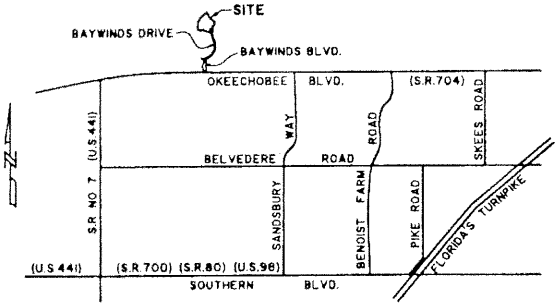


BAYWINDS R.P.D. PLAT NO. 5

BEING A PORTION OF SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST AND THE REPLAT OF A PORTION OF TRACT "L-3", BAYWINDS R.P.D. PLAT NO. 1 AS RECORDED IN PLAT BOOK 84, PAGES 137 THROUGH 143, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING IN SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 3



LOCATION MAP NOT TO SCALE

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. 5, BEING A PORTION OF SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AND THE REPLAT OF A PORTION OF TRACT "L-3", BAYWINDS R.P.D. PLAT NO. 1 AS RECORDED IN PLAT BOOK 84, PAGES 137 THROUGH 143, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING IN SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "O-4" AS SHOWN ON SAID BAYWINDS R.P.D. PLAT NO. 5; THENCE NORTH 89°32'21" EAST, A DISTANCE OF 578.20 FEET; THENCE SOUTH 27°08'16" WEST, A DISTANCE OF 377.64 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 10°21'19" EAST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 23.00 FEET, A CENTRAL ANGLE OF 53°08'59" AND A DISTANCE OF 23.19 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 04°28'08" AND A DISTANCE OF 24.96 FEET TO A POINT OF TANGENCY; THENCE SOUTH 51°40'48" EAST, A DISTANCE OF 277.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 04°38'08" AND A DISTANCE OF 37.22 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°27'11" AND A DISTANCE OF 43.70 FEET TO A POINT OF TANGENCY; THENCE SOUTH 27°08'16" WEST, A DISTANCE OF 172.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 59°21'58" AND A DISTANCE OF 86.97 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 07°29'46" EAST, A DISTANCE OF 135.00 FEET TO THE NORTHEAST CORNER OF BAYWINDS DRIVE (TRACT "S-1") AS SHOWN ON SAID BAYWINDS R.P.D. PLAT NO. 5; SAID POINT BEING A POINT ON A CURVE CONCAVE NORTHERLY (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 10°21'19" EAST); THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 06°19'33" AND A DISTANCE OF 24.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°49'47" WEST, A DISTANCE OF 127.86 FEET (THE PRECEDING TWO (2) COURSES BEING COINCIDENT WITH THE NORTHERLY LINE OF SAID BAYWINDS DRIVE) TO THE NORTHWEST CORNER OF SAID BAYWINDS DRIVE (TRACT "S-1"); THENCE SOUTH 01°01'13" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 88°49'47" EAST, A DISTANCE OF 27.66 FEET; THENCE SOUTH 45°34'17" EAST, A DISTANCE OF 35.72 FEET; THENCE SOUTH 00°01'40" WEST, A DISTANCE OF 98.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 00°43'51" AND A DISTANCE OF 11.55 FEET TO A POINT OF NON-TANGENCY (THE PRECEDING FIVE (5) COURSES BEING COINCIDENT WITH THE WESTERLY LINE OF SAID BAYWINDS DRIVE); THENCE SOUTH 88°49'47" WEST ALONG THE SOUTHERLY LINE OF TRACT "L-3" AS SHOWN ON SAID BAYWINDS R.P.D. PLAT NO. 1 AND THE EASTERLY EXTENSION OF SAID SOUTHERLY LINE, A DISTANCE OF 50.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; (THE FOLLOWING SEVEN (7) COURSES BEING COINCIDENT WITH THE SOUTHWESTERLY LINE OF SAID TRACT "L-3") THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 24°29'54" AND A DISTANCE OF 175.31 FEET TO A POINT OF TANGENCY; THENCE NORTH 86°40'20" WEST, A DISTANCE OF 247.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 6°46'13" AND A DISTANCE OF 32.34 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 108.00 FEET, A CENTRAL ANGLE OF 162°01'04" AND A DISTANCE OF 531.62 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 46°43'48" AND A DISTANCE OF 24.47 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 30°56'33" AND A DISTANCE OF 172.82 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 48°32'29" EAST, A DISTANCE OF 43.73 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 65°00'54" EAST); SAID POINT BEING A POINT ON THE SOUTHEAST LINE OF SAID TRACT "O-4"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 23°33'23" AND A DISTANCE OF 123.34 FEET TO A POINT OF NON-TANGENCY; SAID POINT BEING A POINT ON THE NORTHEAST LINE OF SAID TRACT "O-4"; THENCE NORTH 41°27'31" WEST ALONG SAID NORTHEAST LINE OF TRACT "O-4", A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 15.71 ACRES MORE OR LESS.

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

LENNAR HOMES	LENNAR NOTARY	MORTGAGEE	MORTGAGEE NOTARY	NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	CITY OF WEST PALM BEACH	SURVEYOR

TABULATION DATA

TOTAL AREA	15.71 ACRES
TRACT "O-1"	0.66 ACRES
TRACT "O-2"	0.06 ACRES
TRACT "S-2"	1.71 ACRES
TRACT "W-1"	4.27 ACRES

1. STREETS

THE PRIVATE STREET AS SHOWN HEREON, DENOTED AS TRACT "S-2", IS 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.

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 PERPETUITY FOR DRAINAGE PURPOSES TO THE BAYWINDS 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.

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 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.

INGRESS/EGRESS EASEMENT - AN INGRESS/EGRESS EASEMENT OVER ALL OF TRACT "S-2", IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS AND TO THE CITY OF WEST PALM BEACH FOR THE PURPOSE OF MAINTAINING WATER AND SEWER FACILITIES. THE LANDS LYING UNDER SAID INGRESS/EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE BAYWINDS MASTER HOMEOWNERS ASSOCIATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

LANDSCAPE AND SIGNAGE EASEMENTS - LANDSCAPE AND SIGNAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR LANDSCAPE AND SIGNAGE PURPOSES TO THE BAYWINDS 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

TRACT "O-1", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, LANDSCAPING AND BUFFER PURPOSES TO THE BAYWINDS MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

TRACT "O-2", AS SHOWN HEREON, IS HEREBY DEDICATED, IN FEE SIMPLE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR PUMP STATION ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

WATER MANAGEMENT TRACT "W-1", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR WATER MANAGEMENT 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ATTORNEY-IN-FACT, LENNAR HOMES, INC., A FLORIDA CORPORATION, THIS 30th DAY OF January, 2001.

LENNAR LAND PARTNERS, A FLORIDA GENERAL PARTNERSHIP

BY: LENNAR HOMES, INC., A FLORIDA CORPORATION, ITS ATTORNEY-IN-FACT
BY: *Doyle C. Dudley*, VICE PRESIDENT

ATTEST: *Betty Tibbets*, ASSISTANT SECRETARY

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED DOYLE D. DUDLEY AND BETTY TIBBETTS WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF LENNAR HOMES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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 30th DAY OF January, 2001.
MY COMMISSION EXPIRES: 9/25/04
Cathie Knealy, NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF BROWARD
I, GERALD 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 FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR RECORDED 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.
DATED: 1/29/01
GERALD L. KNIGHT, ATTORNEY AT LAW STATE OF FLORIDA

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 11862, AT PAGE(S) 1254 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 HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF January, 2001.

OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK
WITNESS: *Carbara A. Tades*, BY: *Ralph C. Kirk*, VICE PRESIDENT
Sean P. McDonough

ACKNOWLEDGMENT

STATE OF OHIO COUNTY OF CUYAHOGA
BEFORE ME PERSONALLY APPEARED RALPH C. KIRK WHO IS PERSONALLY KNOWN TO ME, OR HAS PROCEEDED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK 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 23rd DAY OF January, 2001.
MY COMMISSION EXPIRES: 9/13/05
Lynne T. Allen, NOTARY PUBLIC
Lynne T. Allen, STATE OF OHIO

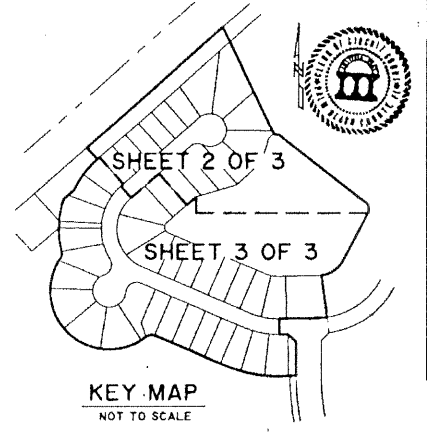
SURVEYOR'S CERTIFICATION

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 MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH, 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 CITY OF WEST PALM BEACH, FLORIDA.
Craig S. Pusey, DATE: JAN. 30, 2001

CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATE NO. 509
LANDMARK SURVEYING AND MAPPING, INC.
1050 FOREST HILL BLVD., SUITE 100
WEST PALM BEACH, FLORIDA 33406
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 LESLIE C. BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.



KEY MAP NOT TO SCALE

APPROVALS - CITY OF WEST PALM BEACH

STATE OF FLORIDA COUNTY OF PALM BEACH
THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA AND THE COMMISSION ACCEPTS THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT, THIS 26th DAY OF February, 2001.

BY: *Debra Davis*, DEBRA T. DAVES, MAYOR
CITY PLANNING BOARD
BY: *David Schultz*, PLANNING BOARD CHAIRMAN, DAVID SCHULTZ

CITY SURVEYOR'S APPROVALS

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.08(1) FLORIDA STATUTES.
BY: *Vincent Noel*, VINCENT NOEL, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER, REG. #4169 DATE: 2/20/01

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA COUNTY OF PALM BEACH
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF AND THE PERPETUAL MAINTENANCE OBLIGATION OF TRACT "O-2" AS SHOWN HEREON; HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER ALL OF TRACT "S-2" 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 CAUSED THESE PRESENTS TO BE SIGNED BY TESULA N. STEWART, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY PETER L. PINNETTI, ITS SECRETARY, BOARD OF SUPERVISORS THIS 2/19/01 DAY OF February, 2001.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ATTEST: *Peter Pinnetti*, PETER L. PINNETTI, SECRETARY, BOARD OF SUPERVISOR
BY: *Tesula Stewart*, TESULA N. STEWART, PRESIDENT, BOARD OF SUPERVISOR

SURVEYOR'S NOTES:

- BUILDING SETBACK LINES SHALL BE REQUIRED BY ORDINANCES OF THE CITY OF WEST PALM BEACH.
- THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 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 SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
- | | |
|--------|--|
| U.E. | DENOTES UTILITY EASEMENT |
| D.E. | DENOTES DRAINAGE EASEMENT |
| P.R.M. | DENOTES PERMANENT REFERENCE MONUMENT (P.L.S. #5019), SHOWN THUS: |
| P.C.P. | DENOTES PERMANENT CONTROL POINT SHOWN THUS: |
| L.M.E. | DENOTES LAKE MAINTENANCE EASEMENT |
| P.O.B. | DENOTES POINT OF BEGINNING |
| R | DENOTES RADIUS |
| A | DENOTES CENTRAL ANGLE |
| L | DENOTES CURVE LENGTH |
| C.B. | DENOTES CHORD BEARING |
| C | DENOTES CHORD LENGTH |
| R.L. | DENOTES RADIAL LINE |
| F.P.E. | DENOTES FLOOD PLAIN EASEMENT |
| S.E. | SIGNAGE EASEMENT |
- ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL).
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 88°45'17" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-5405 Suite 100 W.P.B. Florida
LB # 4396

BAYWINDS R.P.D. PLAT NO. 5
(PARCEL D)