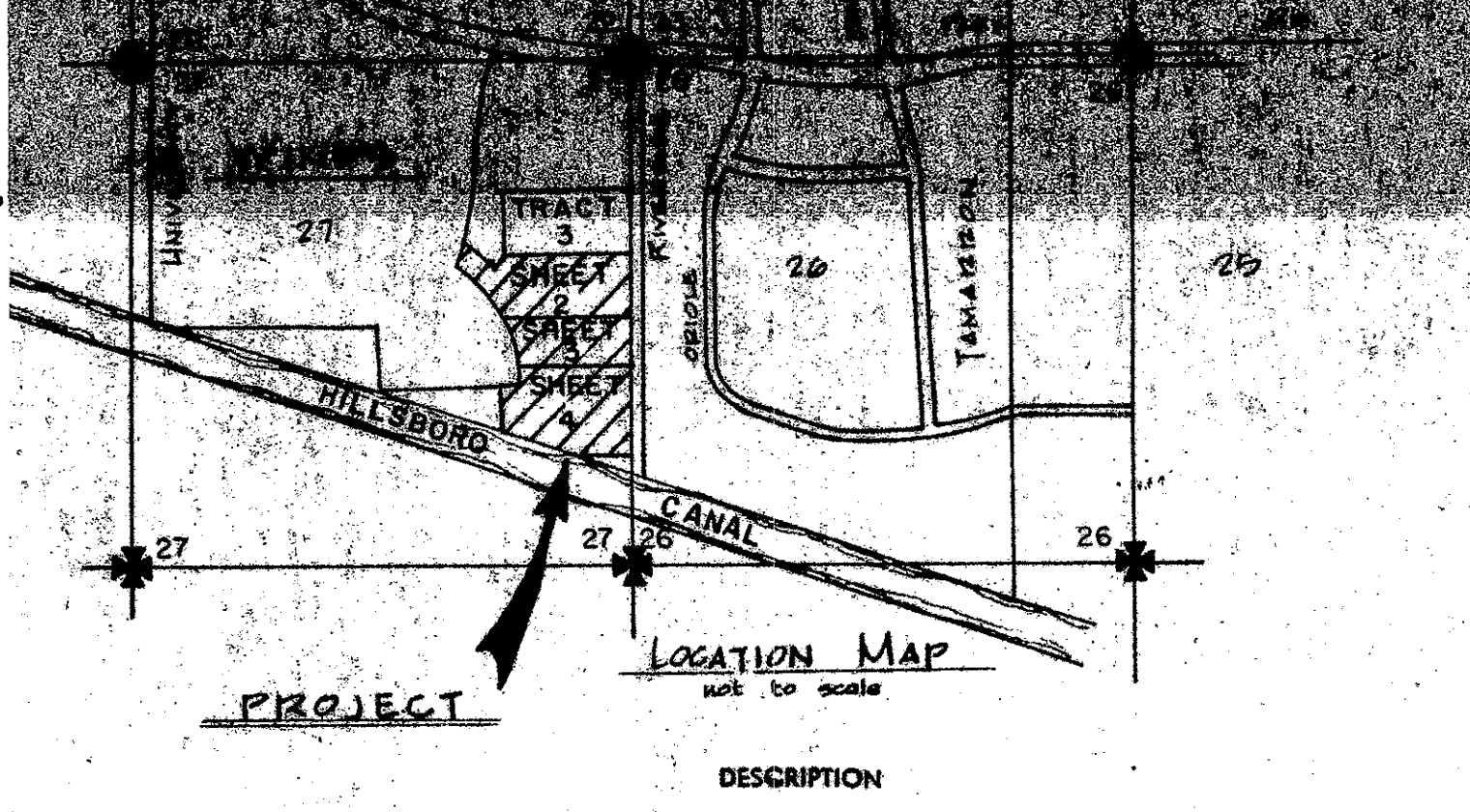


50/112

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER



# PLAT NO. 3 OF BAY WINDS

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, FLORIDA FRUIT LANDS COMPANYS' SUBDIVISION NO.2(P.B.1,PG.102.)  
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 4 AUGUST, 1984

IN WITNESS WHEREOF, the above named corporations have caused these presents to be signed by its President & Vice President and attested by its Secretaries and its corporate seals to be affixed hereto by and with the authority of its Boards of Directors, this 17 day of Jan, 1985

ATTEST: Patricia A. Gonda  
Secretary  
By: Thomas S. Waldron  
President

ATTEST: Gary Glusman  
Secretary  
By: Michael A. Glusman  
Vice President

### 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

WITNESS my hand and official seal, this 17th day of January, A.D. 1985

By: Pidge V. Laine  
Notary Public

My Commission Expires: 8/28/88

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Michael A. Glusman and Gary 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 21 day of Jan A.D. 1985

By: William K. Kalka  
Notary Public

My Commission Expires: 8/6/88

### 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 340 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 to by its Assistant Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 17 day of Jan A.D. 1985

By: Lou Rawls  
Senior Vice President, LOU RAWLS  
Attest: Sheri Chapman  
Assistant Vice President, SHERI CHAPMAN

STATE OF FLORIDA  
COUNTY OF Palm Beach

BEFORE ME personally appeared Lou Rawls AND Sheri 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 ASSISTANT VICE PRESIDENT of FINANCIAL SECURITY SAVINGS & LOAN ASSOC., a corporation, 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 17 day of January, A.D. 1985

By: Paul J. Murray  
Notary Public

My Commission Expires: 8/1/88

### 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 998 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 to by its Assistant Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 16th day of Jan, A.D. 1985

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 EXEC VICE PRESIDENT and ASSISTANT VICE PRESIDENT of SUNRISE SAVINGS & LOAN ASSOC. OF FLA., a corporation, 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 16th day of January, A.D. 1985

By: Donna E. King  
Notary Public

My Commission Expires: 7-19-99

### P.U.D. TABULATION

Area of this plat	53.184 Acres
Number of D.U.'s	126 Dwelling Units
Density	2.37 D.U.'s/Acre

A certain 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:

Commencing at the Northeast corner of said Section 27, (bearings sited herein are in the meridian assuming North 01°19'13" West along the East line of said Section 27) thence South 01°19'13" East along the East line of said Section 27 a distance of 1,978.41 feet; thence South 89°42'12" West a distance 60.01 feet to the POINT OF BEGINNING; thence South 01°19'13" East 1,993.38 feet; thence South 89°41'05" West 739.48 feet; thence North 71°58'41" West 551.72 feet; thence North 01°17'43" West 480.99 feet; thence North 89°41'17" East 117.19 feet; thence South 72°34'32" East 30.56 feet to a point in the West right-of-way line of Sea Blue Trail (a proposed roadway); thence 42.39 feet along the arc of a curved line having a radius of 1176.00 feet, concave to the East, thru a delta angle of 02°03'54" with a long chord bearing of North 18°27'23" East; thence 1,747.18 feet along the arc of a curved line having a radius of 1,134.00 feet, concave to the West, thru a delta angle of 88°16'37" with a long chord bearing of North 24°38'57" West to a point in the East right-of-way line of Shorewind Drive (a proposed roadway); thence with said East right-of-way line of Shorewind Drive 105.24 feet along the arc of a curved line having a radius of 1,327.00 feet concave to the West thru a delta angle of 04°32'38" with a long chord bearing of North 24°59'32" East; thence South 22°19'31" East 35.01 feet; thence with the East right-of-way of Sea Blue Trail 439.52 feet along the arc of a curved line having a radius of 1,214.00 feet concave to the Southwest thru a delta angle of 20°44'37" and with a long chord bearing of South 56°57'01" East; thence North 43°25'14" East 64.79 feet; thence North 89°42'12" East 1,259.34 feet to the POINT OF BEGINNING.

CONTAINING 53.184 ACRES, more or less.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Boca Winds, Inc., a Florida corporation and Boca Country Associates, Inc., a Florida corporation, owners of the lands shown hereon and described hereon as Plat No. 3 of Bay Winds PUD, has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

**STREETS**  
The streets, as shown as hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County 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.

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

**WATER MANAGEMENT TRACTS**  
The Water Management Tracts shown hereon as Tract W-1 and Tract W-2, are hereby dedicated to the B. W. Homeowners Association Inc., its successors or assigns, for water management purposes, as a drainage easement and other proper purposes and are the perpetual maintenance obligation of said Association, without recourse to Palm Beach County. A 20' maintenance easement is hereby granted within Tracts W-1 and W-2, for maintenance purposes to the B.W. Homeowners Association, Inc. its successors or assigns, for maintenance purposes.

**RECREATION AREA**  
The Recreation Area, shown hereon as Tract R, is hereby dedicated to the B. W. Homeowners Association Inc., its successors or assigns, for proper purposes and is the perpetual maintenance obligation of said Association, without recourse to Palm Beach County, Florida.

**BUFFER TRACT**  
Tract A as shown hereon is reserved for landscape purposes and is the perpetual maintenance obligation of B. W. Homeowners Association Inc., its successors or assigns, without recourse to Palm Beach County.

### LIMITED ACCESS EASEMENTS

Limited 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.

### LIFT STATION EASEMENTS

The Lift Station Easement as shown hereon, is hereby dedicated in perpetuity to the Palm Beach County Water Utilities Division, for proper purposes and maintenance.

### DRAINAGE EASEMENTS

Drainage easements as shown hereon are hereby dedicated to the B.W. Homeowners Association Inc., its successors or assigns, and, is the perpetual maintenance obligation of said Association. Palm Beach County has the right, but not the obligation, to maintain those portions of the drainage system which drain county maintained roads.

### NOTES

LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED  
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 N 01°19'13" W along the East line of said Section 27-47-41

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.  
Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.

### 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; the property is encumbered by the mortgages shown hereon; and that we find all mortgages are shown and are true and correct and that there are no other encumbrances of record.

Date: 1/21/85 By: William C. Redding  
William C. Redding, C.L.S.

### COUNTY APPROVALS

COUNTY ENGINEER  
This plat is hereby approved for record this 12 day of February A.D. 1985.  
By: Herbert F. Kahlert  
Herbert F. Kahlert, Engineer  
Palm Beach County, Florida

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
This plat is hereby approved for record this 12 day of February A.D. 1985.  
By: Kenneth M. Adams  
Kenneth M. Adams, Chairman  
Board of County Commissioners

ATTEST: John B. Dunkle CLERK  
By: Ruth A. Conpton  
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 guarantees posted with Palm Beach County, Florida 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 the County of Palm Beach.

Date JAN 23rd, 1985 By: Peter F. Krick  
Peter F. Krick, PLS  
Florida Cert. No. 3748

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

Field Book No. Pg.	ROBERT E. OWEN & ASSOCIATES, INC.	Job No. 84-1026
Design P. KRICK	ENGINEERS · PLANNERS · SURVEYORS	Scale 1" = 50'
Drawn L. BISPOTT	WEST PALM BEACH FLORIDA	Date AUG. 1984
Checked P. KRICK		Sheet of 4
		File No. BF-2325-C

PLAT NO. 3 OF BAY WINDS, A P.U.D.

