

# HIGHWOODS SQUARE

## DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT TIMOTHY F. WALLACE, VICE PRESIDENT OF HIGHWOODS/FLORIDA HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON, BEING A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 47 SOUTH, RANGE 42 EAST; THENCE SOUTH 00°49'25" WEST, ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 1125.56 FEET; THENCE SOUTH 89°10'35" EAST, A DISTANCE OF 70.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF MILITARY TRAIL, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF BANYAN TRAIL, AND ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE CONTINUE SOUTH 89°10'35" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF BANYAN TRAIL, A DISTANCE OF 250.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 45°13'06"; THENCE SOUTHEASTERLY, EASTERLY, AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 157.84 FEET; THENCE SOUTH 44°23'41" EAST, A DISTANCE OF 718.72 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3505.65 FEET AND A CENTRAL ANGLE OF 10°05'46", SAID POINT ALSO BEING ON THE NORTHWESTERLY RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND THE NORTHWESTERLY RIGHT-OF-WAY OF SAID RAILROAD, A DISTANCE OF 617.73 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND 550.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 13; THENCE NORTH 89°20'04" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 529.23 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE NORTH 00°49'26" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 939.78 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION DESCRIBED IN O.R.B. 10716, PG. 554 - 558. SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

CONTAINING 653,604 SQUARE FEET / 15.005 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE CONVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "B" AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR ROAD RIGHT-OF-WAY PURPOSES.
- THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON AND FRANCHISED UTILITIES FOR THE CONSTRUCTION AND MAINTENANCE OF WATER, WASTEWATER, TELEPHONE, GAS, CABLE TELEVISION, AND ELECTRICAL UTILITIES. ALL UTILITY EASEMENTS AS SHOWN ARE ALSO HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS CABLE TELEVISION DEDICATION DOES NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. THE CABLE TELEVISION CONSTRUCTION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE BIKE PATH EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOCA RATON.
- THE NON ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR ACCESS CONTROL.

IN WITNESS WHEREOF SAID HIGHWOODS/FLORIDA HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS, AND ITS CORPORATE SEAL TO BE AFFIXED. HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18<sup>TH</sup> DAY OF November, 1998.

WITNESS SIGNATURE: C. Wallace  
HIGHWOODS/FLORIDA HOLDINGS, L.P.

WITNESS SIGNATURE: C. Wolf  
A DELAWARE LIMITED PARTNERSHIP

PRINT NAME: James Buschouse  
WITNESS SIGNATURE: James Buschouse  
BY: Timothy F. Wallace  
TIMOTHY F. WALLACE, VICE PRESIDENT

PRINT NAME: \_\_\_\_\_  
SURVEYOR HIGHWOODS/FLORIDA GP CORP.,  
A DELAWARE CORPORATION,  
IT'S GENERAL PARTNER NOTARY CITY

A PORTION OF THE NORTHWEST ONE QUARTER OF SECTION 13, TOWNSHIP 47 SOUTH, RANGE 42 EAST, IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

## ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH S. S.

BEFORE ME PERSONALLY APPEARED TIMOTHY F. WALLACE, WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF HIGHWOODS/FLORIDA GP CORP., A DELAWARE CORPORATION, IT'S GENERAL PARTNER AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18<sup>TH</sup> DAY OF November, 1998, BY Timothy F. Wallace THE

VICE PRESIDENT OF HIGHWOODS/FLORIDA GP CORP., A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION AS GENERAL PARTNER OF HIGHWOODS/FLORIDA HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP.

NOTARY PUBLIC - STATE OF FL  
PRINT NAME: John Lent  
MY COMMISSION EXPIRES: 11/19/99

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF BROWARD S. S.

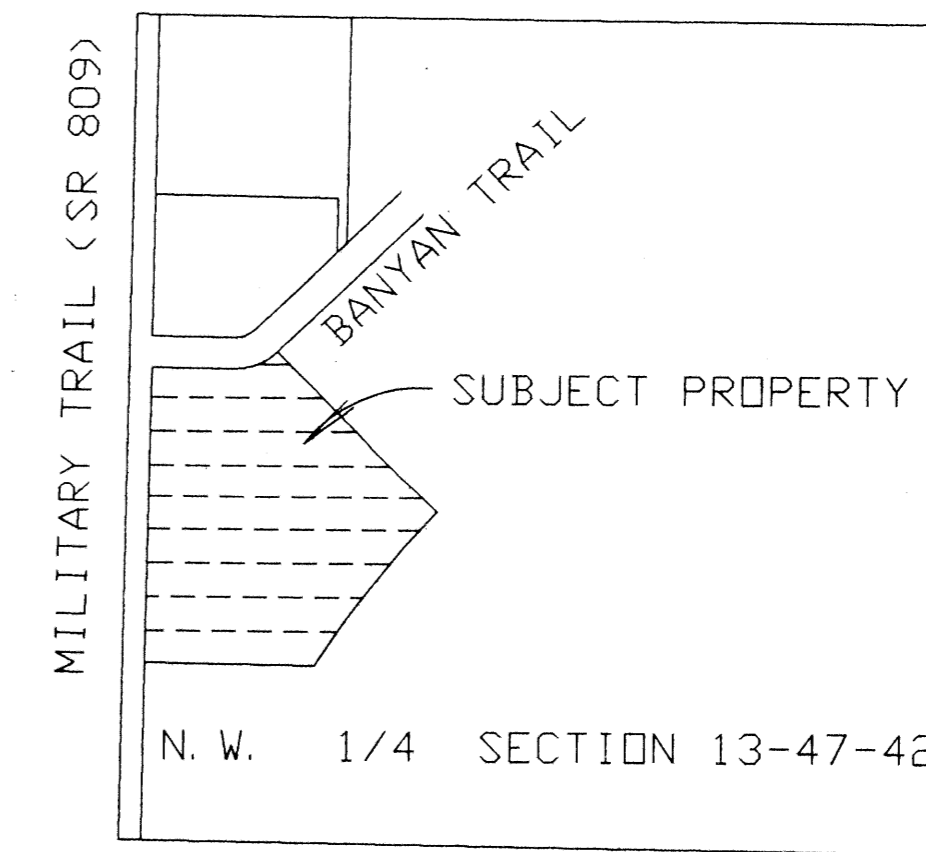
I, DAVID LAYMAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO HIGHWOODS/FLORIDA GP CORP., A DELAWARE CORPORATION IT'S GENERAL PARTNER THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THERE ARE MORTGAGES OF RECORD AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATE: November 19, 1998

DAVID LAYMAN  
ATTORNEY AT LAW

## NOTES:

- P. R. M. : PERMANENT REFERENCE MONUMENT (SET P. R. M. #6439 UNLESS OTHERWISE NOTED.)
- P. C. P. : PERMANENT CONTROL POINT
- BEARINGS ARE BASED ON THE NORTHLINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 47 SOUTH, RANGE 42 EAST, BEARING SOUTH 89°33'00" EAST AS SHOWN ON THE PLAT OF "TWIN LAKE" RECORDED IN PLAT BOOK 60, AT PAGE 198, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- O. R. B. : INDICATES OFFICIAL RECORDS BOOK
- P. B. : INDICATES PLAT BOOK
- PG. : INDICATES PAGE
- D. O. T. : INDICATES DEPARTMENT OF TRANSPORTATION
- C. : INDICATES CENTERLINE
- U. E. : INDICATES UTILITY EASEMENT
- Δ : INDICATES CENTRAL ANGLE (DELTA)
- A : INDICATES ARC LENGTH
- R : INDICATES RADIUS
- P. O. C. : INDICATES POINT OF COMMENCEMENT
- P. O. B. : INDICATES POINT OF BEGINNING
- S. F. : INDICATES SQUARE FEET
- NO BUILDINGS OR ANY KIND OF STRUCTURE SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- LANDSCAPING ON UTILITY EASEMENTS SHALL ONLY BE WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.



LOCATION SKETCH  
NOT TO SCALE

## SURVEYORS CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR & MAPPER; THAT SAID SURVEYOR & MAPPER AND MYSELF ARE EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P. R. M.'S), PERMANENT CONTROL POINTS (P. C. P.'S) AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA.

THIS 16<sup>TH</sup> DAY OF November, 1998.

BASELINE ENGINEERING AND LAND SURVEYING, INC.

BY: Joseph C. O'Connor  
JOSEPH C. O'CONNOR DATE  
REG. LAND SURVEYOR NO. 4562  
STATE OF FLORIDA

\*NOTICE: THIS PLAT, AS RECORDED IN IT'S 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 FIRM 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.\*

## APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOCA RATON, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S. THIS DAY OF December 15, 1998 AND HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH 177.081(1) F.S. THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA IN AND BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL ON THIS 15<sup>TH</sup> DAY OF December, 1998.

Carol G. Hanson  
CAROL G. HANSON, MAYOR

Candace Bridgewater  
CANDACE BRIDGEWATER, CITY CLERK

Maurice Morel  
MAURICE MOREL, P.E., CITY CIVIL ENGINEER

Jorge A. Camejo  
JORGE A. CAMEJO, DIRECTOR, DEVELOPMENT SERVICES

PREPARED BY:  
BASELINE ENGINEERING AND LAND SURVEYING, INC.  
BASELINE CORPORATE CENTER  
1400 BLOCK N.W. 1ST COURT - BOCA RATON, FLA. 33432  
(561) 417-0700 - FAX (561) 417-0701 - WATS (800) 696-5286

LB 6439

DATA FILE: 9801124

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STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 1:41 P.M.  
THIS 17<sup>TH</sup> DAY OF December  
A. D. AND JULY RECORDED  
IN PLAT BOOK 84 ON  
PAGES 28 AND 29  
DOROTHY H. WILKEN  
CLERK CIRCUIT COURT  
BY: Barbara O. Platt  
DEPUTY CLERK

SHEET 1 OF 2

## AREA TABULATIONS

TRACT "B" 0.014 ACRES  
REMAINDER 14.991 ACRES

Highwoods Square  
PAGE 28  
BOOK 84  
PAGE 28  
PLAT 84  
PAGE 28  
CITY OF BOCA RATON