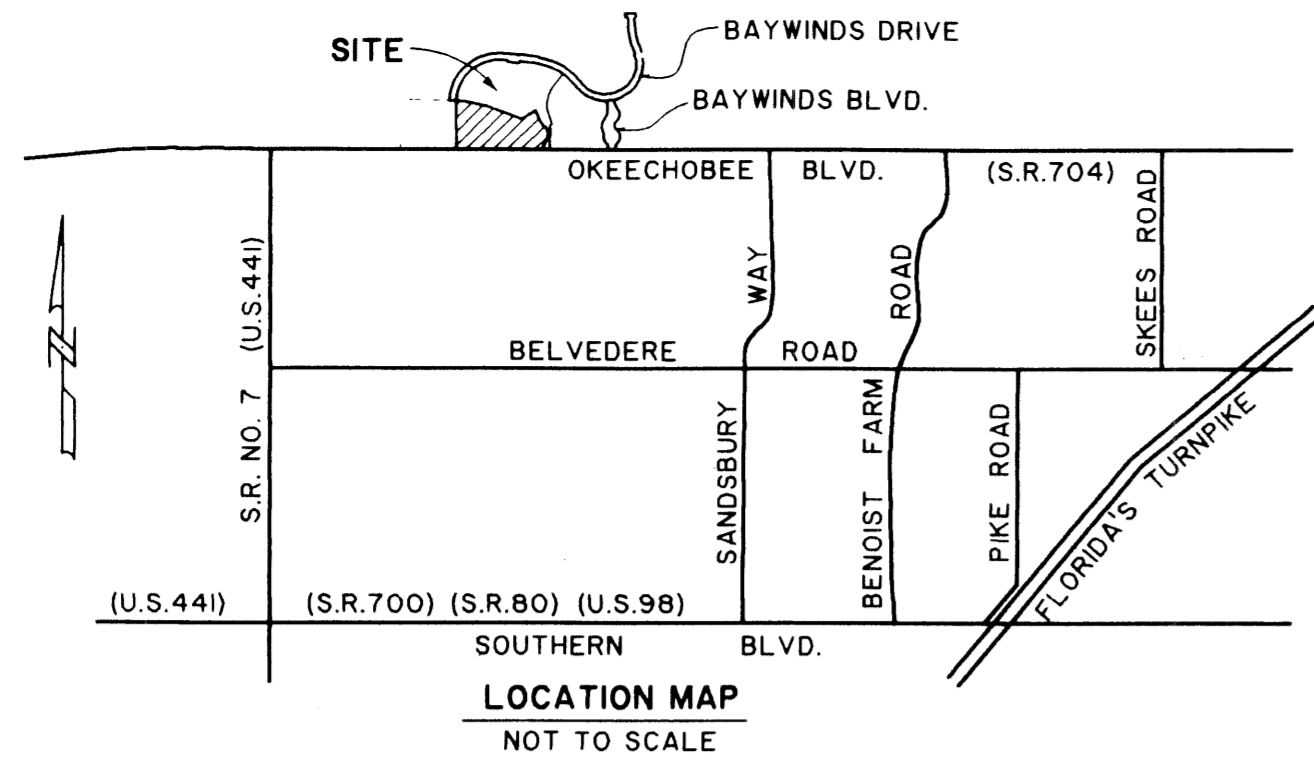


BAYWINDS R.P.D. PLAT NO. 12

LYING IN SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST,
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 3

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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. 12, BEING A PORTION OF SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BAYWINDS COMMERCIAL R.P.D. PLAT NO. 9, AS RECORDED IN PLAT BOOK 96, PAGES 119 THROUGH 121, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93280-2513; THENCE NORTH 0°13'16" EAST ALONG THE EAST LINE OF SAID BAYWINDS COMMERCIAL R.P.D. PLAT NO. 9, A DISTANCE OF 716.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 675.00 FEET, A CENTRAL ANGLE OF 02°01'27"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND THE EAST LINE OF SAID PLAT, A DISTANCE OF 23.65 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND WHOSE CHORD BEARS SOUTH 79°33'43" EAST, HAVING A RADIUS OF 1386.54 FEET, AND A CENTRAL ANGLE OF 18°23'57"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 445.26 FEET TO A POINT OF TANGENCY; THENCE SOUTH 70°21'44" EAST, A DISTANCE OF 604.36 FEET; THENCE NORTH 58°24'26" EAST, A DISTANCE OF 253.14 FEET (THE PRECEDING THREE [3] COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF TRACT "0-3" AS SHOWN ON BAYWINDS R.P.D. PLAT NO. 10 AS RECORDED IN PLAT BOOK 97, PAGES 87 THROUGH 92, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND WHOSE CHORD BEARS SOUTH 22°29'00" EAST, HAVING A RADIUS OF 405.00 FEET, AND A CENTRAL ANGLE OF 10°14'31" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.40 FEET TO A POINT OF TANGENCY; THENCE SOUTH 17°21'44" EAST, A DISTANCE OF 64.47 FEET; THENCE SOUTH 33°29'54" EAST, A DISTANCE OF 148.30 FEET; THENCE NORTH 72°38'16" EAST, A DISTANCE OF 20.82 FEET; THENCE SOUTH 14°59'00" EAST, A DISTANCE OF 85.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 170.64 FEET AND A CENTRAL ANGLE OF 37°58'25"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.09 FEET TO A POINT OF TANGENCY; THENCE SOUTH 22°59'24" WEST, A DISTANCE OF 193.61 FEET (THE PRECEDING SEVEN [7] COURSES BEING COINCIDENT WITH THE WESTERLY LINE OF SAID BAYWINDS R.P.D. PLAT NO. 10) TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD; THENCE NORTH 88°46'44" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1324.63 FEET TO THE AFORE DESCRIBED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 19.075 ACRES, MORE OR LESS.

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

1. STREETS

THE PRIVATE STREET AS SHOWN HEREON, DENOTED AS TRACT "S-2", IS HEREBY DEDICATED TO THE SANDPIPER WALK NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS 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 STREET MAY ALSO BE USED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING WATER, SEWER, IRRIGATION, AND DRAINAGE LINES AND STRUCTURES.

2. 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.

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

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 LAND LYING UNDER SAID INGRESS/EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE SANDPIPER WALK NEIGHBORHOOD ASSOCIATION, INC., 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.

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SANDPIPER WALK NEIGHBORHOOD ASSOCIATION, INC. FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

THE LANDSCAPE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR LANDSCAPE AND BUFFER PURPOSES TO THE BAYWINDS COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

3. TRACTS

TRACTS "0-1", "0-2" AND "0-3" AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, LANDSCAPING AND BUFFER PURPOSES TO THE BAYWINDS COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

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 17th DAY OF October, 2003.

BY: LENNAR LAND PARTNERS, A FLORIDA GENERAL PARTNERSHIP
BY: LENNAR HOMES, INC., A FLORIDA CORPORATION, ITS ATTORNEY-IN-FACT
ATTEST: David M. Baselice DAVID M. BASELICE, ASSISTANT SECRETARY
BY: Doyle D. Dudley DOYLE D. DUDLEY, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DOYLE D. DUDLEY AND DAVID M. BASELICE WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT 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 17th DAY OF October, 2003.
MY COMMISSION EXPIRES: 12/17/04
COMMISSION NO. CC988517
EXP. DATE: 12/17/04
BY: Rebecca Greene REBECCA GREENE, NOTARY PUBLIC
PRINTED NAME: Rebecca Greene

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE SANDPIPER WALK NEIGHBORHOOD 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 17th DAY OF October, 2003.

BY: SANDPIPER WALK NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT
BY: Robert W. Drews Pres. ROBERT W. DREWS, PRESIDENT
WITNESS: Robert G. Smith ROBERT G. SMITH
PRINTED NAME: Robert G. Smith
WITNESS: Brad J. Stanis BRAD J. STANIS
PRINTED NAME: Brad J. Stanis

ACKNOWLEDGMENTS

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT W. DREWS WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SANDPIPER WALK NEIGHBORHOOD ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, 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 THIS 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 17th DAY OF October, 2003.
MY COMMISSION EXPIRES: 12/17/04
COMMISSION NO. CC988517
BY: Rebecca Greene REBECCA GREENE, NOTARY PUBLIC
PRINTED NAME: Rebecca Greene

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE BAYWINDS COMMUNITY ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACKNOWLEDGES THAT NO MAINTENANCE OBLIGATIONS IS BEING INCURRED BY SAID ASSOCIATION ON THIS PLAT FOR SAME AS STATED HEREON. DATED THIS 17th DAY OF October, 2003.

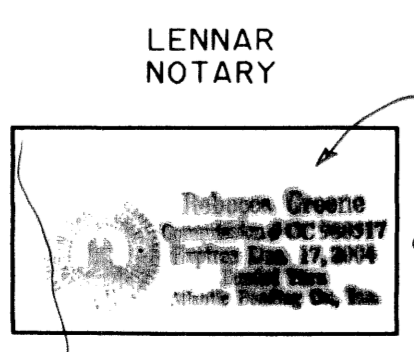
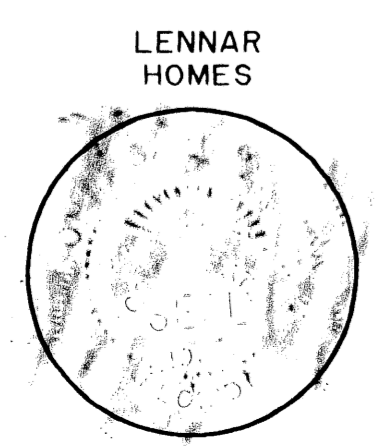
BY: BAYWINDS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT
BY: Sharon Caputo SHARON CAPUTO, PRESIDENT
WITNESS: Robert G. Smith ROBERT G. SMITH
PRINTED NAME: Robert G. Smith
WITNESS: Brad J. Stanis BRAD J. STANIS
PRINTED NAME: Brad J. Stanis

ACKNOWLEDGMENTS

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SHARON CAPUTO WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BAYWINDS COMMUNITY ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, 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 THIS 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 17th DAY OF October, 2003.
MY COMMISSION EXPIRES: 12/17/04
COMMISSION NO. CC988517
BY: Rebecca Greene REBECCA GREENE, NOTARY PUBLIC
PRINTED NAME: Rebecca Greene

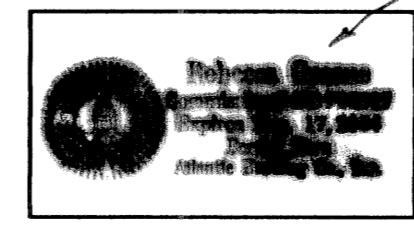


REBECCA GREENE
COMM. EXPIRES: 12/17/04
COMM. # CC988517

SANDPIPER WALK NEIGHBORHOOD ASSOCIATION, INC.

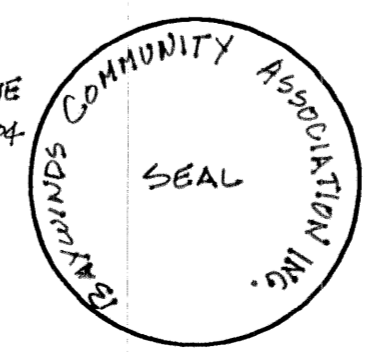


SANDPIPER WALK NEIGHBORHOOD ASSOCIATION, INC. NOTARY



REBECCA GREENE
COMM. Exp. 12/17/04
COMM. # CC988517

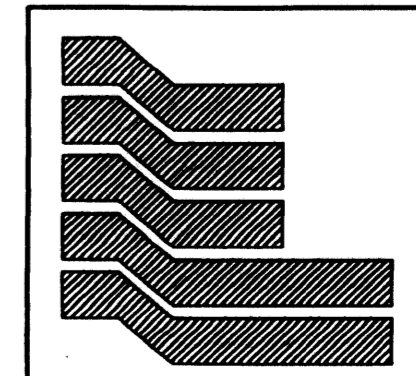
BAYWINDS COMMUNITY ASSOCIATION, INC.



BAYWINDS COMMUNITY ASSOCIATION, INC. NOTARY



REBECCA GREENE
COMM. Exp. 12/17/04
COMM. # CC988517



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. 12
(POD "L")