

PLAT OF
SOUTHWIND
 LYING IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
 PALM BEACH COUNTY, FLORIDA
CITY OF GREENACRES
 SHEET 1 OF 2

DEDICATION:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT SOUTHWIND ENTERPRISES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SOUTHWIND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 1°19'07" WEST ALONG THE EASTERLY LINE OF SAID SECTION 26, A DISTANCE OF 19.66 FEET TO THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 89°51'40" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 40.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HAVERHILL ROAD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 89°51'40" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 298.56 FEET TO THE EASTERLY LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 1°17'54" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 453.41 FEET TO A LINE PARALLEL WITH AND 216.30 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE, THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 89°50'35" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 135.03 FEET TO A LINE PARALLEL WITH AND 135.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE SAID EASTERLY LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26; THENCE NORTH 89°50'35" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 216.35 FEET TO THE SAID NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 26; THENCE NORTH 89°50'35" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 204.78 FEET TO THE WESTERLY LINE OF THE SAID WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26; THENCE SOUTH 1°18'41" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 1284.71 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF MELALEUCA LANE, SAID RIGHT OF WAY LINE BEING PARALLEL WITH AND 55.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26; THENCE SOUTH 89°52'45" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 339.36 FEET; THENCE SOUTH 1°17'54" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°52'45" EAST CONTINUING ALONG SAID RIGHT OF WAY LINE, BEING PARALLEL WITH AND 40.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO THE SAID SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26; A DISTANCE OF 266.25 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2904.79 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 0°10'06", A DISTANCE OF 8.53 FEET; THENCE NORTH 45°48'11" EAST, A DISTANCE OF 36.04 FEET TO THE SAID WESTERLY RIGHT OF WAY LINE OF HAVERHILL ROAD; THENCE NORTH 1°19'07" EAST, A DISTANCE OF 605.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.663 ACRES, MORE OR LESS.

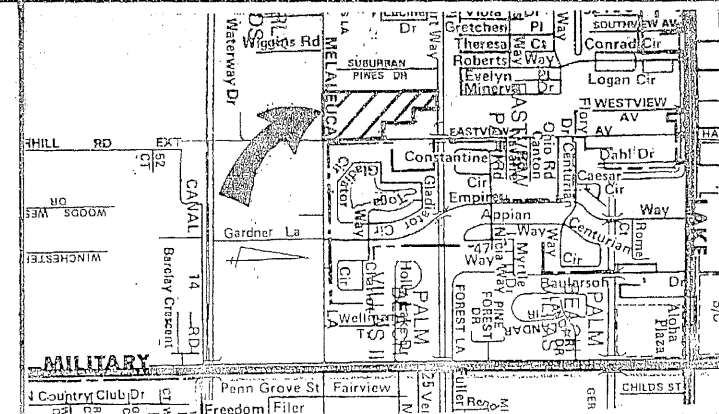
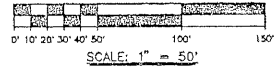
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. ACCESS TRACTS, BALDWIN BOULEVARD AND LELAND LANE, THE ACCESS TRACTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SOUTHWIND II HOME OWNERS ASSOCIATION, INC, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS, UTILITIES AND DRAINAGE.
2. THE WATER MANAGEMENT TRACT AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SOUTHWIND II HOME OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
3. THE COMMON AREAS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SOUTHWIND II HOME OWNERS ASSOCIATION INC., ITS SUCCESSOR AND ASSIGNS, FOR COMMON AREA PURPOSES. FURTHERMORE, TITLE TO COMMON AREAS MAY NOT BE CONVEYED TO ANY INDIVIDUAL HOME OWNERS.
4. THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SOUTHWIND II HOME OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
5. THE WATER/SEWER UTILITY EASEMENTS AS SHOWN, HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, REPLACEMENT AND REPAIR OF WATER AND SEWER UTILITIES AND APPURTENANCES. THE SOUTHWIND II HOMEOWNER'S ASSOCIATION, INC. SHALL MAINTAIN THE PROPERTY ON, OVER, OR UNDER WHICH THE UTILITY EASEMENTS ARE LOCATED.
6. ALL OTHER UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, REPLACEMENT AND REPAIR OF UTILITIES, CABLE TELEVISION OR SECURITY FACILITIES AND APPURTENANCES, BY ANY PUBLIC UTILITY, CABLE TELEVISION OR SECURITY SERVICE. THE SOUTHWIND II HOME OWNERS ASSOCIATION, INC., SHALL MAINTAIN THE PROPERTY ON, OVER, OR UNDER WHICH THE UTILITY EASEMENTS ARE LOCATED.
7. THE CLEAR SITE AND ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SOUTHWIND II HOME OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, SOUTHWIND ENTERPRISES, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY-TREASURER AND AFFIXED ITS CORPORATE SEAL HERETO, THIS 10th DAY OF December, 1997.

SOUTHWIND ENTERPRISES, INC.

By: John C. Garlick ATTEST: Thomas W. Brubaker
 JOHN C. GARLICK SECRETARY-TREASURER
 THOMAS W. BRUBAKER PRESIDENT



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT 10:28 AM THIS 20th DAY OF DEC 1997 AND DULY RECORDED IN PLAT BOOK 81 ON PAGES 173 AND 174.
 DOROTHY H. WILKEN
 CLERK OF THE COURT
 By: Deborah A. Stubbly
 DEPUTY CLERK

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ACKNOWLEDGMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN C. GARLICK AND THOMAS W. BRUBAKER, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY-TREASURER RESPECTIVELY OF SOUTHWIND ENTERPRISES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, 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 10th DAY OF December, 1997.

MY COMMISSION EXPIRES 12/10/97

Dolores Th...
 NOTARY PUBLIC

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) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF GREENACRES, FLORIDA.

DATE: DEC 9, 1997 BY: John J. Dedman
 JOHN J. DEDMAN, P.S.M.
 LICENSE NO. 3010
 STATE OF FLORIDA

JUPITER SURVEYING, INC., 609 NORTH HEPBURN AVENUE, SUITE 205, JUPITER, FLORIDA 33458

NOTES:

1. NOTICE: THERE MAYBE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. BEARING REFERENCE: THE BEARINGS HEREON RELATE TO SOUTH 1°19'07" WEST ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST.
3. THERE SHALL BE NO CONSTRUCTION OF ANY KIND, TREES OR SHRUBS, PLACED ON EASEMENTS WITHOUT THE PERMISSION OF THE OCCUPYING UTILITIES. NO BUILDINGS SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
4. LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
5. BUILDING SETBACK LINES SHALL BE AS APPROVED BY THE CITY OF GREENACRES, FLORIDA.
6. WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.
7. THERE SHALL BE NO FENCES OR OTHER STRUCTURES PLACED IN UTILITY AND ACCESS EASEMENTS OR LANDSCAPE BUFFERS.

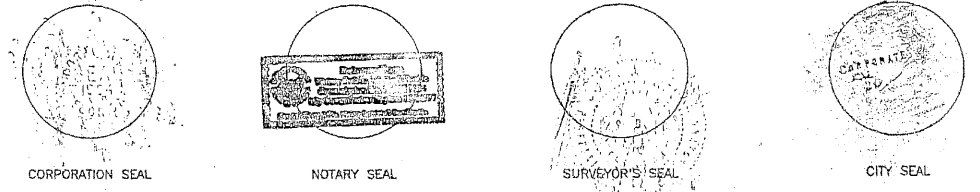
SITE TABULAR DATA:

92 RESIDENTIAL LOTS	=	4.58 ACRES
ROAD RIGHT-OF-WAY	=	1.90 ACRES
COMMON AREA	=	5.14 ACRES
WATER MANAGEMENT TRACT	=	2.04 ACRES
TOTAL AREA	=	13.66 ACRES

CITY APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF SOUTHWIND HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF GREENACRES, FLORIDA. THIS 5th DAY OF JANUARY, 1998.

By: Samuel J. Ferreri
 SAMUEL J. FERRERI, MAYOR
 By: Wadie Atallah
 WADIE ATALLAH, P.E., ENGINEERING, PLANNING AND BUILDING DIRECTOR
 By: Sandra K. Hill
 SONDRRA K. HILL, CITY CLERK



THIS INSTRUMENT WAS PREPARED BY:
JUPITER SURVEYING, INC.
 609 N. Hepburn Ave., Suite 205
 Jupiter, Florida 33458
 561-744-4594
 OCTOBER 28, 1997