

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

SHEET 2 OF 3 SHEETS

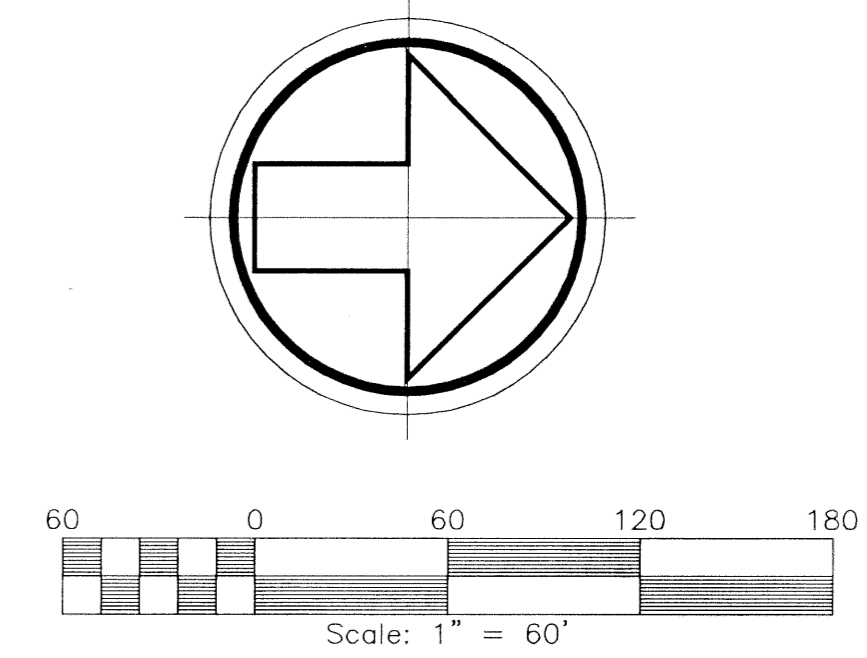
5355-002



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

BOCA GOLF & TENNIS CLUB SECTION 2 (P.B. 63, PG.144, P.B.C.R.)

AFFIDAVIT AND FPL R/W SUBORDINATION AGREEMENT (O.R.B. 11353, PG. 1907, P.B.C.R.)  
SUBORDINATION OF UTILITY INTERESTS (O.R.B. 11353, PG. 1904, P.B.C.R.)



STATE OF FLORIDA  
COUNTY OF PALM BEACH

This Plat was filed for record at \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, and duly recorded in Plat Book No. \_\_\_\_\_ on Pages \_\_\_\_\_ and \_\_\_\_\_.

DOROTHY H. WILKEN, CLERK

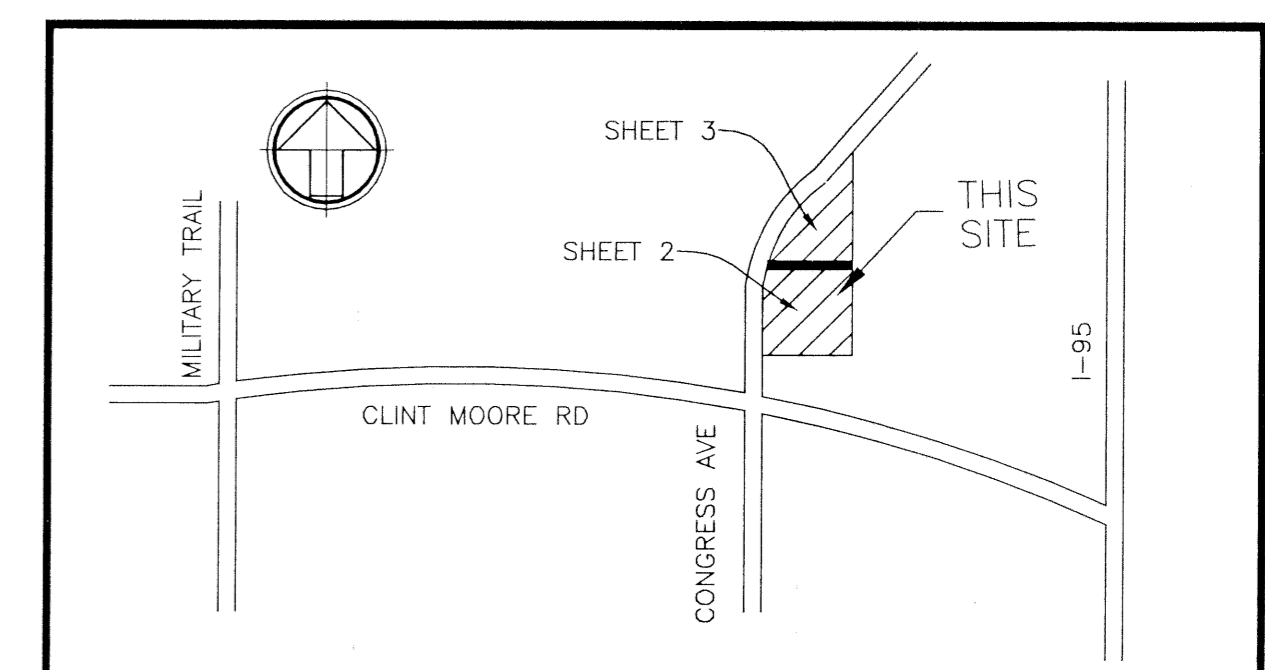
BY: \_\_\_\_\_ DC

### SURVEY NOTES:

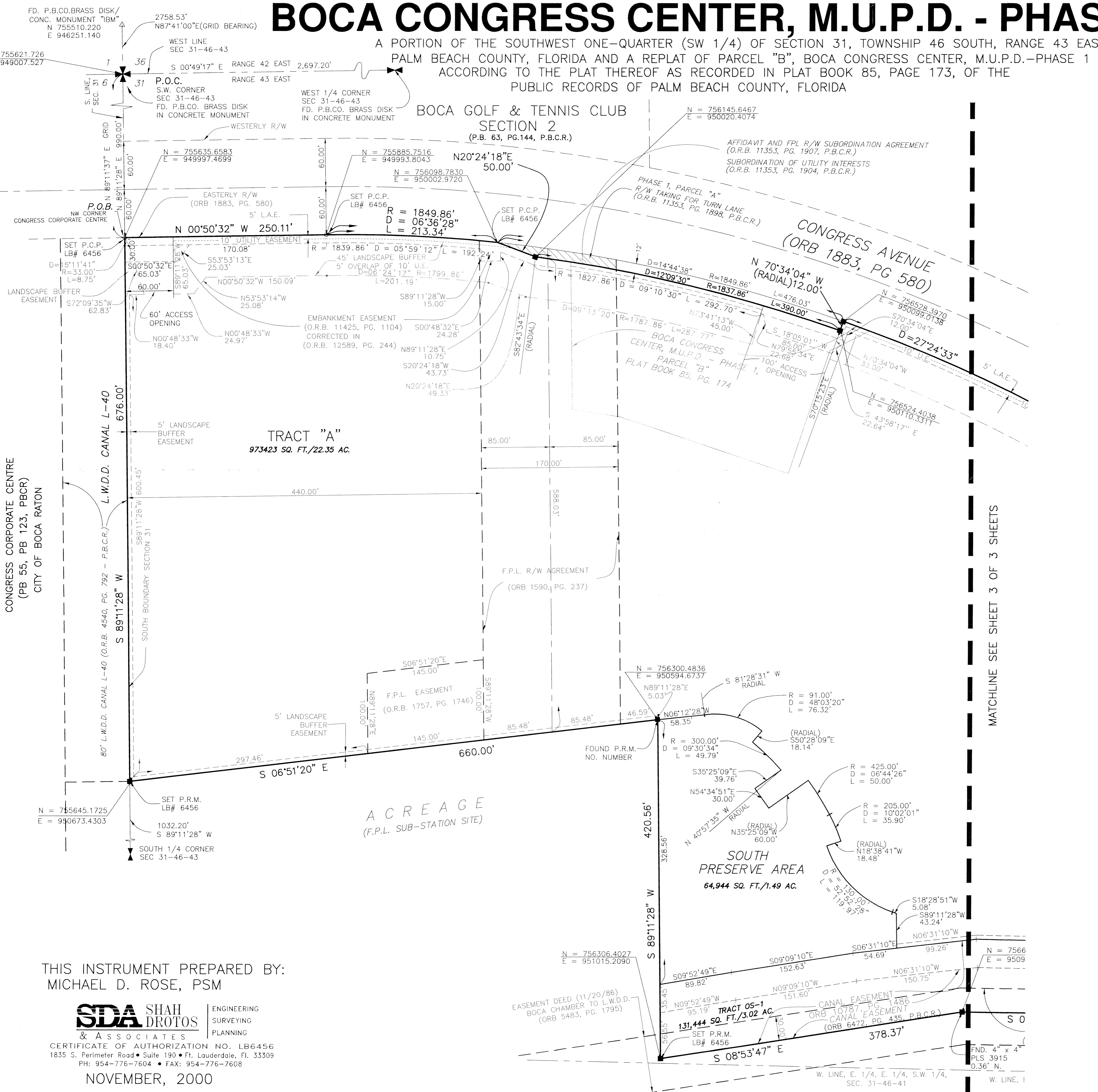
- COORDINATES SHOWN HEREON ARE GRID DATUM AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, COORDINATE SYSTEM IS 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
- LINEAR UNIT = US SURVEY FOOT
- SCALE FACTOR = 1.000040429 ALL DISTANCES ARE GROUND. GROUND DISTANCE 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.
- Lines intersecting arcs are non-radial unless otherwise noted.

### 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



LOCATION MAP  
N.T.S.



MATCHLINE SEE SHEET 3 OF 3 SHEETS

THIS INSTRUMENT PREPARED BY:  
MICHAEL D. ROSE, PSM



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