

DRAWING NUMBER
50/39

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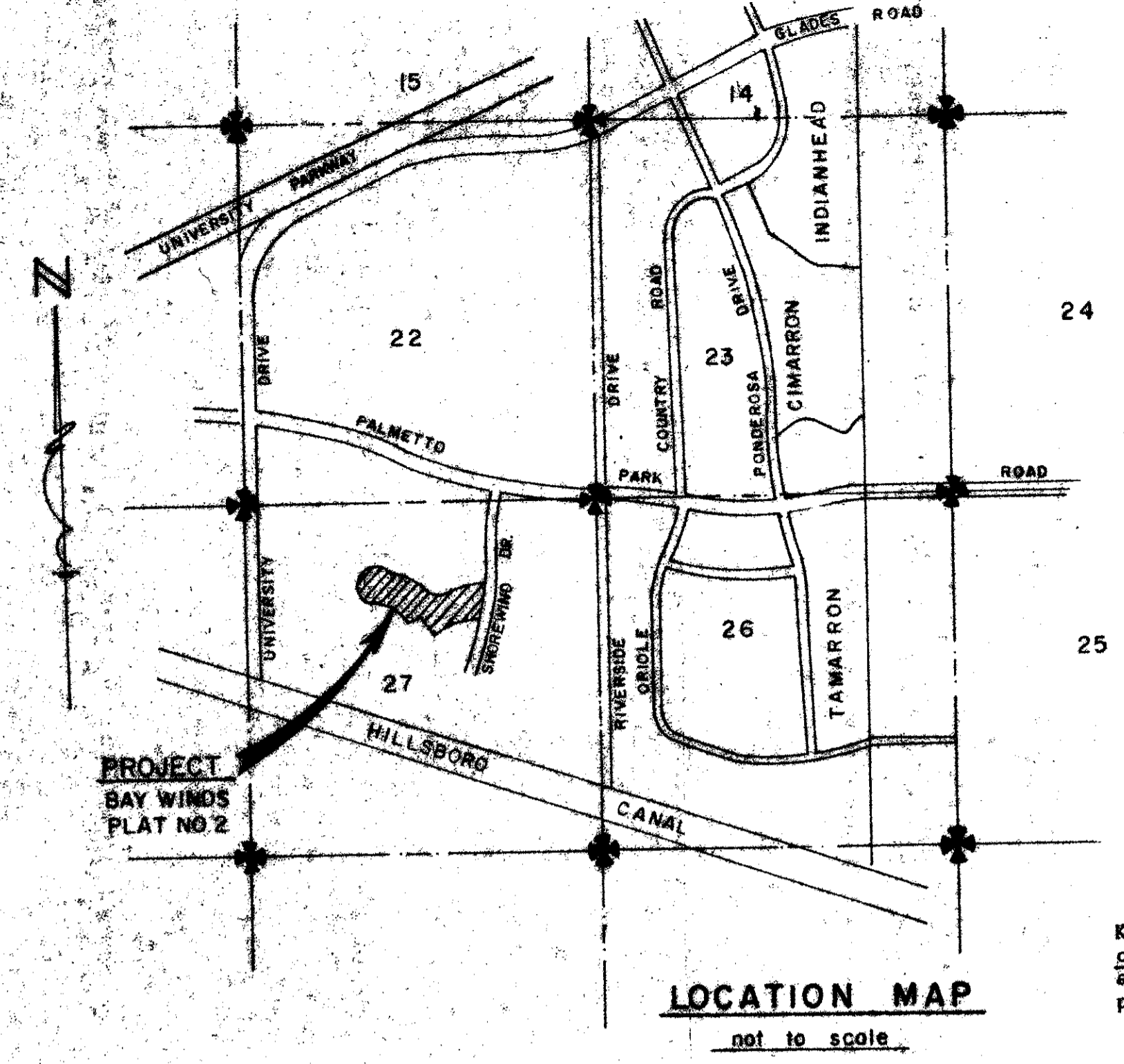
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A PLANNED UNIT DEVELOPMENT PLAT NO. 2 OF BAY WINDS

BEING A SUEVDIVISION OF LAND IN
SECTION 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST
BEING A REPLAT OF PORTIONS OF TRACTS 6&7
SECTION 27, FLORIDA FRUIT LANDS COMPANYS'
SUBDIVISION NO.2 (P.B.1, PG.102)
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3
OCTOBER, 1984



LOCATION MAP
not to scale

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Boca Winds Inc., a Florida corporation, owner of the lands shown hereon and described hereon as PLAT NO. 2 of Bay Winds, has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follow:

DESCRIPTION

A certain parcel of land located in Section 27, Township 47 South, Range 41 East, being a replat of a portion of Tracts 6 and 7, all said Tracts lying within said Section 27, as shown on FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO. 2, recorded in Plat Book 1, Page 102, Public Records of Palm Beach County, Florida, all lands being and situated in Palm Beach County, Florida, being more particularly described as follows: Commencing at the Northeast corner of said Section 27; thence (bearings cited herein are in a meridian assuming North 01°19'13" West along the East line of said Section 27) North 01°12'07" West along the East line of Section 27, a distance of 100.01 feet; thence South 89°43'18" West along a line parallel to and 100.00 feet North of, as measured at right angles to, the North line of said Section 27, a distance of 610.32 feet to the beginning of a 2790.00 foot radius curve, concave North; thence West along the arc of said curve, through a central angle of 22°15'56", a distance of 1049.23 feet; thence South 13°29'22" West, a distance of 131.61 feet to the beginning of a 1208.00 foot radius curve, concave East; thence South along the arc of said curve, through a central angle of 39°05'20", a distance of 824.13 feet to a point of reverse curvature, said curve having a 1247.00 foot radius and being concave West; thence South along the arc of said curve, through a central angle of 04°39'24", a distance of 101.35 feet to a POINT OF BEGINNING; thence along the following numbered courses:

1. South 81°57'58" West, a distance of 150.95 feet to the beginning of a 560.00 foot radius curve, concave South; thence....
2. West along the arc of said curve, through a central angle of 21°00'00", a distance of 205.25 feet to a point of reverse curvature, said curve having a 95.59 foot radius and being concave northerly; thence....
3. West along the arc of said curve through a central angle of 60°00'00", a distance of 113.44 feet; thence....
4. North 51°02'02" West, a distance of 127.25 feet to the beginning of a 170.00 foot radius curve, concave northeasterly; thence....
5. West along the arc of said curve, through a central angle of 19°48'05", a distance of 58.60 feet to a point of reverse curvature, said curve having a 170.00 foot radius and being concave southeasterly whose local tangent bears North 31°16'57" West; thence....
6. West and southerly along the arc of said curve, through a central angle of 21°00'10", a distance of 651.28 feet to a point of reverse curvature, said curve having a 170.00 foot radius and being concave southwesterly; thence....
7. Southeasterly along the arc of said curve, through a central angle of 19°45'03", a distance of 58.60 feet; thence....
8. South 51°02'02" East, a distance of 149.46 feet to the beginning of a 60.00 foot radius curve, concave westerly whose long chord bears South 30°53'33" East; thence....
9. Southerly along the arc of said curve, through a central angle of 40°04'58", a distance of 41.96 feet; thence....
10. North 79°02'04" East, a distance of 155.18 feet; thence....
11. South 56°48'35" East, a distance of 190.41 feet to the beginning of a 260.00 foot radius curve, concave southeasterly; thence....
12. Northeasterly along the arc of said curve, through a central angle of 61°48'46'33", a distance of 221.34 feet; thence....
13. North 81°57'58" East, a distance of 150.95 feet to the beginning of a 1247.00 foot radius curve, concave westerly; whose long chord bears South 08°02'02" East; thence....
14. Northerly along the arc of said curve, through a central angle of 13°49'03", a distance of 300.73 feet to the POINT OF BEGINNING.

Contains 6.77 Acres

EASEMENTS

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

The drainage easement as shown hereon is hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.

RECREATION AREAS

Tracts A and B as shown hereon are reserved for landscape purposes and are the perpetual maintenance obligation of I. W. Homeowners Association, Inc., its successors and assign. A limited access easement throughout Tracts A and B is hereby granted to the Board of Commissioners for control and jurisdiction over access rights.

STREETS

The streets, shown hereon as Windjammer Lane and Windjammer Terrace, are hereby dedicated to the Board of County Commissioners for the perpetual use of the public for proper purpose.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its 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 27th day of October, 1984.

Boca Winds Inc.,
a Florida corporation
of the State of Florida
By: *Thomas S. Waldron*
Thomas S. Waldron, resident

ATTEST:
Patricia A. Gonda
Patricia A. Gonda, Secretary

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 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.

WITNESSED by hand and official seal, this 27th day of October, 1984.
Notary Public
Patricia A. Gonda

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, Stewart Title of Palm Beach County, 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.; that the current taxes have been paid; the property is encumbered by the mortgages shown hereon; and that we find all mortgages are shown and are true and correct.

Date: SEP. 27, 1984
By: *Senida Vioz*
SENIDA VIOZ, P.A.S.

NOTES

- Permanent Reference Monuments (P.R.M.'s) are designated thus: —○—
- Permanent Control Points (P.C.P.'s) are designated thus: —○—
- Bearings cited herein are in the meridian assuming North 01°19'13" West along the East line of said Section 27.
- 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.
- There shall be no buildings or any kind of construction or trees or shrubs placed on drainage easements.
- In instances where drainage and utility easements intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.
- U/E = Utility Easement
D/E = Drainage Easement
- Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.

P.U.D. TABULATION	
Area of this plat	6.773 Acres
Number of D.U.'s	27 DU
Density	3.99 DU/Acre

This instrument was prepared by Peter T. Krick, Robert E. Owen & Associates, Inc., Engineers, Planners, Surveyors, 2300 Fla-Mango Road, West Palm Beach, Florida.

Refer: H.C. No. 390, Comp. File 95/6

NOTARY	SURVEYOR SEAL	Field Book No. W102 Pg. 37 Design R. BRIETENBACH Drawn L. BISPOTT Checked P. KRICK	ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS - PLANNERS - SURVEYORS WEST PALM BEACH FLORIDA	PLAT NO. 2 of BAY WINDS A PLANNED UNIT DEVELOPMENT	Job No. 84-193 Date JULY, 1982 Sheet 3 of 3 File No. BF-2325B
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COUNTY OF PALM BEACH
STATE OF FLORIDA]
This Plat was filed for record at 10:51 A.M.
this 20th day of DECEMBER
19 84 and duly recorded in Plat Book No.
50 on page 3940 41
JOHN B. DUNKLE, Clerk, Circuit Court
By *Margaret L. Rowland*, D.C.
P.S.



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 guarantees posted with Palm Beach County 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 Palm Beach County, Florida.

Date: October 5th, 1984
By: *Peter T. Krick*
Peter T. Krick, P.L.S.
Florida Cert. No. 3748

COUNTY APPROVALS

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DEC DAY OF 1984.
By: *Herbert F. Kanley*
HERBERT F. KANLEY, ENGINEER
PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF December, A.D. 1984.
By: *Ken Spillias*
KEN SPILLIAS, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

ATTEST:
JOHN B. DUNKLE, CLERK
By: *Rick B. Compton*
DEPUTY CLERK

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