael D. Rose*  
MICHAEL D. ROSE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 99-0473

|   |   |                                    |                      |
|---|---|------------------------------------|----------------------|
| DEDICATION<br>(COSTCO WHOLESALE, CORP.)<br>SEAL | ACKNOWLEDGEMENT<br>(NOTARY PUBLIC)<br>NOTARY PUBLIC | COUNTY ENGINEER<br>COUNTY ENGINEER | SURVEYOR<br>SURVEYOR |
|---|---|------------------------------------|----------------------|

SUPERVISOR: BOCA CONGRESS CENTER, MUPD, PH 2  
LADSON, PA  
PLAT: 0114693  
DATE: 12-21-01  
TIME: 11:00 AM  
BY: *David Jones*  
TITLE: VICE PRESIDENT  
ADDRESS: 1835 S. PERIMETER ROAD, SUITE 190, FT. LAUDERDALE, FL 33309  
PHONE: 954-776-7604  
FAX: 954-776-7608