

DRAWING NUMBER
51/104

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A PLANNED UNIT DEVELOPMENT PLAT NO. 4 OF BAY WINDS P.U.D.

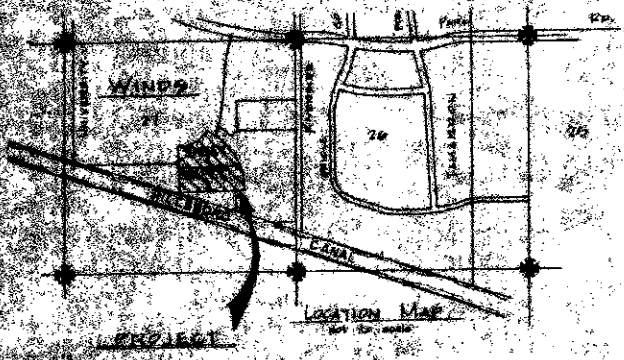
BEING A SUBDIVISION OF LAND IN SECTION
27, TOWNSHIP 47 SOUTH, RANGE 41 EAST BEING A
REPLAT OF PORTIONS OF TRACTS 4, 5, 6, 25, 26, & 32
FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION
NO. 2 (P.B. 1, PG. 102.)

PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 4
AUGUST, 1988

Q 201-003

104



DESCRIPTION
A certain tract or parcel of land located in Section 27, Township 47 South, Range 41 East, and being situated in Palm Beach County, Florida, and being more particularly bounded and described as follows, to wit:
Beginning at the Southwest corner of the property shown by the plat of Bay Winds Plat No. 1 as recorded in Plat Book 59, Page 36-38, as amended in the Office of Public Records of Palm Beach County, Florida; thence along the line of said tract (to the right) as assuming North 01°19'19" East along the East line of said Section 27; thence 1828.06 feet along the arc of a curved line having a radius of 1,139 feet concave to the Southwest thru a Delta angle of 92°21'45" and a long chord bearing of South 24°41'32" East, said line curving along the South right-of-way line of Saw Blue Trail; thence continuing with said right-of-way line 47.39 feet along the arc of a curved line having a radius of 1,176.00 feet concave to the East thru a Delta angle of 92°03'54" with a long chord bearing of South 16°22'25" West; thence North 72°34'32" West 35.56 feet; thence South 89°43'17" West 1,022.12 feet; thence South 01°18'18" East 40.00 feet; thence North 1°58'41" West 31.79 feet; thence North 89°10'10" West 914.47 feet to a point in the North right-of-way of Sawwind Drive; thence along the said right-of-way of Sawwind Drive 1,066.82 feet along the arc of a curved line having a radius of 1,247.00 feet concave to the North thru a Delta angle of 47°02'45" and with a long chord bearing of North 31°21'38" East to the POINT OF BEGINNING.

CONTAINING 41.680 ACRES, more or less.

DEDICATION
I, MICHAEL A. GIUSMAN, Vice President of Boca Winds, Inc., a Florida corporation and Boca Country Associates, Inc., a Florida corporation, owner of the land shown hereon and described herein as Plat No. 4 of Bay Winds, has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

RIGHTS
The easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for proper purposes.

EASEMENTS
The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.

LIMITED ACCESS EASEMENTS
Certain access easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

RIGHTS
Tracts C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10 and C-11 as shown hereon are reserved for landscape purposes and is the permanent maintenance obligation of B.W. Homeowners' Association, Inc. without recourse to Palm Beach County. A limited access easement throughout Tract A is hereby granted to the Board of County Commissioners for control and jurisdiction over access rights.

DRAINAGE EASEMENTS
Drainage easements as shown hereon are hereby dedicated to the B.W. Homeowners' Association, Inc. successors or assigns, and is the permanent maintenance obligation of said Association without recourse to Palm Beach County. Palm Beach County has the right, but not the obligation, to maintain those portions of the drainage system which drain County maintained roads.

IN WITNESS WHEREOF, the above named corporations have caused these presents to be signed by its President and Vice President and attested by its Secretary and its corporate seals to be affixed hereon by and with the authority of its Board of Directors, this 23 day of Feb., 1988.

BOCA WINDS, INC.
a Florida corporation of the State of Florida
By: Michael A. Giusman, Vice President
By: Thomas S. Waldron, President
BOCA COUNTRY ASSOCIATES, INC.
a Florida corporation of the State of Florida
By: Michael A. Giusman, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Michael A. Giusman and Cary D. Glusman, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Secretary of Boca Country Associates, Inc., a corporation of the State of Florida, and they severally acknowledged to and before me that they executed such instrument as such officers 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 23 day of Feb., A.D. 1988.
By: [Signature]
Notary Public

My Commission Expires: 10/1/87
ACKNOWLEDGMENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Thomas S. Waldron and Patricia A. Gonda, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Secretary of Boca Winds, Inc., a corporation of the State of Florida and they severally acknowledged to and before me that they executed such instrument as such officers 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 23 day of Feb., A.D. 1988.
By: [Signature]
Notary Public

My Commission Expires: 10-18-88
ACKNOWLEDGMENT

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 4290 at Page 840 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 attested by its Assistant Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 23 day of Feb., A.D. 1988.

By: [Signature]
Senior Vice President Lou Rawls
Attest: [Signature]
Assistant Vice President Sheri Chapman

Financial Security Savings and Loan Association

P.U.D. TABULATION
Area of this Plat in Acres 41.68336
Number of Dwelling Units 159
Density, (Dwelling Units Per Acre) 3.84

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared BOCA WINDS, INC. and SHELL CHAPMAN, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Secretary of Boca Winds, Inc., a corporation of the State of Florida, and they severally acknowledged to and before me that they executed such instrument as such officers 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 23 day of Feb., A.D. 1988.
By: [Signature]
Notary Public

My Commission Expires: 12/1/88
ACKNOWLEDGMENT

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 4290 at Page 840 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 attested by its Assistant Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 23 day of Feb., A.D. 1988.

By: [Signature]
Vice President William C. Frame
Attest: [Signature]
Assistant Vice President Helen A. Harrison

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared WILLIAM C. FRAME and HELEN A. HARRISON, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Vice President of Financial Security Savings and Loan Association of Florida, a corporation of the State of Florida, and they severally acknowledged to and before me that they executed such instrument as such officers 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 23 day of Feb., A.D. 1988.
By: [Signature]
Notary Public

My Commission Expires: 3/22/89

NOTES
ROE = Roof Eave Easement
Permanent Reference Monuments (P.R.M.'s) are shown on this plat.
Permanent Control Points (P.C.P.'s) are designated on this plat.
Mortgages cited herein are in the north end of PLAT NO. 1 OF BAY WINDS P.U.D.
Building setback lines shall be as required by Palm Beach County Zoning Regulations.
There shall be no buildings or other structures placed on utility easements.
In instances where drainage and utility easements intersect, the area within the intersection area drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
We, American Title Insurance Company, a title insurance company, duly licensed in the state of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to Boca Winds, Inc., and Boca Country Associates, Inc., that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon; and that we find all mortgages are shown and are true and correct.
Date: 3/4/85
By: [Signature]
William C. Reardon, CLU
COUNTY APPROVAL

COUNTY ENGINEER
This plat is hereby approved for record this 26 day of March, A.D. 1988.
By: [Signature]
Herbert F. Kahlett, Engineer
Palm Beach County, Florida

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
This plat is hereby approved for record this 26 day of March, A.D. 1988.
By: [Signature]
Board of County Commissioners
Palm Beach County, Florida

ATTEST: John B. Dunkle, Clerk
By: [Signature]
Deputy Clerk

SURVEYOR'S CERTIFICATION
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, and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantee posted with this Plat. ENGINEERS - PLANNERS - SURVEYORS
Date: JUNE 29, 1988
By: [Signature]
Peter T. Krich, PLS
Florida Cert. No. 3348

SIDEWALK REQUIRED
TURNOUT REQUIRED

51/104
DUPLICATE PLAT
3/15/88
TURNOUT REQUIRED

ROBERT E. OWEN & ASSOCIATES, INC.
ENGINEERS - PLANNERS - SURVEYORS
WEST PALM BEACH
FLORIDA

PLAT NO. 4
OF
BAY WINDS P.U.D.
Q201-003

Field Book No. Pg. Design J. FRITS Drawn B. WILLIAMS Checked
DATE: 04-10-88
BY: [Signature]
DATE: 04-10-88
BY: [Signature]

See Back for Sub' papers