

A PART OF BAY WINDS, PLANNED UNIT DEVELOPMENT
BOCA WINDS - PARCEL "A"

LYING IN SECTIONS 22 & 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST

BEING A REPLAT OF A PORTION OF TRACTS 1, 2, 5, 6, 7 & 8, FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO. 2, P.B. 1, PG. 102, OF THE PUBLIC RECORDS OF

THE COUNTY OF PALM BEACH, STATE OF FLORIDA

JANUARY 1987

THIS INSTRUMENT WAS PREPARED BY STEPHEN G. VRABEL, P.L.S.
IN AND FOR THE OFFICES OF CONSUL-TECH ENGINEERING, INC.
3661 W. OAKLAND PARK BLVD., SUITE 308
FORT LAUDERDALE, FLORIDA 33311

84

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
AT 10:15 AM THIS 16th DAY
OF April, A.D. 1987, AND
DULY RECORDED IN PLAT BOOK
56 ON PAGES 84 THRU 86.

JOHN B. DUNKLE,
CLERK OF THE CIRCUIT COURT
John B. Dunkle
C.C.

DEDICATION :

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT BWE ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS BOCA WINDS-PARCEL "A", SAID LANDS LYING IN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BEING A REPLAT OF A PART OF TRACTS 1, 2, 5, 6, 7 & 8, FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27, THENCE, SOUTH 01°13' EAST, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 1000.00 FEET TO THE INTERSECTION THEREOF, WITH THE SOUTH RIGHT-OF-WAY LINE OF PALMETTO PARK ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 3600, PAGE 1621 THRU 1624, INCLUSIVE; THENCE, SOUTH 89°43'35" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 850.4 FEET TO THE INTERSECTION THEREOF, WITH THE WEST RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE AND THE POINT OF BEGINNING (P.O.B.)

THENCE, CONTINUE SOUTH 89°43'35" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 5827.3 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 29000.0 FEET; THENCE, WESTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 20°04'04", A DISTANCE OF 1013.9 FEET TO THE INTERSECTION THEREOF WITH THE EAST RIGHT-OF-WAY LINE OF SHOREWIND DRIVE AS SHOWN ON PLAT NO. 1 OF BAYWINDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGES 36, 37 AND 38, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 64°44'20" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 352.0 FEET; THENCE, SOUTH 19°29'18" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 107.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 10200.0 FEET; THENCE, SOUTHERLY ALONG SAID CURVE, AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 39°08'20", A DISTANCE OF 789.56 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 13270.0 FEET; THENCE, SOUTHERLY ALONG SAID CURVE AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 42°19'18", A DISTANCE OF 980.9 FEET TO THE INTERSECTION THEREOF WITH THE NORTHERLY RIGHT OF WAY LINE OF SEABREE TRAIL AS SHOWN ON PLAT NO. 3 OF BAYWINDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGES 112 THROUGH 115, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 22°19'31" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 3492 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 12400 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°40'37" WEST; THENCE, SOUTHEASTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 16°57'59", A DISTANCE OF 359.46 FEET; THENCE, NORTH 43°25'14" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1482.3 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF TRACT 3, OF SAID FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO. 2; THENCE, NORTH 01°48' WEST, ALONG THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 540.91 FEET TO THE NORTHWEST CORNER OF SAID TRACT 3; THENCE, NORTH 89°42'39" EAST, ALONG THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 1259.05 FEET TO THE INTERSECTION THEREOF WITH THE WEST RIGHT-OF-WAY LINE OF SAID RIVERSIDE DRIVE; THENCE, NORTH 01°13' WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, AND ALONG A LINE 8000 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 1988.8 FEET; THENCE, NORTH 45°47'49" WEST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID RIVERSIDE DRIVE, A DISTANCE OF 357.2 FEET TO THE POINT OF BEGINNING (P.O.B.)

CONTAINING 52.02 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS.

- 1. THE STREETS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- 2. TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE B.W. HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR LANDSCAPING AND OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3. THE 25.00 FOOT BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE B.W. HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4. TRACT "L", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE B.W. HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AS A WATER MANAGEMENT TRACT AND DRAINAGE EASEMENT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5. THE 20.00 FOOT DRAINAGE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE B.W. HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 6. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- 7. THE 500 FOOT LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 8. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE B.W. HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, BUT NOT THE OBLIGATION TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WHICH DRAIN COUNTY MAINTAINED ROADS.
- 9. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO PALM BEACH COUNTY UTILITIES FOR THE PURPOSE OF A LIFT STATION SITE.
- 10. TRACTS C AND D, THE LANDSCAPING AND SIGNAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MAIN STREET HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR LANDSCAPING, SIGNAGE AND OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, BWE ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER, SHOREWIND CORPORATION, A FLORIDA CORPORATION, WITH DUE AUTHORIZATION OF ALL THE PARTNERS, AND SAID CORPORATION, AS MANAGING PARTNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ATTESTED BY ITS VICE PRESIDENT / ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4th DAY OF March, A.D. 1987.

BWE ASSOCIATES
A FLORIDA GENERAL PARTNERSHIP
By:
SHOREWIND CORPORATION
A FLORIDA CORPORATION
MANAGING PARTNER

ATTEST:
FRANK KSIAZEK
VICE PRESIDENT / ASSISTANT SECRETARY

By: MARK J. O'BRIEN
PRESIDENT

ACKNOWLEDGEMENT :

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARK J. O'BRIEN AND FRANK KSIAZEK, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT / ASSISTANT SECRETARY, RESPECTIVELY, OF SHOREWIND CORPORATION, A FLORIDA CORPORATION WHICH IS THE MANAGING PARTNER OF BWE ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION IN ITS CAPACITY AS MANAGING PARTNER OF, AND ON BEHALF OF SAID PARTNERSHIP, 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, WITH DUE AUTHORIZATION OF ALL THE PARTNERS AS THE FREE ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 4th DAY OF March, A.D. 1987.

By: *William*

NOTARY PUBLIC
MY COMMISSION EXPIRES

MORTGAGEE'S CONSENT :

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED, FEDERAL SAVINGS AND LOAN ASSOCIATION, AS RECEIVER FOR SUNRISE SAVINGS AND LOAN ASSOCIATION, A FEDERAL SAVINGS AND LOAN ASSOCIATION, SUCCESSOR OF SUNRISE SAVINGS AND LOAN ASSOCIATION OF FLORIDA, 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, PAGE 998 AS AMENDED IN OFFICIAL RECORD BOOK 4463, PAGE 1034, AND MODIFIED IN OFFICIAL RECORD BOOK 4899, PAGE 1702, ALL 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 AND SEALED BY ITS SPECIAL REPRESENTATIVE, AS RECEIVER FOR SUNRISE SAVINGS AND LOAN ASSOCIATION, THIS 12th DAY OF February, A.D. 1987.

FEDERAL SAVINGS AND LOAN ASSOCIATION CORPORATION,
By: *Michael R. Helly* SPECIAL REPRESENTATIVE
WITNESS: *Rene Salerno*
MILLARD HALL
WITNESS: *Michael*

ACKNOWLEDGEMENT :

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MILLARD HALL, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SPECIAL REPRESENTATIVE OF THE FEDERAL SAVINGS AND LOAN ASSOCIATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SPECIAL REPRESENTATIVE OF SAID CORPORATION BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 12th DAY OF February, A.D. 1987.

By: *Alvin M. Payne*

NOTARY PUBLIC
MY COMMISSION EXPIRES

TITLE CERTIFICATION :

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, SAFECO 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 IN BWE ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, 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, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED THIS 5th DAY OF March, A.D. 1987 WITNESS: *Thomas P. Quinn*

By: *Thomas P. Quinn* WITNESS: *Ramona Harwood*

SURVEYOR'S NOTES :

- 1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING NORTH 01°19'13" WEST, ALONG THE EAST LINE OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.
- 2. O DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
- 3. C DENOTES PERMANENT CONTROL POINT (P.C.P.)
- 4. THIS PLAT CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS ADOPTED BY THE DEPARTMENT OF PROFESSIONAL REGULATION, BOARD OF LAND SURVEYORS (CHAPTER 21HH-6 FLORIDA ADMINISTRATIVE CODE).

GENERAL NOTE :

- 1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

EASEMENT NOTES :

- 1. THERE SHALL BE NO BUILDINGS, OR OTHER STRUCTURES, PLACED ON UTILITY EASEMENTS.
- 2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION, OR TREES, OR SHRUBS, PLACED ON DRAINAGE EASEMENTS OR IN ANY DRAINAGE MAINTENANCE EASEMENTS.
- 3. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- 4. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREA 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.

SURVEYOR'S CERTIFICATE :

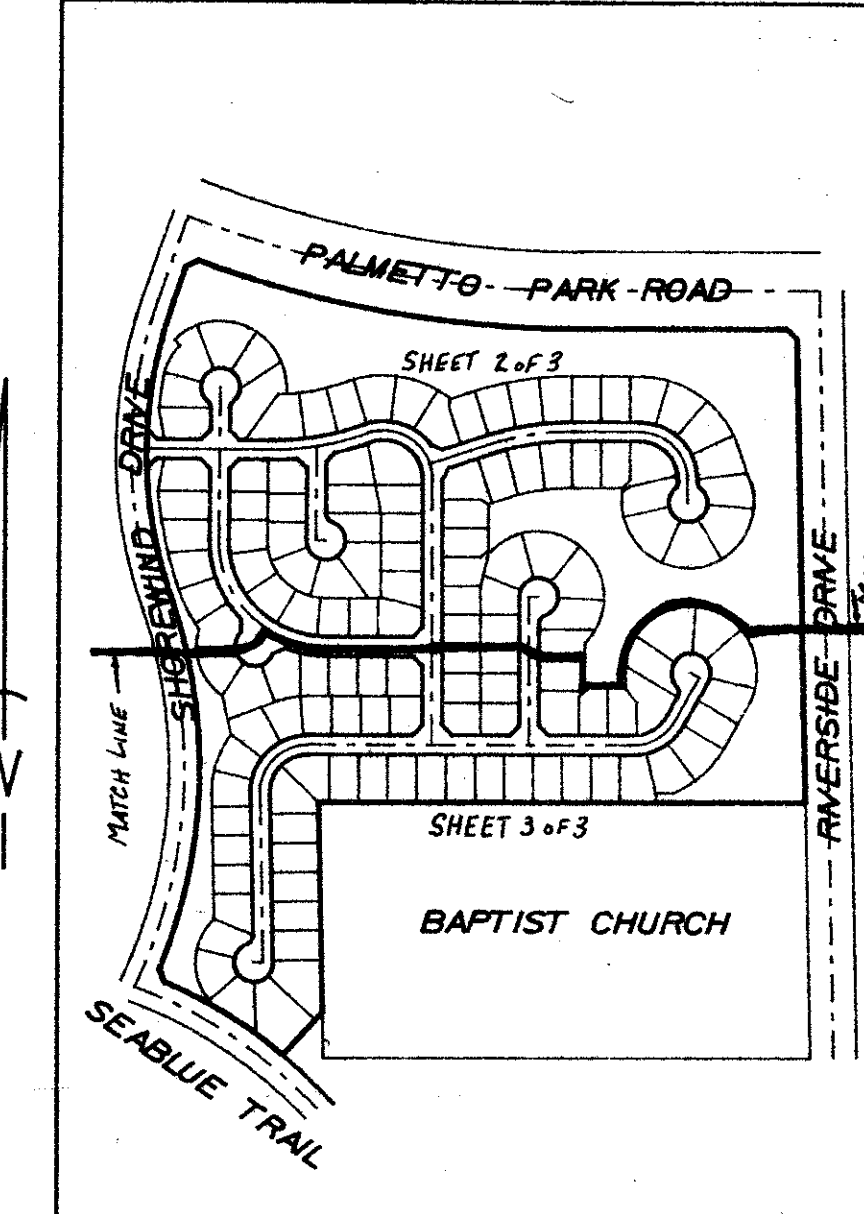
STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY 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 (P.R.M.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 17, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED THIS 11th DAY OF February, A.D. 1987

By: *Stephen G. Vrabel*
STEPHEN G. VRABEL, P.L.S.
FLORIDA REGISTRATION NO. 3512

22+27/47/41 SHEET 1 OF 3
SUBDIVISION Boca Winds
BOOK 56 PAGE 84
FLOOD ZONE A01 FLOOD MAP # 100B
QUAD # 69 ZONING
SE Per 80-47 ZIP CODE 33433
PUD NAME Parcel "A" Bay Winds



LOCATION SKETCH
N.T.S.

COUNTY APPROVALS :

STATE OF FLORIDA
COUNTY OF PALM BEACH

BOARD OF COUNTY COMMISSIONERS :

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF April, A.D. 1987.

By: *Carol Roberts*
CAROL ROBERTS, CHAIR
BOARD OF COUNTY COMMISSIONERS

ATTEST :

JOHN B. DUNKLE, CLERK
OF THE CIRCUIT COURT

By: *Kathryn S. Miller*
KATHRYN S. MILLER, C.C.

COUNTY ENGINEER :

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF April, A.D. 1987.

By: *Herbert F. Kahler*
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

AREA TABULATION
TRACT A = 1.54 ACRES
TRACT C = 0.19 ACRES
TRACT D = 0.52 ACRES
ROAD R-W = 7.50 ACRES
TRACT L = 12.13 ACRES
LOTS = 30.14 ACRES
TOTAL ACRES = 52.02 ACRES
TOTAL LOTS = 136
DENSITY = 2.6 UNITS PER ACRE

TURNOUT REQUIRED

Notary seals for Stephen G. Vrabel, P.L.S. (No. 3512), Herbert F. Kahler, P.E. (No. 3342), Board of County Commissioners, Palm Beach County, and Safeco Title Insurance Company. Includes handwritten 'Boca Winds Parcel A' and '56/84'.

CONSUL-TECH ENGINEERING, INC.
CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS
GLENDALE FEDERAL BANK BUILDING
3661 W. OAKLAND PARK BLVD., SUITE 308
FT. LAUDERDALE, FLORIDA 33311