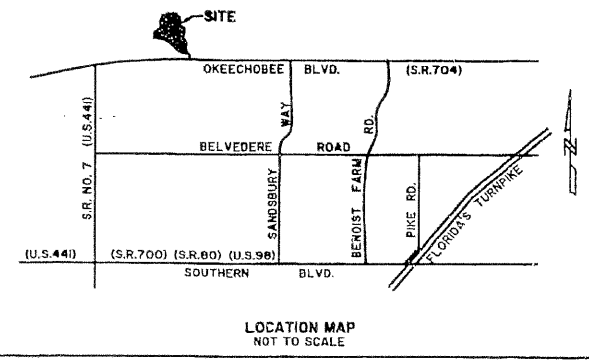


BAYWINDS R.P.D. PLAT NO. 2

BEING A PORTION OF SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST AND THE REPLAT OF TRACT "L-2" BAYWINDS R.P.D. PLAT NO. 1 AS RECORDED IN PLAT BOOK 84, PAGES 137 THROUGH 143, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING IN SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 4



TABULATION DATA

TOTAL AREA	32.97 ACRES
TRACT "O-1"	0.16 ACRES
TRACT "O-2"	0.41 ACRES
TRACT "O-3"	0.24 ACRES
TRACT "R-1"	6.14 ACRES
TRACT "R-2"	0.79 ACRES
TRACT "S-1"	6.91 ACRES
TRACT "W"	2.27 ACRES

1. 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.

2. EASEMENTS

UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH 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 THE FLOOD PLAIN EASEMENTS 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.

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 TRACT "S-1", IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY 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.

ACCESS EASEMENT - THE ACCESS EASEMENT, AS SHOWN HEREON, IS 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.

3. TRACTS

TRACTS "O-1", "O-2" AND "O-3" 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.

TRACTS "R-1" AND "R-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR BAYWINDS CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

WATER MANAGEMENT TRACT "W", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR WATER MANAGEMENT AND DRAINAGE PURPOSES TO THE BAYWINDS MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, 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 16 DAY OF JUNE, 19 99.

ATTEST: Grace Lapolla LENNAR HOMES, INC. AS ATTORNEY-IN-FACT
Grace Lapolla ASSISTANT SECRETARY
Doyle D. Dudley DOYLE D. DUDLEY, VICE PRESIDENT

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, BEING A PORTION OF SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST AND THE REPLAT OF TRACT "L-2", BAYWINDS R.P.D. PLAT NO. 1 AS RECORDED IN PLAT BOOK 84, PAGES 137 THROUGH 143, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING IN SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 03°19'44" EAST ALONG EAST LINE OF SAID SECTION 19, A DISTANCE OF 200.13 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION 93280-253; THENCE NORTH 88°45'14" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 7.27 FEET; THENCE NORTH 88°45'17" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1669.13 FEET; THENCE NORTH 01°14'43" EAST, A DISTANCE OF 698.27 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 00°14'59" WEST); THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 790.00 FEET, A CENTRAL ANGLE OF 04°36'54" AND A DISTANCE OF 63.63 FEET TO THE POINT OF BEGINNING; SAID POINT BEING A POINT ON THE AFORESAID CURVE (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 04°21'56" EAST); THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 790.00 FEET, A CENTRAL ANGLE OF 43°04'09" AND A DISTANCE OF 593.84 FEET TO THE POINT OF TANGENCY; THENCE NORTH 42°33'56" WEST, A DISTANCE OF 230.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 765.00 FEET, A CENTRAL ANGLE OF 40°17'54" AND A DISTANCE OF 538.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°11'01" WEST, A DISTANCE OF 102.41 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 765.00 FEET, A CENTRAL ANGLE OF 78°43'25" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 190.38 FEET, A CENTRAL ANGLE OF 67°59'19" AND A DISTANCE OF 225.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 84°04'46" AND A DISTANCE OF 44.02 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°14'43" EAST, A DISTANCE OF 147.52 FEET; THENCE NORTH 07°59'02" WEST, A DISTANCE OF 147.52 FEET; THENCE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 53°43'20" AND A DISTANCE OF 303.47 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 01°14'43" WEST, A DISTANCE OF 75.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 10°48'45" WEST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1800.00 FEET, A CENTRAL ANGLE OF 1°53'07" AND A DISTANCE OF 31.18 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 22°41'51" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 22°41'51" EAST); THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 21°37'29" AND A DISTANCE OF 113.23 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 26°43'22" WEST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1575.00 FEET, A CENTRAL ANGLE OF 01°28'09" AND A DISTANCE OF 40.39 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 05°25'09" WEST); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 86°23'48" AND A DISTANCE OF 492.53 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°49'57" WEST, A DISTANCE OF 340.00 FEET, A CENTRAL ANGLE OF 1°36'16" AND A DISTANCE OF 68.86 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 769.00 FEET, A CENTRAL ANGLE OF 34.00 FEET, A CENTRAL ANGLE OF 1°36'16" AND A DISTANCE OF 68.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 76°10'24" AND A DISTANCE OF 39.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 50°28'54" AND A DISTANCE OF 26.43 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 35°29'05" AND A DISTANCE OF 210.87 FEET TO A POINT ON A CURVE CONCAVE WESTERLY (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 28°29'52" WEST); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 79°40'21" AND A DISTANCE OF 417.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 188.00 FEET, A CENTRAL ANGLE OF 128°43'49" AND A DISTANCE OF 26.43 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 35°29'05" AND A DISTANCE OF 210.87 FEET TO A POINT ON A CURVE CONCAVE WESTERLY (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 28°29'52" WEST); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 79°40'21" AND A DISTANCE OF 417.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 188.00 FEET, A CENTRAL ANGLE OF 128°43'49" AND A DISTANCE OF 26.43 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 35°29'05" AND A DISTANCE OF 210.87 FEET TO A POINT ON A CURVE CONCAVE WESTERLY (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 28°29'52" WEST); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 79°40'21" AND A DISTANCE OF 417.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 188.00 FEET, A CENTRAL ANGLE OF 128°43'49" AND A DISTANCE OF 26.43 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 35°29'05" AND A DISTANCE OF 210.87 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 32.97 ACRES MORE OR LESS.

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

LENNAR HOMES LENNAR NOTARY MORTGAGEE MORTGAGEE NOTARY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT CITY OF WEST PALM BEACH SURVEYOR

ATTEST: Grace Lapolla Doyle D. Dudley
ASSISTANT SECRETARY VICE PRESIDENT

OFFICIAL SEAL OF GRACE LAPOLLA, ASSISTANT SECRETARY

OFFICIAL SEAL OF DOYLE D. DUDLEY, VICE PRESIDENT

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 16 DAY OF JUNE, 19 99
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: JUNE 30, 1999
David McCain
DAVID MCCAIN, ATTORNEY

MORTGAGEE'S CONSENT

STATE OF ILLINOIS
COUNTY OF Cook
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 10079 AT PAGE(S) 1550 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13 DAY OF JUNE, 19 99.

WITNESS: Corporate Banking Office
BY: James D. Renko
JAMES D. RENKO
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF ILLINOIS
COUNTY OF Cook
BEFORE ME PERSONALLY APPEARED JAMES D. RENKO WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED SUFFICIENT EVIDENCE TO ME THAT HE IS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST NATIONAL BANK OF CHICAGO, AN ILLINOIS CORPORATION, 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.

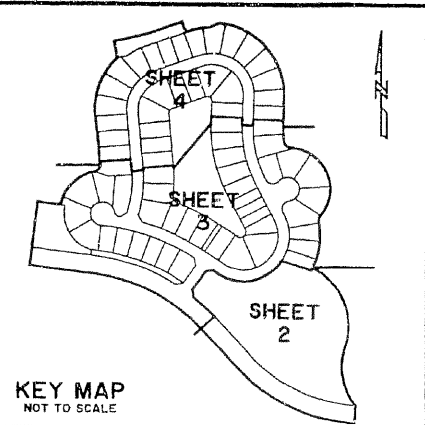
WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF JUNE, 19 99
MY COMMISSION EXPIRES: 8/11/00
Edna V. Bunneter
NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND 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 PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES SHALL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.
John Trask
JOHN TRASK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATE NO. 5019
LANDMARK SURVEYING AND MAPPING, INC.
1650 FOREST HILL BLVD. SUITE 100
WEST PALM BEACH, FLORIDA 33406
CERTIFICATE OF AUTHORIZATION L.B. # 4396
DATE: JULY 2 1999

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY JOHN TRASK AND LESLIE BISHOP, P.E. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.E.M. OF LANDMARK SURVEYING AND MAPPING, INC.



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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD BY 11-04
A.E. THE 10 DAY OF August, 19 99
AND DEED RECORDED IN PLAT BOOK NO. 85
ON PAGE 118-119
DOYLE D. DUDLEY, CLERK OF THE CLERK COUNTY
BY: Doyle D. Dudley CLERK

APPROVALS - CITY OF WEST PALM BEACH

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA AND THE COMMISSION ACCEPTS THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT, THIS 9th DAY OF August, 19 99.

BY: Bel T. Daves
BEL T. DAVES MAYOR
CITY PLANNING BOARD
BY: William M. Moss
PLANNING BOARD CHAIRMAN, WILLIAM M. MOSS

CITY SURVEYOR'S APPROVALS

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 99-20, SECTION 177.081, FLORIDA STATUTES.
BY: Vincent J. Noel
VINCENT J. NOEL, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, REG. #4169
DATE: 8-2-99

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER ALL OF TRACT "S-1" AS SHOWN HEREON; AND HEREBY ACKNOWLEDGES THAT SAID DISTRICT HAS NO MAINTENANCE OBLIGATIONS ON OR UNDER THE LANDS OVER WHICH SAID EASEMENTS LIE, AND FURTHER ACKNOWLEDGES THAT THERE ARE NO OTHER MAINTENANCE OBLIGATIONS, OR DEDICATIONS TO, BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY TESULA N. STEWART, PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY PETER L. PIMENTEL, ITS SECRETARY, BOARD OF SUPERVISORS THIS 28th DAY OF July, 19 99.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ATTEST: Peter L. Pimentel BY: Tesula N. Stewart
PETER L. PIMENTEL, SECRETARY BOARD OF SUPERVISOR TESULA N. STEWART, PRESIDENT, BOARD OF SUPERVISOR

SURVEYOR'S NOTES:

- BUILDING SETBACK LINES SHALL BE REQUIRED BY ORDINANCES OF THE CITY OF WEST PALM BEACH.
- THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
- L.A.E. DENOTES LIMITED ACCESS EASEMENT
 - U.E. DENOTES UTILITY EASEMENT
 - D.E. DENOTES DRAINAGE EASEMENT
 - P.R.M. DENOTES PERMANENT REFERENCE MONUMENT (P.L.S. #5019), SHOWN THIS:
 - P.C.P. DENOTES PERMANENT CONTROL POINT SHOWN THIS:
 - L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
 - P.O.B. DENOTES POINT OF BEGINNING
 - R.D. DENOTES RADIUS
 - A. DENOTES CENTRAL ANGLE
 - L. DENOTES CURVE LENGTH
 - C.B. DENOTES CHORD BEARING
 - C. DENOTES CHORD LENGTH
 - C/L. DENOTES CENTERLINE
 - R. DENOTES RADIAL LINE
 - A.E. DENOTES ACCESS EASEMENT
 - B.E. DENOTES BUFFER EASEMENT
 - F.P.E. DENOTES FLOOD PLAIN EASEMENT
- ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL).
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 88°45'17" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-6405 Suite 100 W.P.B. Florida
LB # 4396

BAYWINDS R.P.D. PLAT NO. 2