

0201-027

77

A PLANNED UNIT DEVELOPMENT BEING A PART OF BAY WINDS P.U.D.

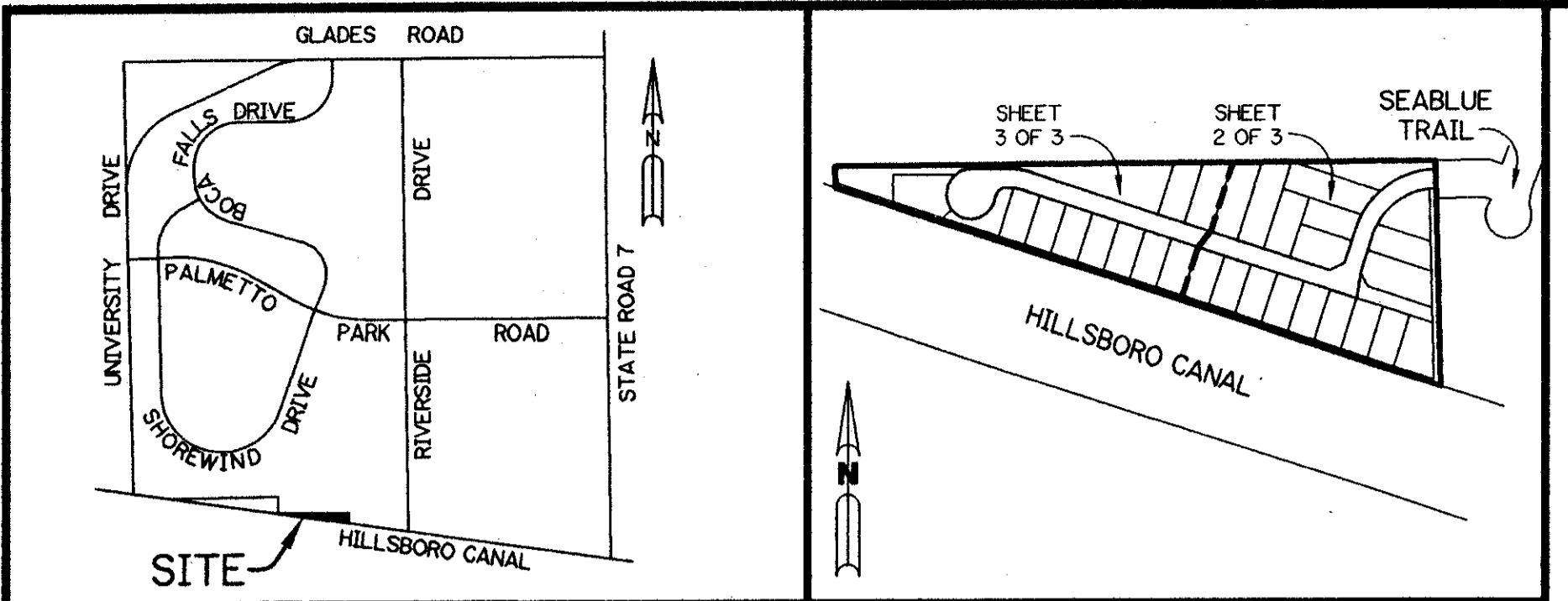
BAY WINDS - PARCEL "U"

BEING A REPLAT OF A PORTION OF TRACT 31 ACCORDING TO THE PLAT OF "FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO. 2" AS RECORDED IN PLAT BOOK 1 PAGES 102 THROUGH 105, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST.

SHEET 1 OF 3 MAY, 1997



COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 11:08 A.M.
this 18 day of November 1997
and duly recorded in Plat Book No. 81
on page 77-79
DOROTHY H. WILKEN, Clerk of Circuit Court
by High



LOCATION MAP
N.T.S.
SEC. 27, TWP. 47S, RGE. 41E

KEY MAP
N.T.S.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS BAY WINDS - PARCEL "U", BEING A REPLAT OF A PORTION OF TRACT 31 ACCORDING TO THE PLAT OF "FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO. 2", AS RECORDED IN PLAT BOOK 1, PAGES 102 THROUGH 105, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF "PLAT NO. 3 OF BAY WINDS, P.U.D." ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGES 112 THROUGH 115, OF SAID PUBLIC RECORDS; THENCE NORTH 71°58'50" WEST ALONG THE NORTH RIGHT OF WAY LINE OF THE HILLSBORO CANAL AS RECORDED IN DEED BOOK 108, PAGE 642 AND DEED BOOK 702, PAGE 18 OF SAID PUBLIC RECORDS, A DISTANCE OF 1,382.66 FEET; THENCE NORTH 01°16'10" WEST ALONG THE EAST LINE OF TRACT "A" OF "PLAT NO. 4 OF BAY WINDS, P.U.D." ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 104 THROUGH 107 OF SAID PUBLIC RECORDS, A DISTANCE OF 45.68 FEET; THENCE NORTH 89°39'15" EAST ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 1,305.00 FEET; THENCE SOUTH 01°17'42" EAST ALONG THE WEST LINE OF SAID "PLAT NO. 3 OF BAY WINDS, P.U.D.", A DISTANCE OF 481.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.894 ACRES, MORE OR LESS.

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

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA WINDS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET STREETS 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.
- TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA WINDS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT SERVING ADJUTING LOTS FOR INGRESS, UTILITIES, DRAINAGE 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.
- TRACTS "OS1" THROUGH "OS4", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BOCA WINDS 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.
- BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA WINDS 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.
- LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA WINDS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "BT1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA WINDS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS AND SWALE 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.
- OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT ITS SUCCESSOR AND ASSIGNS FOR ROOF OVERHANG UTILITY SERVICES, AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, ENGLE HOMES/PALM BEACH, 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 14th DAY OF OCTOBER, 1997.

ENGLE HOMES/PALM BEACH INC.
A FLORIDA CORPORATION
ATTEST: David Shapiro BY: John A. Kraynick
DAVID SHAPIRO JOHN A. KRAYNICK
ITS: SECRETARY ITS: VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JOHN A. KRAYNICK AND DAVID SHAPIRO WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF ENGLE HOMES/PALM BEACH, 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 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 14 DAY OF October, 1997.
11/20/1 MY COMMISSION EXPIRES: Carolyn Binbaum
NOTARY PUBLIC - STATE OF FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Mark A. Belmont WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Michael J. Belmont AS IDENTIFICATION 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.

BW HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: Mark A. Belmont BY: Michael J. Belmont
MARK A. BELMONT MICHAEL J. BELMONT, PRESIDENT
WITNESS: Barbara Moline
Barbara Moline

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED MICHAEL J. BELMONT WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Michael J. Belmont AS IDENTIFICATION 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 14 DAY OF October, 1997.
11/20/1 MY COMMISSION EXPIRES: Carolyn Binbaum
NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE BOCA WINDS 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 14th DAY OF OCTOBER, 1997.

BOCA WINDS HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: Paul Valyo BY: Alan Gorin
PAUL VALYO ALAN GORIN
Vice President

WITNESS: Joanne Pogos
JOANNE POGOS

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Carolyn Binbaum WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Carolyn Binbaum AS IDENTIFICATION 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 14 DAY OF October, 1997.
11/20/1 MY COMMISSION EXPIRES: Carolyn Binbaum
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, UNIVERSAL LAND TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO ENGLE HOMES/PALM BEACH, INC. A FLORIDA CORPORATION THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

UNIVERSAL LAND TITLE, INC.
DATE: 10-6-97 BY: Eileen C. Elms
EILEEN C. ELMS
TITLE EXAMINER

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.R.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: 10/23/97
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. 177.07(2)(F).S. THIS 17 DAY OF November, A.D., 1997.

By: George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

PET. 80-47
ALOC. #0001
ROADS
5/3/3/M

SURVEYOR'S NOTES:

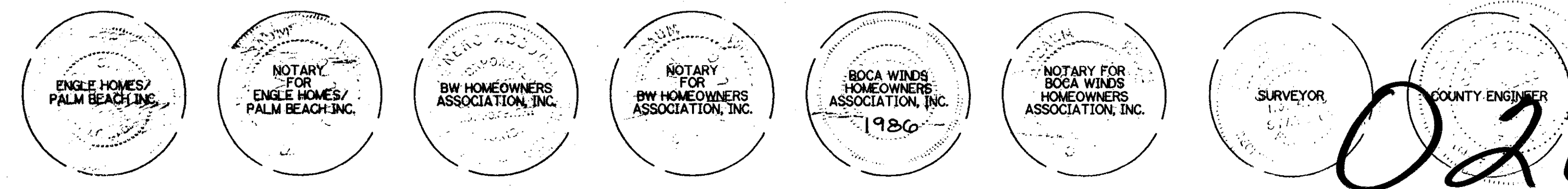
- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF PLAT NO. 4 OF BAY WINDS, P.U.D., AS RECORDED IN PLAT BOOK 51, PAGES 104 THROUGH 107, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH BEARS NORTH 89°39'15" EAST.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED: (NR) = NON-RADIAL.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 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 EASE RIGHTS GRANTED.
- COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000113 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
0°01'03" (COUNTERCLOCKWISE) = BEARING ROTATION (PLAT TO GRID)
N89°39'15"E (PLAT BEARING) = N89°38'12"E (GRID BEARING)

SITE PLAN DATA

ZONING PETITION NO (BAY WINDS)	80-47 (B)
TOTAL AREA	7.89 ACRES
OPEN SPACE TRACTS	1.13 ACRES
DENSITY	3.42 DU/ACRE
TOTAL DWELLING UNITS	27

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

SUBDIVISION - Bay Winds
PAGE 77
BOOK 81 A0 FLOOD MAP # 1008
FLOOD ZONE ZONING RTS/SE
QUAD # 69
SE 80-47
PUD NAME Bay Winds - Parcel U



0201-027