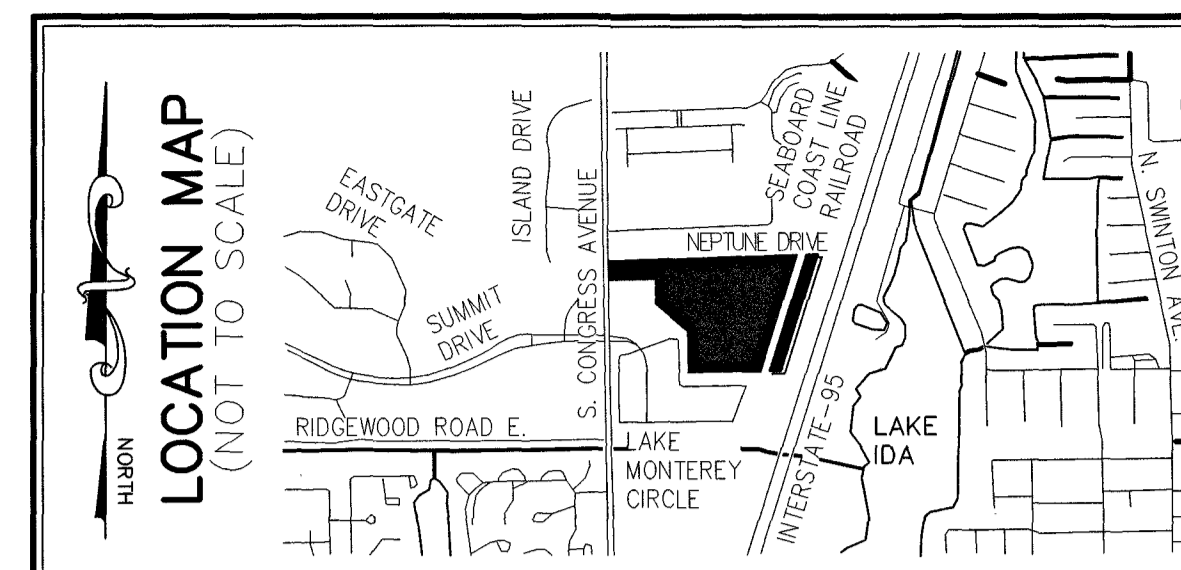


# 3800 SOUTH CONGRESS

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

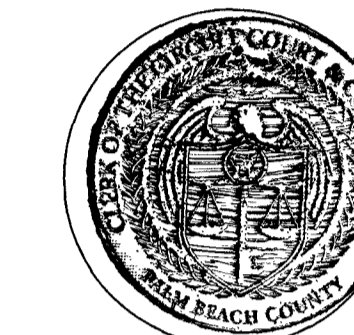
THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 3:54 P. M.  
THIS 9 DAY OF August  
A.D. 2024 AND DULY RECORDED  
IN PLAT BOOK 138 ON  
PAGES 13 THROUGH 14

JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER  
BY: *[Signature]*  
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



SHEET 1 OF 2

### DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT WSL SOUTH CONGRESS OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS 3800 SOUTH CONGRESS, BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING NO. 1 AT THE NORTHEAST CORNER OF TRACT D-1, MONTEREY BAY, A PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGES 82 THROUGH 88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°19'50" WEST ALONG THE NORTH LINE OF SAID TRACT D-1, A DISTANCE OF 115.88 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-3 1/2 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 1803, PAGE 254 OF SAID PUBLIC RECORDS AND POINT "A"; THENCE NORTH 17°39'51" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1,168.37 FEET; THENCE NORTH 88°09'36" EAST, A DISTANCE OF 116.70 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD; THENCE SOUTH 17°39'51" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,170.88 FEET TO POINT OF BEGINNING NO. 1.

TOGETHER WITH COMMENCING AT AFORESAID POINT "A", THENCE SOUTH 89°19'50" WEST ALONG THE WESTERLY PROJECTION OF AFORESAID NORTH LINE OF TRACT D-1, A DISTANCE OF 84.28 FEET TO POINT OF BEGINNING NO. 2; THENCE CONTINUE SOUTH 89°19'50" WEST ALONG A BOUNDARY LINE OF AFORESAID MONTEREY BAY, A PUD, A DISTANCE OF 691.20 FEET; THENCE NORTH 00°40'10" WEST ALONG A BOUNDARY LINE OF AFORESAID MONTEREY BAY, A PUD, A DISTANCE OF 390.75 FEET; THENCE NORTH 49°18'03" WEST ALONG A BOUNDARY LINE OF AFORESAID MONTEREY BAY, A PUD, A DISTANCE OF 407.05 FEET; THENCE NORTH 00°42'08" WEST ALONG A BOUNDARY LINE OF AFORESAID MONTEREY BAY, A PUD, A DISTANCE OF 232.00 FEET; THENCE SOUTH 89°17'52" WEST ALONG A BOUNDARY LINE OF AFORESAID MONTEREY BAY, A PUD, A DISTANCE OF 448.01 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SOUTH CONGRESS AVENUE, AS RECORDED IN OFFICIAL RECORD BOOK 7322, PAGE 262 OF SAID PUBLIC RECORDS; THENCE NORTH 00°42'07" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 178.80 FEET; THENCE NORTH 88°09'36" EAST, A DISTANCE OF 1,812.25 FEET TO A POINT OF INTERSECTION WITH A LINE LYING 8.00 FEET EAST OF AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF AFORESAID LAKE WORTH DRAINAGE DISTRICT E-3 1/2 RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORD BOOK 9149, PAGE 1584 OF SAID PUBLIC RECORDS; THENCE SOUTH 17°39'51" WEST, A DISTANCE OF 1,166.55 FEET TO POINT OF BEGINNING NO. 2.

CONTAINING 1,338,174 SQUARE FEET OR 30.7202 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

### 1. PARCELS A AND B

PARCELS A AND B, AS SHOWN HEREON, ARE HEREBY RESERVED FOR WSL SOUTH CONGRESS OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF BOYNTON BEACH, FLORIDA AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WSL SOUTH CONGRESS OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

PARCEL A IS SUBJECT TO AN EASEMENT IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT, RECORDED IN OFFICIAL RECORD BOOK 9149, PAGE 1584 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### 2. MASS TRANSIT EASEMENT

THE MASS TRANSIT EASEMENT, AS SHOWN HEREON, IS DEDICATED IN PERPETUITY BY WSL SOUTH CONGRESS OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, TO THE PUBLIC, (HEREAFTER "PUBLIC"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. WSL SOUTH CONGRESS OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNERS"), SHALL MAINTAIN THE EASEMENT AREA.

### 3. UTILITY EASEMENTS

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY THE CITY OF BOYNTON BEACH, FLORIDA, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF BOYNTON BEACH, FLORIDA, ITS SUCCESSORS AND ASSIGNS.

### DEDICATION AND RESERVATION: CONTINUED

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 31 DAY OF May, 2024.

WSL SOUTH CONGRESS OWNER, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

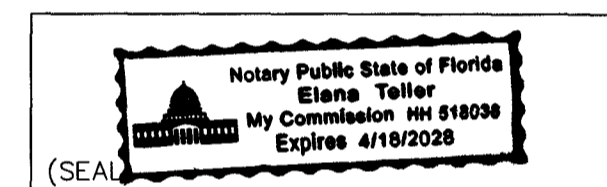
WITNESS: *[Signature]*  
PRINT NAME: DAVID AND  
WITNESS: *[Signature]*  
PRINT NAME: ISABELLA MOORE

BY: *[Signature]*  
PRYSE R. ELAM  
PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF Florida  
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 31 DAY OF May, 2024, BY PRYSE R. ELAM AS PRESIDENT FOR WSL SOUTH CONGRESS OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



*[Signature]*  
NOTARY PUBLIC  
Elena Teller  
PRINT NAME  
MY COMMISSION EXPIRES: 4/18/2028  
COMMISSION NUMBER: HNS18038

### MORTGAGEE'S JOINDER AND CONSENT:

STATE OF NEW YORK  
COUNTY OF NEW YORK

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER, AS ADMINISTRATIVE AGENT, TOGETHER WITH ITS SUCCESSORS AND/OR ASSIGNS, OF THAT MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN 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 RECORDS BOOK 35068 AT PAGE 1055 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

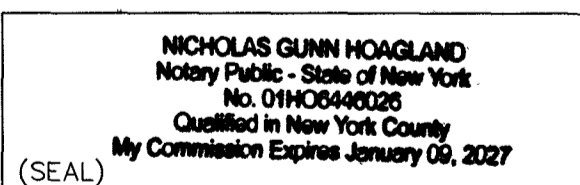
IN WITNESS WHEREOF, FIRST CITIZENS BANK & TRUST COMPANY, AS ADMINISTRATIVE AGENT, TOGETHER WITH ITS SUCCESSORS AND/OR ASSIGNS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING DIRECTOR, REAL ESTATE FINANCE AND ITS COMPANY SEAL TO BE AFFIXED HEREON BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24 DAY OF June, 2024.

WITNESS: *[Signature]* FIRST CITIZENS BANK & TRUST COMPANY  
PRINT NAME: Peter C. Roiss  
WITNESS: *[Signature]*  
PRINT NAME: Ethan Nguyen  
BY: *[Signature]*  
JUAN VIVES  
MANAGING DIRECTOR, REAL ESTATE FINANCE

### ACKNOWLEDGEMENT:

STATE OF NEW YORK  
COUNTY OF NEW YORK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 24 DAY OF June, 2024, BY JUAN VIVES, AS MANAGING DIRECTOR, REAL ESTATE FINANCE OF FIRST-CITIZENS BANK & TRUST COMPANY, ON BEHALF OF SAID COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



*[Signature]*  
NOTARY PUBLIC  
Nicholas G. Hoagland  
PRINT NAME  
MY COMMISSION EXPIRES: 1/1/2027  
COMMISSION NUMBER: 01106440229

### CITY OF BOYNTON BEACH APPROVAL:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

3800 SOUTH CONGRESS IS HEREBY APPROVED FOR RECORD THIS 18th DAY OF June, 2024.

BY: *[Signature]*  
ALYSSA DALLOO, P.E.  
ACTING CITY ENGINEER  
BY: *[Signature]*  
MAYOR

ATTEST (AS TO BOTH)  
BY: *[Signature]*  
MAYLEE DEJESUS  
CITY CLERK

### REVIEWING SURVEYOR:

IN ACCORDANCE WITH CHAPTER 177.08(1), FLORIDA STATUTES, THIS PLAT OF "3800 SOUTH CONGRESS" HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 PART 1, FLORIDA STATUTES BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER THE EMPLOY OF ENGENUITY GROUP, INC. CURRENTLY UNDER CONTRACT WITH THE CITY OF BOYNTON BEACH FLORIDA.

BY: *[Signature]*  
C. ANDRE RAYMAN, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER 4938  
ENGENUITY GROUP, INC.  
LICENSED BUSINESS NUMBER 6603  
1280 CONGRESS AVE #101  
WEST PALM BEACH, FL 33409

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF ORANGE

I, JOAQUIN E. MARTINEZ, 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 WSL SOUTH CONGRESS OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL CURRENT SPECIAL ASSESSMENT ITEMS HAVE BEEN PAID, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: June 25, 2024

*[Signature]*  
JOAQUIN E. MARTINEZ  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### SURVEYOR & MAPPER'S NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOYNTON BEACH ZONING REGULATIONS.
- 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 CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N00°42'07"W ALONG WEST LINE OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS AND THE UNDERLYING DEED TO THE PROPERTY. BEARINGS ANNOTATED WITH (PLAT) REFER TO RECORD PLAT BEARINGS.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- "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 GRAPHIC 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 PALM BEACH COUNTY.

### SURVEYOR & MAPPER'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 (PRM'S) 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: 6-27-2024

*[Signature]*  
DAVID P. LINDLEY  
PROFESSIONAL LAND SURVEYOR NO. 5005  
STATE OF FLORIDA  
CERTIFICATE OF AUTHORIZATION LB #3591

WSL SOUTH CONGRESS OWNER, LLC

MORTGAGEE

CITY OF BOYNTON BEACH

CITY OF BOYNTON BEACH

REVIEWING SURVEYOR

