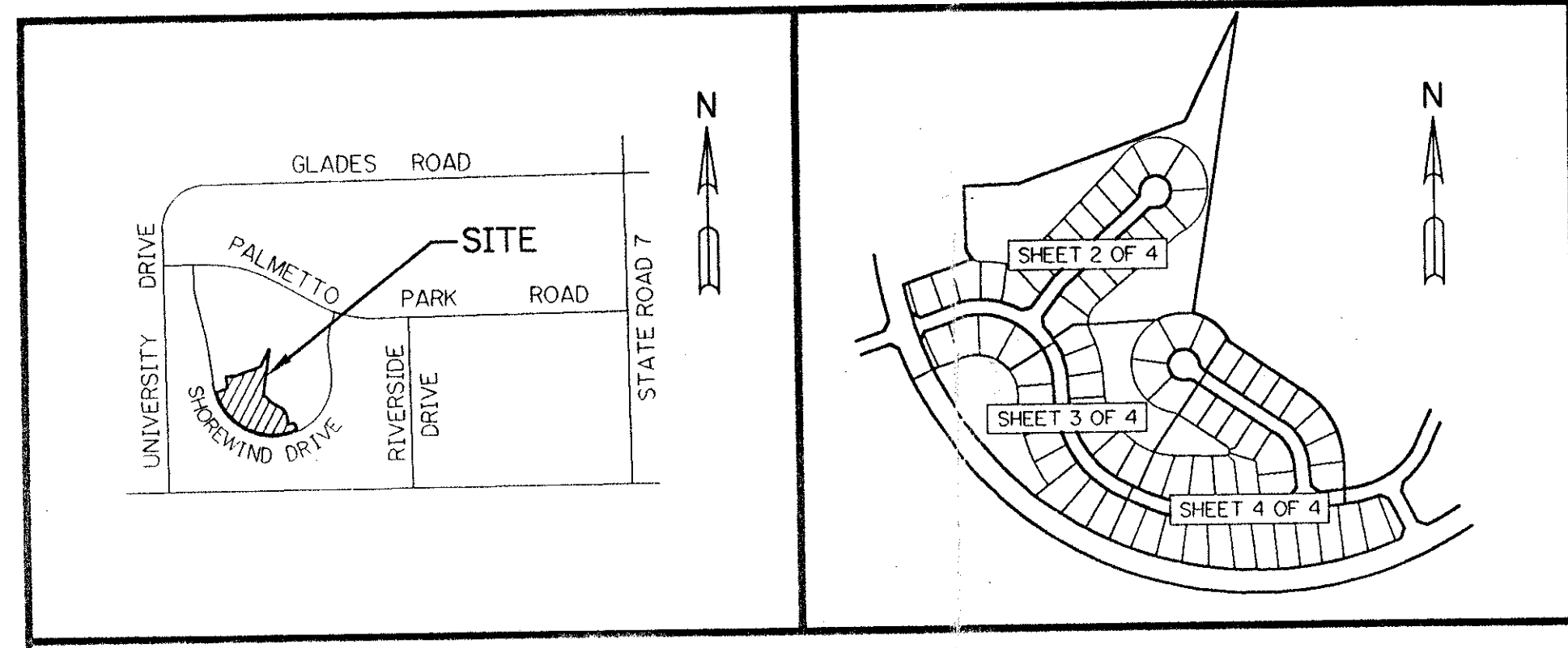


# A PART OF THE BAY WINDS PLANNED UNIT DEVELOPMENT BOCA WINDS - PARCEL D-2

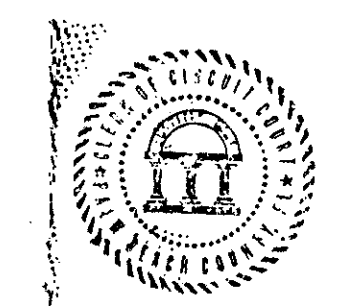
A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, SAID PARCEL ALSO BEING A REPLAT OF A PORTION OF TRACTS 5, 9, 10, 11, 12, 13, 14 AND 15, FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
SHEET 1 OF 4      OCTOBER, 1994



LOCATION SKETCH  
NOT TO SCALE  
SEC. 27, TWP. 47, RGE. 41

KEY MAP  
NOT TO SCALE

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) ss  
This Plat was filed for record at 3:53 P.M.  
this 18 day of MARCH 1994  
and duly recorded in Plat Book No. 72  
page 59-62  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by *[Signature]* D.C.



### DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BOCA WINDS - PARCEL D-2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, SAID PARCEL ALSO BEING A PORTION OF TRACTS 5, 9, 10, 11, 12, 13, 14 AND 15, FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF SHOREWIND DRIVE AND THE WESTERLY RIGHT-OF-WAY OF COLLINGTON DRIVE AS SHOWN ON THE PLAT OF BOCA WINDS PARCEL D-1, RECORDED IN PLAT BOOK 60, PAGES 60 THROUGH 64 INCLUSIVE, SAID PUBLIC RECORDS OF PALM BEACH COUNTY; SAID POINT BEING ON A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1247.00 FEET, A CENTRAL ANGLE OF 100°58'01" AND WHOSE RADIUS POINT BEARS NORTH 23°03'58" WEST; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY OF SHOREWIND DRIVE (SAID RIGHT-OF-WAY BEING SHOWN ON PLAT BOOK 51, PAGES 104 THRU 107 INCLUSIVE AND PLAT BOOK 58, PAGES 165 THRU 169 INCLUSIVE AS RECORDED IN SAID PUBLIC RECORDS, PALM BEACH COUNTY) AN ARC DISTANCE OF 2197.47 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE AND WHOSE RADIUS POINT BEARS NORTH 77°54'03" EAST; THENCE NORTH 71°12'17" EAST ALONG SAID NON-TANGENT LINE A DISTANCE OF 259.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 54°09'43" AND WHOSE RADIUS POINT BEARS NORTH 34°03'17" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 47.21 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°48'00" WEST, A DISTANCE OF 207.00 FEET; THENCE NORTH 88°12'00" EAST, A DISTANCE OF 190.32 FEET; THENCE NORTH 71°07'16" EAST, A DISTANCE OF 607.06 FEET; THENCE NORTH 26°59'38" EAST, A DISTANCE OF 40.79 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF BOCA WINDS - PARCEL D-1; THENCE SOUTH 09°13'03" WEST, A DISTANCE OF 1014.14 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 54°43'10" AND WHOSE RADIUS POINT BEARS SOUTH 10°45'11" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 162.36 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 53°00'00" EAST ALONG SAID NON-TANGENT LINE, A DISTANCE OF 301.26 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 320.00 FEET, AND A CENTRAL ANGLE OF 56°00'00"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 312.76 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 17°48'14" AND WHOSE RADIUS POINT BEARS NORTH 03°26'23" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 124.29 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 69°37'19" EAST ALONG SAID NON-TANGENT LINE A DISTANCE OF 33.21 FEET; THENCE SOUTH 28°00'00" EAST, A DISTANCE OF 113.71 FEET; THENCE SOUTH 19°28'01" WEST, A DISTANCE OF 36.84 FEET TO THE POINT OF BEGINNING (THE LAST NINE AFOREMENTIONED COURSES AND DISTANCES BEING COINCIDENT TO THE WESTERLY AND SOUTHWESTERLY PLAT LINES OF THE SAID PLAT OF BOCA WINDS - PARCEL D-1).

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 33.23 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- TRACTS "B", "C" AND "D", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MAINSTREET HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "L1" AND "L2" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LANDSCAPE EASEMENT - AS SHOWN HEREON IS HEREBY RESERVED TO AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE MAINSTREET HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A LANDSCAPE EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.

- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

- THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO CONSTRUCTION, INCLUDING LANDSCAPING WITHIN LAKE MAINTENANCE 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.

- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT AND ATTESTED BY ITS CONTROLLER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 31 DAY OF January, A.D. 1994.

CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

ATTEST: *[Signature]* LEONA HAMMOND BY: *[Signature]* DAVID BARCLAY  
CONTROLLER DIVISION PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID BARCLAY AND LEONA HAMMOND, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED *Drivers License* AS IDENTIFICATION AND WHO DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT AND CONTROLLER RESPECTIVELY OF CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AND 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 31 DAY OF January, 1994.

February 19, 1994 *[Signature]*  
MY COMMISSION EXPIRES: NOTARY PUBLIC - STATE OF FLORIDA  
COMM. # A2744445

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE MAINSTREET HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 31 DAY OF January, 1994.

WITNESS: *[Signature]* BY: *[Signature]* DAVID BARCLAY, PRESIDENT  
*[Signature]* NOTARY PUBLIC  
*[Signature]* TAMARA HENNINGER

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID BARCLAY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *Drivers License* AS IDENTIFICATION AND WHO DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MAINSTREET HOMEOWNERS ASSOCIATION, INC. 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 31 DAY OF January, 1994.

February 19, 1994 *[Signature]*  
MY COMMISSION EXPIRES: NOTARY PUBLIC  
COMM. # A2744445

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BW HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 31 DAY OF January, 1994.

WITNESS: *[Signature]* BY: *[Signature]* DAVID BARCLAY, PRESIDENT  
*[Signature]* NOTARY PUBLIC  
*[Signature]* TAMARA HENNINGER

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID BARCLAY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *Drivers License* AS IDENTIFICATION AND WHO DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BW HOMEOWNERS ASSOCIATION, INC. 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 31 DAY OF January, 1994.

February 19, 1994 *[Signature]*  
MY COMMISSION EXPIRES: NOTARY PUBLIC  
COMM. # A2744445

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, THE METROPOLITAN TITLE AND GUARANTY COMPANY, A TITLE INSURANCE COMPANY, AS 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 CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES ENCUMBERING THE PROPERTY; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 1/31/94 METROPOLITAN TITLE AND GUARANTY COMPANY  
*[Signature]*  
PATRICIA C. GALBRAITH, MANAGER  
2541 METROCENTRE BLVD.  
WEST PALM BEACH, FLORIDA

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; 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 THAT PERMANENT CONTROL POINTS ("C.P.'S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 2-4-94  
*[Signature]*  
PERRY C. WHITE  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4213  
STATE OF FLORIDA

### COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA

APPROVED FOR RECORD THIS 15 DAY OF March, A.D. 1994.  
BY: *[Signature]* MARY MCCARTY  
CHAIR OF COUNTY COMMISSION

ATTEST: DOROTHY H. WILKEN, CLERK  
BY: *[Signature]* JENNIFER MILLER  
DEPUTY CLERK

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF March, A.D. 1994.  
BY: *[Signature]* GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

### SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 09°13'03" WEST, ALONG THE WEST LINE OF THE PLAT OF BOCA WINDS - PARCEL D-1 AS RECORDED IN PLAT BOOK 60, PAGES 60 THROUGH 64 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED:  
(N.R.) = NON-RADIAL  
(R.F.) = RADIAL TO FRONT LOT LINE  
(R.R.) = RADIAL TO REAR LOT LINE
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

### SITE PLAN DATA

ZONING PETITION NO. 80-47  
TOTAL AREA 33.23 ACRES  
DENSITY 2.32 LOTS/ACRE  
NUMBER OF LOTS 77  
OPEN SPACE TRACTS 0.228 ACRES

PET. 80-47  
ROADS #11399  
PER UNIT

0201-010

72/59

BOCA WINDS - PARCEL D-2

THIS INSTRUMENT PREPARED BY  
PERRY C. WHITE, P.L.S. 4213 STATE OF FLORIDA  
LAWSON, NOBLE AND ASSOCIATES, INC.  
ENGINEERS PLANNERS AND SURVEYORS  
WEST PALM BEACH, FLORIDA

SUBDIVISION # BOCA WINDS, PARCEL D-2  
BOOK 72 PAGE 59  
FLOOD ZONE A0-1  
QUAD # 69  
SE 80-47  
ZIP CODE 33418  
PUD NAME BAY WINDS

TAZ 778

