

DEDICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

KNOW ALL MEN BY THESE PRESENTS THAT SHADOWWOOD SQUARE, LTD., A FLORIDA LIMITED PARTNERSHIP, AND BEST BUY CO., INC., A MINNESOTA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS SHADOWWOOD SQUARE, SAID LAND BEING A REPLAT OF TRACTS A, B, AND C, WEST BOCA PLAZA, AS RECORDED IN PLAT BOOK 30, PAGES 206 AND 207, AND 207, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 18, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF WEST BOCA PLAZA, ACCORDING TO THE PLAT THEREOF, AS DESCRIBED IN PLAT BOOK 30, PAGES 206 AND 207 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID WEST BOCA PLAZA PLAT; THENCE NORTH 89°38'14" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. 45, A DISTANCE OF 1244.82 FEET; THENCE SOUTH 00°21'21" EAST, 1230 FEET TO A POINT ON A LINE 27.00 FEET NORTH OF AND PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 808 AS SHOWN UPON SAID WEST BOCA PLAZA PLAT; THENCE SOUTH 89°38'16" WEST, ALONG SAID LINE, 988.00 FEET TO A POINT ON THE EAST BOUNDARY LINE OF TRACT "C" AS SHOWN ON SAID WEST BOCA PLAZA PLAT; THENCE NORTH 00°21'44" EAST, ALONG SAID EAST BOUNDARY LINE 12.00 FEET; THENCE SOUTH 89°38'16" WEST ALONG A LINE PARALLEL WITH AND 12.00 FEET NORTH OF THE SOUTH BOUNDARY OF SAID TRACT "C", 246.34 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID WEST BOCA PLAZA PLAT; THENCE NORTH 00°50'56" WEST ALONG SAID WEST BOUNDARY LINE 1218.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.93 ACRES, MORE OR LESS.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. THE COMMERCIAL TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR SHADOWWOOD SQUARE, LTD., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SHADOWWOOD SQUARE, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SHADOWWOOD SQUARE, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE 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, PER CHAPTER 177, FLORIDA STATUTES.
4. 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.
5. THE LANDSCAPE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR SHADOWWOOD SQUARE, LTD., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SHADOWWOOD SQUARE, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. THE LAKE TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR SHADOWWOOD SQUARE, LTD., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SHADOWWOOD SQUARE, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
7. THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR SHADOWWOOD SQUARE, LTD., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SHADOWWOOD SQUARE, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, SHADOWWOOD SQUARE, LTD, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, SHADOWWOOD SQUARE, INC., A FLORIDA CORPORATION, THIS 15 DAY OF November, 1994.

SHADOWWOOD SQUARE, LTD, A FLORIDA LIMITED PARTNERSHIP

BY: SHADOWWOOD SQUARE, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER

ATTEST:
BY: Lloyd J. Boggio, VICE PRESIDENT

BY: Stewart Marcus, PRESIDENT

IN WITNESS WHEREOF, BEST BUY CO., INC., A MINNESOTA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VP-Real Estate AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28th DAY OF November, 1994.

BEST BUY CO., INC., A MINNESOTA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA

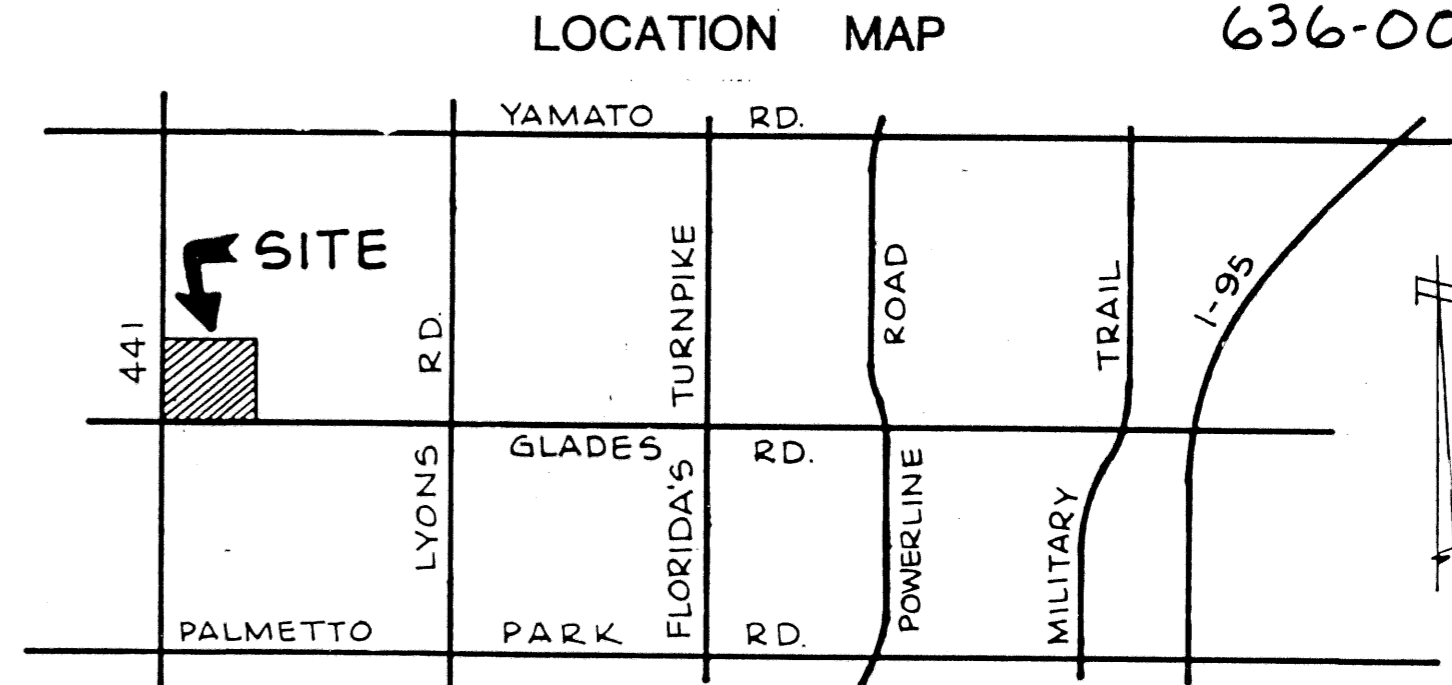
WITNESS:
BY: Patrick R. Matre, VICE PRESIDENT, REAL ESTATE

BY: Patrick R. Matre, VICE PRESIDENT, REAL ESTATE

SHADOWOOD SQUARE

BEING A REPLAT OF WEST BOCA PLAZA, AS RECORDED IN PLAT BOOK 30, PAGES 206 AND 207; BEING IN TRACTS 77 THROUGH 84, BLOCK 77, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, ALL IN

SECTION 18, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



636-001

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STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

This Plat was filed for record at 9:19 A.M. this 10th day of February, 1995, A.D., and duly recorded in Plat Book No. 74 on Pages 68 and 69

DOROTHY H. WILKEN, Clerk
By: Leigh A. Stanley, D.C.

PETITION NO. 73-43C
LAND USE AREAS

COMMERCIAL TRACT 32.38 ac.
LAKE TRACT 2.55 ac.
TOTAL ACREAGE 34.93 ac.

TITLE CERTIFICATION

STATE OF FLORIDA )
COUNTY OF DADE ) SS

I, GERALD J. BIONDO, 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 SHADOWWOOD SQUARE, LTD., AND BEST BUY CO., INC.; 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; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

MURAL WALD, BIONDO & MORENO, P.A.

DATE: Nov 24, 1994 BY: Gerald J. Biondo, GERALD J. BIONDO

LAND SURVEYOR'S NOTES

THE BEARINGS, AS SHOWN HEREON, REFER TO THE STATE PLANE GRID DATUM; THE WEST LINE OF SECTION 18 BEING NORTH 00°50'56" WEST.

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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

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 SETBACKS WILL BE IN COMPLIANCE WITH CURRENT PALM BEACH COUNTY ZONING REQUIREMENTS.

THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

INDICATES PERMANENT REFERENCE MONUMENT

MORTGAGEE'S CONSENT

STATE OF TEXAS )
COUNTY OF DALLAS ) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, 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 8327 AT PAGE 778 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID 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 16th DAY OF November, 1994.

COMMERCIAL PROPERTIES FUNDING CORPORATION, A DELAWARE CORPORATION

WITNESS:
Douglas K. Miller, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

BEFORE ME APPEARED STEWART MARCUS AND LLOYD J. BOGGIO, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF SHADOWWOOD SQUARE, INC., A FLORIDA CORPORATION, THE SOLE GENERAL PARTNER OF SHADOWWOOD SQUARE, LTD., A FLORIDA LIMITED PARTNERSHIP, 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 15th DAY OF November, 1994.

MY COMMISSION EXPIRES: 1-17-95

Notary Public
State of Florida at Large
My Commission Expires: Jan 17, 1995
Arden B. Walden Long, NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF Minnesota )
COUNTY OF Hennepin ) SS

BEFORE ME APPEARED Patrick R. Matre, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VP-Real Estate of BEST BUY CO., INC., A MINNESOTA 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 28th DAY OF November, 1994.

MY COMMISSION EXPIRES: 4-1-96

Denise K. Heinsch, NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF TEXAS )
COUNTY OF DALLAS ) SS

BEFORE ME APPEARED DOUGLAS K. MILLER, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF COMMERCIAL PROPERTIES FUNDING CORPORATION, A DELAWARE 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 16th DAY OF November, 1994.

MY COMMISSION EXPIRES: 11-04-96

Jan Howard, NOTARY PUBLIC

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF Feb, 1995

By: Ken Foster, CHAIRMAN

ATTEST:
DOROTHY H. WILKEN, CLERK

By: Debra Rowlett, DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF Feb, 1995

By: George T. Udd, GEORGE T. UDD, P.E., COUNTY ENGINEER

LAND 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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

ADAIR & BRADY, INC.

DATE: November 16, 1994 BY: Dennis Painter, DENNIS PAINTER, REGISTERED LAND SURVEYOR, FLORIDA CERTIFICATE NO. 3542

This instrument was prepared by: Dennis Painter, R.L.S., ADAIR & BRADY, INC., 1958 South Congress Avenue, West Palm Beach, FL 33406, (407) 964-1221

Table with 8 columns: SHADOWWOOD SQUARE, INC., NOTARY (SHADOWWOOD), BEST BUY CO., INC., NOTARY BEST BUY CO., INC., COMMERCIAL PROPERTIES FUNDING CORPORATION, NOTARY COM. PROP. FUND CORP., SURVEYOR, COUNTY COMMISSION, COUNTY ENGINEER. Each column contains a notary seal or stamp.

ADAIR & BRADY, INC. CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS. SHADOWWOOD SQUARE RECORD PLAT. Dr. K.C. F.B. SW Scale. Ck. D.P. Pg. Date Nov. 1994. Ap. L.S. Job No. 94/085. SHEET 1 OF 2.

Subdivision # Shadowwood Square, Book 74, Page 68, Flood Map # 2306, FLOOD ZONE B, QUAD # 53, ZONING CG-SE, ZIP CODE 33484, TAZ-776