

This Instrument Prepared by
Thomas R. Palbucke of
HAGER WEINBERG AND ASSOCIATES, INC.
Professional Land Surveyors
Certificate of Authorization No. 6772
3850 N.W. Boca Raton Blvd., Boca Raton, Florida 33431
Phone: (561) 395-3600 Fax: (561) 395-2237 E-Mail: htwj@hwa.com

R.P.D. Statistics
Gross Acreage: 21.391 Acres
Total Dwelling Units: 160 D.U.
Housing Type: Townhome/Attached
Density: 7.48 D.U. per Acre

BAYWINDS R.P.D. PLAT NO. 3

Being a Portion of Section 19, Township 43 South, Range 42 East
City of West Palm Beach, Palm Beach County, Florida



90

State of Florida
County of Palm Beach } ss
This Plat was Filed for Record
at 4:00 this 2nd day
of November
and Duly Recorded in Plat Book
and 80 on Pages 70
Dorothy H. Wilken, Clerk
By: *Deborah Stally* P.C.

Sheet 1 of 3 Sheets

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that LENNAR LAND PARTNERS, a Florida General Partnership, owners of the land shown hereon, being a Portion of Section 19, Township 43 South, Range 42 East, City of West Palm Beach, Palm Beach County, Florida, shown hereon as BAYWINDS R.P.D. PLAT NO. 3 and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 19; thence N.03°19'44"E., along the East line of the Southeast 1/4 of said Section 19, a distance of 200.13 feet (the next 3 courses being along the North Right-of-Way line of Okeechobee Boulevard, as shown on the Florida Department of Transportation Right-of-Way Map Section 93280-2513); thence N.88°45'14"W., a distance of 7.27 feet; thence N.88°45'17"W., a distance of 1669.14 feet to the POINT of BEGINNING of the hereinafter described parcel of land; thence continue N.88°45'17"W., a distance of 1021.90 feet; thence N.01°14'43"E., a distance of 395.22 feet; thence N.72°38'16"E., a distance of 27.19 feet; thence N.17°21'44"W., a distance of 191.00 feet to a point of curvature of a circular curve to the right; thence Northerly along the arc of said curve, having a radius of 440.00 feet and a central angle of 53°09'56", for an arc distance of 408.28 feet to a point of tangency; thence N.35°48'12"E., a distance of 265.17 feet to a point on the arc of a circular curve to the right, at which the radius bears S.37°18'03"W.; thence Southeasterly along the arc of said curve, having a radius of 765.00 feet and a central angle of 10°08'01", for an arc distance of 135.30 feet to a point of tangency; thence S.42°33'56"E., a distance of 230.46 feet to a point of curvature of a circular curve to the left; thence Southeasterly along the arc of said curve, having a radius of 790.00 feet and a central angle of 47°41'03", for an arc distance of 657.47 feet; thence S.01°14'43"W., along the West Line of Tract "O-1", of the Plat of "BAYWINDS R.P.D. PLAT NO. 1", according to the Plat thereof, recorded in Plat Book 84, Pages 137 through 143, of the Public Records of Palm Beach County, Florida, a distance of 695.27 feet to the POINT of BEGINNING.

Said lands contain 21.391 acres more or less.

Have caused the same to be Surveyed and Platted as shown hereon and do hereby Dedicate as follows:

1. TRACT "S-1" (Private Streets), as shown hereon, are hereby Dedicated to the BAYWINDS MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Private Street purposes and other purposes not inconsistent with this Dedication and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to the City of West Palm Beach. Said Streets may also be used for the construction and maintenance of utilities including water, sewer, irrigation and drainage lines and structures.

INGRESS AND EGRESS EASEMENT: The Ingress and Egress Easement, over all of Tract "S-1", as shown hereon, is hereby dedicated to the NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT for access and the construction of water and sewer utilities and to the CITY OF WEST PALM BEACH for maintenance purposes of said facilities. The lands lying under said Ingress and Egress Easement being the perpetual maintenance obligation of the BAYWINDS MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, without recourse to the City of West Palm Beach.

2. TRACT "W-1" (Water Management Tract), as shown hereon, is hereby Dedicated to the BAYWINDS MASTER HOMEOWNERS, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for storm water management and drainage purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to the City of West Palm Beach.

3. TRACT "L-1", as shown hereon, is hereby dedicated to the BAYWINDS MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for drainage facilities, access to storm water management and drainage facilities located within the associated water management tracts for purposes of performing any and all maintenance activities pursuant to the maintenance obligations of said association, its Successors and Assigns, without recourse to the City of West Palm Beach.

4. TRACTS "O-1", "O-2", "O-3", "O-4" and "O-5", as shown hereon, are hereby Dedicated to the BAYWINDS MASTER HOMEOWNERS, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for open space, landscaping, drainage and buffer purposes and are the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to the City of West Palm Beach.

5. DRAINAGE EASEMENTS: 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 BAYWINDS MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, without recourse to the City of West Palm Beach.

6. UTILITY EASEMENTS: 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.

7. LAKE MAINTENANCE EASEMENT: The Lake Maintenance Easement, as shown hereon, is hereby dedicated in perpetuity to the BAYWINDS MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for lake maintenance and drainage purposes and is the perpetual maintenance obligations of said association, its Successors and Assigns, without recourse to the City of West Palm Beach.

8. LIMITED ACCESS EASEMENT: The Limited Access Easement, as shown hereon, is hereby dedicated to the City of West Palm Beach, Florida for the purpose jurisdiction and control over access rights.

9. IRRIGATION PUMP EASEMENT: The Irrigation Pump Easement, as shown hereon, is hereby dedicated in perpetuity to the BAYWINDS MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for irrigation purposes and is the perpetual maintenance obligations of said association, its Successors and Assigns, without recourse to the City of West Palm Beach.

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 1st day of September, 1999.

Attest: *Grace Lapolla*
Grace Lapolla, Assistant Secretary
By: *Doyle D. Dudley*
Doyle D. Dudley, Vice President

ACKNOWLEDGEMENT

State of Florida } ss
County of Broward }

BEFORE ME personally appeared Doyle D. Dudley and Grace Lapolla 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 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 1st day of September, 1999.

Helen B. Miller
Notary Public - State of Florida
My Commission Expires: 1/26/01

MORTGAGEE'S CONSENT

State of Illinois } ss
County of Cook }

The undersigned hereby certifies that it is the holder of a Mortgage, upon the Property described hereon and does hereby join in and consent to the Dedication of the land described in said Dedication by the Owners thereof and agrees that its Mortgage which is recorded in Official Record Book 10079 at Page 1550 of the public Records of Palm Beach County, Florida, shall be subordinated to the Dedication shown hereon.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its Vice President and its Corporate Seal to be affixed hereon by and with the Authority of its Board of Directors, this 9th day of September, 1999.

Witness: *Angela R. Oliver*
(Print Name) Angela R. Oliver

Witness: *Mark Brownfield*
(Print Name) Mark Brownfield

ACKNOWLEDGEMENT

State of Illinois } ss
County of Cook }

BEFORE ME personally appeared *Patt Schiewitz* who is personally known to me and who executed the foregoing instrument as Vice President of THE FIRST NATIONAL BANK OF CHICAGO, a Illinois 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 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 9th day of September, 1999.

Edith Miller
Notary Public - State of Illinois
My Commission Expires: 1/14/03
Edith Miller



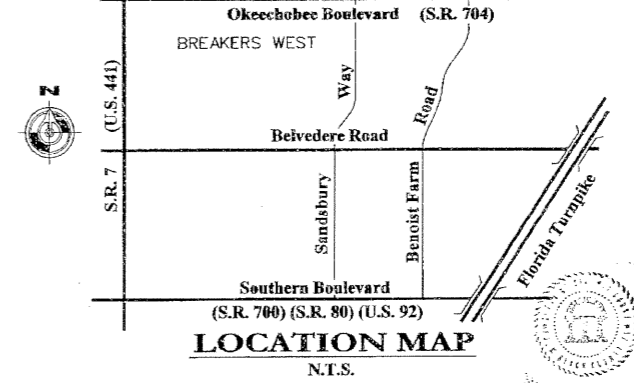
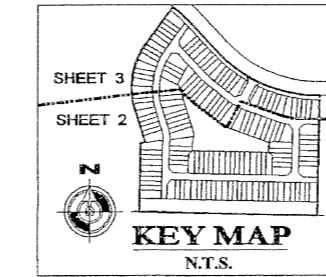
TITLE CERTIFICATION

State of Florida } ss
County of Broward }

I, Gerald L. Knight, 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 LENNAR LAND PARTNERS, a Florida General Partnership; that current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this Plat.

Gerald L. Knight 9/15/99
Gerald L. Knight, Attorney at Law
State of Florida

Lennar Homes, Inc. Notary Lennar Homes, Inc. The First National Bank of Chicago Notary The First National Bank of Chicago Surveyor City of West Palm Beach



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 (P.C.P.s) and Monuments according to Section 177.091 (9), Florida Statutes, will be set under the guarantees posted with the City of West Palm Beach, Florida for the required improvements; and, further, that the survey complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of the City of West Palm Beach, Florida.

Thomas R. Palbucke
Thomas R. Palbucke, Professional Land Surveyor, Florida Registration No. 5061
Hager Weinberg and Associates, Inc.
3850 N.W. Boca Raton Blvd. Ste. 3
Boca Raton, Florida 33431
Certificate of Authorization L.B. # 6772

APPROVALS - CITY OF WEST PALM BEACH

State of Florida } ss
County of Palm Beach }

This Plat is hereby approved for record by the City Commission of West Palm Beach, Florida and the Commission accepts Dedication to the City of West Palm Beach contained on this Plat, this 22nd day of October, 1999.

By: *Joel T. Daves*
Joel T. Daves as Mayor

CITY PLANNING BOARD

By: *William M. Moss*
William M. Moss, Planning Board Chair

CITY SURVEYOR'S APPROVAL

This Plat has been reviewed in accordance with Chapter 98 - 20, Section 177.081, Florida Statutes.

By: *Vincent J. Nibel* 10/12/99
Vincent J. Nibel, Professional Surveyor and Mapper
Florida Registration No. 4169

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

State of Florida } ss
County of Palm Beach }

The Northern Palm Beach County Improvement District hereby accepts the Ingress and Egress Easement over all of Tract "S-1", as shown hereon and hereby acknowledges that said District has no maintenance obligations on or under the lands over which said Easement lie, and further acknowledges that there are no other maintenance obligations, or Dedications, being incurred by said District on this Plat.

IN WITNESS WHEREOF, The Northern Palm Beach County Improvement District has caused these presents to be signed by *Tesula N. Stewart*, its President, Board of Supervisors, and Attested by Peter L. Pimentel, its Secretary, Board of Supervisors, this 29th day of September, 1999.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
Attest: *Peter L. Pimentel*
Peter L. Pimentel, Secretary
Board of Supervisors
By: *Tesula N. Stewart*
Tesula N. Stewart, President
Board of Supervisors

Said District hereby consents to the termination of the Unit of Development No. 5B Blanket Water Management Easement dated December 16, 1998, Recorded at Official Records Book 10824, at Page 816, Public Records of Palm Beach County, Florida.