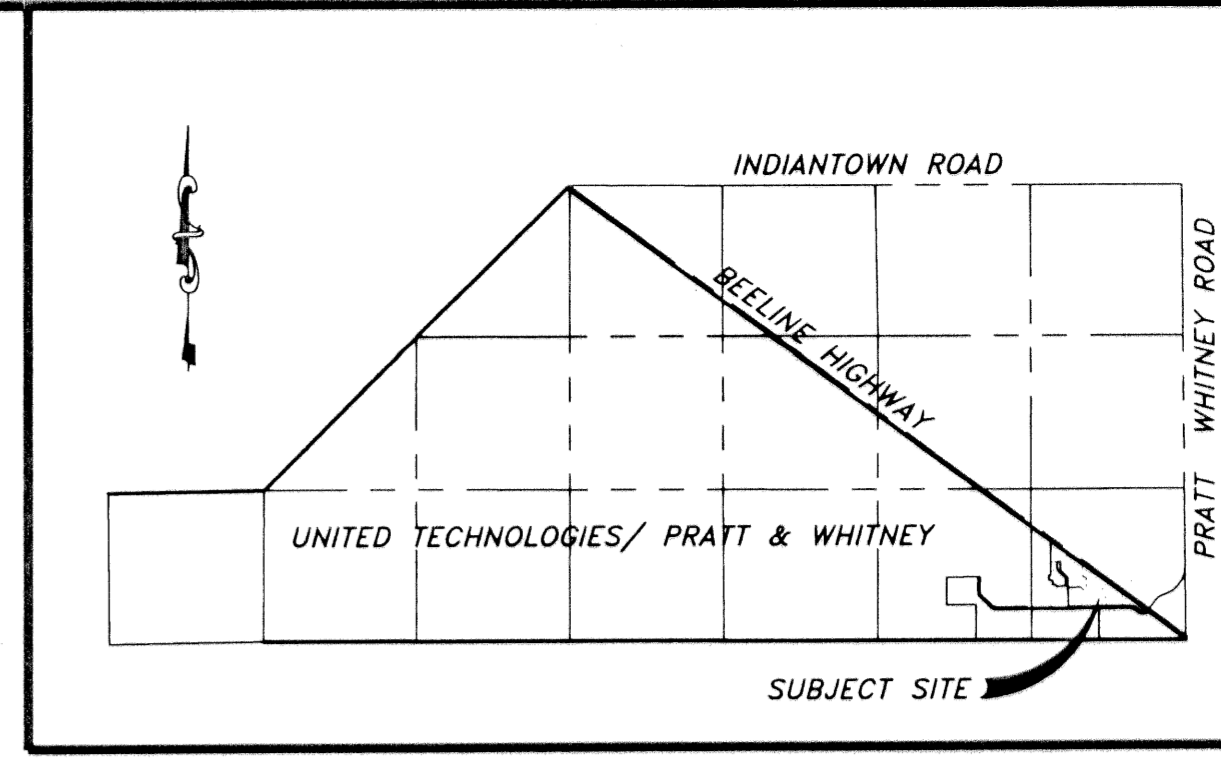


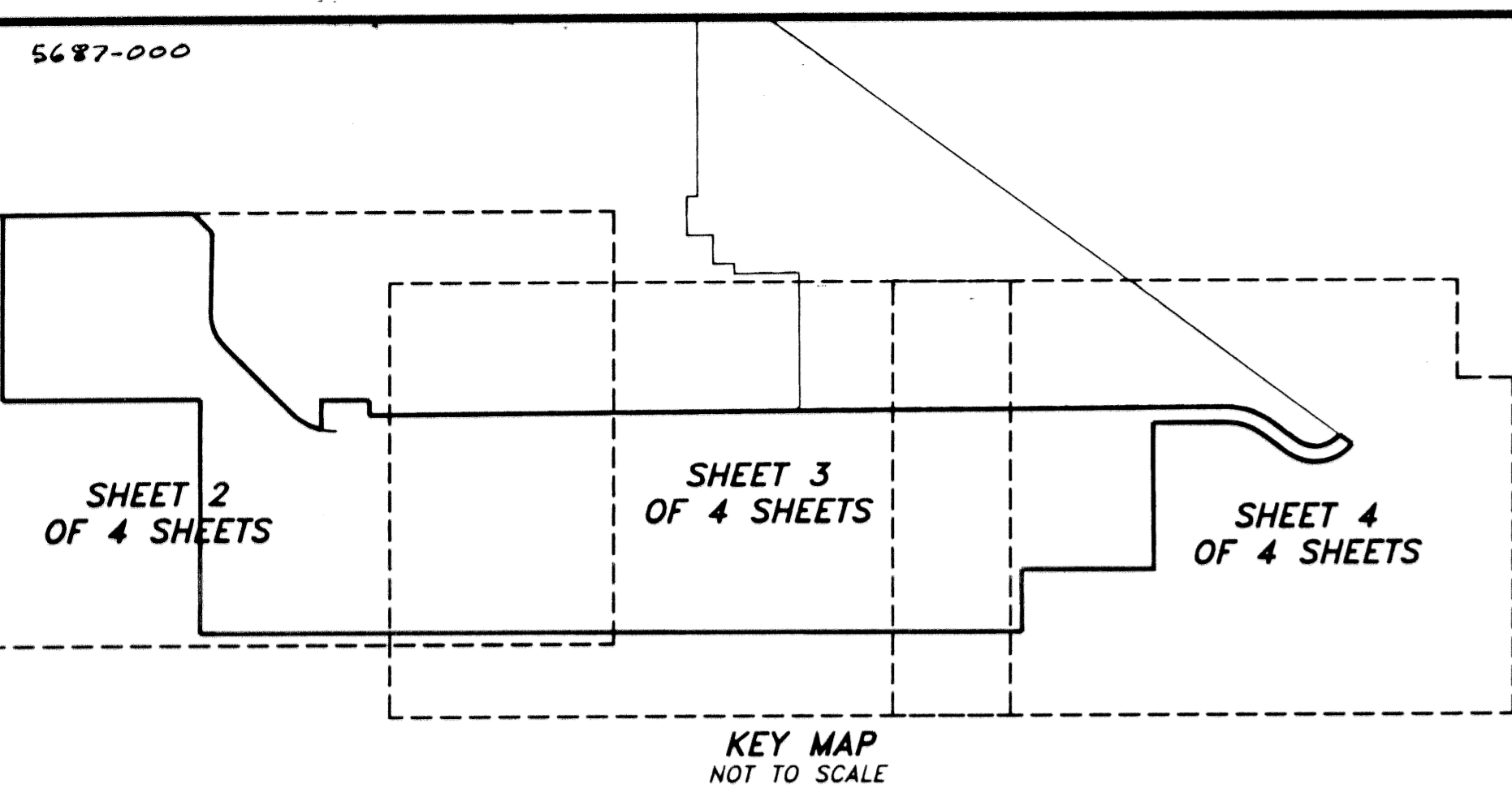
INNOVATION SUBDIVISION

BEING A PLAT OF A PORTION OF SECTION 13 AND 14, TOWNSHIP 41 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, STATE OF FLORIDA

MARCH 2003 SHEET 1 OF 4



STATE OF FLORIDA COUNTY OF PALM BEACH
This plat was filed for record at 1:00 this 31st day of March, 2003 and duly recorded in Plat Book No. 98 on pages 50-53
DOROTHY H. WILKEN, Clerk Circuit Court
By: *Sheryl McFadden*



DEDICATION
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNITED TECHNOLOGIES CORPORATION, A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, AND CONGRESS AVENUE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP THE OWNERS OF THE LANDS SHOWN HEREON AS INNOVATION SUBDIVISION, BEING A PLAT OF A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 41 SOUTH, RANGE 40 EAST, LYING IN PALM BEACH COUNTY, STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION
BEING A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 41 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE NORTH 89°56'23" WEST ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 2988.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°56'23" WEST ALONG SAID SOUTH LINE OF SAID SECTIONS 13 AND 14, A DISTANCE OF 4258.46 FEET; THENCE NORTH 00°03'37" EAST, A DISTANCE OF 1226.00 FEET TO A POINT ON A LINE BEING 1226.00 FEET NORTH OF AND PARALLEL WITH SOUTH LINE OF SAID SECTIONS 13 AND 14; THENCE NORTH 89°56'23" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1029.46 FEET; THENCE NORTH 00°03'37" EAST, A DISTANCE OF 961.61 FEET; THENCE NORTH 89°39'32" EAST, A DISTANCE OF 987.70 FEET; THENCE SOUTH 44°42'26" EAST, A DISTANCE OF 143.21 FEET; THENCE SOUTH 00°57'54" WEST, A DISTANCE OF 417.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 240.00 FEET AND A CENTRAL ANGLE OF 46°01'44"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 192.81 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 45°03'50" EAST, A DISTANCE OF 495.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 320.00 FEET AND A CENTRAL ANGLE OF 31°32'33"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 176.17 FEET; THENCE NORTH 00°16'06" WEST, A DISTANCE OF 152.10 FEET; THENCE NORTH 89°39'03" EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 00°16'06" EAST, A DISTANCE OF 81.26 FEET; THENCE NORTH 89°39'03" EAST, A DISTANCE OF 4431.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 410.00 FEET AND A CENTRAL ANGLE OF 37°03'38"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 265.20 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 53°17'19" EAST, A DISTANCE OF 159.37 FEET TO A POINT OF CURVATURE OF CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 88°30'06"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 247.14 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF THE SEABOARD AIR LINE RAILWAY COMPANY AS DESCRIBED IN DEED BOOK 219, PAGE 6 IN PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 53°39'13" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.03 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS 240.00 FEET AND A CENTRAL ANGLE OF 89°07'23"; SAID POINT ALSO HAVING A RADIAL BEARING OF NORTH 52°24'42" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 373.32 FEET TO THE POINT OF TANGENCY; THENCE NORTH 53°17'19" WEST, A DISTANCE OF 159.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 37°03'38"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 213.45 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°39'03" WEST, A DISTANCE OF 371.54 FEET; THENCE SOUTH 00°20'57" EAST, A DISTANCE OF 764.00 FEET TO A POINT ON A LINE THAT IS 325.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 13; THENCE NORTH 89°56'23" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 686.02 FEET; THENCE SOUTH 00°20'57" EAST, A DISTANCE OF 325.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 154.02 ACRES, MORE OR LESS.

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

1. 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 THE BEELINE COMMUNITY DEVELOPMENT DISTRICT, 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, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

- 2. STREETS: INNOVATION DRIVE, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- 3. UTILITY EASEMENTS: THE UTILITY EASEMENTS 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.

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 6th DAY OF MARCH, 2003.

WITNESS: *Janel D. Klive* JANEL D. KLIVE UNITED TECHNOLOGIES CORPORATION, A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA.

WITNESS: *Marnie Walton* Marnie Walton LOREN P. STOLP VICE-PRESIDENT PRATT & WHITNEY DIVISION

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, PERPETUITIES TRUST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THIS 6th DAY OF MARCH, 2003.

WITNESS: *Jack B. Owen Jr.* Jack B. Owen Jr. CONGRESS AVENUE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP BY: PERPETUITIES TRUST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY ITS SOLE GENERAL PARTNER

WITNESS: *Judith M. Galui* JUDITH M. GALUI PRESIDENT

ACKNOWLEDGMENT:

STATE OF CONNECTICUT, COUNTY OF HARTFORD

BEFORE ME PERSONALLY APPEARED LOREN P. STOLP, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT, PRATT & WHITNEY DIVISION OF UNITED TECHNOLOGIES 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 7th DAY OF March, 2003.
MY COMMISSION EXPIRES: 2/28/2005
MY COMMISSION NO.: 108136
Kathleen M. McFadden NOTARY PUBLIC

AREA TABULATIONS	
PARCEL 1	11.99 ACRES
PARCEL 2	131.67 ACRES
INNOVATION DRIVE	10.36 ACRES
TOTAL AREA	154.02 ACRES

ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JUDITH M. GALUI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PERPETUITIES TRUST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHICH IS THE SOLE GENERAL PARTNER OF CONGRESS AVENUE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SUCH LIMITED LIABILITY COMPANY AS SUCH SOLE GENERAL PARTNER OF SUCH LIMITED PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED PARTNERSHIP, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR LIMITED PARTNERSHIP AUTHORITY, AND THAT SAID INSTRUMENT IS HER FREE ACT AND DEED AS SUCH OFFICER OF SUCH SOLE GENERAL PARTNER AND OF SUCH LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF MARCH, 2003.
MY COMMISSION EXPIRES: 6/22/06
MY COMMISSION NO.: DD120044
Monika Nouwen NOTARY PUBLIC

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA, COUNTY OF PALM BEACH

THE BEELINE COMMUNITY DEVELOPMENT DISTRICT, HEREBY ACCEPTS THE DEDICATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 10th DAY OF March, 2003.

WITNESS: *John Sillan* BEELINE COMMUNITY DEVELOPMENT DISTRICT
WITNESS: *Robert J. Moorswell* BY: *John Sillan* JOHN SILLAN CHAIRMAN

ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN SILLAN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN OF BEELINE COMMUNITY DEVELOPMENT DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID SPECIAL DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR SPECIAL DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID SPECIAL DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF MARCH, 2003.
MY COMMISSION EXPIRES: 6/22/06
MY COMMISSION NO.: DD120044
Monika Nouwen NOTARY PUBLIC

TITLE CERTIFICATE:

STATE OF FLORIDA, COUNTY OF PALM BEACH

I, LAURIE L. GILDAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN UNITED TECHNOLOGIES CORPORATION, AND CONGRESS AVENUE PROPERTIES, LTD., THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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.

DATE: December 29, 2002 BY: *Laurie L. Gildan* LAURIE L. GILDAN
February 4, 2003 *Laurie L. Gildan*

COUNTY APPROVAL

STATE OF FLORIDA, COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), F.S., THIS 25th DAY OF MARCH, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

APPROVED BY: *Gordon Henry Frakes* GORDON HENRY FRAKES COUNTY ENGINEER
RESIDENT COUNTY ENGINEER

SURVEYORS NOTES

- 1. BEARINGS SHOWN HEREON ARE ON A GRID AZIMUTH (NAD 83, 1990 ADJUSTMENT) AND REFER TO NORTH 89°56'23" WEST ALONG THE SOUTH LINE OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 40 EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 2. COORDINATES SHOWN HEREON REFER TO THE 1983 NAD. (1990 ADJUSTMENT AS READJUSTED BY PALM BEACH COUNTY IN 1998) STATE PLANE TRANSVERSE MERCATOR PROJECTION, ZONE FLORIDA EAST, USING A SCALE FACTOR OF 1.00000086.
- 3. THE COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.
- 4. THE GEODETIC CONTROL SURVEY WAS PERFORMED UTILIZING PALM BEACH COUNTY CONTROL MONUMENT APIX, NORTING 949133.8300, EASTING 967537.2803 AND N.G.S. MONUMENT FLGPS 67 NORTING 923419.3768, EASTING 902150.1018.
- 5. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- 6. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- 7. 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 THIS COUNTY.

SURVEYOR'S CERTIFICATION:

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"), PERMANENT CONTROL POINTS ("P.C.P.'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.

BY: *Gary P. Williams* GARY P. WILLIAMS, P.S.M. FLORIDA REGISTRATION NUMBER 4817

THIS INSTRUMENT PREPARED BY GARY P. WILLIAMS IN THE OFFICES OF F.R.S. & ASSOCIATES INC., 901 NORTHPOINT PARKWAY, SUITE 301, WEST PALM BEACH, FLORIDA PHONE: (561) 478-7178

F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND LAND PLANNERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
901 NORTHPOINT PARKWAY, SUITE 301
WEST PALM BEACH, FLORIDA 33407-1953
PHONE (561) 478-7178 FAX (561) 478-7922

SCALE: 1" = 1'	DRAWN BY: t.c.m.	F.B.	CADD REF.
DATE: MAY, 2002	APPR. BY: GPW	PW 1 & 2	INNOVATION SUBDIVISION SHEET 01 OF 03
INNOVATION SUBDIVISION SECTIONS 13 & 14, TOWNSHIP 41 SOUTH, RANGE 40 EAST PALM BEACH COUNTY, FLORIDA			JOB NUMBER: D 2K-021D SHEET 1 OF 4

