

DRAWING NUMBER 55/6

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BOCA WINDS - PARCEL 'N'

A PART OF BAY WINDS, PLANNED UNIT DEVELOPMENT
LYING IN SECTIONS 22 & 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST
BEING A REPLAT OF A PORTION OF TRACTS 7, 8 & 9, FLORIDA FRUITLANDS COMPANYS' SUBDIVISION No 2, P.B. 1, PG. 102, OF THE PUBLIC RECORDS OF THE COUNTY OF PALM BEACH, STATE OF FLORIDA.

Dedication:

State of Florida)
County of Palm Beach)

Know all men by these presents, that BW2 Associates, A Florida General Partnership, and Tri-Three, Inc. A Florida Corporation, owners of the land shown hereon as Boca Winds - Parcel 'N', said lands lying in Sections 22 and 27, Township 47 South, Range 41 East, being a replat of a part of tracts 7, 8 & 9, 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, said lands being more particularly described as follows:

Beginning at the most Northwesterly corner of Shorewinds Drive, as shown on Plat No. 1 of Baywinds, according to the Plat thereof, as recorded in Plat Book 50, Pages 36 through 38, Inclusive, said Public Records of Palm Beach County, Florida, Thence, South 24°13'41" East, along the Westerly right-of-way of said Shorewind Drive, a distance of 36.14 feet; Thence, South 19°29'16" West, continuing along the Westerly right-of-way of said Shorewind Drive, a distance of 109.44 feet to the point of curvature of a curve to the left, having a radius of 1208.00 feet; Thence, along said curve, continuing along the Westerly right-of-way of said Shorewind Drive, through a central angle of 39°05'20", a distance of 824.13 feet to the point of reverse curvature of a curve to the right, having a radius of 1247.00 feet; Thence, along said curve, continuing along the Westerly right-of-way of said Shorewind Drive, through a central angle of 05°38'52", a distance of 122.92 feet to the end of said curve; Thence, South 81°57'58" West, departing said right-of-way, a distance of 139.91 feet; Thence, North 50°00'00" West, a distance of 10.00 feet; Thence, North 01°57'58" East, a distance of 60.48 feet to the point of curvature of a curve to the left, having a radius of 186.00 feet; Thence, along said curve, through a central angle 120°02'29", a distance of 331.03 feet to the end of said curve; Thence, South 28°24'31" West, radial to the previously described curve, a distance of 1200 feet; Thence, North 81°34'53" West, a distance of 901.88 feet; Thence, North 09°13'03" East, a distance of 1310.02 feet to a point lying on the Southerly right-of-way of Palmetto Park Road, as recorded in Official Records Book 3600, Pages 1621 through 1624, Inclusive, said Public Records of Palm Beach County, Florida, Thence, South 60°44'24" East, along the Southerly right-of-way of said Palmetto Park Road, a distance of 831.85 feet to the point of curvature of a curve to the left, having a radius of 2900.00 feet; Thence, along said curve, continuing along the Southerly right-of-way of said Palmetto Park Road, through a central angle of 06°56'48", a distance of 351.60 feet to the point of beginning.

Containing: 28.97 acres, more or less.

Subject to easements, restrictions, reservations and rights-of-way of record.

Have Caused The Same, to be surveyed and Platted, and do hereby make the following dedications and reservations:

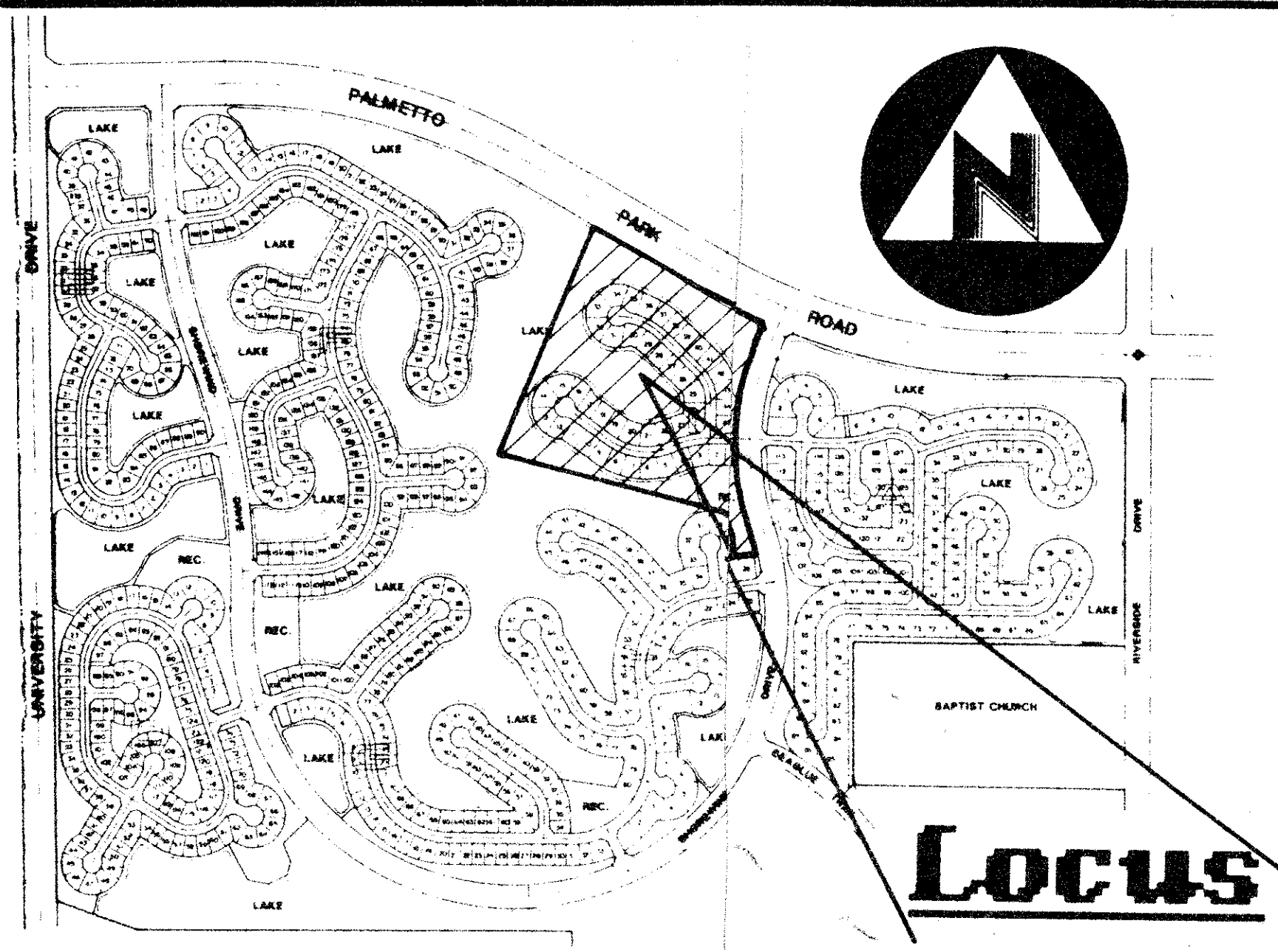
- The streets, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County for the perpetual use of the public for proper purposes.
- Tract 'L', as shown hereon, is hereby dedicated to the B.W. Homeowners Association, Inc., a Florida corporation not for profit, as 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.
- Tract 'R' (the recreation tract), as shown hereon, is hereby dedicated to the Main Street Homeowners Association, Inc., a Florida corporation not for profit, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- The 20 foot drainage maintenance easement, as shown hereon, is hereby dedicated to the B.W. Homeowners Association, Inc., a Florida corporation not for profit, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- The utility easements, as shown hereon, are hereby dedicated in perpetuity for the construction and maintenance of utility facilities.
- 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 easements, as shown hereon, are hereby dedicated to the B.W. Homeowners Association, Inc. a Florida corporation not for profit, 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.
- The 8 bike path easement, as shown hereon, is hereby dedicated to the B.W. Homeowners Association, Inc. a Florida corporation not for profit, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- The signage easements, as shown hereon, is hereby dedicated to the Main Street Homeowners Association, Inc. a Florida corporation not for profit, for landscaping, signage and other lawful purposes, 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 and Assistant Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 20th day of Oct., A.D. 1986.

BW2 Associates
a Florida General Partnership
By
Shorewind Corporation
a Florida Corporation
Managing Partner

Attest
Frank Ksiazek
Vice President/Assistant Secretary

By
Roy F Krag
President



Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me, personally appeared Roy F Krag and Frank Ksiazek, 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 its Partners as the free act and deed of said Partnership.

Witness My Hand and official seal, this 20th day of Oct., A.D. 1986.

By
Notary Public
My Commission Expires

In Witness Whereof, Tri-Three, Inc. A Florida Corporation, has caused these presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 20th day of Oct., A.D. 1986.

Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me, personally appeared Dennis Hedges and Tom Devine to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Secretary and Assistant Secretary, respectively, of Tri-Three, Inc., a Florida Corporation, and acknowledged to and before me that they executed said 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 20th day of Oct., A.D. 1986.

By
Notary Public
My Commission Expires

Title Certification:

State of Florida)
County of Palm Beach)

We, Safeco 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 in BW2 Associates, A Florida General Partnership, and Tri-Three, Inc., A Florida Corporation, that the current taxes have been paid, that the property is encumbered by the mortgages 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 20th day of Oct., A.D. 1986. By

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; that said survey is accurate to the best of my knowledge and belief, that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted 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 15 day of Oct., A.D. 1986

By
Wm. R. Van Campen, R.L.S.
Florida Registration No. 2424

Subdivision - Boca Winds
Block 55 Page 6
Florida Zone 10-1
Tract 69
Map No. 33433

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 a Permanent Reference Monument (P.R.M.)
- Denotes a Permanent Control Point (P.C.P.)

General Notes:

- Building setback lines, shall be as required by current Palm Beach Zoning Regulations.

Easement Notes:

- There 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 only with the approval of all utilities occupying same.
- In instances where drainage and utility easement intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.

County Approvals:

State of Florida)
County of Palm Beach)

Board of County Commissioners:

This Plat is hereby approved for record this 25 day of Nov., A.D. 1986.

By
Karen T. Marcus, Chair Jerry Owens
Board of County Commissioners

Attest:

John B. Dunkle, Clerk
of The Circuit Court
By
Kathryn L. Miller
D.C.

County Engineer:

This Plat is hereby approved for record this 20th day of Nov., A.D. 1986.

By
Herbert F. Kahlert, P.E.
County Engineer

Area Tabulation:

SEMI TRACT	=	0.48 Acres
Road R/W	=	2.25 Acres
Tract 'L'	=	157.2 Acres
Tract 'R'	=	2.00 Acres
Lots (80)	=	8.52 Acres
Total	=	28.97 Acres
Density	=	2.76 Units/Acre

55/6

0201-008



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State of Florida)
County of Palm Beach)
This plat was filed for record at 2:25 P.M. this 20th day of November, A.D. 1986 and duly recorded in Plat Book 55 on pages 6 thru 8.
John B. Dunkle,
Clerk of the Circuit Court
By
D.C.

"Seal"
John B. Dunkle, Clerk of the Circuit Court of Palm Beach County

"Seal"
Shorewind Corporation

"Seal"
Shorewind Corporation Notary

"Seal"
Tri-Three Corporation

"Seal"
Tri-Three Corporation Notary

"Seal"
Safeco Title Insurance Company

"Seal"
Board of County Commissioners - Palm Beach County

"Seal"
Herbert F. Kahlert, P.E. County Engineer Palm Beach County

"Seal"
Wm. R. Van Campen, R.L.S. 2424

BENCH MARK
land surveying and mapping, inc.
NEW PALM BEACH, FLORIDA

Record Plat
Boca Winds - Parcel "N"
DW N PB CKD WUC DATE 6/18/85 W/O NO P 53
SCALE N/A SHEET 1 OF 3

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying and Mapping, Inc., Four Points Centre, 50 South Military Trail, Suite 200, West Palm Beach, Florida, 33415. Phone: (305) 689-2111