

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 2:20p
on the 15 day of April 1996
and duly recorded in Plat Book No. 77
on page 43-45
DOROTHY M. WILKEN, Clerk of Circuit Court
by *[Signature]* D.C.

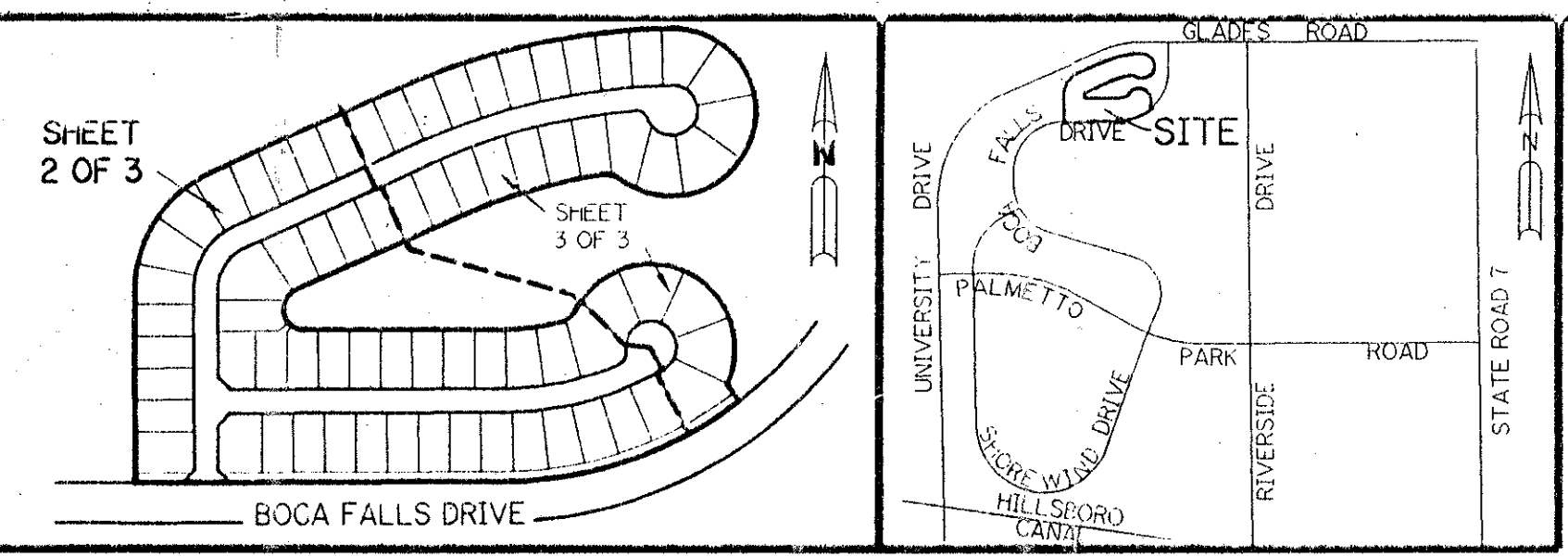


A PART OF THE BAY WINDS PLANNED UNIT DEVELOPMENT

BOCA FALLS - PARCEL "R"

BEING A REPLAT OF A PORTION OF PARCEL "Z" ACCORDING TO THE PLAT OF BOCA FALLS - PLAT ONE AS RECORDED IN PLAT BOOK 73, PAGES 124 THROUGH 131, INCLUSIVE, AND ALL OF TRACT "OS4" ACCORDING TO THE PLAT OF BOCA FALLS DRIVE, NORTH HALF OF BOCA FALLS DRIVE AS RECORDED IN PLAT BOOK 76, PAGES 105 THROUGH 107, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 41 EAST.

SHEET 1 OF 3 JANUARY, 1996



KEY MAP

LOCATION MAP

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 "R" BEING A REPLAT OF A PORTION OF PARCEL "Z" ACCORDING TO THE PLAT OF BOCA FALLS - PLAT ONE AS RECORDED IN PLAT BOOK 73, PAGE 124 THROUGH 131, INCLUSIVE, AND ALL OF TRACT "OS4" ACCORDING TO THE PLAT OF BOCA FALLS DRIVE, NORTH HALF OF BOCA FALLS DRIVE AS RECORDED IN PLAT BOOK 76, PAGES 105 THROUGH 107, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 41 EAST. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF BOCA FALLS - PARCEL "O" AS SHOWN ON SAID BOCA FALLS - PLAT ONE, SAID NORTHWEST CORNER BEING A POINT ON A NON-TANGENT CURVE, ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BOCA FALLS DRIVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 890.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 86°32'04" EAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AND ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BOCA FALLS DRIVE, AS SHOWN ON SAID BOCA FALLS - PLAT ONE AND ON SAID PLAT OF BOCA FALLS DRIVE, NORTH HALF OF BOCA FALLS DRIVE, THROUGH A CENTRAL ANGLE OF 96°17'10", A DISTANCE OF 1340.32 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BOCA FALLS DRIVE, NORTH 89°45'06" EAST, A DISTANCE OF 165.92 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF TRACT "L3" OF SAID BOCA FALLS - PLAT ONE THROUGH THE FOLLOWING COURSES, NORTH 00°14'54" WEST, A DISTANCE OF 402.81 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 262.00 FEET AND A CENTRAL ANGLE OF 68°02'00"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 302.26 FEET, TO A POINT OF TANGENCY; THENCE NORTH 65°51'06" EAST, A DISTANCE OF 437.19 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,420.00 FEET AND A CENTRAL ANGLE OF 23°09'57"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 574.14 FEET, TO A POINT OF TANGENCY; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 217°44'06"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 665.14 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 45°07'36"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.38 FEET, TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,126.00 FEET AND A CENTRAL ANGLE OF 15°48'28"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 310.66 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 65°51'06" WEST, A DISTANCE OF 371.57 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 156°08'00"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 122.80 FEET, TO A POINT OF TANGENCY; THENCE NORTH 89°45'06" EAST, A DISTANCE OF 413.23 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 496.00 FEET AND A CENTRAL ANGLE OF 13°24'41"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 116.10 FEET, TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 50°07'14"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 43.74 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTH-WESTERLY, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 179°26'43"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 548.08 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 37°22'37" EAST, A DISTANCE OF 44.15 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 810.00 FEET AND A CENTRAL ANGLE OF 37°07'43"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 524.89 FEET (SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 71°11'15" WEST, A DISTANCE OF 515.76 FEET), TO A POINT OF TANGENCY; THENCE SOUTH 89°45'06" WEST, A DISTANCE OF 766.42 FEET, TO THE POINT OF BEGINNING. CONTAINING 18.41 ACRES, MORE OR LESS.

- 5. 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.
- 6. 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 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 16th DAY OF January 1996

CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION.

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

ACKNOWLEDGMENT

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 16 DAY OF January 1996

February 19, 1996
MY COMMISSION EXPIRES: *July M. Seitzman* NOTARY PUBLIC CC 348905 IVY M. SEITMAN

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 16 DAY OF JANUARY 1996

BOCA FALLS HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: *Michael Belmont* MICHAEL J. BELMONT
BY: *David Barclay* DAVID BARCLAY, PRESIDENT
WITNESS: *Kim J. Liddell* KIM J. LIDDELL

ACKNOWLEDGMENT

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 16 DAY OF January 1996

February 19, 1996
MY COMMISSION EXPIRES: *July M. Seitzman* NOTARY PUBLIC CC 348905 IVY M. SEITMAN

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE BW HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 16 DAY OF January 1996

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

WITNESS: *Michael Belmont* MICHAEL J. BELMONT
BY: *David Barclay* DAVID BARCLAY, PRESIDENT
WITNESS: *Kim J. Liddell* KIM J. LIDDELL

ACKNOWLEDGMENT

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 16 DAY OF January 1996

February 19, 1996
MY COMMISSION EXPIRES: *July M. Seitzman* NOTARY PUBLIC CC 348905 IVY M. SEITMAN

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, 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, TRAUER, ET AL
DATE: Feb. 16, 1996
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 ("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: 2/19/96
Wilbur F. Divine
WILBUR F. DIVINE
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4190
STATE OF FLORIDA

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2)(F), S.F.S., THIS DAY OF January 1996.

BY: *Suey J. Webb*
SUEY J. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTER LINE BEARING OF BOCA FALLS DRIVE OF SOUTH 89°45'06" WEST AS SHOWN ON THE PLAT OF THE NORTH ONE HALF OF BOCA FALLS DRIVE.
- 2) 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.
- 3) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED:
(N.R.) = NON-RADIAL
(R.F.) = RADIAL TO FRONT LOT LINE
(R.R.) = RADIAL TO REAR LOT LINE
- 4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 5) 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.
- 6) COORDINATES SHOWN ARE GRID COORDINATES
DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000113
N 89°45'06" W (PLAT BEARING) -00°01'09" = BEARING ROTATION
N 89°46'15" W (GRID BEARING) (PLAT TO GRID) -COUNTER CLOCKWISE
BEARING FOR THE NORTH RIGHT-OF-WAY LINE OF BOCA FALLS DRIVE.

COMMON LINE BETWEEN EXISTING PLAT AND REPLAT NORTH LINE OF BOCA FALLS PARCEL "R" PER PLAT BOOK 73 PAGE 124-131

SITE PLAN DATA

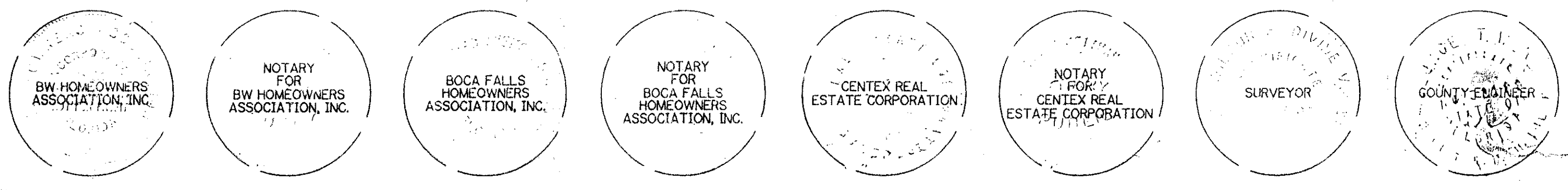
ZONING PETITION NO (BAY WINDS).....80-47 (B)
TOTAL AREA.....18.41 ACRES
OPEN SPACE TRACTS.....0.63 ACRES
TOTAL DWELLING UNITS.....73 D.U.
DENSITY.....3.97 D.U./AC.

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE P.S.M. 4190, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA

0201-023

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PAGE 43
FILED MAP #100.B
TOWNSHIP RT
ZIP CODE 33428
80-47
SUB NAME

77-778



PET. 80-47B
#0001
ROADS \$113000 PER UNIT
5/3/96

SFD'S