

A PLANNED UNIT DEVELOPMENT PLAT NO. 1 OF BAY WINDS

BEING A SUBDIVISION OF LAND IN SECTIONS
22 & 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST
BEING A REPLAT OF PORTIONS OF TRACTS
6, 7 & 8 FLORIDA FRUIT LANDS COMPANY'S
SUBDIVISION NO. 2 (P.B. 1, PG. 102.)

PALM BEACH COUNTY, FLORIDA



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:30 AM
this 20th day of DECEMBER
1984 and duly recorded in Plat Book No.
50 on pages 36, 37 & 38
JOHN B. DUNKLE, Clerk Circuit Court
By: Margaret A. Newman, D.C.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, Stewart Title of Palm Beach County, a title insurance company, duly licensed in the state of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to Boca Winds Inc.; that the current taxes have been paid; the property is encumbered by the mortgages shown hereon; and that WE find all mortgages are shown and are true and correct.

Date: Nov. 5, 1984

By: Leigh W. Conaway, C.L.S.
Senior Vice-President

COUNTY APPROVALS

COUNTY ENGINEER

This plat is hereby approved for record this 18 day of Dec A.D. 1984

By: Herbert F. Kohlert, Engineer
Palm Beach County, Florida

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 18 day of Dec A.D. 1984

By: Ken Spittler
Board of County Commissioners

ATTEST: John B. Dunkle, CLERK

By: Ruth H. Compton
Deputy Clerk

NOTES

Permanent Reference Monuments (P.R.M.'s) are designated thus: -

Permanent Control Points (P.C.P.'s) are designated thus: -

Bearings cited herein are in the meridian of ASSUMING N 89°43'35" W ALONG THE NORTH LINE OF SECTION 27/47/41

SURVEYOR'S CERTIFICATION

I hereby 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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with this Plat Book No. 50 for the required improvements; and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended and ordinances of the County of Palm Beach

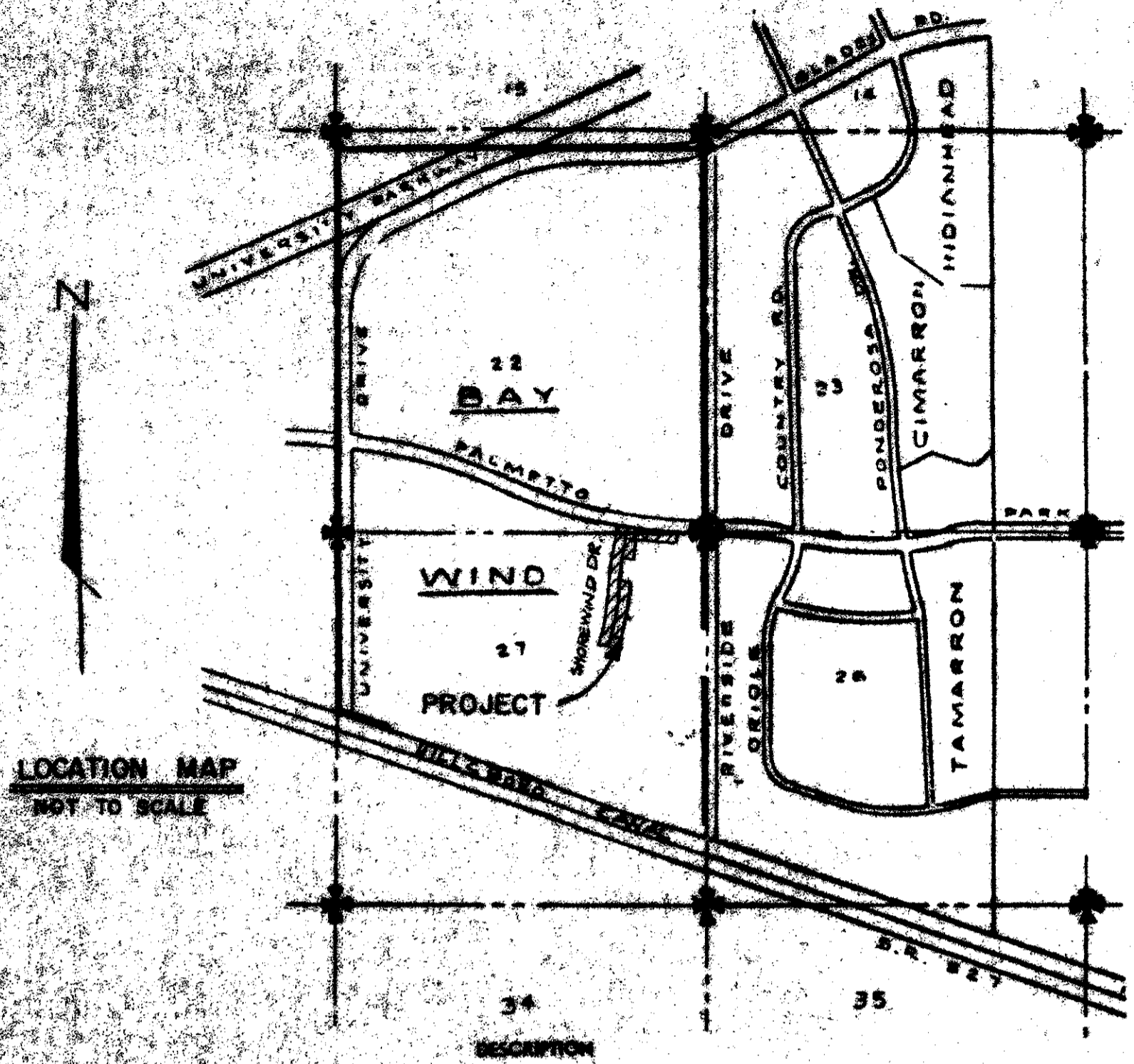
Date: NOVEMBER 2ND, 1984

By: Peter T. Krick
P.L.S.
Florida Cert. No. 3748

This instrument was prepared by Peter T. Krick
Robert E. Owen & Associates, Inc., Engineers, Planners, Surveyors,
2300 Fla-Mango Road, West Palm Beach, Florida.

50/36
0201-001

PLAT NO. 1 OF
BAY WINDS
A PLANNED UNIT DEVELOPMENT
Job No. 84-1052
Scale 1" = 100'
Date JULY, 1984
Sheet 1
of 3
File No. GF-2325-A



A certain tract or parcel of land located in Sections 22 & 27, Township 47 South, Range 41 East, and being situated in Palm Beach County, Florida, being more particularly bounded and described as follows, to wit:

Commencing at the Northeast corner of said Section 27; (bearings cited herein are in the meridian assuming North 01°19'13" West along the East line of said Section 27); thence with the East line of said Section 27, North 81°12'07" West 189.01 feet to a point in the North right-of-way line of Palmetto Park Road; thence with the North right-of-way line of Palmetto Park Road South 89°41'33" West 510.32 feet; thence continuing with the North right-of-way line of Palmetto Park Road 1,049.23 feet along the arc of a curved line having a radius of 2700.00 feet concave to the North thru a delta angle of 22°15'56" and with a long chord bearing of North 79°08'27" West to a point in the West right-of-way line of a proposed roadway to be known as Shorewind Drive; thence with the West line of the aforementioned Shorewind Drive, South 19°29'22" West 200.20 feet to THE POINT OF BEGINNING; thence 185.05 feet along the arc of a curved line having a radius of 2900.00 feet concave to the North thru a delta angle of 02°38'22" and with a long chord bearing of South 09°13'06" West; thence South 64°44'20" West 35.20 feet; thence South 19°29'22" West 107.28 feet; thence 759.56 feet along the arc of a curved line having a radius of 1128.00 feet concave to the East thru a delta angle of 19°05'20" and with a long chord bearing of South 00°03'17" East; thence 1085.38 feet along the arc of a curved line having a radius of 1327.00 feet concave to the West thru a delta angle of 46°51'48" and with a long chord bearing of South 03°49'57" West; thence crossing the right-of-way of Shorewind Drive with a distance of 89.99 feet along the arc of a curved line having a radius of 1136.00 feet concave to the South thru a delta angle of 04°05'08" and with a long chord bearing of North 70°49'51" West to a point in the West right-of-way line of Shorewind Drive; thence with the West right-of-way line of Shorewind Drive 1031.84 feet along the arc of a curved line having a radius of 1267.00 feet concave to the West thru a delta angle of 47°23'12" and with a long chord bearing of North 04°05'39" East; thence 824.13 feet along the arc of a curved line having a radius of 1208.00 feet concave to the East thru a delta angle of 39°05'20" and with a long chord bearing of North 00°03'17" West; thence North 19°29'22" East 109.41 feet; thence North 24°13'41" West 36.18 feet; thence 25.0 feet along the arc of a curved line having a radius of 2900.00 feet concave to the Southwest thru a delta angle of 00°29'38" and with a long chord bearing of South 67°56'09" East to the POINT OF BEGINNING.

Containing 3.7 acres, more or less.
DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Boca Winds Inc., a Florida corporation, owner of the lands shown hereon and described hereon as PLAT NO. 1 of Bay Winds, has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

STREETS
The street shown hereon as Shorewind Drive is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 20 day of NOVEMBER 1984.

Boca Winds Inc.,
a Florida corporation
of the State of Florida
By: Thomas S. Waldron, President

ATTEST:
Patricia A. Gonda
Patricia A. Gonda, Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Thomas S. Waldron and Patricia A. Gonda, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of Boca Winds Inc., a corporation of the State of Florida and they 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 20 day of NOVEMBER, A.D. 1984.

By: Patrick V. Lane
Notary Public

My Commission Expires: 8/28/88

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 4290 at Page 998 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 attested to by its Assistant Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 19th day of November, A.D. 1984.

Sunrise Savings and
Loan Association of Florida
By: Joseph A. Fisher
Vice President
Attest: Patricia R. Howell
Assistant Vice President
Secretary
Leatrice R. Lovell

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Joseph A. Fisher AND Leatrice R. Lovell TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President AND Asst. Secretary OF Sunrise Savings and Loan, A CORPORATION AND THEY 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 19th DAY OF November, A.D. 1984.

By: Denise A. King
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 19, 1988

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 4290 at Page 940 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 attested to by its Assistant Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 19 day of November A.D. 1984.

Financial Security
Savings and Loan Association
By: Lou Rawls
Senior Vice President
Attest: Brook L. Dykes
Assistant Vice President
CORPORATE SECRETARY
Brook L. Dykes

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Lou Rawls AND Brook L. Dykes TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Senior Vice President AND Secretary OF Financial Security Savings and Loan, A CORPORATION AND THEY 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 19th DAY OF November, A.D. 1984.

By: Laura K. Royal
NOTARY PUBLIC

MY COMMISSION EXPIRES: November 25, 1984

DRAWING NUMBER
50/36

DRAWING NUMBER
PLAN HOLD CORPORATION - IRVINE, CALIFORNIA

DRAWING NUMBER
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DRAWING NUMBER
PLAN HOLD CORPORATION - IRVINE, CALIFORNIA

County Seal	Seal of Palm Beach County	Seal of Boca Winds Inc.	Seal of Financial Security Savings and Loan Association	Seal of Robert E. Owen & Associates, Inc.	Seal of Peter T. Krick	Seal of Leigh W. Conaway	Seal of Patricia A. Gonda	Seal of Thomas S. Waldron	Seal of Joseph A. Fisher	Seal of Leatrice R. Lovell	Seal of Lou Rawls	Seal of Brook L. Dykes	Seal of Denise A. King	Seal of Patrick V. Lane	Seal of Ken Spittler	Seal of Herbert F. Kohlert	Seal of John B. Dunkle	Seal of Ruth H. Compton	Seal of Peter T. Krick
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