

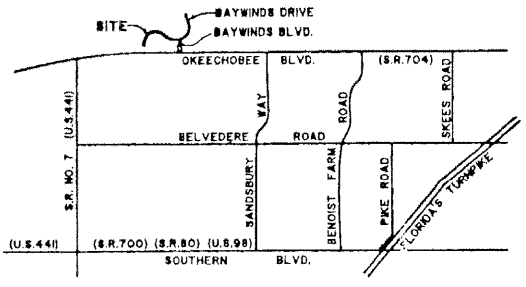
# BAYWINDS R.P.D. PLAT NO. 6

LYING IN SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST,  
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2  
MAY 2001



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 2:33 PM  
ON THE 9 DAY OF July 2001  
AND DULY RECORDED IN PLAT BOOK NO. 91  
ON PAGE 49-50  
ROBERT H. WELLS, CLERK OF THE CIRCUIT COURT  
BY: *[Signature]*



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 AS BAYWINDS R.P.D. PLAT NO. 6, LYING IN SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT "R-2" AS SHOWN ON THE PLAT OF BAYWINDS R.P.D. PLAT NO. 2, AS RECORDED IN PLAT BOOK 85, PAGES 148 THROUGH 151, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 07°08'10" EAST ALONG THE WEST LINE OF SAID TRACT "R-2", A DISTANCE OF 23.00 FEET; THENCE NORTH 82°01'30" WEST, A DISTANCE OF 166.00 FEET; THENCE NORTH 84°33'04" WEST, A DISTANCE OF 216.03 FEET; THENCE SOUTH 77°58'51" WEST, A DISTANCE OF 134.08 FEET; THENCE SOUTH 77°14'54" WEST, A DISTANCE OF 52.83 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST AND WHOSE CHORD BEARS SOUTH 35°42'11" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 68°57'51" AND A RADIUS OF 750.00 FEET, A DISTANCE OF 802.74 FEET; THENCE SOUTH 01°13'16" WEST, A DISTANCE OF 6.32 FEET; THENCE SOUTH 88°48'44" EAST, A DISTANCE OF 78.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 01°27'51" AND A RADIUS OF 1388.54 FEET, A DISTANCE OF 35.43 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST AND WHOSE CHORD BEARS NORTH 45°08'11" EAST; THENCE NORTH 07°08'10" EAST, A DISTANCE OF 10.10 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND WHOSE CHORD BEARS SOUTH 86°53'24" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 08°03'08" AND A RADIUS OF 650.00 FEET, A DISTANCE OF 91.35 FEET; THENCE SOUTH 82°01'30" EAST, A DISTANCE OF 208.95 FEET; THENCE NORTH 07°08'10" EAST, A DISTANCE OF 108.00 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

CONTAINING 4.07 ACRES MORE OR LESS.

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

**1. STREETS**  
THE PRIVATE STREET AS SHOWN HEREON, DENOTED AS TRACT "S-1", IS HEREBY DEDICATED TO THE BAYWINDS MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PROVIDING INGRESS-EGRESS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH. SAID STREET 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 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.

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 TO THE CITY OF WEST PALM BEACH FOR THE PURPOSE OF MAINTAINING WATER AND SEWER 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.

**3. TRACTS**  
TRACTS "O-1", "O-2", "O-3", "O-4", "O-5" AND "O-6" AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, LANDSCAPING, DRAINAGE AND BUFFER PURPOSES TO THE BAYWINDS MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

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 12<sup>th</sup> DAY OF June, 2001.

LENNAR LAND PARTNERS,  
A FLORIDA GENERAL PARTNERSHIP  
BY: LENNAR HOMES, INC., A FLORIDA CORPORATION, ITS ATTORNEY-IN-FACT  
ATTEST: *[Signature]* DAVID M. BASELICE, ASSISTANT SECRETARY  
*[Signature]* DOYLE D. DUDLEY, VICE PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD  
BEFORE ME PERSONALLY APPEARED DOYLE D. DUDLEY AND DAVID M. BASELICE, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF LENNAR HOMES, INC., A FLORIDA 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 12<sup>th</sup> DAY OF June, 2001.  
MY COMMISSION EXPIRES: 11-16-01  
*[Signature]* Susan Brown, NOTARY PUBLIC

TABULATION DATA

TOTAL AREA	4.07 ACRES
TRACT "O-1"	0.06 ACRES
TRACT "O-2"	0.06 ACRES
TRACT "O-3"	0.20 ACRES
TRACT "O-4"	0.86 ACRES
TRACT "O-5"	0.16 ACRES
TRACT "O-6"	0.31 ACRES
TRACT "S-1"	2.42 ACRES

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF BROWARD  
I, GEARLD L. KNIGHT, 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: 6/14/2001  
*[Signature]* GEARLD L. KNIGHT, ATTORNEY AT LAW, STATE OF FLORIDA

### MORTGAGEE'S CONSENT

STATE OF OHIO  
COUNTY OF CUYAHOGA  
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 144A, AT PAGE(S) 127 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 11<sup>th</sup> DAY OF June, 2001.

OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK  
WITNESS: *[Signature]* STEVEN SWARTZ, VICE PRESIDENT  
*[Signature]* SANDRA ARTHUR  
ACKNOWLEDGMENT

### ACKNOWLEDGMENT

STATE OF OHIO  
COUNTY OF CUYAHOGA  
BEFORE ME PERSONALLY APPEARED STEVEN SWARTZ, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK, 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 11<sup>th</sup> DAY OF June, 2001.  
MY COMMISSION EXPIRES: SEPT. 5, 2005  
*[Signature]* LYNNE TILLOU, STATE OF OHIO, 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 WILL 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.  
*[Signature]* CRAIG S. PUSEY, PROFESSIONAL SURVEYOR AND MAPPER, STATE OF FLORIDA CERTIFICATE NO. 509, LANDMARK SURVEYING AND MAPPING, INC., 1850 FOREST HILL BLVD., SUITE 100, WEST PALM BEACH, FLORIDA 33406, CERTIFICATE OF AUTHORIZATION L.B. # 4396  
DATE: 6/19/01

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 THE 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 B. STEWART UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

### 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 5<sup>th</sup> DAY OF July, 2001.

BY: *[Signature]* JOEL T. DAVES, MAYOR  
CITY PLANNING BOARD CHAIRMAN, DAVID SCHULTZ  
CITY SURVEYOR'S APPROVALS

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.09, FLORIDA STATUTES.  
BY: *[Signature]* VINCENT J. NOEL, P.S.M., PROFESSIONAL SURVEYOR AND MAPPER, REG. #4169  
DATE: 7/11/01

### 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 EASEMENT LIES, 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, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY PETER L. PIMENTEL, ITS SECRETARY, BOARD OF SUPERVISORS THIS 11<sup>th</sup> DAY OF June, 2001.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
ATTEST: *[Signature]* PETER L. PIMENTEL, SECRETARY, BOARD OF SUPERVISORS  
*[Signature]* TESULA N. STEWART, PRESIDENT, BOARD OF SUPERVISORS

### SURVEYOR'S NOTES:

- 1. BUILDING SETBACK LINES SHALL BE REQUIRED BY ORDINANCES OF THE CITY OF WEST PALM BEACH.
- 2. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- 3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- 4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 5. 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.
- 6. U.E. DENOTES UTILITY EASEMENT  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT ( L.B. # 4396 )  
P.C.P. DENOTES PERMANENT CONTROL POINT SHOWN THUS: ( L.B. # 4396 )  
P.O.B. DENOTES POINT OF BEGINNING  
R DENOTES RADIUS  
A DENOTES CENTRAL ANGLE  
L DENOTES CURVE LENGTH  
C.H.B. DENOTES CHORD BEARING  
L.C. DENOTES CHORD LENGTH  
R.L. DENOTES RADIAL LINE  
P.B. DENOTES PLAT BOOK
- 7. ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.).
- 8. BEARINGS AS SHOWN HEREON ARE BASED UPON THE WEST LINE OF TRACT "R-2", BAYWINDS R.P.D. PLAT NO. 2 ( P.B. 85, PAGES 148 - 151 ) PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 07°08'10" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

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

Landmark Surveying & Mapping Inc.  
1850 Forest Hill Boulevard  
Ph. (561) 433-5405 Suite 100 W.P.B. Florida  
LB # 4396  
BAYWINDS DRIVE  
WESTERN EXTENSION  
25A OF DWG