

A PART OF THE BAY WINDS PLANNED UNIT DEVELOPMENT

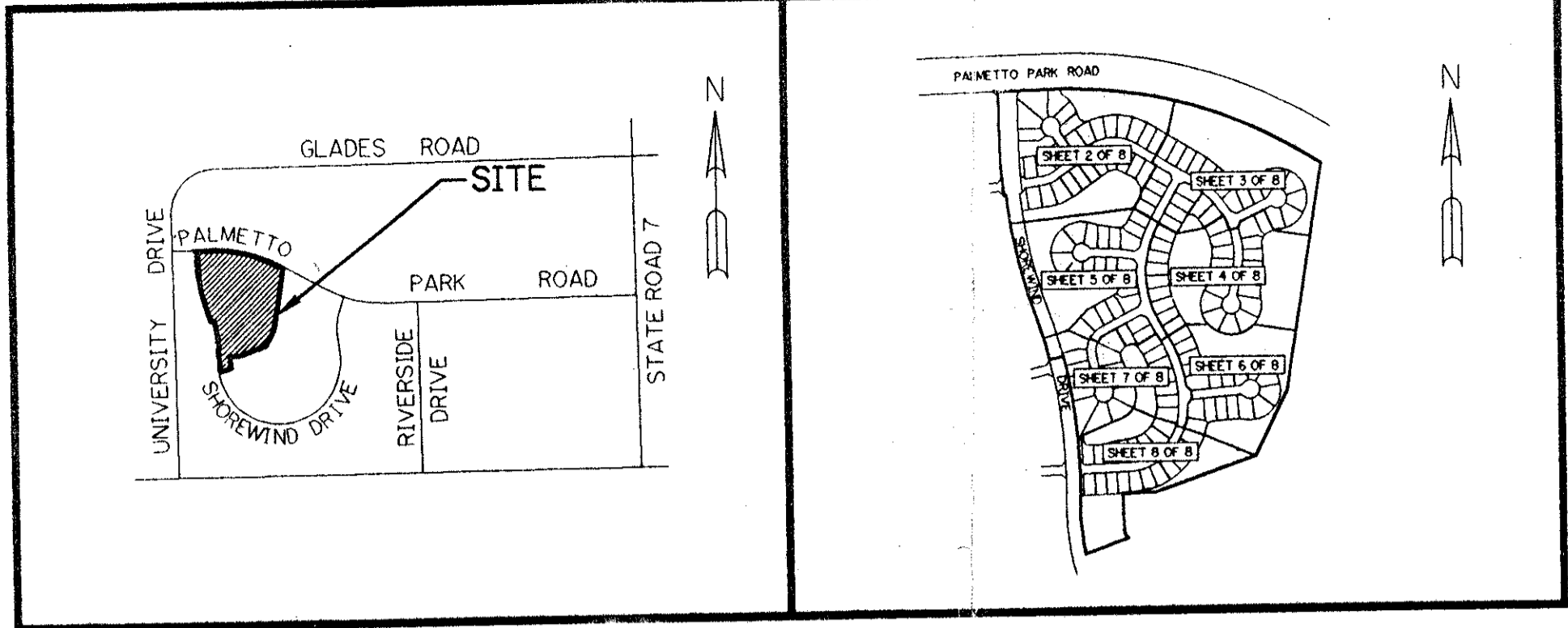
# BOCA WINDS - PARCEL E

A PARCEL OF LAND LYING IN SECTION 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, SAID PARCEL ALSO BEING A REPLAT OF A PORTION OF TRACTS 9, 10, 11, 14, 15 AND 16, FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
SHEET 1 OF 8 NOVEMBER, 1993

MAR-31-1994 11:02am 94-0977749

## 68

COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at )  
this 21 day of MARCH 1994 )  
and duly recorded in Plat Book No. 70 )  
on page 68-75 )  
DOROTHY H. WILKEN, Clerk of Circuit Court )  
by *Cliff G. Hill* )



LOCATION SKETCH NOT TO SCALE

KEY MAP NOT TO SCALE

### DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT ENGLE HOMES INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BOCA WINDS - PARCEL "E", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, ALSO BEING A REPLAT OF A PORTION OF TRACTS 9, 10, 11, 14, 15 AND 16 AS SHOWN ON THE PLAT OF FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BOCA WINDS - PARCEL "N" AS SHOWN ON THE PLAT OF BOCA WINDS - PARCEL "N" AS RECORDED IN PLAT BOOK 55, PAGES 6 THROUGH 8 INCLUSIVE, SAID PUBLIC RECORDS OF PALM BEACH COUNTY, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY OF PALMETTO PARK ROAD AS RECORDED IN OFFICIAL RECORD BOOK 3600, PAGES 1621 THRU 1623 INCLUSIVE, SAID PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 09°13'03" WEST ALONG THE WESTERLY LINE OF SAID PLAT OF BOCA WINDS - PARCEL "N", A DISTANCE OF 1309.99 FEET TO THE SOUTHWEST CORNER OF SAID PLAT OF BOCA WINDS - PARCEL "N"; THENCE SOUTH 59°58' WEST, A DISTANCE OF 400.79 FEET; THENCE SOUTH 71°07'18" WEST, A DISTANCE OF 607.06 FEET; THENCE SOUTH 88°12'00" WEST, A DISTANCE OF 190.32 FEET; THENCE SOUTH 01°48'00" EAST, A DISTANCE OF 207.45 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 54°08'43"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 47.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, WHOSE RADIUS POINT BEARS NORTH 34°03'17" EAST; THENCE SOUTH 71°12'17" WEST ALONG SAID NON-TANGENT LINE, A DISTANCE OF 259.13 FEET TO A POINT ON A NON-TANGENT CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1247.00 FEET, A CENTRAL ANGLE OF 13°35'55" AND WHOSE RADIUS POINT BEARS NORTH 77°54'03" EAST (SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY OF SHOREWIND DRIVE AS SHOWN ON THE PLAT OF BOCA WINDS - PARCEL "F", AS RECORDED IN PLIT BOOK 58, PAGES 165 THRU 168 INCLUSIVE, SAID PUBLIC RECORDS OF PALM BEACH COUNTY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY, AN ARC DISTANCE OF 295.96 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 3026.00 FEET, AND A CENTRAL ANGLE OF 15°28'51"; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF SAID 3026.00 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF BOCA WINDS - PARCEL "F"; THENCE NORTH 76°01'07" WEST, A DISTANCE OF 295.96 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF BOCA WINDS - PARCEL "F", SAID POINT ALSO BEING A POINT ON A CIRCULAR CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2946.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, WHOSE RADIUS POINT BEARS SOUTH 76°01'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 284.85 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3054.00 FEET, A CENTRAL ANGLE OF 12°41'33" AND WHOSE RADIUS POINT BEARS NORTH 70°28'43" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 676.53 FEET; THENCE NORTH 51°08'56" WEST, A DISTANCE OF 19.99 FEET TO A POINT OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3068.00 FEET, A CENTRAL ANGLE OF 05°17'07" AND WHOSE RADIUS POINT BEARS NORTH 83°26'17" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 283.01 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°15'36" WEST, A DISTANCE OF 263.95 FEET; THENCE NORTH 46°16'36" WEST, A DISTANCE OF 35.36 FEET TO THE SAID SOUTH RIGHT-OF-WAY OF PALMETTO PARK ROAD; THENCE NORTH 88°43'24" EAST ALONG SAID SOUTH RIGHT-OF-WAY TO THE SOUTH, HAVING A RADIUS OF 2700.00 FEET AND A CENTRAL ANGLE OF 30°32'12"; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY, AN ARC DISTANCE OF 1439.01 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 60°44'24" EAST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 159.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 74.07 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 DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- TRACTS "B" THROUGH "E", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MAINSTREET 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.
- TRACTS "L1" THROUGH "L3" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "T" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MAINSTREET HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LANDSCAPE EASEMENT - AS SHOWN HEREON IS HEREBY RESERVED TO AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE MAINSTREET 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 LANDSCAPE 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.

7. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO CONSTRUCTION, INCLUDING LANDSCAPING WITHIN LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS.

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.

8. 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.

9. 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, ENGLE HOMES INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21 DAY OF FEBRUARY, A.D. 1994.

ENGLE HOMES INC.  
A FLORIDA CORPORATION

ATTEST: *David Shapiro*  
DAVID SHAPIRO SECRETARY

BY: *John A. Kraynick*  
JOHN A. KRAYNICK VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN A. KRAYNICK AND DAVID SHAPIRO WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF ENGLE HOMES, INC. A FLORIDA CORPORATION, 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 21 DAY OF FEBRUARY, 1994.

*David Mc Caffrey*  
NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES: Nov 30 1996

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE MAINSTREET 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 21 DAY OF FEBRUARY, 1994.

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

BY: *David Barclay*  
DAVID BARCLAY, PRESIDENT

WITNESS: *Judith Seeman*

WITNESS: *Cliff G. Hill*

WITNESS: *R. E. E.*

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID BARCLAY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MAINSTREET 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 8 DAY OF JANUARY, 1994.

*Judith Seeman*  
NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES: February 19, 1994

*George T. Wolfe*  
COUNTY ENGINEER

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BW 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 8 DAY OF FEBRUARY, 1994.

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

BY: *David Barclay*  
DAVID BARCLAY, PRESIDENT

WITNESS: *R. E. E.*

WITNESS: *Judith Seeman*

WITNESS: *Cliff G. Hill*

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID BARCLAY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION AS IDENTIFICATION AND DID NOT TAKE AN OATH, 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 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 8 DAY OF FEBRUARY, 1994.

*Judith Seeman*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: February 19, 1994

COMM. # A474445

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, GREENBERG, TRAUERIG, ET AL, A DULY LICENSED ATTORNEY, 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 ENGLE HOMES INC., A FLORIDA 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, TRAUERIG, ET AL

BY: *Laurie Golden*  
LAURIE GOLDEN ATTORNEY

DATE: Feb 10, 1994

### 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 COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 2-23-94

*P. C. White*  
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 15 DAY OF MARCH, A.D. 1994.

BY: *Harvey McKay*  
CHAIR OF COUNTY COMMISSION

ATTEST: *Dorothy H. Wilken*  
DOROTHY H. WILKEN, CLERK

BY: *George T. Wolfe*  
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF MARCH, A.D. 1994.

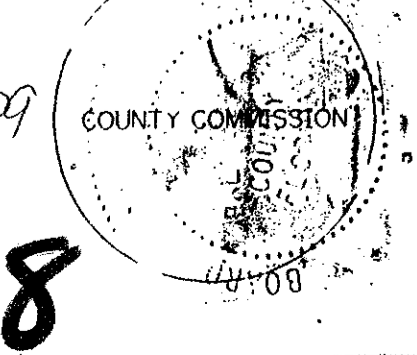
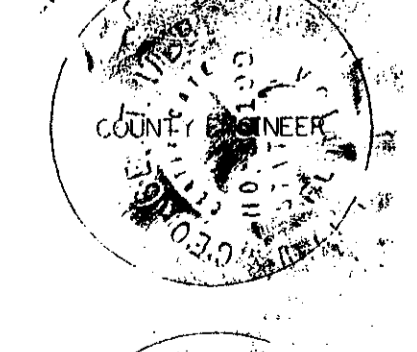
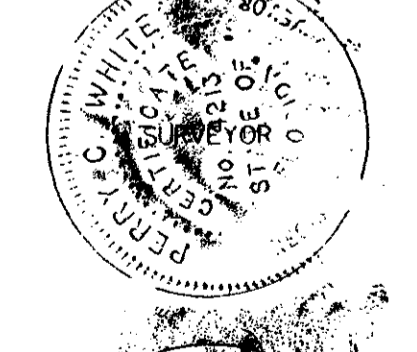
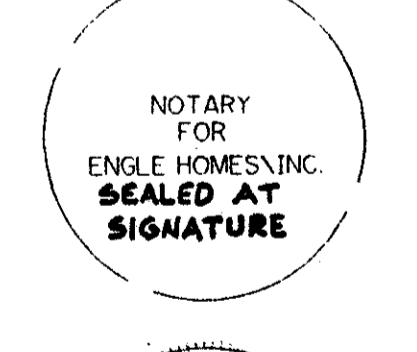
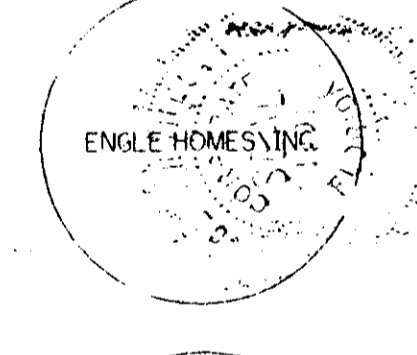
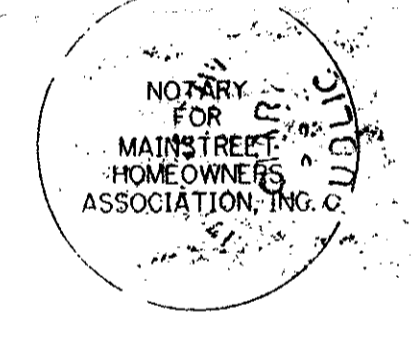
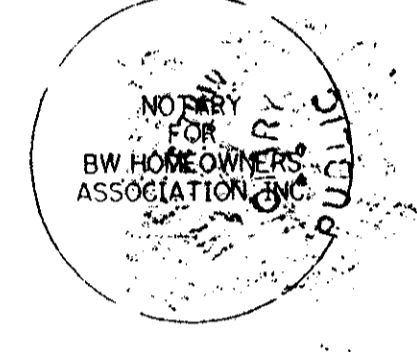
### SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 09°13'03" WEST ALONG THE WEST LINE OF THE PLAT OF BOCA WINDS - PARCEL "N" AS RECORDED IN PLAT BOOK 55, PAGES 6 THROUGH 8 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 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.R.) = 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.

### SITE PLAN DATA

ZONING PETITION NO.	80-47
TOTAL AREA	74.07 ACRES.
DENSITY	3.45 LOTS/ACRE
NUMBER OF LOTS	163
OPEN SPACE TRACTS	0.270 ACRES
RECREATION TRACT	1.62 ACRES

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



SUBDIVISION \* PARCEL E BOCA WINDS  
BOOK 72 PAGE 68  
FLOOD ZONE A-1  
ORND \* 69  
SE 80-47  
ZIP CODE 33428  
TO NAME BAY WINDS 33433

PR95-18291 Boca Winds E Lot 94  
PR95-18292 Boca Winds E Lot 106

PET. 80-47  
ROADS \$1139.00 PER UNIT

S. County PR# 95-22099 Lot 70  
S. County # 95-19858 Lot 88  
South County PR# 95-16964  
Boca Winds Parcel E Lot 107  
S.C. # 95-19492  
Lot 157 Boca Winds E  
0201-005  
PR# 95-19859 Lot 93  
PR# 95-19861 Lot 90  
PR# 95-20109 Lot 89

BOCA WINDS - PARCEL E 72/168