

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

LYING IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST

BEING A REPLAT OF A PORTION OF TRACTS 12, 13, 14, 15 and 16 OF FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO. 2, P.B. 1, PG. 102.

DEDICATION: OF THE PUBLIC RECORDS OF THE COUNTY OF PALM BEACH, STATE OF FLORIDA
 APRIL 1987

STATE OF FLORIDA SS
 COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT BW2 ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS BOCA WINDS - PARCEL F, LYING IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, SAID LANDS BEING A REPLAT OF A PART OF TRACTS 12, 13, 14, 15, and 16, 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:

BEGINNING AT THE NORTHWEST CORNER OF PLAT NO. 4 OF BAY WINDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGES 104 THROUGH 107, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA:

SAID POINT LYING ON A CURVE, CONCAVE NORTHERLY, WHOSE RADIAL LINE BEARS SOUTH 15°03'57" EAST;

THENCE SOUTH 01°16'10" EAST, ALONG THE WESTERLY PLAT A DISTANCE OF 193.61 FEET;
 THENCE SOUTH 89°41'45" WEST, A DISTANCE OF 2163.80 FEET TO THE INTERSECTION THEREOF WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HILLSBORO CANAL AS RECORDED IN DEED BOOK 108, PAGES 642 THROUGH 644, INCLUSIVE AND DEED BOOK 702, PAGES 19 THROUGH 22, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;
 THENCE NORTH 7°58'41" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HILLSBORO CANAL, A DISTANCE OF 318.18 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE, AS RECORDED IN OFFICIAL RECORDS BOOK 3600, PAGES 1624 THROUGH 1626 INCLUSIVE, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA;
 THENCE NORTH 07°13'07" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 1600.00 FEET EAST OF AND PARALLEL (AS MEASURED AT RIGHT ANGLES) TO THE WESTERLY SECTION LINE OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, A DISTANCE OF 1345.03 FEET;
 THENCE SOUTH 69°43'38" EAST, A DISTANCE OF 113.70 FEET TO A POINT OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 52°14'07" EAST;
 THENCE ALONG SAID CURVE HAVING A RADIUS OF 371.25 FEET, A CENTRAL ANGLE OF 35°16'38" AND AN ARC DISTANCE OF 228.58 FEET;
 THENCE NORTH 47°43'30" EAST, A DISTANCE OF 223.42 FEET;
 THENCE NORTH 59°20'58" EAST, A DISTANCE OF 1563.92 FEET;
 THENCE NORTH 80°38'49" EAST, A DISTANCE OF 2387.0 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY WHOSE RADIUS POINT BEARS SOUTH 84°33'05" WEST;
 THENCE ALONG THE ARC OF SAID CURVE TO THE NORTH HAVING A RADIUS OF 2946.00 FEET, A CENTRAL ANGLE OF 08°31'58" AND AN ARC DISTANCE OF 438.73 FEET;
 THENCE NORTH 76°07'07" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS SOUTH 76°07'07" WEST;
 THENCE ALONG SAID CURVE SOUTHERLY, HAVING A RADIUS OF 3026.00 FEET, A CENTRAL ANGLE OF ANGLE OF 15°28'51" AND AN ARC DISTANCE OF 817.0 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHEASTERLY;
 THENCE ALONG SAID CURVE, HAVING A RADIUS OF 1247.00 FEET, A CENTRAL ANGLE OF 106°33'55" AND AN ARC DISTANCE OF 2319.31 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 47.95 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

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

- THE 1.5 FOOT WALL MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ADJACENT LOT OWNERS, THEIR SUCCESSORS OR ASSIGNS, FOR WALL MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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.
- TRACT "H" (LANDSCAPE AND SIGNAGE EASEMENT) AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MAINSTREET HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "G-2" (OPEN SPACE) AS SHOWN HEREON, IS HEREBY DEDICATED TO THE B.W. HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "L-P" (DRAINAGE EASEMENT) AS SHOWN HEREON, IS HEREBY DEDICATED TO THE B.W. HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, 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.
- THE 10 FOOT DRAINAGE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE B.W. HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. NO LANDSCAPING OR ABOVE GROUND ENCROACHMENTS PERMITTED WITHIN THIS EASEMENT.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, AND CABLE TELEVISION SYSTEMS.
- THE 5 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.
- THE DRAINAGE AND MAINTENANCE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO B.W. HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY, HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WHICH DRAIN COUNTY MAINTAINED ROADS.
- TRACT "R" (RECREATION TRACT) AS SHOWN HEREON, IS HEREBY DEDICATED TO MAINSTREET HOMEOWNERS ASSOCIATION A FLORIDA NOT FOR PROFIT CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 25 FOOT BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE B.W. HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, BW2 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 13th DAY OF October, A.D., 1987.

BW2 ASSOCIATES
 A FLORIDA GENERAL PARTNERSHIP
 BY: *[Signature]*
 ATTEST: FRED W. THOMAS
 VICE-PRESIDENT/ASSISTANT SECRETARY

SHOREWIND CORPORATION
 A FLORIDA CORPORATION
 MANAGING PARTNER
 BY: *[Signature]*
 ROY F. KRAG
 PRESIDENT

MORTGAGEE'S CONSENT:

STATE OF FLORIDA SS
 COUNTY OF PALM BEACH
 THE UNDERSIGNED, FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION, 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 6th DAY OF August, A.D., 1987.

FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION,
 AS RECEIVER FOR SUNRISE SAVINGS AND LOAN ASSOCIATION.
 WITNESS: *[Signature]*

BY: *[Signature]*
 A. E. ELROY ARNOLD, SPECIAL REPRESENTATIVE
 WITNESS: *[Signature]*

ACKNOWLEDGEMENT:

STATE OF FLORIDA SS
 COUNTY OF PALM BEACH
 A. E. ELROY ARNOLD
 BEFORE ME PERSONALLY APPEARED A. E. ELROY ARNOLD, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING 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 6th DAY OF August, A.D., 1987.

BY: *[Signature]*

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

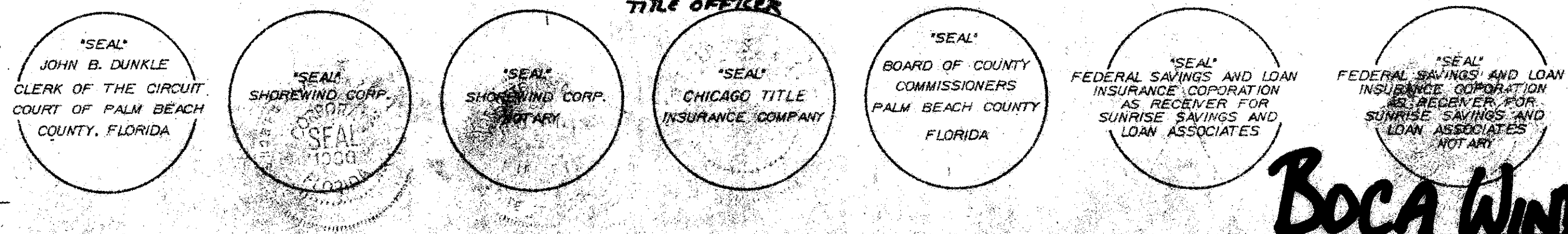
STATE OF FLORIDA SS
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED ROY F. KRAG AND FRED W. THOMAS TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT / ASSISTANT SECRETARY, RESPECTIVELY, OF SHOREWIND CORPORATION, A FLORIDA CORPORATION, WHICH IS THE MANAGING PARTNER OF BW2 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 1st DAY OF October, A. D., 1987.

BY: *[Signature]*
 NOTARY PUBLIC

MY COMMISSION EXPIRES _____

TITLE CERTIFICATION :

STATE OF FLORIDA SS
 COUNTY OF PALM BEACH
 WE, CHICAGO 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 BW2 ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE 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 6th DAY OF Oct., A. D., 1987.



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

SHEET 1 OF 4

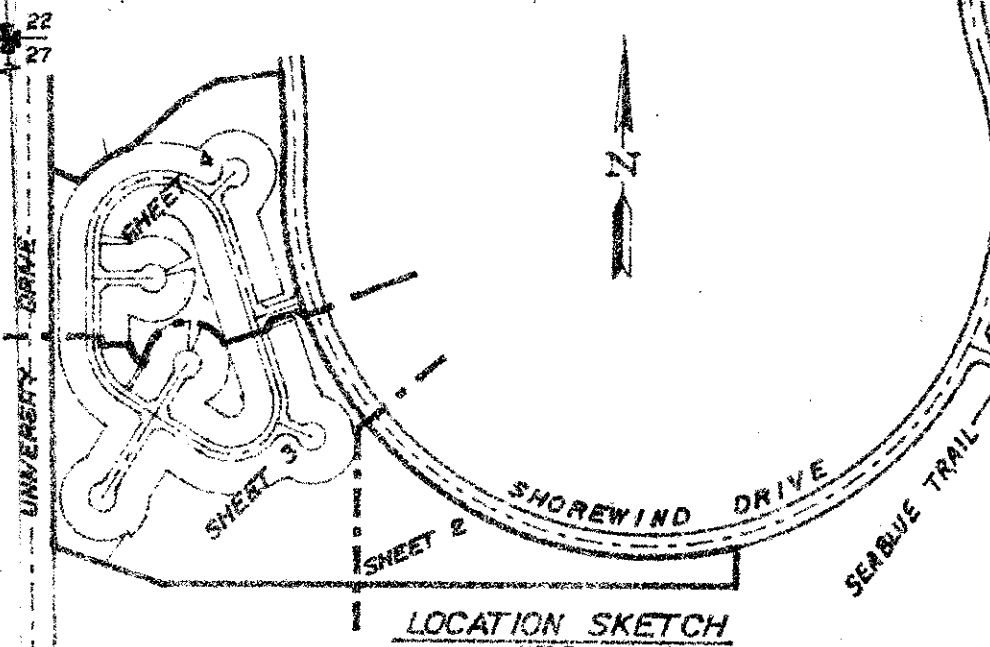
165

STATE OF FLORIDA SS
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 12:00 P.M. THIS 23rd DAY OF Dec., A.D., 1987, AND DULY RECORDED IN PLAT BOOK 58 ON PAGES 165 THRU 168

JOHN B. DUNKLE, CLERK OF THE CIRCUIT COURT

[Signature]
 C.C.



SURVEYORS NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 01°19'13" WEST, ALONG THE EAST LINE OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA
- ⊙ DENOTES PERMANENT REFERENCE MONUMENT (P. R. M.)
- DENOTES PERMANENT CONTROL POINT (P. C. P.)
- 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 NOTES:

- BUILDING SETBACK LINES, SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

EASEMENT NOTES:

- THESE 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.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER, SHALL BE OBTAINED WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA SS
 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 GUARANTEES PLEDGED 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.

DATED: THIS 10th DAY OF September, A. D., 1987.

BY: *[Signature]*
 STEPHEN G. VRABEL, P.L.S.
 FLORIDA REGISTRATION NO. 3512

COUNTY APPROVALS:
 BOARD OF COUNTY COMMISSIONERS:

BOCA WINDS - PARCEL "F", IS HEREBY APPROVED FOR RECORD THIS 22nd DAY OF DECEMBER, A. D., 1987

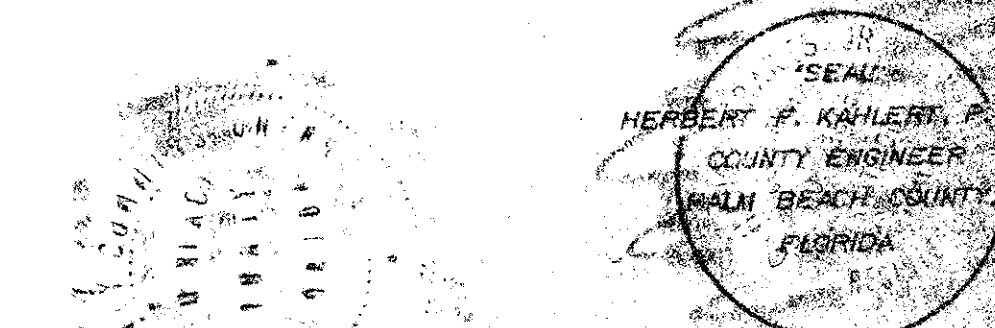
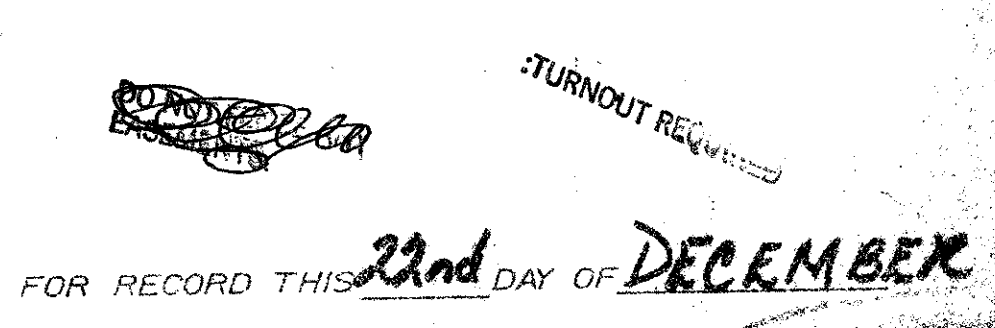
BY: *[Signature]*
 CAROL A. RIBERTS, CHAIR
 BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

COUNTY ENGINEER:
 BOCA WINDS - PARCEL "F", IS HEREBY APPROVED FOR RECORD THIS 22nd DAY OF DECEMBER, A. D., 1987

BY: *[Signature]*
 HERBERT F. KAYLERT, P. E.
 COUNTY ENGINEER
 PALM BEACH COUNTY, FLORIDA

ATTEST:
 JOHN B. DUNKLE, CLERK OF THE CIRCUIT COURT

BY: *[Signature]*



CONSUL-TECH ENGINEERING, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 3661 W. OAKLAND PARK BLVD., SUITE 308
 FORT LAUDERDALE, FLORIDA 33311
 581/165

SUBDIVISION: Boca Winds
 BOOK: 58
 FLOOD ZONE: 401
 ZONING: F-1
 QUAD: 69
 SE: 3534
 ZIP CODE: 33434
 PUD NAME: 2 Quail
 TAZ: 778

BOCA WINDS - PARCEL F