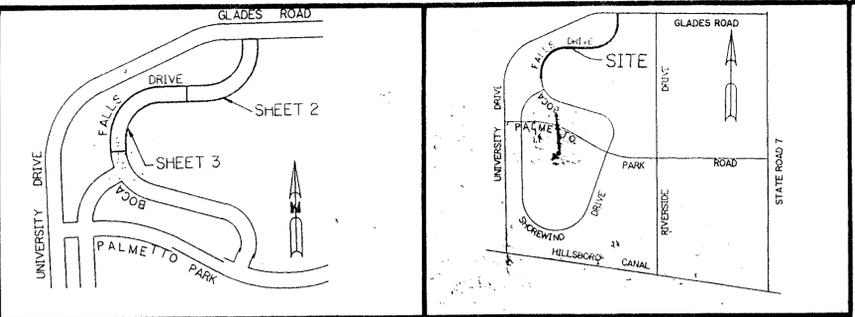


A PART OF THE BAY WINDS PLANNED UNIT DEVELOPMENT BOCA FALLS DRIVE NORTH HALF OF BOCA FALLS DRIVE

BEING A REPLAT OF A PORTION OF PARCEL Z, A PORTION OF TRACT OS10 AND A PORTION OF TRACT L-5 OF BOCA FALLS - PLAT ONE AS RECORDED IN PLAT BOOK 73, PAGES 124 - 131, PALM BEACH COUNTY PUBLIC RECORDS AND LYING IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 41 EAST

PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 3 NOVEMBER, 1995

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 10:07A.M.
this 2 day of January 1996
and duly recorded in Plat Book No. 76
on page 105-107
DOROTHY H. WILKEN, Clerk of Circuit Court
by *[Signature]* D.C.



KEY MAP N.T.S.
LOCATION MAP N.T.S. SEC. 22 TWP. 47S RGE. 41E

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CENTEX ENGLE JOINT VENTURE, A GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF PARCEL "Z", A PORTION OF TRACT OS10 AND A PORTION OF TRACT L-5, BOCA FALLS - PLAT ONE, AS RECORDED IN PLAT BOOK 73, PAGES 124 THROUGH 131, INCLUSIVE, PALM BEACH COUNTY PUBLIC RECORDS AND LYING IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BOCA FALLS DRIVE-NORTH HALF OF BOCA FALLS DRIVE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF BOCA FALLS DRIVE, TRACT "A", AT THE NORTHERLY END OF BOCA FALLS DRIVE AS SHOWN ON SHEET 6 OF SAID BOCA FALLS - PLAT ONE; THENCE NORTH 70°17'57" WEST, A DISTANCE OF 40.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID BOCA FALLS DRIVE; THENCE NORTH 39°49'44" WEST, A DISTANCE OF 11.58 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 900.00, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 69°55'31" EAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°52'50" AN ARC DISTANCE OF 1003.43 FEET TO THE WEST LINE OF TRACT "OS12" OF SAID BOCA FALLS - PLAT ONE; THENCE SOUTH 06°02'41" EAST ALONG SAID WEST LINE A DISTANCE OF 10.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "OS12", SAID SOUTHWEST CORNER BEING A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 990.00, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 06°02'41" EAST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, AND ALONG THE SOUTH LINE OF SAID TRACT "OS12", THROUGH A CENTRAL ANGLE OF 05°47'47" AN ARC DISTANCE OF 90.04 FEET; THENCE NORTH 89°45'06" EAST A DISTANCE OF 165.92 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "OS12"; THENCE NORTH 00°14'54" WEST ALONG THE EAST LINE OF SAID TRACT "OS12" A DISTANCE OF 10.00 FEET; THENCE NORTH 89°45'06" EAST, A DISTANCE OF 766.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 800.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°07'43" AN ARC DISTANCE OF 518.41 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF TRACT "OS7" OF SAID BOCA FALLS - PLAT ONE; THENCE SOUTH 37°22'37" EAST ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 810.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 37°22'37" WEST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AND ALONG THE SOUTHEASTERLY LINE OF SAID TRACT "OS7", THROUGH THE FOLLOWING COURSES, AND THROUGH A CENTRAL ANGLE OF 28°15'06" AN ARC DISTANCE OF 399.40 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 700.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°31'21" AN ARC DISTANCE OF 300.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°14'54" WEST A DISTANCE OF 352.05 FEET; THENCE NORTH 45°14'54" WEST A DISTANCE OF 35.36 FEET TO A POINT ON THE NORTH LINE OF SAID BOCA FALLS - PLAT ONE; THENCE NORTH 89°45'06" EAST, ALONG SAID NORTH LINE OF BOCA FALLS - PLAT ONE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 44°45'06" WEST ALONG THE WEST LINE OF TRACT "OS11", OF SAID BOCA FALLS - PLAT ONE, A DISTANCE OF 33.36 FEET; THENCE SOUTH 00°14'54" EAST A DISTANCE OF 308.23 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 900.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°12'48" AN ARC DISTANCE OF 3.35 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "OS11"; THENCE SOUTH 79°36'02" EAST ALONG THE SOUTH LINE OF SAID TRACT "OS11" A DISTANCE OF 10.17 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 910.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°55'09" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°58'07" AN ARC DISTANCE OF 110.68 FEET; THENCE SOUTH 36°08'59" EAST A DISTANCE OF 20.94 FEET; THENCE SOUTH 10°23'58" WEST A DISTANCE OF 77.55 FEET; THENCE SOUTH 56°56'56" WEST A DISTANCE OF 35.64 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 900.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 79°34'05" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°24'08" AN ARC DISTANCE OF 100.56 FEET TO A POINT ON THE NORTH LINE OF TRACT "OS10" OF SAID BOCA FALLS - PLAT ONE; THENCE NORTH 79°36'02" WEST ALONG SAID NORTH LINE A DISTANCE OF 10.17 FEET TO THE NORTHWEST CORNER OF SAID TRACT "OS10", SAID NORTHWEST CORNER BEING A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 890.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 69°02'51" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG THE WESTERLY LINE OF SAID TRACT "OS10", THROUGH A CENTRAL ANGLE OF 14°36'32" AN ARC DISTANCE OF 226.93 FEET; THENCE SOUTH 54°26'19" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 930.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 54°26'19" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°29'05" A DISTANCE OF 72.79 FEET; THENCE NORTH 49°35'14" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 890.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 37°57'08" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°53'12", A DISTANCE OF 184.64 FEET TO THE WESTERLY MOST CORNER OF SAID TRACT "OS10"; THENCE SOUTH 27°50'29" EAST ALONG THE SOUTHWESTERLY LINE OF SAID TRACT "OS10" A DISTANCE OF 10.16 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 900.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 37°57'08" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°42'14" AN ARC DISTANCE OF 592.25 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°45'06" WEST A DISTANCE OF 795.07 FEET TO A POINT ON THE EAST LINE OF TRACT "OS9" OF SAID BOCA FALLS - PLAT ONE; THENCE NORTH 19°06'03" WEST ALONG SAID EAST LINE A DISTANCE OF 10.57 FEET TO THE NORTHEAST CORNER OF SAID TRACT "OS9"; THENCE SOUTH 88°50'09" WEST ALONG THE NORTH LINE OF SAID TRACT "OS9" A DISTANCE OF 133.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 810.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG THE NORTHERLY LINE OF SAID TRACT "OS9", THROUGH A CENTRAL ANGLE OF 70°03'03" AN ARC DISTANCE OF 990.32 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID BOCA FALLS DRIVE; THENCE NORTH 70°17'57" WEST A DISTANCE OF 40.00 FEET TO A POINT ON THE POINT OF BEGINNING.

CONTAINING 7.944 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 RESERVED FOR THE BOCA FALLS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "OS11", "OS12", "OS3", "OS4" & "OS5", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BOCA FALLS 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.
- 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.
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.
- 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.
- 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.
- THE LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE RESERVED FOR THE BW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ADJOINING WATER MANAGEMENT TRACTS.

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, A GENERAL PARTNERSHIP, 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 20 DAY OF October, 1995.

CENTEX ENGLE JOINT VENTURE
A FLORIDA GENERAL PARTNERSHIP
BY: *[Signature]*
DAVID BARCLAY
A NEVADA CORPORATION, MANAGING PARTNER

ATTEST: *[Signature]*
LEONA HAMMOND
CONTROLLER

BY: *[Signature]*
DAVID BARCLAY
PRESIDENT

ITS: CONTROLLER ITS: 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 THE FOREGOING INSTRUMENT AS PRESIDENT AND CONTROLLER OF CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AS MANAGING PARTNER OF CENTEX-ENGLE JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, 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 20 DAY OF October, 1995.

February 19, 1998
MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC - STATE OF FLORIDA
IVY M. SEITMAN CC 348905

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 20 DAY OF October, 1995.

BOCA FALLS HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *[Signature]*
MICHAEL J. BELMONT

BY: *[Signature]*
DAVID BARCLAY, PRESIDENT

WITNESS: *[Signature]*
KIM J. LIDDELL

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID BARCLAY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED 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 20 DAY OF October, 1995.

February 19, 1998
MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC - STATE OF FLORIDA
IVY M. SEITMAN CC 348905

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 20 DAY OF October, 1995.

BOCA FALLS HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *[Signature]*
MICHAEL J. BELMONT

BY: *[Signature]*
DAVID BARCLAY, PRESIDENT

WITNESS: *[Signature]*
KIM J. LIDDELL

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID BARCLAY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED 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 20 DAY OF October, 1995.

February 19, 1998
MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC - STATE OF FLORIDA
IVY M. SEITMAN CC 348905

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 ENGLE JOINT VENTURE, A GENERAL PARTNERSHIP, 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: _____

GREENBERG TRAUIG, ET AL
BY: *[Signature]*
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 PERSONAL 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 ("P.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: 11-2-95

[Signature]
WILBUR F. DIVINE
PROFESSIONAL SURVEYOR & MAPPER
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. THIS 10 DAY OF Jan, 1996.

BY: *[Signature]*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

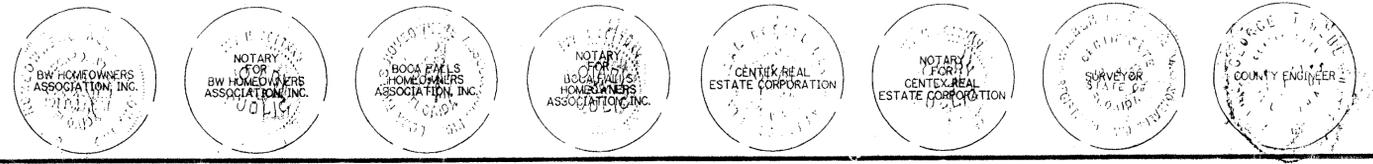
SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 70°17'57" WEST ALONG THE NORTH LINE OF THE RIGHT-OF-WAY FOR BOCA FALLS DRIVE AS SHOWN ON BOCA FALLS - PLAT ONE, AS RECORDED IN PLAT BOOK 73, PAGES 124 THROUGH 131, 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.
- 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 TRAVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000113
N 70°17'57" W (PLAT BEARING) - 00°01'09" = BEARING ROTATION
N 70°19'06" W (GRID BEARING) (PLAT TO GRID/COUNTER CLOCKWISE)

SITE PLAN DATA

ZONING PETITION NO (BAY WINDS).....80-47 (B)
TOTAL AREA.....7.944 ACRES
OPEN SPACE.....0.708 ACRES

BOCA FALLS DRIVE
NORTH HALF OF BOCA FALLS DRIVE
SUBDIVISION
BOOK 76 PAGE 105
FLOOD ZONE A0 FLOOD MAP # 100 B
QUAD # 69 ZONING RT
CE 80-47 ZIP CODE 33428
PID NAME BAY WINDS



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

NORTH HALF OF BOCA FALLS DRIVE