

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR LAND PARTNERS, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS BAYWINDS R.P.D. PLAT NO. 4, ALE LYING IN SECTION 19, TOWNSHIP AS SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTIGULARLY DESCRIBED ON BY FOLLOWS:

RESERVENCE RECEIVED AND ALL EVANOR RECTION IS, TOWNSHIP AS SOUTH, ANDRE 4 E EAST, PALLS BEACH COUNTY, FLORIDA, BEIND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER (E. I/A) CORNER OF BAID SECTION IS, THENCE HORTH OSTITI'S AT EAST ALLONG THE EAST LINE OF THE NORTH-EAST QUARTER (NE I/A) OF SAID SECTION IS, A DISTANCE OF 127.90 FEET, THENCE WORTH AS 97.05 AF WEST, A DISTANCE OF S22.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE CONCAVENCY HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 0.00 FEET, A CENTRAL ANGLE OF 0.00 FEET, A CENTRAL ANGLE OF 180.00 FEET, A CENT

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 26.13 ACRES MORE OR LESS.

MAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

BAYWINDS R.P.D. PLAT NO.

BEING A PORTION OF SECTION 19. TOWNSHIP 43 SOUTH, RANGE 42 EAST, LYING IN SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST. CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA. SHEET | OF 7

TABULATION DATA

TOTAL					 	26.13	ACRES
TRACT		i					ACRES
TRACT						1.53	ACRES
TRACT						3.51	ACRES
TRACT			 :			2.27	ACRES
TRACT	"A"					0.06	ACDER

L STREETS

THE PRIVATE STREET AS SHOWN HEREON, DENOTED AS TRACT "S-I", IS HEREBY DEDICATED TO THE BAYWINGS MASTER HOMEOWHERS ASSOCIATION, INC., ITS BUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PROVIDING INGRESS-EGRESS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH. SAID UTILITIES INCLUDING WATER. SEWER, IRRIGATION, AND DRAINAGE LINES AND STRUCTURES.

2. EASEMENTS

UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISIONS SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERFETUITY FOR DRAINAGE PURPOSES TO THE BAY WINDS MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIONS, AND ARE THE PERFETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

LAKE MAINTENANCE EASEMENTS AND FLOOD PLAIN EASEMENTS - THE LAKE MAINTENANCE EASEMENTS AND THE FLOOD PLAIN EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR LAKE MAINTENANCE AND DRAINAGE PURPOSES TO THE BAYWINDS MASTER HOMEDWISES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH,

INGRESS/EGRESS EASEMENT - AN INGRESS/EGRESS EASEMENT OVER ALL OF TRACT "S-I", IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY MEROVEMENT DISTRICT FOR ACCESS AND TO THE CITY OF WEST FALM BEACH FOR THE PURPOSE OF MAINTAINING WATER AND SEWER FACILITIES. THE LANDS LYING UNDER SAID INGRESS/EGRESS EASEMENT BEING THE PEPETUAL MAINTENANCE RESPONSIBILITY OF THE BAYWINDS MASTER HOMEOWNERS ASSOCIATION, AFLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

LANDSCAPE AND SIGNAGE EASEMENTS - LANDSCAPE AND SIGNAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR LANDSCAPE AND SIGNACE PURPOSES TO THE BAYWINGS MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

3. TRACTS

TRACTS "O-I", "O-2" AND "O-3" ÁS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUTY FOR OPEN SPACE, LANDSCAPING AND BUFFER PURPOSES TO THE BAYWINDS MASTER HOMEOWNERS ASSECIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

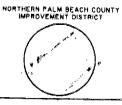
WATER MANAGEMENT TRACT "W". AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR WATER MANAGEMENT AND DRAINAGE PURPOSES TO THE SAYWINDS MASTER HOMEOWNERS ASSOCIATION, INC., 118 SUCCESSOR B NO ASTEINS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST FALM BEACH

TRACT "A". AS SHOWN MEREON, IS HEREBY DEDICATED IN PERPETUITY FOR LAKE ACCESS AND DRAINAGE PURPOSES TO THE BAYWINDS MASTER HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH













ACKNOWLEDGMENT

STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED DOYLE D. DUDLEY AND BETTY TIBRETTS WHO ARE PERSONALLY KNOWN TO ME. AND WHO EXECUTED THE FOREGOING INSTRUMENT AS YICE PRESIDENT AND SCREETARY OF LERNAR HOMES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THE TEXEGUE DO HOST MOMENT AS SUCH OFFICER OF SAID CORPORATION. AND THAT IT WAS ALL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND RECULAR CORPORATE AUTHORITY. CORPORATION AND THAT AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT BY DUE AND RECULAR CORPORATE AUTHORITY.

MY COMMISSION EXPIRES: 423/04 CANTLE VAISING Conthis Unionly

TITLE CERTIFICATION

J. GEARLO L. KNIGHT, 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 LENNAR LAND PARTNERS, A FLORID GENERAL ARATNERSHIP; THAT OF RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENOUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATIONS OF RELEASED OF THIS PLAT.

DATED:

290

GEFALD L. KNIGHT
AY ORREY AT LAW STATE OF FLORIDA

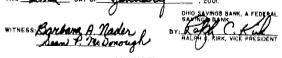
MORTGAREE'S COMMENT

MORTGAGEE'S CONSENT

STATE OF OHIO COUNTY OF CUYAHOGA

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 16.12. AT FACE(S) 1754 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 ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITN THE AUTHORITY OF ITS BOAND OF DIRECTORS THE DAY OF THE AUTHORITY OF ITS BOAND OF DIRECTORS THE DAY OF THE AUTHORITY OF ITS BOAND OF DIRECTORS THE AUTHORITY OF ITS BOAND OF THE AUTHORITY OF THE AUTHORITY OF THE AUTHORITY OF THE AUTHORITY OF THE AUTH



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STATE OF OHIO COUNTY OF CUYAHOGA

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AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT
AS VICE PRESIDENT OF OHIO SAVINDS BANK, A FEDERAL SAKINGS BANK
AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME TATALLY

SERVICE PRESIDENT OF OHIO SAVINDS BANK, A FEDERAL SAKINGS BANK
AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME TATALLY

SUBJECT OF THE ORIGINATION SETTING THE TATALLY

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 BY THE

FREE ACT AND DEED OF SAID CORPORATION.

CATTINESS MY HAND AND OFFICIAL SEAL THIS 23 80 Nother Dublic Lynne Tillou, State of Ohio MY COMMISSION EXPIRES: 9 5 05

SURVEYOR'S CERTIFICATION

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONIMENTS (F.M. S) HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS OF A SURVEY OF THE PROPERTY ACCORDING TO SECTION 177 DOI: 10.1016/j. HAVE SEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS
(P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.09 (3), FLORIDA
STATUTE AND MONUMENTS ACCORDING TO SECTION 177.09 (3), FLORIDA
OF WEST PALM BEST UNDER THE GUARANTEES POSTED WITH THE CITY
FURTHER THAT THE SURVEY DATA FOR THE REQUIRED IMPROVEMENTS; AND
FURTHER THAT THE SURVEY DATA FOR THE REQUIRED IMPROVEMENTS; AND
FURTHER THAT THE SURVEY DATA FOR THE REQUIREMENTS OF
OF WEST PALM BEACH, FLORIDA, SA SMENDED, AND ORDINANCES OF THE CITY

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CRAIGE PUSEY

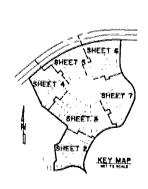
DATE: VAN. 30, 2001

LANDMARK SURVEYING AND MAPPER
STATE OF FLORIDA CERTIFICATE ME3019

LANDMARK SURVEYING AND MAPPING, INC.
1830 FOREST HILL BL.VD. SUITE 100
NEST FARM BEACH, FLORIDA 3540G
CERTIFICATE OF AUTHORIZATION L.B. # 4396

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY JOHN B. STEWART UNDER THE SUPERVISION OF CRAIG B. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.



STATE OF FLORIDA COUNTY OF PALM BEACH AS 52 MET THE COUNTY OF PALM BEACH AS 52 MET THE COUNTY OF THE CO DONOTHY IS BELIEVE CLEAR OF THE CINCUIT COURT

APPROVALS - CITY OF WEST PALM BEACH

STATE OF FLORIDA COUNTY OF FALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA AND THE COMMISSION ACCEPTS THE DEPLATIONS TO THE CITY OF THE THE DEPLATIONS DAY OF THE PLAT THE DEPLATIONS DAY OF THE PLAT THE DEPLATIONS OF THE PLANE THE PLAT THE

CITY SURVEYOR'S APPROVALS

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.001, FLORIDA STATUTES.

BY:

WINNEST L NOELL P.S.M.

PROFESSIONAL SURVEYOR AND MAPPER, REG. #4169

DATE: #/20/01

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCES

THE NORTHERN FALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS
THE INGRESS-EGRESS EASEMENT OVER ALL OF TRACT 'S-I' AS SHOWN HEREON,
AND HEREBY ACKNOWLEDGES THAT SAID DISTRICT HAS NO MAINTENANCE
OBLIGATIONS ON OR UNDER THE LANDS OVER WHICH SAID EASEMENT LIES, AND
FURTHER ACKNOWLEDGES THAT THERE ARE NO OTHER MAINTENANCE
OBLIGATIONS, OR DEDICATIONS TO, BEING INCURRED BY SAID DISTRICT ON THIS
PLAT.

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS GAUSED THESE PRESENTS TO BE SIGNED BY TESULA N. STEWART, ITS PRESIDENT, BOAND OF SUPERVISORS, AND ATTESTED BY PETER L. PIMENTEL, ITS SECRETARY, BOAND OF SUPERVISORS THIS DAY OF 200. 200.

NORTHERN JALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST! SELECT SECRETARY STEMANT, PRESIDENT, BOARD OF SUPERVISOR

BOARD OF SUPERVISOR

SURVEYOR'S NOTES:

I. BUILDING SETBACK LINES SHALL, BE REQUIRED BY ORDINANCES OF THE CITY OF WEST PALM BEACH. 2. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.

3. THERE SHALL BE NO TREES OR SHOURS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.

4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS BHALL BE SUBGRORINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.

OF RIGHTS GRANTED.

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DENOTES UNITY EASEMENT

DENOTES DRAINAGE EASEMENT

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SHOWN THUS:

P.C.P.

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7. ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS Otherwise noted as radial (RL).

8. BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF OF THE NORTHEAST DUARTER OF SECTION 19. TOWNSHIP AS SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORION, HAVING A BEARING OF NORTH 03*19'41' EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.



Landmark Surveying & Mapping Inc. 1850 Forest Hill Boulevord

Ph. (561) 433-5405 Suite 100 W.P.B. Florido LB # 4356

BAYWINDS R.P.D. PLAT NO. 4 (TRACT C)