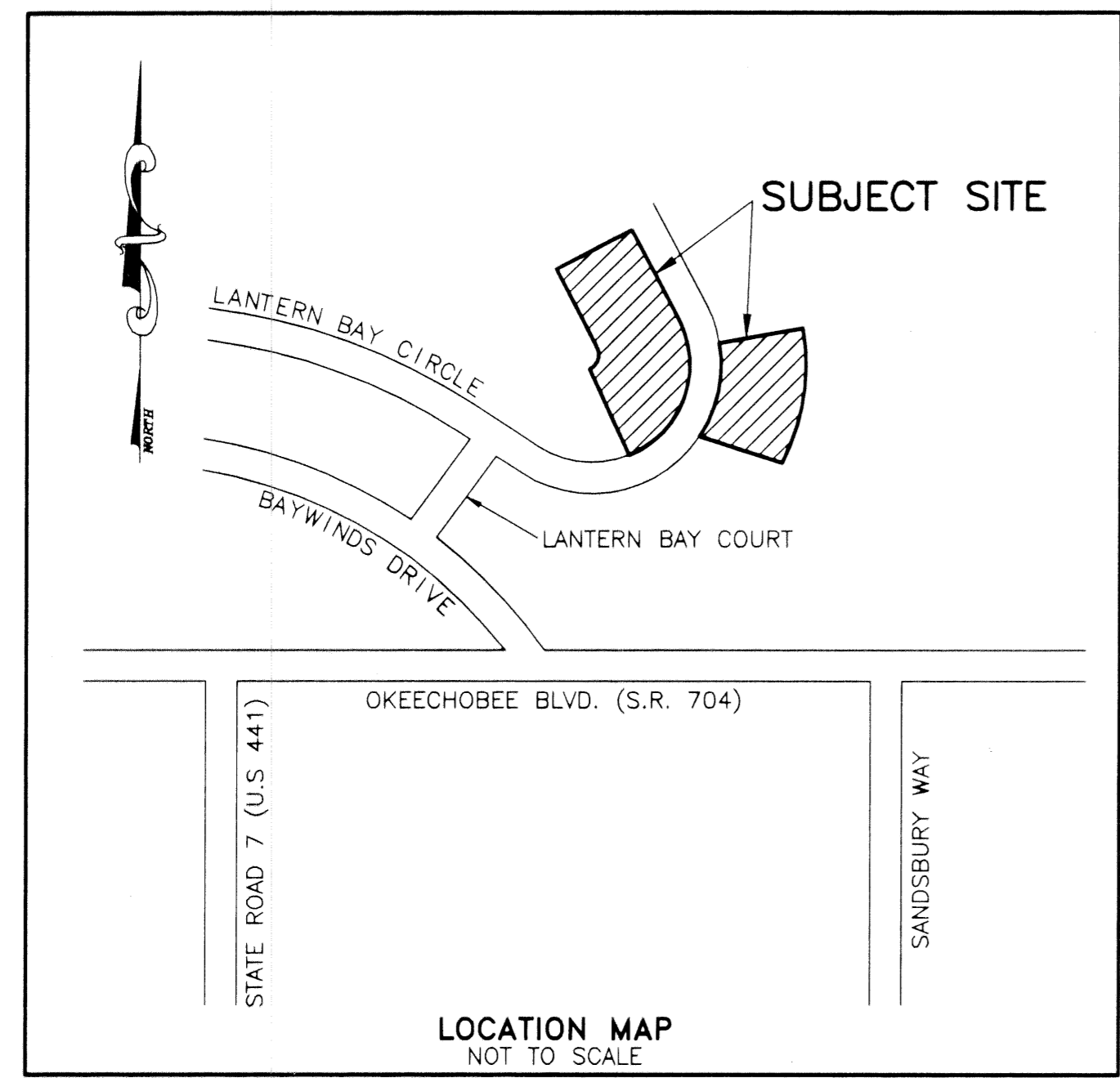


# REPLAT OF PART OF BAYWINDS R.P.D. PLAT NO. 2

BEING A REPLAT OF LOTS 1 THROUGH 3, LOTS 41 THROUGH 44 AND LOT 68, OF THE PLAT OF "BAYWINDS R.P.D. PLAT NO. 2", PLAT BOOK 85, PAGES 148 THROUGH 151, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
JANUARY 2001  
SHEET 1 OF 2



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 2:59 P.M., this 22nd day of FEBRUARY, 2002 and duly recorded in Plat Book No. 42 on Pages 162 through 163.  
DOROTHY H. WILKEN  
Clerk Circuit Court  
By Sherry M. Sordillo D.C.

### APPROVAL OF CITY OF WEST PALM BEACH

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, THIS 22nd DAY OF FEBRUARY, 2002.

BY: Joe T. Daves  
JOE T. DAVES, MAYOR  
CITY PLANNING BOARD  
BY: Kenneth Spillias  
PLANNING BOARD CHAIRMAN, KENNETH SPILLIAS

### APPROVAL CITY SURVEYOR

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.  
BY: Vincent V. Noel  
VINCENT V. NOEL, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER, REG. 4169

### SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE BEARINGS FOR THE LOTS AS SHOWN ON THE PLAT OF "BAYWINDS R.P.D. PLAT NO. 2", AS RECORDED IN PLAT BOOK 85, PAGES 148 THROUGH 151 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE SAID PLATS BEARINGS ARE BASED UPON THE SOUTH LINE OF SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 88°45'17" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- BUILDING SETBACK LINES SHALL BE REQUIRED BY ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.
- THERE SHALL BE NO BUILDINGS OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- LANDSCAPING ON UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING THE UTILITY EASEMENT.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
- ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.)

### SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS IS TO CERTIFY THAT THE PLAT AS 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 GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED, AND ORDINANCES OF CITY OF WEST PALM BEACH, FLORIDA.  
BY: John H. Manucy Jr.  
JOHN H. MANUCY JR., P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER, REG. #5158  
STATE OF FLORIDA  
DATE: 1/30/02

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF LOTS 1 THROUGH 3, LOTS 41 THROUGH 44 AND LOT 68, OF THE PLAT OF "BAYWINDS R.P.D. PLAT NO. 2", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGES 148 THROUGH 151, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "REPLAT OF PART OF BAYWINDS R.P.D. PLAT NO. 2", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 3, LOTS 41 THROUGH 44 AND LOT 68 OF THE PLAT OF "BAYWINDS R.P.D. PLAT NO. 2", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 85, AT PAGES 148 THROUGH 151, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

### EASEMENTS

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.

LAKE MAINTENANCE EASEMENTS AND FLOOD PLAIN EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR LAKE MAINTENANCE AND DRAINAGE PURPOSES TO THE BAYWINDS MASTER HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Secretary/Treasurer, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22nd DAY OF FEBRUARY, 2002.

ENGLE HOMES/PALM BEACH, INC.  
A FLORIDA CORPORATION  
123 N.W. 13TH STREET, SUITE 300  
BOCA RATON, FLORIDA, 33432  
561-833-1894  
ATTEST: David Shapiro  
PRINT: DAVID SHAPIRO  
TITLE: Secretary/Treasurer/V.P.  
BY: Harry Engelstein  
PRINT: Harry Engelstein  
TITLE: President

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED HARRY ENGELSTEIN AND DAVID SHAPIRO WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President AND Secretary/Treasurer/V.P. OF ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION, AND SEVERALLY 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 1ST DAY OF FEBRUARY, 2002.  
MY COMMISSION EXPIRES: JUNE 10, 2005  
Donna Marie Sordillo  
NOTARY PUBLIC  
DONNA MARIE SORDILLO

### LEGEND

- -DENOTES PERMANENT REFERENCE MONUMENT, LB 6557
- N.T.S. -DENOTES NOT TO SCALE
- P.B. -DENOTES PLAT BOOK
- P.L.S. -DENOTES PROFESSIONAL LAND SURVEYOR
- P.R.M. -DENOTES PERMANENT REFERENCE MONUMENT
- U.E. -DENOTES UTILITY EASEMENT
- P.S.M. -DENOTES PROFESSIONAL SURVEYOR & MAPPER
- (R.L.) -DENOTES RADIAL LINE
- ⊙ -DENOTES PERMANENT CONTROL POINT
- L.M.E. -DENOTES LAKE MAINTENANCE EASEMENT
- F.P.E. -DENOTES FLOOD PLAIN EASEMENT

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
WE, UNIVERSAL LAND TITLE, INC., 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 ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: Dec. 20, 2001  
BY: Green C. Elms  
PRINT: Green C. Elms  
TITLE: Commercial Accounts Manager  
Senior Title Officer

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.  
IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY A SALLY HAMADEH, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY PETER L. PIMENTEL, ITS SECRETARY, BOARD OF SUPERVISORS THIS 24th DAY OF FEBRUARY, 2002.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
ATTEST: Sally Hamadeh  
A. SALLY HAMADEH, PRESIDENT  
BOARD OF SUPERVISORS  
BY: Peter L. Pimentel  
PETER L. PIMENTEL, SECRETARY  
BOARD OF SUPERVISORS

THIS INSTRUMENT WAS PREPARED BY  
JOHN H. MANUCY, JR. P.S.M. 5158 STATE OF FLORIDA  
FORD, ARMENTEROS & MANUCY, INC. (LB 6557)  
1695 W. INDIANTOWN ROAD, SUITE 14  
JUPITER, FLORIDA 33458  
561-743-2210

