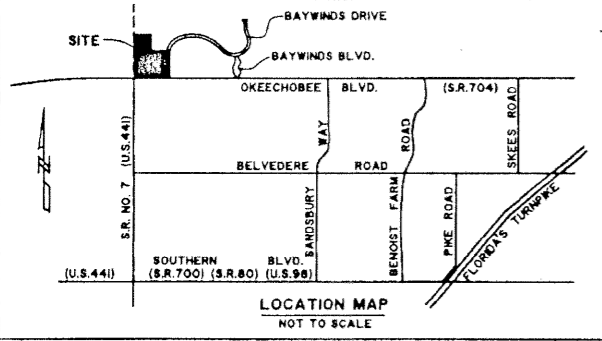


# BAYWINDS COMMERCIAL R.P.D. PLAT NO. 9

BEING A PORTION OF SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST,  
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.  
SHEET 1 OF 3



### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID BASELICE WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF LENNAR HOMES, INC., A FLORIDA CORPORATION, THE ATTORNEY-IN-FACT FOR LENNAR LAND PARTNERS, A FLORIDA GENERAL PARTNERSHIP, 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 28<sup>th</sup> DAY OF October, 2002.

MY COMMISSION EXPIRES: 12/17/04

COMMISSION NO.: 988517

BY: Rebecca Greene  
NOTARY PUBLIC  
PRINTED NAME: Rebecca Greene

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE BAYWINDS COMMUNITY ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACKNOWLEDGES THAT NO MAINTENANCE OBLIGATIONS IS BEING INCURRED BY SAID ASSOCIATION ON THIS PLAT FOR SAME AS STATED HEREON, DATED THIS 28<sup>th</sup> DAY OF October, 2002.

BY: Sharon Caputo  
BAYWINDS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT  
SHARON CAPUTO, PRESIDENT

WITNESS: Lisa Mankow  
PRINTED NAME: LISA MANKOW

WITNESS: Rebecca Greene  
PRINTED NAME: Rebecca Greene

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR LAND PARTNERS, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AND DESCRIBED AS BAYWINDS COMMERCIAL R.P.D. PLAT NO. 9, LYING IN SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 88°46'44" EAST ALONG THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 103.11 FEET; THENCE NORTH 0°30'36" EAST, A DISTANCE OF 200.01 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93280-2315 AND THE EAST LINE OF A PARCEL QUIT CLAIM TO THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORD BOOK 842, PAGE 548, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 0°30'36" EAST ALONG SAID EAST LINE OF PARCEL QUIT CLAIM TO THE STATE OF FLORIDA, A DISTANCE OF 1074.19 FEET; THENCE SOUTH 88°46'44" EAST, A DISTANCE OF 364.00 FEET TO THE SOUTH 0°13'16" WEST, A DISTANCE OF 334.16 FEET; THENCE SOUTH 88°46'44" EAST, A DISTANCE OF 513.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 188.84 FEET, A CENTRAL ANGLE OF 60°00'00" AND A DISTANCE OF 0.42 FEET TO A POINT ON A CURVE CONCAVE EASTERLY (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 86°45'17" EAST); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 675.00 FEET, A CENTRAL ANGLE OF 02°01'27" AND A DISTANCE OF 2.85 FEET TO A POINT OF TANGENCY; THENCE SOUTH 0°13'16" WEST, A DISTANCE OF 716.16 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD; THENCE NORTH 88°46'44" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD, A DISTANCE OF 895.99 FEET TO THE POINT OF BEGINNING, CONTAINING 17.799 ACRES MORE OR LESS.

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

- 1. EASEMENTS  
UTILITY EASEMENT - THE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING AND NOT LIMITED TO TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.  
LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.  
LANDSCAPE BUFFER EASEMENTS - THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE BAYWINDS COMMERCIAL ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.  
ACCESS EASEMENTS AND UTILITY EASEMENTS - THE ACCESS EASEMENTS AND UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR INGRESS AND EGRESS PURPOSES, THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING WATER AND DRAINAGE TO THE BAYWINDS COMMERCIAL ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.  
AN ACCESS EASEMENT OVER TRACT "S" AND THE ACCESS EASEMENTS AND UTILITY EASEMENTS SHOWN HEREON, IS HEREBY DEDICATED TO THE BAYWINDS COMMUNITY ASSOCIATION, INC., FOR ACCESS AND TO THE CITY OF WEST PALM BEACH FOR THE PURPOSE OF MAINTAINING WATER AND SEWER FACILITIES; THE LANDS LYING UNDER SAID TRACT AND ACCESS EASEMENTS AND UTILITY EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE BAYWINDS COMMERCIAL ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.  
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.

- 2. TRACTS  
TRACTS "A", "B", "C" AND "D" AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR FUTURE DEVELOPMENT PURPOSES TO LENNAR LAND PARTNERS, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF LENNAR LAND PARTNERS, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.  
TRACT "S", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BAYWINDS COMMERCIAL ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PROVIDING INGRESS-EGRESS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA, SAID TRACT MAY ALSO BE USED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING WATER, SEWER, IRRIGATION, AND DRAINAGE LINES AND STRUCTURES.

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 28<sup>th</sup> DAY OF October, 2002.

WITNESS: Lisa Mankow  
PRINTED NAME: LISA MANKOW

WITNESS: Rebecca Greene  
PRINTED NAME: Rebecca Greene

BY: David Baslice  
DAVID BASELICE, VICE PRESIDENT

LENNAR HOMES NOTARY  
LENNAR HOMES NOTARY  
BAYWINDS COMMERCIAL ASSOCIATION, INC. NOTARY

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE BAYWINDS COMMERCIAL ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACKNOWLEDGES THAT NO MAINTENANCE OBLIGATIONS IS BEING INCURRED BY SAID ASSOCIATION ON THIS PLAT FOR SAME AS STATED HEREON, DATED THIS 28<sup>th</sup> DAY OF October, 2002.

BY: Mark Brumfield  
BAYWINDS COMMERCIAL ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT  
MARK BRUMFIELD, PRESIDENT

WITNESS: Lisa Mankow  
PRINTED NAME: LISA MANKOW

WITNESS: Rebecca Greene  
PRINTED NAME: Rebecca Greene

### ACKNOWLEDGMENTS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARK BRUMFIELD WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BAYWINDS COMMERCIAL ASSOCIATION, INC., A NOT FOR PROFIT 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 28<sup>th</sup> DAY OF October, 2002.

MY COMMISSION EXPIRES: 12/17/04

COMMISSION NO.: 988517

BY: Rebecca Greene  
NOTARY PUBLIC  
PRINTED NAME: Rebecca Greene

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 1850 AND WAS SUBSEQUENTLY ASSIGNED AND MODIFIED IN OFFICIAL RECORD BOOK 11662, PAGE 1254 AND OFFICIAL RECORD BOOK 11662, PAGE 1261 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 28<sup>th</sup> DAY OF October, 2002.

WITNESS: David Baslice  
BY: David Baslice  
DAVID B. SMITH, VICE PRESIDENT

WITNESS: Lina Vascino  
PRINTED NAME: LINA VASCINO

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID B. SMITH WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED 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 28<sup>th</sup> DAY OF October, 2002.

MY COMMISSION EXPIRES: 8/26/04

COMMISSION NO.: CC 931897

BY: James Sadock Jr.  
NOTARY PUBLIC  
PRINTED NAME: James Sadock Jr.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID B. SMITH WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED 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 28<sup>th</sup> DAY OF October, 2002.

MY COMMISSION EXPIRES: 8/26/04

COMMISSION NO.: CC 931897

BY: James Sadock Jr.  
NOTARY PUBLIC  
PRINTED NAME: James Sadock Jr.

BAYWINDS COMMERCIAL ASSOCIATION, INC. NOTARY  
MORTGAGEE NOTARY  
MORTGAGEE NOTARY

### ACKNOWLEDGMENTS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SHARON CAPUTO WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BAYWINDS COMMUNITY ASSOCIATION, INC., A NOT FOR PROFIT 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 28<sup>th</sup> DAY OF October, 2002.

MY COMMISSION EXPIRES: 2/17/04

COMMISSION NO.: 988517

BY: Rebecca Greene  
NOTARY PUBLIC  
PRINTED NAME: Rebecca Greene

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO NOR ARE ANY MAINTENANCE RESPONSIBILITIES BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

BY EXECUTION OF THIS PLAT, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THE PROPERTY DEDICATED AND RESERVED BY THIS PLAT IS BEING RELEASED FROM THAT CERTAIN BLANKET WATER MANAGEMENT EASEMENT RECORDED IN OFFICIAL RECORD BOOK 10824, PAGE 816 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THAT SUCH BLANKET WATER MANAGEMENT EASEMENT SHALL CONTINUE IN FULL FORCE AND EFFECT AS TO ALL OTHER LANDS NOT SPECIFICALLY DESCRIBED IN THIS PLAT.

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAMELA M. RAUCH, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY PETER L. PIMENTEL, ITS SECRETARY, BOARD OF SUPERVISORS AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS THIS 31<sup>st</sup> DAY OF October, 2002.

ATTEST: Peter L. Pimentel  
PETER L. PIMENTEL, SECRETARY  
BOARD OF SUPERVISOR

BY: Pamela M. Rauch  
PAMELA M. RAUCH, PRESIDENT,  
BOARD OF SUPERVISOR

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, GERALD 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 NOR 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: 11/4/02

BY: Gerald L. Knight  
GERALD L. KNIGHT  
ATTORNEY AT LAW

### 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 13<sup>th</sup> DAY OF November, 2002.

BY: Joel T. Daves  
JOEL T. DAVES, MAYOR

CITY PLANNING BOARD  
BY: James Sadock Jr.  
PLANNING BOARD CHAIRMAN, KENNETH SPILLIAS

### CITY SURVEYOR'S APPROVALS

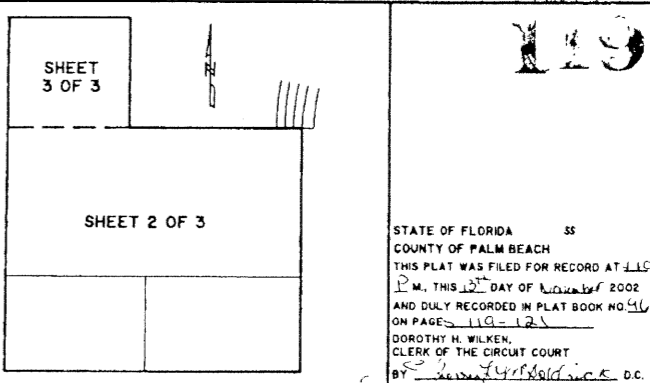
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

BY: Vincent J. Noel  
VINCENT J. NOEL, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER, REG. #4169

DATE: 11-13-02

### TABULATION DATA (N.P.B.C.I.D. UNIT OF DEVELOPMENT NO. 5)

TOTAL AREA	17.799 ACRES
TRACT A	3.087 ACRES
TRACT B	2.505 ACRES
TRACT C	9.871 ACRES
TRACT D	2.802 ACRES
TRACT S	0.565 ACRES



KEY MAP NOT TO SCALE

- ### SURVEYOR'S NOTES:
- BUILDING SETBACK LINES SHALL BE AS 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.
  -

- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- C.M. = CONCRETE MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.G. = PAGE
- P.B. = PLAT BOOK
- R/W = RIGHT OF WAY
- C. = CENTERLINE
- U. E. = UTILITY EASEMENT
- D. E. = DRAINAGE EASEMENT
- R. = RADIUS
- L. = ARC LENGTH
- Δ = CURVE CENTRAL ANGLE
- = SET P.R.M. LB. 4396
- B. = P.R.M. FOUND (AS NOTED)
- C.B. = CHORD BEARING
- CH.L. = CHORD LENGTH
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- A.E. = ACCESS EASEMENT
- R.L. = RADIAL LINE
- L.A.E. = LIMITED ACCESS EASEMENT
- N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

### ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.).

BEARINGS AS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 88°46'44" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

### 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 MONUMENTS ACCORDING TO SECTION 177.081(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 PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

CRAIG S. PUSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA CERTIFICATE NO. LS 5019  
LANDMARK SURVEYING AND MAPPING, INC.  
1850 FOREST HILL BLVD., SUITE 100  
WEST PALM BEACH, FLORIDA 33406  
CERTIFICATE OF AUTHORIZATION L.B. # 4396

DATE: Nov 1, 2002

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

Landmark Surveying & Mapping Inc.  
1850 Forest Hill Boulevard  
Ph. (561) 433-5405 Suite 100 W.P.B. Florida  
LB # 4396

BAYWINDS COMMERCIAL R.P.D. PLAT NO. 9