

A PART OF THE BAY WINDS PLANNED UNIT DEVELOPMENT
BOCA FALLS - PARCEL "J"
 BEING A REPLAT OF ALL OF PARCEL "J" ACCORDING TO THE
 PLAT OF BOCA FALLS - PLAT ONE AS RECORDED IN PLAT BOOK 73, PAGES 124
 THROUGH 131, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 LYING IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 41 EAST
 SHEET 1 OF 3 AUGUST, 1994

201-016

108

PET. 80-47 B
ROADS \$1139.00 PER UNIT
ALLO. #0001
FOR THE PROJECT

COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record at 4:01 P.M.
 this 1st day of MARCH 1995
 and duly recorded in Plat Book No. 74
 on page 108-110
 DOROTHY H. WILKEN, Clerk of Circuit Court
 by *Chun A. Martin* D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS BOCA FALLS - PARCEL "J" BEING A REPLAT OF ALL OF PARCEL "J" ACCORDING TO THE PLAT OF BOCA FALLS - PLAT ONE AS RECORDED IN PLAT BOOK 73, PAGES 124 THROUGH 131, INCLUSIVE, OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL "J" ACCORDING TO THE PLAT OF BOCA FALLS - PLAT ONE AS RECORDED IN PLAT BOOK 73, PAGES 124 THROUGH 131, INCLUSIVE, OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 17.463 ACRES MORE OR LESS.
 HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA FALLS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS B & C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BOCA FALLS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA FALLS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT AND ATTESTED BY ITS CONTROLLER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4th DAY OF January 1995.

ATTEST: *Leona Hammond* LEONA HAMMOND ITS: CONTROLLER
 BY: *David Barclay* DAVID BARCLAY ITS: PRESIDENT

CENTEX REAL ESTATE CORPORATION,
 A NEVADA CORPORATION, AUTHORIZED TO
 DO BUSINESS IN THE STATE OF FLORIDA.

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED DAVID BARCLAY AND LEONA HAMMOND WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND CONTROLLER OF CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND 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 4th DAY OF January 1995.

February 19, 1998
 MY COMMISSION EXPIRES: *Ivy Seitman*
 NOTARY PUBLIC
 IVY SEITMAN CC348905

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THE BOCA FALLS HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 4th DAY OF January 1995.

BOCA FALLS HOMEOWNERS ASSOCIATION, INC.
 A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *L.L. Hammond* L.L. HAMMOND BY: *David Barclay* DAVID BARCLAY, PRESIDENT
 WITNESS: *Michael J. Belmont* MICHAEL J. BELMONT

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED DAVID BARCLAY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BOCA FALLS HOMEOWNERS ASSOCIATION, INC. 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 4th DAY OF January 1995.

February 19, 1998
 MY COMMISSION EXPIRES: *Ivy Seitman*
 NOTARY PUBLIC
 IVY SEITMAN CC348905

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THE BW HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 4th DAY OF January 1995.

BW HOMEOWNERS ASSOCIATION, INC.
 A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *L.L. Hammond* L.L. HAMMOND BY: *David Barclay* DAVID BARCLAY, PRESIDENT
 WITNESS: *Michael J. Belmont* MICHAEL J. BELMONT

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED DAVID BARCLAY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BW HOMEOWNERS ASSOCIATION, INC. 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 4th DAY OF January 1995.

February 19, 1998
 MY COMMISSION EXPIRES: *Ivy Seitman*
 NOTARY PUBLIC
 IVY SEITMAN CC348905

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 I, LAURIE GILDAN, 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 CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

GREENBERG, TRAUIG, ET AL
 DATE: JANUARY 4, 1995 BY: *Laurie Gildan* LAURIE GILDAN ATTORNEY

SURVEYOR'S CERTIFICATE

THIS IS TO 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 PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 1-17-95
 PERRY C. WHITE
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4213
 STATE OF FLORIDA

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
 OF PALM BEACH COUNTY, FLORIDA
 APPROVED FOR RECORD THIS 7 DAY OF March A.D. 1995
 BY: *Len L. Foster* CHAIRMAN OF COUNTY COMMISSION
 B. *Debra G. Givens* DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF March A.D. 1995.
 BY: *George T. Webb, P.E.* COUNTY ENGINEER

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTER LINE BEARING OF BOCA FALLS DRIVE OF SOUTH 73°51'03" EAST.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED:
 (N.R.) = NON-RADIAL
 (R.F.) = RADIAL TO FRONT LOT LINE
 (R.L.) = RADIAL TO REAR LOT LINE
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLAN
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCE ARE GROUND
 SCALE FACTOR = 1.0000113
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 573°51'03" E (PLAT BEARING) -00°01'09" = BEARING ROTATION
 573°52'12" E (GRID BEARING) (PLAT TO GRID)
 COMMON LINE BETWEEN EXISTING PLAT AND REPLAT
 NORTH LINE OF BOCA FALLS PARCEL "J"
 PER PLAT BOOK 73 PAGE 124-131

SITE PLAN DATA

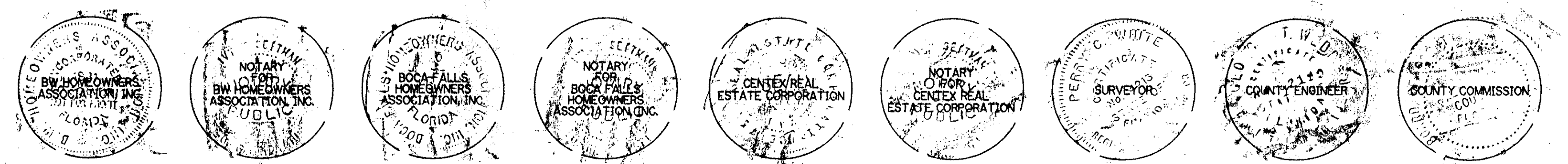
ZONING PETITION NO (BAY WINDS)	80-47 (B)
TOTAL AREA	17.463 ACRES
OPEN SPACE TRACTS	0.14 ACRES
TOTAL DWELLING UNITS	62 DU
DENSITY	3.55 DU/ACRE

THIS INSTRUMENT PREPARED BY
 PERRY C. WHITE P.L.S. 4213 STATE OF FLORIDA
 LAWSON, NOBLE AND ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 WEST PALM BEACH, FLORIDA

BOCA FALLS-PARCEL "J"

SUBDIVISION * Boca Falls-Parcel J
 BOOK 74 PAGE 108
 FLOOD ZONE A0-1 FLOOD MAP #1000B
 QUAD #69 ZONING RT
 SE 80-47 ZIP CODE 33425
 SUB NAME Bay Winds PUD
 2/15/94

TAZ-778



0201-016
 74/108