



A PART OF THE BAY WINDS PLANNED UNIT DEVELOPMENT

BOCA FALLS - PARCEL "P"

BEING A REPLAT OF A PORTION OF PARCEL "Z" ACCORDING TO THE PLAT OF BOCA FALLS - PLAT ONE AS RECORDED IN PLAT BOOK 73, PAGES 124 THROUGH 131, INCLUSIVE, AND ALL OF TRACT "OS5" ACCORDING TO THE PLAT OF BOCA FALLS DRIVE-NORTH HALF OF BOCA FALLS DRIVE AS RECORDED IN PLAT BOOK 76, PAGES 105 THROUGH 107, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 41 EAST.

SHEET 1 OF 3 JANUARY, 1996

COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
This Plat was filed for record at 2:54 P.M. on this 12 day of November 1996 and duly recorded in Plat Book No. 78 on page 35 thru 87
DOROTHY H. WILKEN, Clerk of Circuit Court
by *Clara C. Trickett* D.C.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ENGLE HOMES, INC., A FLORIDA CORPORATION AND BOCA FALLS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, OWNERS OF LAND SHOWN HEREON AS BOCA FALLS - PARCEL "P" BEING A REPLAT OF A PORTION OF PARCEL "Z" ACCORDING TO THE PLAT OF BOCA FALLS - PLAT ONE AS RECORDED IN PLAT BOOK 73, PAGES 124-131, INCLUSIVE, AND ALL OF TRACT "OS5" ACCORDING TO THE PLAT OF BOCA FALLS DRIVE-NORTH HALF OF BOCA FALLS DRIVE AS RECORDED IN PLAT BOOK 76, PAGES 105 THROUGH 107, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "OS12" OF SAID PLAT OF BOCA FALLS - PLAT ONE; THENCE NORTH 08°02'41" WEST, A DISTANCE OF 41.50 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 192°17'42" AND WHOSE RADIUS POINT BEARS NORTH 37°13'55" WEST FROM SAID POINT; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 587.33 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 30°03'41"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 78.70 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1204.00 FEET AND A CENTRAL ANGLE OF 22°05'16"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 464.15 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 80°44'02"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 70.45 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 126°01'23"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 384.92 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 114°27'55"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 99.89 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 180°51'49"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 552.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 63°14'26" EAST, A DISTANCE OF 251.31 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 26.00 FEET AND A CENTRAL ANGLE OF 66°35'17"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 304.49 FEET TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE; THENCE SOUTH 39°49'44" EAST, A DISTANCE OF 52.54 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 64°15'16" AND WHOSE RADIUS POINT BEARS SOUTH 70°17'57" EAST FROM SAID POINT; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 998.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.84 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 RESERVED FOR THE BOCA FALLS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS B & C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BOCA FALLS 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.
- BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA FALLS 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 BUFFER 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 BOCA FALLS 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 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, ENGLE HOMES, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF MAY 1996.

ENGLE HOMES, INC.
A FLORIDA CORPORATION

ATTEST: *David Shapiro* BY: *John A. Krainick*
DAVID SHAPIRO JOHN A. KRAINICK

ITS: SECRETARY ITS: VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN A. KRAINICK AND DAVID SHAPIRO WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF ENGLE HOMES, INC., A FLORIDA 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 15 DAY OF May 1996.

JAN. 2, 1997
MY COMMISSION EXPIRES:

Carolyn Benelium
NOTARY PUBLIC - STATE OF FLORIDA
CAROLYN BENELIUM

IN WITNESS WHEREOF, BOCA FALLS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7th DAY OF May 1996.

BOCA FALLS HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *L.L. Hammond* BY: *Michael J. Belmont*
L.L. HAMMOND MICHAEL J. BELMONT, PRESIDENT

WITNESS: *Erika Toepfer*
ERIKA TOEPFER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL J. BELMONT WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BOCA FALLS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 7 DAY OF May 1996.

February 19, 1998
MY COMMISSION EXPIRES:

Ivy M. Seitzman
NOTARY PUBLIC - STATE OF FLORIDA
IVY M. SEITZMAN CC 348905

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE BW HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 17th DAY OF May 1996.

WITNESS: *L.L. Hammond* BY: *Michael J. Belmont*
L.L. HAMMOND MICHAEL J. BELMONT, PRESIDENT

WITNESS: *Erika Toepfer*
ERIKA TOEPFER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL J. BELMONT WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND DID/DIDNOT 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 7 DAY OF May 1996.

February 19, 1998
MY COMMISSION EXPIRES:

Ivy M. Seitzman
NOTARY PUBLIC
IVY M. SEITZMAN CC 348905

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LAURIE GILDAN, 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 ENGLE HOMES, INC., A FLORIDA CORPORATION AND THE BOCA FALLS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT; 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.

GREENBERG, TRAUIG, ET AL
DATE: September 20, 1996 BY: *Laurie Gildan*
LAURIE GILDAN ATTORNEY

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: 9-9-96
PERRY, WHITE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4213 STATE OF FLORIDA

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

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 8130 AT PAGE 981 AS AMENDED BY MORTGAGE SPREADER AGREEMENT, DATED AUGUST 6, 1996 IN OFFICIAL RECORD BOOK 9394 AT PAGE 477 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 FIRST VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17 DAY OF October 1996.

SUNTRUST BANK, SOUTH FLORIDA, N.A.
A FLORIDA CORPORATION

WITNESS: *Neil W. Pharoze* BY: *Jeffrey L. Schulman*
NEIL W. PHAROZE JEFFREY L. SCHULMAN

WITNESS: *Louisa M. Brown* ITS: FIRST VICE PRESIDENT
LOUISA M. BROWN

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JEFFREY L. SCHULMAN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS FIRST VICE PRESIDENT OF SUNTRUST BANK, SOUTH FLORIDA, N.A., A FLORIDA 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 17th DAY OF October 1996.

1-15-98
MY COMMISSION EXPIRES:

Melissa Reed
NOTARY PUBLIC CC 367638

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 12 DAY OF Nov A.D., 1996.

BY: *George T. Webb*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 00°54'09" EAST ALONG THE LINE BETWEEN PALM BEACH COUNTY GLOBAL POSITIONING POINTS "YVONNE" AND "BERMA" (SEE SHEET 3 OF 3).
- 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 REQUESTED FOR SUCH ENCROACHMENTS.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED; (N.R.) = NON-RADIAL.
- 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.
- COORDINATES SHOWN ARE GRID
 - DATE = NAD 83 1990 ADJUSTMENT
 - ZONE = FLORIDA EAST
 - LINEAR UNIT = US SURVEY FEET
 - COORDINATE SYSTEM 1983 STATE PLAN TRANSVERSE MERCATOR PROJECTION
 - ALL DISTANCES ARE GROUND
 - SCALE FACTOR = 1.000013
 - GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 - COMMON LINE BETWEEN EXISTING PLAT AND REPLAT SOUTH LINE OF BOCA FALLS PARCEL "P" PER PLAT BOOK 73, PAGES 124-131
 - N 63°14'26" W (PLAT BEARING) -00°07'09" = BEARING ROTATION
 - N 63°15'35" W (GRID BEARING) (PLAT TO GRID) COUNTER CLOCKWISE

SITE PLAN DATA

ZONING PETITION NO (BAY WINDS)	90-47 (B)
TOTAL AREA	13.84 ACRES
OPEN SPACE TRACTS	0.46 ACRES
DENSITY	3.54 DU./ACRE
TOTAL DWELLING UNITS	49