

A PART OF THE BAY WINDS PLANNED UNIT DEVELOPMENT
BOCA FALLS CIVIC SITE
 A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 41 EAST,
 PALM BEACH COUNTY, FLORIDA.
 SHEET 1 OF 2 JANUARY, 1994

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

COUNTY OF PALM BEACH)
 STATE OF FLORIDA) SS
 This Plat was filed for record at 11:21 A.M.
 this 25 day of April 1994
 and duly recorded in Plat Book No. 72
 on page 118-119
 DOROTHY H. WILKEN, Clerk Circuit Court
 by *Deigh A. Hally* D.C.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CENTEX ENGLE JOINT VENTURE, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BOCA FALLS CIVIC SITE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 01°15'26" EAST ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 184.51 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°45'06" EAST ALONG A LINE 184.48 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) THE NORTH LINE OF SECTION 22, A DISTANCE OF 2026.46 FEET; THENCE SOUTH 65°51'06" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY PARKWAY AS RECORDED IN OFFICIAL RECORD BOOK 3600, PAGE 1618, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 2199.36 FEET; THENCE NORTH 01°15'26" WEST ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 891.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.73 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
2. 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

IN WITNESS WHEREOF, CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AS MANAGING PARTNER OF CENTEX ENGLE JOINT VENTURE, 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 15 DAY OF March 1994.

BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, MANAGING PARTNER
 ATTEST: *Leona Hammond* LEONA HAMMOND
 ITS: CONTROLLER

CENTEX ENGLE JOINT VENTURE
 A GENERAL PARTNERSHIP
 BY: *David Barclay* DAVID BARCLAY
 ITS: DIVISION PRESIDENT

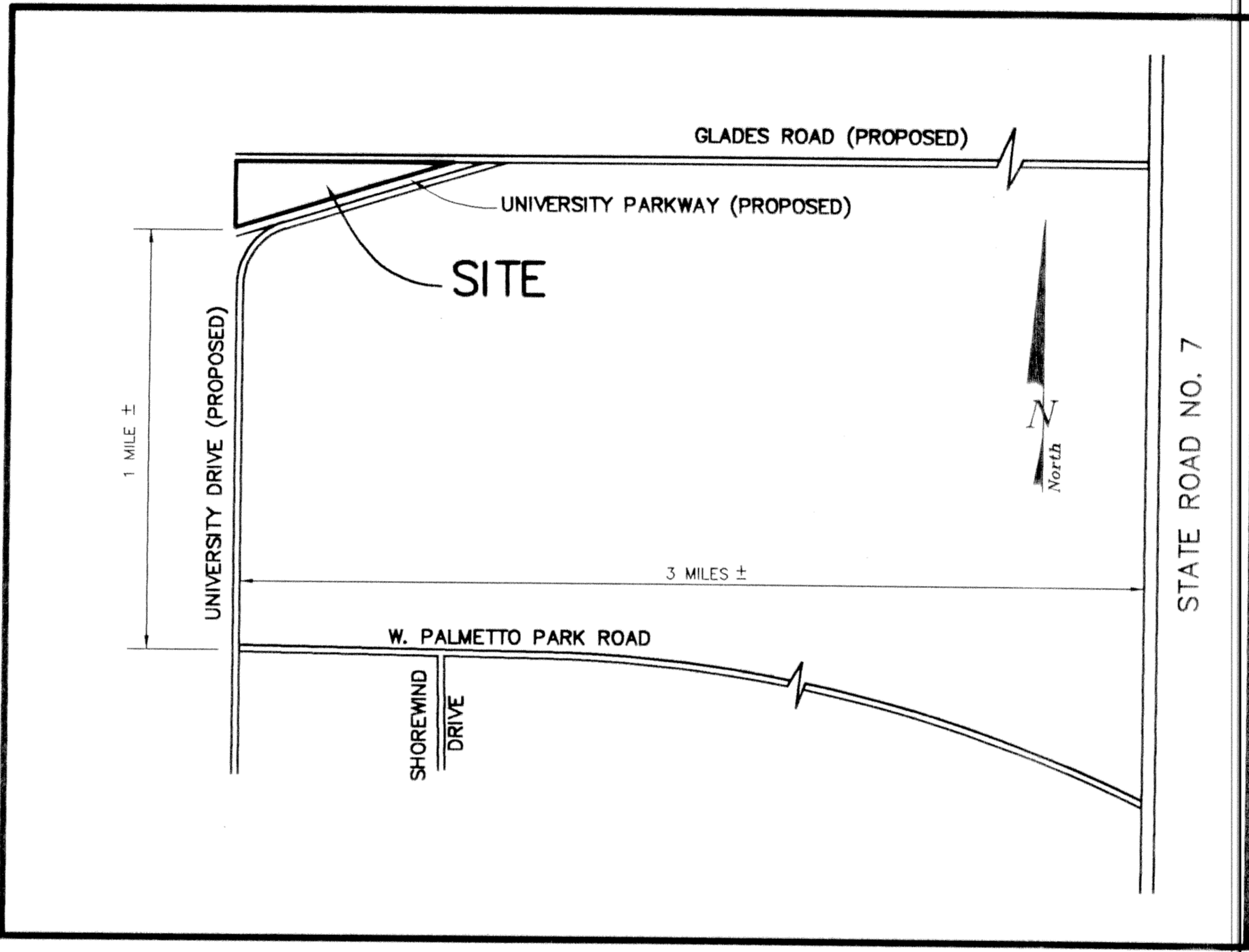
ACKNOWLEDGEMENT

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 personally known AND personally known AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION 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 15 DAY OF March, 1994.

February 19, 1998
 MY COMMISSION EXPIRES: July 19, 1998
 NOTARY PUBLIC - STATE OF FLORIDA
 COMM. # AA744445



LOCATION MAP

NOT TO SCALE

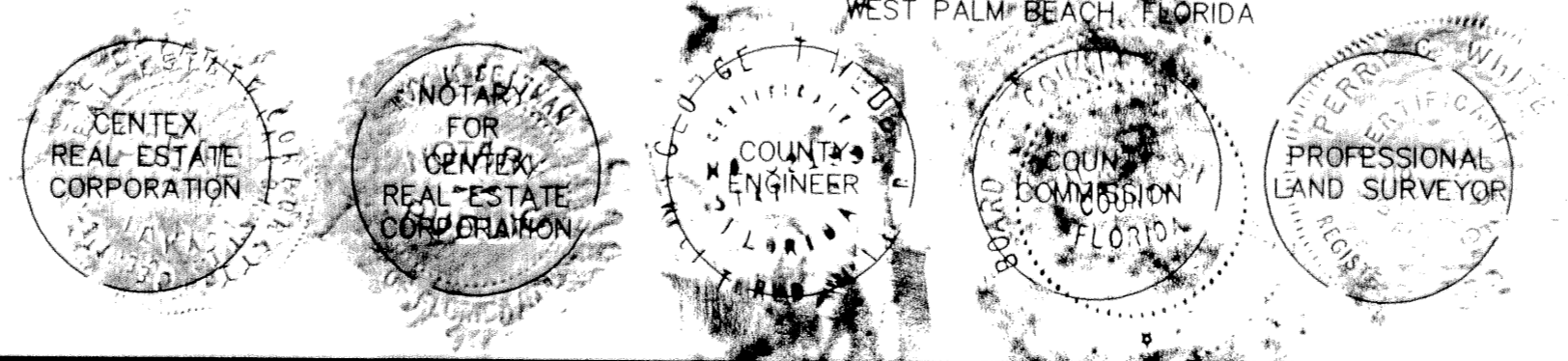
TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

WE, METROPOLITAN TITLE AND GUARANTY COMPANY, A TITLE INSURANCE COMPANY, AS 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 TO CENTEX ENGLE JOINT VENTURE, 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.

DATE: 3-15-94

BY: *Patricia C. Galbraith*
 PATRICIA C. GALBRAITH, MANAGER
 2090 PALM BEACH LAKES BOULEVARD
 WEST PALM BEACH, FLORIDA



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 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.

3-17-94
Perry 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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF April, 1994.

BY: *Mary McCarr*
 MARY MCCARR
 CHAIR OF COUNTY COMMISSION

ATTEST:
 DOROTHY H. WILKEN, CLERK

BY: *Drilla Powell*
 DRILLA POWELL
 DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF April, 1994.

BY: *George T. Webb*
 GEORGE T. WEBB, P.E.
 COUNTY ENGINEER

SURVEYOR'S NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 89°45'06" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.
- 2) NO BUILDING OR ANY KIND OF CONSTRUCTION, INCLUDING 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) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 4) 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 20.73 ACRES.

SUBDIVISION # BOCA FALLS CIVIC SITE
 BOOK 72 PAGE 118
 FLOOD MAP # 100B
 QUAD # 09
 SE 80-47
 PUB. NAME BAY WINDS
 TAZ 778