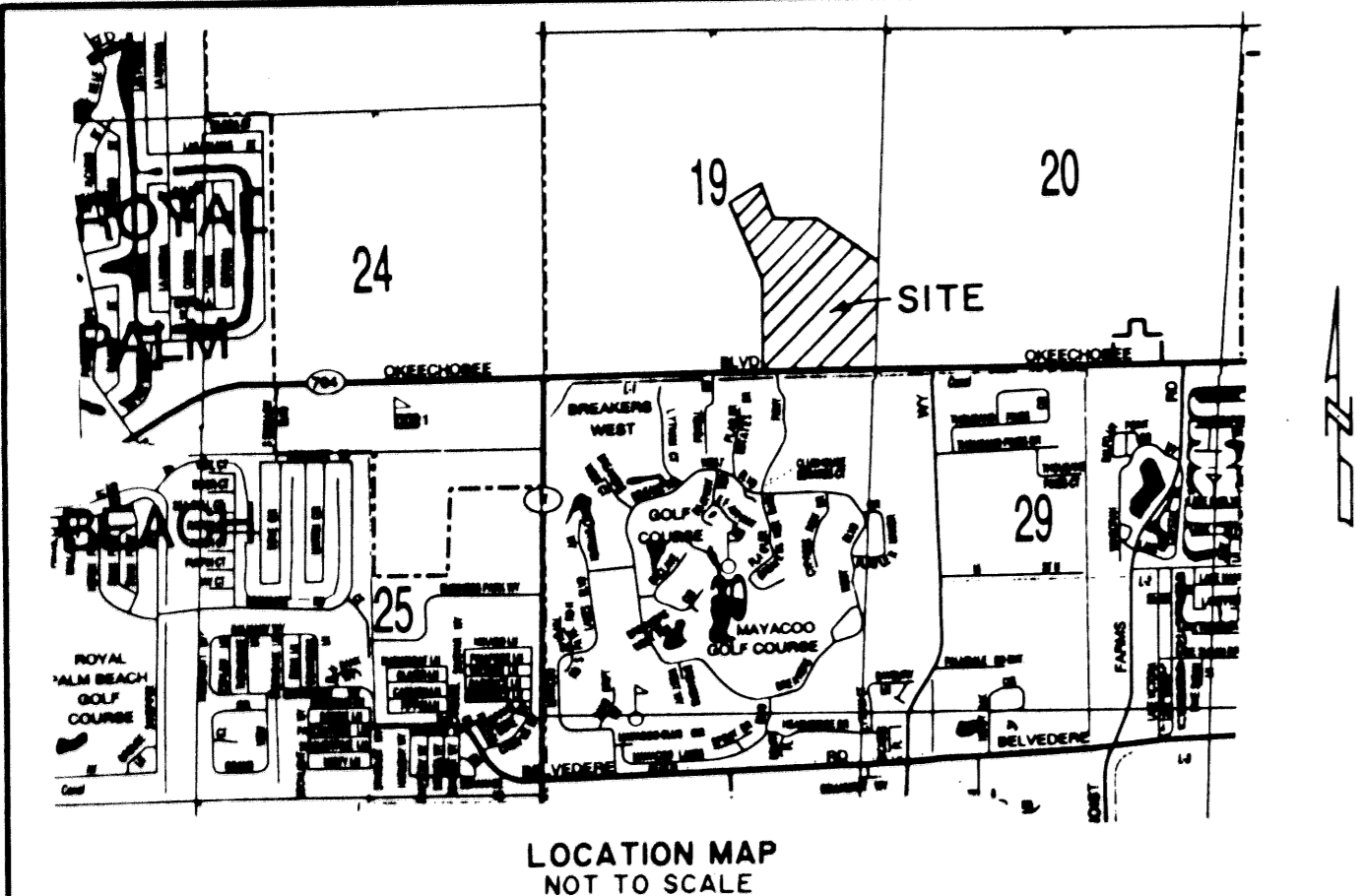


BAYWINDS R.P.D. PLAT NO. 1

LYING IN SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 7 FEBRUARY, 1999



LOCATION MAP
NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR LAND PARTNERS, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, LYING IN SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, SHOWS HEREON AS BAYWINDS R.P.D. - PLAT NO. 1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 03°19'44" EAST ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 2003 FEET TO POINT ON THE EAST NORTHERLY RIGHT-OF-WAY LINE OF OCEACHOBEE BOULEVARD AND THE POINT OF BEGINNING; THENCE NORTH 88°45'14" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 7.27 FEET; THENCE NORTH 88°45'17" WEST, A DISTANCE OF 1669.14 FEET; THENCE NORTH 01°14'43" EAST DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 59.27 FEET TO A POINT; THENCE AROUND A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 04°36'54", A RADIUS OF 790.00 FEET AND A CHORD BEARING OF NORTH 87°56'32" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 63.63 FEET TO A POINT; THENCE NORTH 04°21'56" EAST, A DISTANCE OF 80.00 FEET TO A POINT; THENCE AROUND A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 56°55'57", A RADIUS OF 280.00 FEET AND A CHORD BEARING OF NORTH 10°18'46" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 278.22 FEET TO A POINT OF REVERSE CURVATURE; THENCE AROUND A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 83°29'42", A RADIUS OF 300.00 FEET AND A CHORD BEARING OF NORTH 23°35'38" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 437.18 FEET TO A POINT; THENCE AROUND A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 35°22'20", A RADIUS OF 320.00 FEET AND A CHORD BEARING OF NORTH 06°58'21" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 168.00 FEET TO A POINT OF REVERSE CURVATURE; THENCE AROUND A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 50°28'54", A RADIUS OF 50.00 FEET AND A CHORD BEARING OF NORTH 14°31'38" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.05 FEET TO A POINT OF REVERSE CURVATURE; THENCE AROUND A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 125°43'49", A RADIUS OF 168.00 FEET AND A CHORD BEARING OF NORTH 23°05'50" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 368.66 FEET TO A POINT OF REVERSE CURVATURE; THENCE AROUND A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 76°10'24", A RADIUS OF 50.00 FEET AND A CHORD BEARING OF NORTH 47°52'32" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 66.47 FEET TO A POINT OF COMPOUND CURVATURE; THENCE AROUND A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 11°36'16", A RADIUS OF 360.00 FEET AND A CHORD BEARING OF NORTH 03°59'12" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 134.09 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 114°30'48", A RADIUS OF 300.00 FEET AND A CHORD BEARING OF NORTH 55°26'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH 22°41'51" WEST, A DISTANCE OF 50.00 FEET TO A POINT; THENCE AROUND A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 18°45'39", A RADIUS OF 1500.00 FEET AND A CHORD BEARING OF NORTH 57°55'19" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 4916 FEET TO A POINT OF TANGENCY; THENCE NORTH 48°32'29" EAST, A DISTANCE OF 352.04 FEET; THENCE SOUTH 41°27'31" EAST, A DISTANCE OF 50.00 FEET TO A POINT; THENCE AROUND A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 61°41'45", A RADIUS OF 300.00 FEET AND A CHORD BEARING OF SOUTH 17°41'37" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 323.00 FEET TO A POINT OF REVERSE CURVATURE; THENCE AROUND A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 46°43'48", A RADIUS OF 50.00 FEET AND A CHORD BEARING OF SOUTH 10°12'38" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.78 FEET TO A POINT OF REVERSE CURVATURE; THENCE AROUND A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 162°01'04", A RADIUS OF 168.00 FEET AND A CHORD BEARING OF SOUTH 47°36'00" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 475.06 FEET TO A POINT OF REVERSE CURVATURE; THENCE AROUND A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 61°46'13", A RADIUS OF 50.00 FEET AND A CHORD BEARING OF NORTH 82°26'34" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 53.90 FEET TO A POINT OF TANGENCY; THENCE SOUTH 66°40'20" EAST, A DISTANCE OF 247.20 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 24°29'54", A RADIUS OF 390.00 FEET AND A CHORD BEARING OF SOUTH 78°55'16" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 166.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°49'47" EAST, A DISTANCE OF 50.79 FEET; THENCE NORTH 00°01'40" EAST, A DISTANCE OF 89.50 FEET; THENCE NORTH 45°34'17" WEST, A DISTANCE OF 35.72 FEET; THENCE SOUTH 88°49'47" WEST, A DISTANCE OF 27.66 FEET; THENCE NORTH 01°10'13" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 88°49'47" EAST, A DISTANCE OF 127.86 FEET; THENCE AROUND A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°19'33", A RADIUS OF 225.00 FEET AND A CHORD BEARING OF NORTH 85°40'00" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 24.84 FEET TO THE TERMINUS OF SAID CURVE; THENCE SOUTH 07°29'41" EAST, A DISTANCE OF 12.00 FEET TO THE PREVIOUSLY DESCRIBED CURVE; THENCE SOUTH 42°34'06" WEST, A DISTANCE OF 36.84 FEET; THENCE SOUTH 00°01'40" WEST, A DISTANCE OF 92.14 FEET; THENCE NORTH 82°30'14" EAST, A DISTANCE OF 40.31 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 15°23'09", A RADIUS OF 390.00 FEET AND A CHORD BEARING OF NORTH 74°48'40" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 104.73 FEET TO A POINT OF TANGENCY; THENCE NORTH 67°07'05" EAST, A DISTANCE OF 14.72 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 77°24'34", A RADIUS OF 192.89 FEET AND A CHORD BEARING OF SOUTH 74°10'38" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 260.61 FEET TO A POINT OF REVERSE CURVATURE; THENCE AROUND A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 18°07'01", A RADIUS OF 181.77 FEET AND A CHORD BEARING OF SOUTH 44°31'52" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.47 FEET TO A POINT OF COMPOUND CURVATURE; THENCE AROUND A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 07°44'49", A RADIUS OF 1354.99 FEET AND A CHORD BEARING OF SOUTH 57°27'47" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 183.21 FEET TO A POINT OF REVERSE CURVATURE; THENCE AROUND A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 42°18'18", A RADIUS OF 175.36 FEET AND A CHORD BEARING OF SOUTH 40°11'02" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 129.48 FEET TO A POINT OF REVERSE CURVATURE; THENCE AROUND A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 71°44'05", A RADIUS OF 521.86 FEET AND A CHORD BEARING OF SOUTH 54°53'16" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 653.37 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 19; THENCE SOUTH 03°19'44" WEST, ALONG SAID THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 1696.20 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 97.834 ACRES (4,261,650 SQUARE FEET) MORE OR LESS.

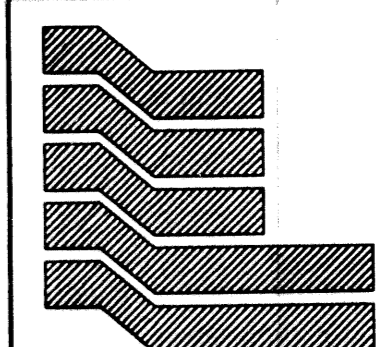
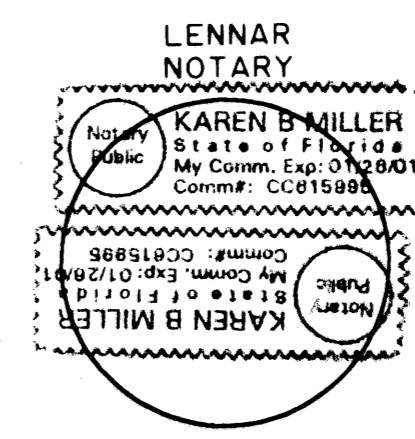
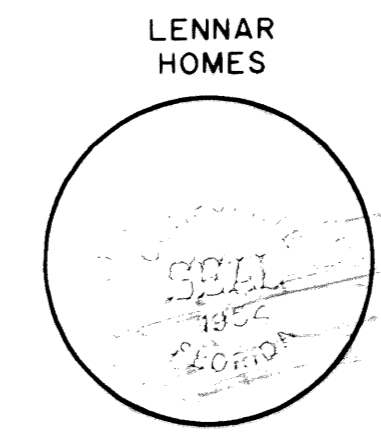
HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- STREETS**
THE PRIVATE STREETS AS SHOWN HEREON, DENOTED AS TRACT S-1, ARE HEREBY DEDICATED TO THE BAYWINDS MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PROVIDING INGRESS-EGRESS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH. SAID STREETS MAY ALSO BE USED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING WATER, SEWER, IRRIGATION, AND DRAINAGE LINES AND STRUCTURES.
- EASEMENTS**
UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISIONS SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES TO THE BAYWINDS MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
ACCESS EASEMENTS - THE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR ACCESS PURPOSES TO THE BAYWINDS MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
LAKE MAINTENANCE EASEMENTS AND FLOOD PLAIN EASEMENTS - THE LAKE MAINTENANCE EASEMENTS AND FLOOD PLAIN EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR LAKE MAINTENANCE AND DRAINAGE PURPOSES TO THE BAYWINDS MASTER HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
BUFFER EASEMENTS - THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR LANDSCAPING AND BUFFER PURPOSES TO THE BAYWINDS MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
LIFT STATION EASEMENT - THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER UTILITIES.
INGRESS/EGRESS EASEMENT - AN INGRESS/EGRESS EASEMENT OVER ALL OF TRACTS S-1 AND L-3 IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH IMPROVEMENT DISTRICT FOR ACCESS AND FOR THE CONSTRUCTION OF WATER AND SEWER UTILITIES AND TO THE CITY OF WEST PALM BEACH FOR THE PURPOSE OF MAINTAINING SAID FACILITIES. THE LANDS LYING UNDER SAID INGRESS/EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE BAYWINDS MASTER HOMEOWNERS ASSOCIATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- TRACTS**
TRACT "0-1", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE AND LANDSCAPE PURPOSES TO THE BAYWINDS MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
TRACTS "0-2", "0-3" AND "0-4", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, LANDSCAPING AND BUFFER PURPOSES TO THE BAYWINDS MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
TRACT "0-5", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, MAINTENANCE AND DRAINAGE PURPOSES TO THE BAYWINDS MASTER HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
WATER MANAGEMENT TRACTS "W-1", "W-2", "W-3", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR WATER MANAGEMENT AND DRAINAGE PURPOSES TO THE BAYWINDS MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
TRACT "E", AS SHOWN HEREON, IS HEREBY RESERVED FOR FUTURE RESIDENTIAL DEVELOPMENT AND REPLATTING.
TRACTS "L-1", "L-2", "L-3", "L-4" AND "L-5", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR LAKE MAINTENANCE AND DRAINAGE PURPOSES TO THE BAYWINDS MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
TRACT "PS", AS SHOWN HEREON, IS HEREBY DEDICATED, IN FEE SIMPLE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR STORM WATER PUMP STATION PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ATTORNEY-IN-FACT, LENNAR HOMES, INC., A FLORIDA CORPORATION, THIS 15TH DAY OF March, 1999.

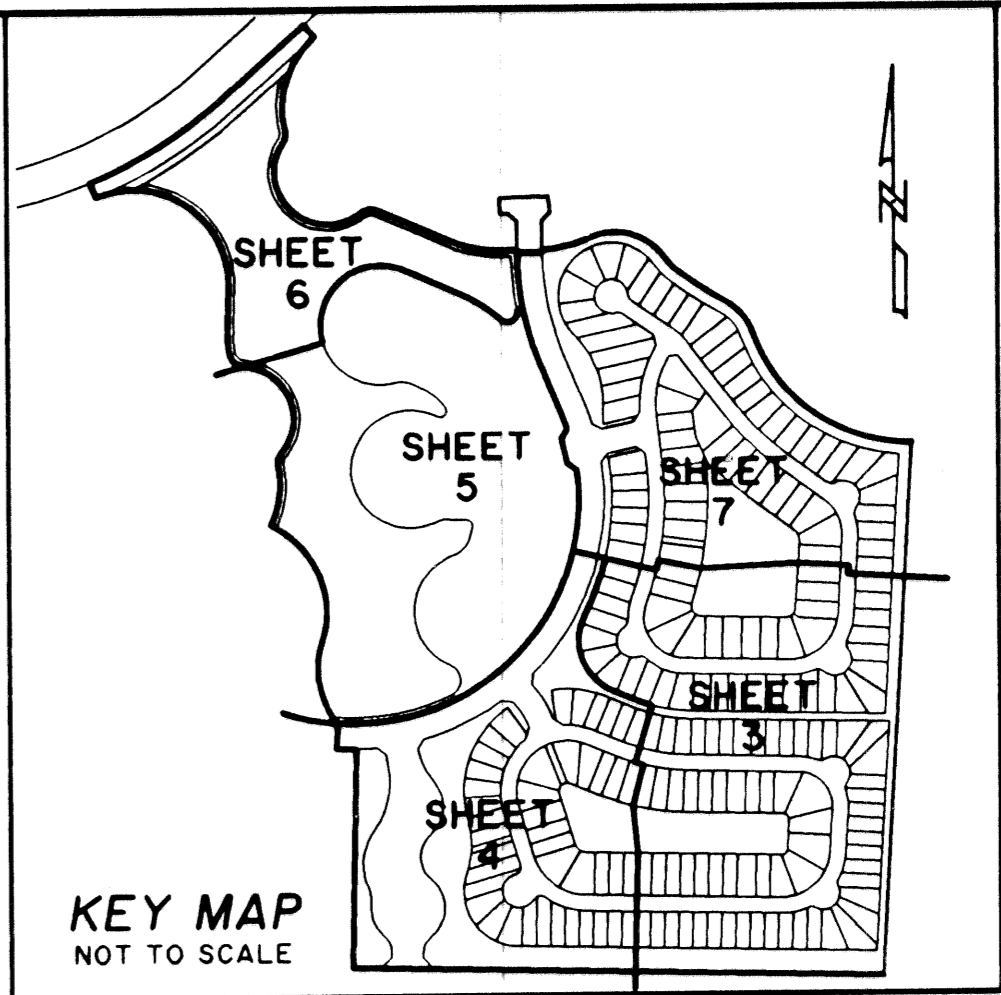
ATTEST: *Grace Lapolla*
GRACE LAPOLLA, ASSISTANT SECRETARY

BY: *Doyle C. Dudley*
DOYLE C. DUDLEY, VICE PRESIDENT



Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-5405 Suite 100 W.P.B. Florida

BAYWINDS R.P.D. PLAT NO. 1



KEY MAP
NOT TO SCALE

137

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 2:49 P.M. THIS 24TH DAY OF March, 1999
AND DULY RECORDED IN PLAT BOOK NO. 84 ON PAGE 137-143
DOROTHY H. WILKIN, CLERK OF THE CIRCUIT COURT BY: *Carol A. Stanley* O.C.



ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED DOYLE D. DUDLEY AND GRACE LAPOLLA WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF LENNAR HOMES, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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 15TH DAY OF March, 1999.
MY COMMISSION EXPIRES: 1/26/01
Karen B. Miller
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF DADE

I, DAVID MCCAIN, 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 LENNAR LAND PARTNERS, A FLORIDA GENERAL PARTNERSHIP; 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.

DATED: March 3, 1999
David McCain
DAVID MCCAIN, ATTORNEY