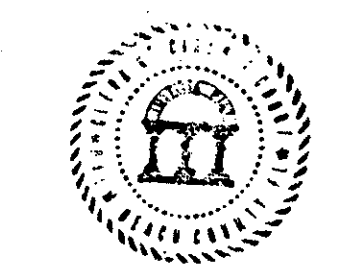


A PLANNED UNIT DEVELOPMENT BEING PART OF BAY WINDS P.U.D.

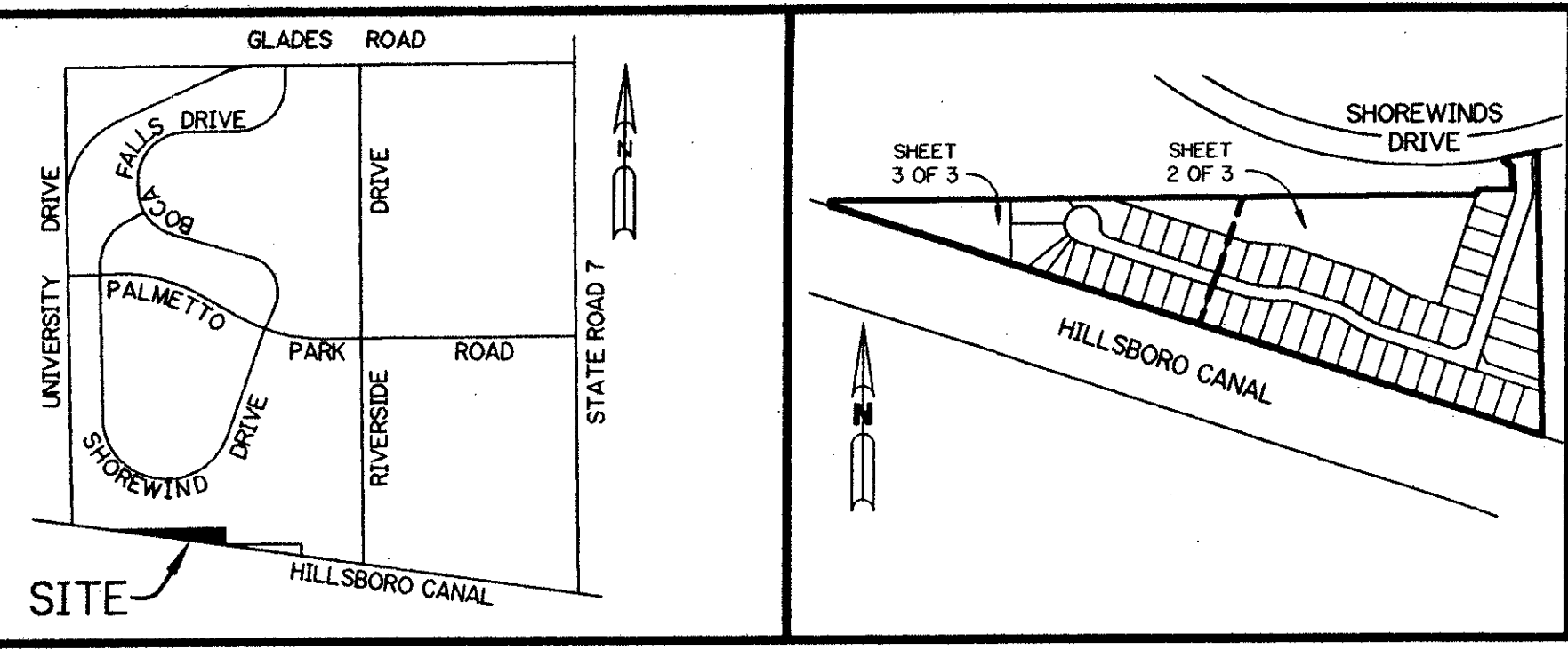
BAY WINDS - PARCEL "V"

BEING A REPLAT OF A PORTION OF TRACTS 17 AND 24 AND ASSOCIATED ABANDONED RIGHT-OF-WAY ALL ACCORDING TO THE PLAT OF "FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO. 2", AS RECORDED IN PLAT BOOK 1, PAGES 102 THROUGH 105, INCLUSIVE, TOGETHER WITH A REPLAT OF A PORTION OF TRACT "L-1" ACCORDING TO THE PLAT OF "BOCA WINDS - PARCEL F", AS RECORDED IN PLAT BOOK 58, PAGES 165 THROUGH 168, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST.

COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 11:13 A.M.,
this 18 day of November 1997,
and duly recorded in Plat Book No. 81
on page 80-82
DOROTHY H. WILKEN, Clerk of Circuit Court
by *[Signature]* D.C.



SHEET 1 OF 3 MAY, 1997



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 "V", BEING A REPLAT OF A PORTION OF TRACTS 17 AND 24 AND ASSOCIATED ABANDONED RIGHT-OF-WAY ALL ACCORDING TO THE PLAT OF "FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO. 2", AS RECORDED IN PLAT BOOK 1, PAGES 102 THROUGH 105, INCLUSIVE, TOGETHER WITH A REPLAT OF A PORTION OF TRACT "L-1" ACCORDING TO THE PLAT OF "BOCA WINDS - PARCEL F", AS RECORDED IN PLAT BOOK 58, PAGES 165 THROUGH 168, INCLUSIVE, ALL 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 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; THENCE NORTH 71°58'50" WEST ALONG THE NORTH RIGHT OF WAY LINE OF THE HILLSBORO CANAL AS RECORDED IN DEED BOOK 108, PAGE 842 AND DEED BOOK 702, PAGE 18 OF SAID PUBLIC RECORDS, A DISTANCE OF 2,198.69 FEET; THENCE NORTH 00°18'15" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°41'45" EAST ALONG THE CENTERLINE OF AN ABANDONED 30 FOOT RIGHT OF WAY AS RECORDED IN OFFICIAL RECORD BOOK 9866, PAGE 1676 OF SAID PUBLIC RECORDS, A DISTANCE OF 1,893.11 FEET; THENCE NORTH 18°01'10" EAST, A DISTANCE OF 15.80 FEET; THENCE NORTH 89°41'45" EAST ALONG THE NORTH LINE OF SAID 30 FOOT ABANDONED RIGHT OF WAY, A DISTANCE OF 81.32 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 02°53'56" AND WHOSE RADIUS POINT BEARS SOUTH 88°49'14" WEST; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 3.04 FEET TO A POINT OF TANGENCY; THENCE NORTH 03°04'41" WEST, A DISTANCE OF 49.95 FEET; THENCE NORTH 51°51'41" WEST, A DISTANCE OF 27.45 FEET; THENCE NORTH 08°55'16" WEST, A DISTANCE OF 122.70 FEET TO A POINT OF INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1,327.00 FEET AND A CENTRAL ANGLE OF 05°17'52"; THENCE EASTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF SHORE WINDS DRIVE ACCORDING TO SAID PLAT OF "BOCA WINDS - PARCEL F" AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 122.70 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 01°16'10" EAST ALONG THE WEST LINE OF SAID "PLAT NO. 4 OF BAY WINDS, P.U.D.", A DISTANCE OF 832.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.482 ACRES, MORE OR LESS.

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

- THAT PORTION OF THE 20 FOOT DRAINAGE MAINTENANCE EASEMENT DEDICATED ON THE PLAT OF BAY WINDS - PARCEL "F" AS RECORDED IN PLAT BOOK 58, PAGES 165 THROUGH 168, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "20' DRAINAGE MAINTENANCE EASEMENT PER P.B. 58, PGS. 165-168 ABANDONED PER THIS PLAT" IS HEREBY VACATED AND ABANDONED.
- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA WINDS 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.
- TRACT "B", 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 "C", 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, EGRESS, 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 "051" THROUGH "054", 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.

- TRACT "L1", THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BW HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "L1" IS SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 9876, PAGE 1557, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 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 EASEMENTS, LAKE MAINTENANCE EASEMENTS, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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 LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.
- 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.
- 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/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: *[Signature]* DAVID SHAPIRO, SECRETARY
BY: *[Signature]* JOHN A. KRATNYCK, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JOHN A. KRATNYCK 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/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.

11/20/01
MY COMMISSION EXPIRES:
[Signature] Carolyn Binbaum
NOTARY PUBLIC - STATE OF FLORIDA

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 14th DAY OF October, 1997.

BY: *[Signature]* Michael J. Belmont
MICHAEL J. BELMONT, PRESIDENT
WITNESS: *[Signature]* Barbara Moline

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED MICHAEL J. BELMONT WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ 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.

11/20/01
MY COMMISSION EXPIRES:
[Signature] 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 14 DAY OF October, 1997.

BY: *[Signature]* Allan Gorin
Vice, PRESIDENT
WITNESS: *[Signature]* JoAnne DeGeso

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ~~HARRY ENGELSTEIN~~ ALLAN GORIN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ~~BW HOMEOWNERS ASSOCIATION, INC.~~ BOCA WINDS 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.

11/20/01
MY COMMISSION EXPIRES:
[Signature] 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 HEREON 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.

DATE: 10-6-97
BY: *[Signature]* 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 ("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
[Signature] 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, 1997.

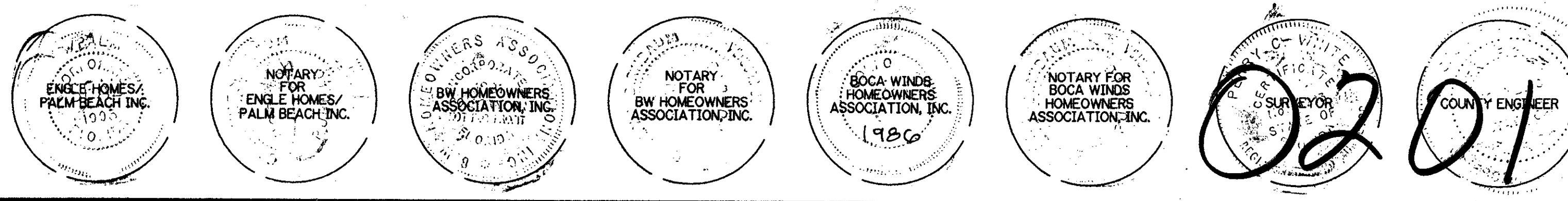
BY: *[Signature]* George T. Webb, P.E.
COUNTY ENGINEER

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF TRACT "A", 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 SOUTH 01°16'10" 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:
(N.R.) = 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 USE 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 DISTANCE ARE GRID
SCALE FACTOR = 1.0000113
GRID DISTANCE X SCALE FACTOR = GRID DISTANCE
00°01'03" (COUNTERCLOCKWISE) = BEARING ROTATION (PLAT TO GRID)
S01°16'10"E (PLAT BEARING) = S01°17'13"E (GRID BEARING)

| SITE PLAN DATA | |
|--------------------------------|----------------|
| ZONING PETITION NO (BAY WINDS) | 80-47 (D) |
| TOTAL AREA | 17.44 ACRES |
| OPEN SPACE TRACTS | 2.14 ACRES |
| DENSITY | 2.92 D.U./ACRE |
| TOTAL DWELLING UNITS | 51 |

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



0201-028

RET. 80-47
ALLOC. #00001
12/1/97
5/3/97

8/1/80

SUBDIVISION - BAY WINDS P.U.D.
BOOK 81 PAGE 80
FLOOD ZONE #3 FLOOD MAP #1005
QUAD # 69 ZONING R.T.S. DE
SE 80-47 ZIP CODE 33408
PUB NAME BAY WINDS