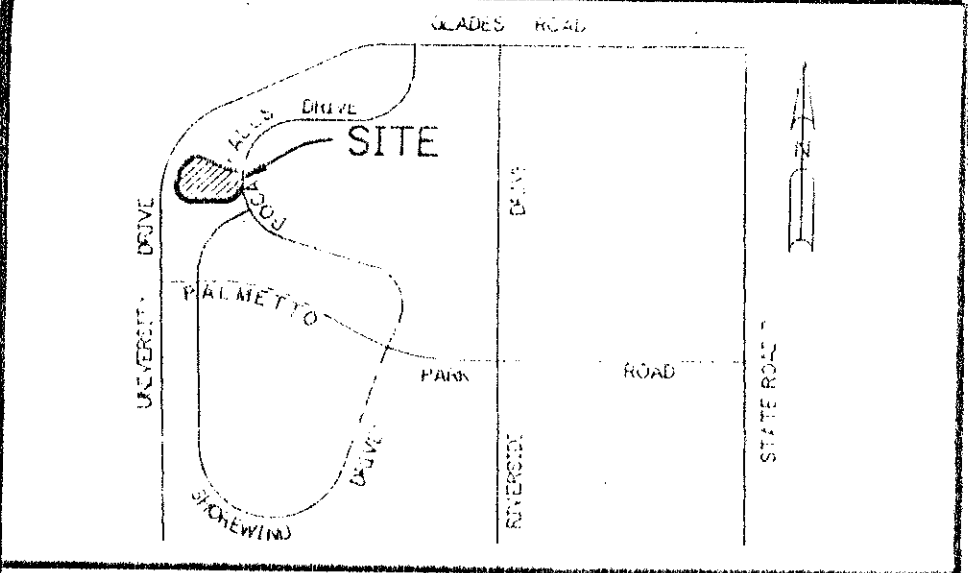


COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 3:05 P.M.
this 26 day of October 1995
and duly recorded in Plat Book No. 76
on page 28-29
DOROTHY WILKEN, Clerk of Circuit Court
by Lawrence M. Webb D.C.



PET. 80-47B
ALLOC. #0001
(PAPER, SCHOOLS, ROADS)
5/3/3/M
ROADS \$139.00 PER UNIT
George T. Webb, P.E.
COUNTY ENGINEER



LOCATION MAP
N.T.S.
SEE PLAT MAP 47 B PAGE 41

A PART OF THE BAY WINDS PLANNED UNIT DEVELOPMENT
BOCA FALLS - PARCEL "O"
BEING A REPLAT OF ALL OF PARCEL "O" ACCORDING TO THE
PLAT OF BOCA FALLS - PLAT ONE AS RECORDED IN PLAT BOOK 73, PAGES 124
THROUGH 131, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LYING IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 41 EAST
SHEET 1 OF 2 OCTOBER, 1994

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ENGLE HOMES, INC., A FLORIDA CORPORATION, OWNER
OF LAND SHOWN HEREON AS BOCA FALLS - PARCEL "O" BEING A REPLAT OF ALL OF PARCEL "O"
ACCORDING TO THE PLAT OF BOCA FALLS - PLAT ONE AS RECORDED IN PLAT BOOK 73, PAGES 124-131
INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 22,
TOWNSHIP 47 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL "O" ACCORDING TO THE PLAT OF BOCA FALLS - PLAT ONE AS RECORDED IN
PLAT BOOK 73, PAGES 124 THROUGH 131, INCLUSIVE, OF THE PUBLIC RECORD OF PALM BEACH COUNTY,
FLORIDA.

CONTAINING (1) TO (4) ABOVE, TO-WIT:
HAVE CAUSED THE SAME TO BE SURVEYED AND PLOTTED AS SHOWN HEREON AND DO HEREBY
DEDICATE AS FOLLOWS:

- 1. TRACT "A" AS SHOWN HEREON IS HEREBY RESERVED FOR THE BOCA FALLS HOMEOWNERS
ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES
AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL
MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT
RECOURSE TO PALM BEACH COUNTY.
2. TRACTS B & C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE
BOCA FALLS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN
SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION,
ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED TO AND ARE THE
PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA FALLS HOMEOWNERS ASSOCIATION, INC.,
ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE PURPOSES WITHOUT RECOURSE TO PALM
BEACH COUNTY. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER
EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S
NOTE 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 THE BW HOMEOWNERS ASSOCIATION,
INC., 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.

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.

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.

IN WITNESS WHEREOF, ENGLE HOMES, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS
TO BE SIGNED BY ITS VICE 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
21 DAY OF August 1995.

ENGLE HOMES INC.
A FLORIDA CORPORATION.

ATTEST: David Shapiro DAVID SHAPIRO ITS: SECRETARY
BY: John A. Niatnick JOHN A. NIATNICK ITS: VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JOHN A. NIATNICK AND DAVID SHAPIRO WHO ARE PERSONALLY
KNOWN TO ME, OR HAVE PRODUCED
AS IDENTIFICATION AND WHO
EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF ENGLE HOMES,
INC., A FLORIDA CORPORATION, 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 BY 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 21 DAY OF August 1995.

Oct 10, 1990
MY COMMISSION EXPIRES:
Terresa Bouck
NOTARY PUBLIC
STATE OF FLORIDA
TERESA BOUCK
CC414184

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE BOCA FALLS HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR
RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS
MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21 DAY OF
September 1995.

BOCA FALLS HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT.

WITNESS: Michael Belmont MICHAEL BELMONT
David Barclay DAVID BARCLAY, PRESIDENT
WITNESS: Kim Liddell KIM LIDDELL

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED DAVID BARCLAY WHO IS PERSONALLY KNOWN TO ME OR
HAS PRODUCED
AS IDENTIFICATION
AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BOCA FALLS
HOMEOWNERS ASSOCIATION, INC. 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 6 DAY OF September 1995.

February 19, 1998
MY COMMISSION EXPIRES:
Ivy M. Seitman
NOTARY PUBLIC
IVY M. SEITMAN
CC348905

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE BW HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS
TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS
MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 6 DAY
of September 1995.

WITNESS: Michael Belmont MICHAEL BELMONT
David Barclay DAVID BARCLAY, PRESIDENT
WITNESS: Kim Liddell KIM LIDDELL

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED DAVID BARCLAY WHO IS PERSONALLY KNOWN TO ME OR
HAS PRODUCED
AS IDENTIFICATION AND DID NOT TAKE AN OATH,
AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BW HOMEOWNERS
ASSOCIATION, INC. 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 6 DAY OF September 1995.

February 19, 1998
MY COMMISSION EXPIRES:
Ivy M. Seitman
NOTARY PUBLIC
IVY M. SEITMAN
CC348905

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, LAURIE GILDAN, 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 ENGLE HOMES, INC.,
A FLORIDA CORPORATION 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: September 5, 1996
BY: Laurie Gildan LAURIE GILDAN ATTORNEY

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; THAT SAID SURVEY
IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE
MONUMENTS ("P.P.M.S.") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT
CONTROL POINTS ("P.C.P.S.") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM
BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.

DATE: 9-15-95
Perry C. White
PERRY C. WHITE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213
STATE OF FLORIDA

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH
COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S.,
THIS 26 DAY OF October 1995.

SURVEYOR'S NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF
NORTH 89°44'34" EAST ALONG THE SOUTH LINE OF PARCEL "O"
ACCORDING TO BOCA FALLS - PLAT ONE, PLAT BOOK 73, PAGES
124-131, PALM BEACH COUNTY, FLORIDA.
2) 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 ENCROACHMENTS.
3) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED:
(N.R.) = NON-RADIAL
(R.F.) = RADIAL TO FRONT LOT LINE
(R.R.) = RADIAL TO REAR LOT LINE
4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT
MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
5) 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.
6) COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1956 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION

ALL DISTANCE ARE GROUND
SCALE FACTOR = 1.0000113
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
COMMON LINE BETWEEN EXISTING PLAT AND REPLAT
SOUTH LINE OF BOCA FALLS PARCEL "O"
PER PLAT BOOK 73 PAGE 124-131
N89°44'34" E (PLAT BEARING) -00°01'09"- BEARING ROTATION (PLAT TO GRID)
N89°44'34" E (GRID BEARING)

SITE PLAN DATA

Table with 2 columns: Description and Value. Includes Zoning Petition No (80-47 (B)), Total Area (13.76 Acres), Open Space Tracts (0.19 Acres), Density (3.63 DU/ACRE), and Total Dwelling Units (50).

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE P.S.M. 4213 STATE OF FLORIDA
LAWSON, NOBLE AND ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA

BOCA FALLS PARCEL O

SUBDIVISION # BOCA FALLS - PARCEL "O"
BOOK 76 PAGE 28
FLOOD ZONE A0-1 FLOOD MAP # 100 B
GUAD # C9 ZONING RT
SE 80-47 ZIP CODE 33428
PLAT NAME A PART OF THE BAY WINDS PLANNED
UNIT DEVELOPMENT N.T.

Notary Public seals for BW Homeowners Association, Inc., and Notary Public Ivy M. Seitman.

26/28