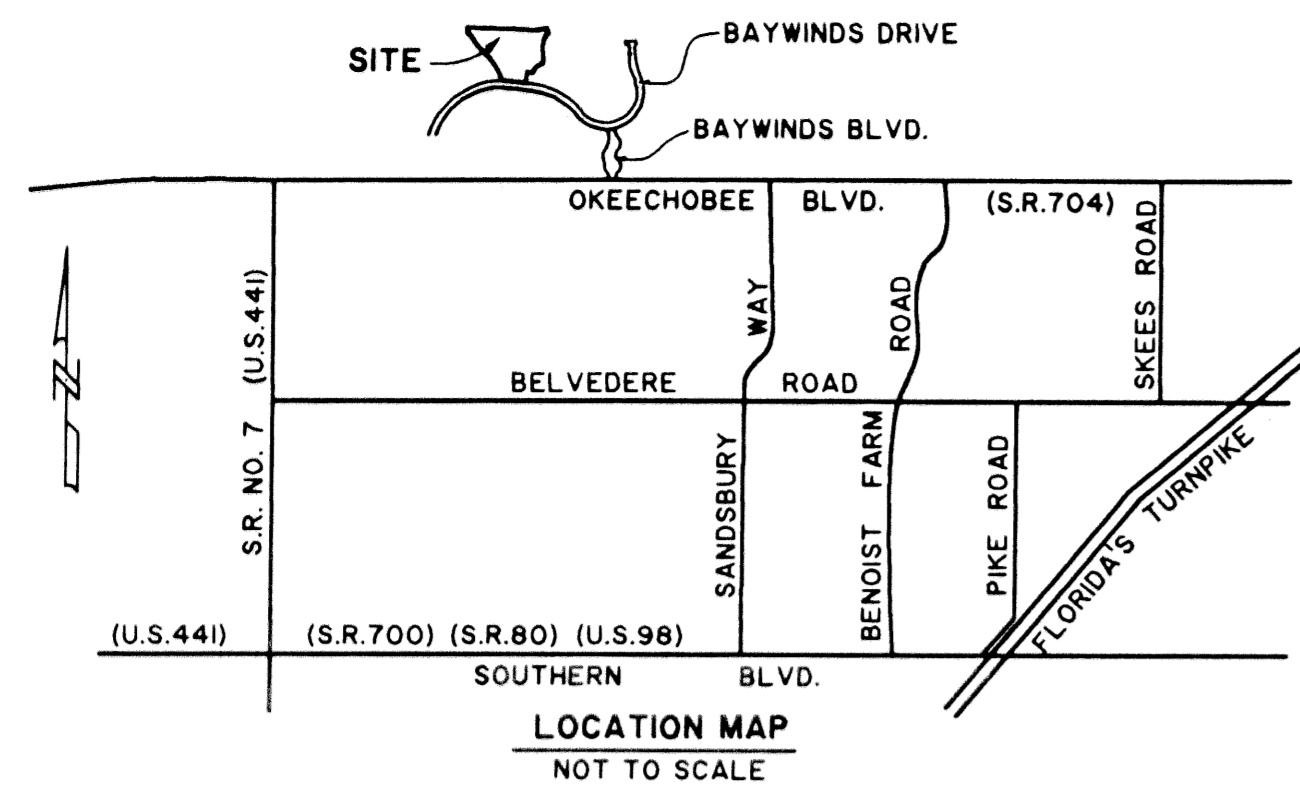


# BAYWINDS R.P.D. PLAT NO. 11

LYING IN SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST,  
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.  
SHEET 1 OF 5



### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR LAND PARTNERS, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS BAYWINDS R.P.D. PLAT NO. 11, LYING IN SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BAYWINDS R.P.D. PLAT NO. 6, AS RECORDED IN PLAT BOOK 91, PAGES 49 AND 50, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ON THE WESTERLY BOUNDARY OF BAYWINDS R.P.D. PLAT NO. 2, AS RECORDED IN PLAT BOOK 85, PAGES 148 THROUGH 151, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 82°51'50" WEST ALONG THE NORTHERLY BOUNDARY OF SAID BAYWINDS R.P.D. PLAT NO. 6, A DISTANCE OF 165.00 FEET; THENCE NORTH 84°35'04" WEST ALONG SAID NORTHERLY BOUNDARY OF BAYWINDS R.P.D. PLAT NO. 6, A DISTANCE OF 216.03 FEET; THENCE NORTH 22°28'48" WEST, A DISTANCE OF 100.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 21°38'45" AND A DISTANCE OF 324.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 44°07'34" WEST, A DISTANCE OF 258.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 376.46 FEET, A CENTRAL ANGLE OF 09°46'53" AND A DISTANCE OF 64.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 34°20'41" WEST, A DISTANCE OF 124.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 23°15'08" AND A DISTANCE OF 129.86 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 01°38'59" EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 88°21'01" EAST, A DISTANCE OF 1011.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1500.00 FEET, A CENTRAL ANGLE OF 12°27'44" AND A DISTANCE OF 326.26 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING THE NORTHWEST CORNER OF SAID BAYWINDS R.P.D. PLAT NO. 2; THENCE SOUTH 01°48'45" EAST, A DISTANCE OF 75.00 FEET TO A POINT ON A CURVE CONCAVE EASTERLY (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 44°15'42" EAST); THENCE SOUTH-WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 323.66 FEET, A CENTRAL ANGLE OF 53°43'21" AND A DISTANCE OF 303.47 FEET TO A POINT OF TANGENCY; THENCE SOUTH 07°59'02" EAST, A DISTANCE OF 57.18 FEET; THENCE SOUTH 04°48'51" EAST, A DISTANCE OF 147.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 84°04'46" AND A DISTANCE OF 44.02 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 190.38 FEET, A CENTRAL ANGLE OF 67°59'19" AND A DISTANCE OF 225.90 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 82°51'50" WEST, A DISTANCE OF 102.41 FEET; THENCE SOUTH 07°59'02" WEST, A DISTANCE OF 181.74 FEET (THE PRECEDING EIGHT (8) COURSES BEING COINCIDENT WITH THE WESTERLY BOUNDARY OF SAID BAYWINDS R.P.D. PLAT NO. 2) TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 17.74 ACRES, MORE OR LESS.

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

### 1. STREETS

THE PRIVATE STREET AS SHOWN HEREON, DENOTED AS TRACT "S-2", IS HEREBY DEDICATED TO THE SAILFISH COVE NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PROVIDING INGRESS-EGRESS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH. SAID STREET MAY ALSO BE USED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING WATER, SEWER, IRRIGATION, AND DRAINAGE LINES AND STRUCTURES.

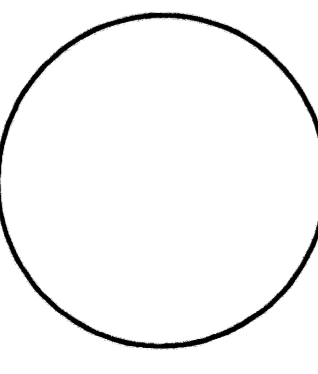
### 2. EASEMENTS

UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISIONS SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

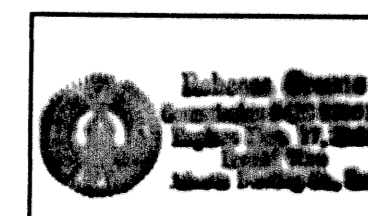
DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES TO THE BAYWINDS COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

BUFFER EASEMENTS - THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR LANDSCAPING AND BUFFER PURPOSES TO THE BAYWINDS COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

LENNAR HOMES



LENNAR NOTARY

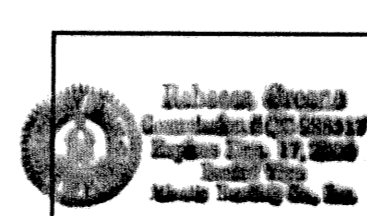


REBECCA GREENE  
COMMISSION # CC988517  
EXPIRES: 12/17/04

SAILFISH COVE NEIGHBORHOOD ASSOCIATION, INC.

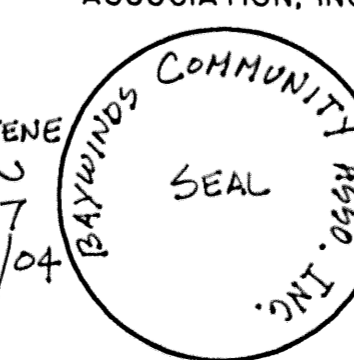


SAILFISH COVE NEIGHBORHOOD ASSOCIATION, INC. NOTARY

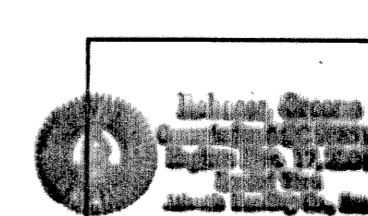


REBECCA GREENE  
COMMISSION # CC988517  
EXPIRES: 12/17/04

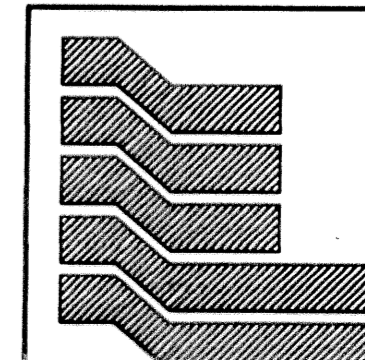
BAYWINDS COMMUNITY ASSOCIATION, INC.



BAYWINDS COMMUNITY ASSOCIATION, INC. NOTARY

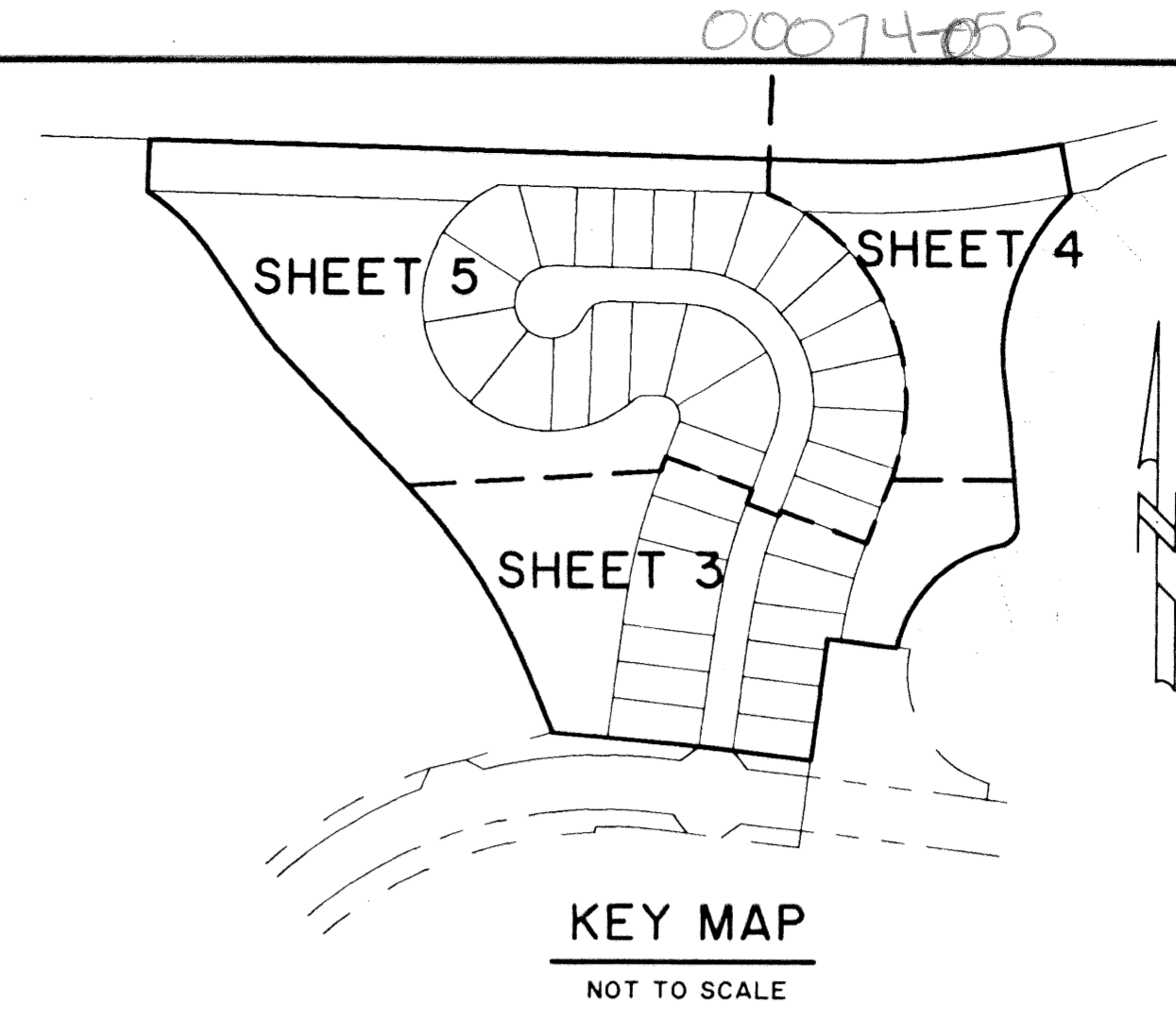


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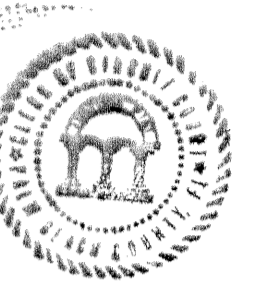


Landmark Surveying & Mapping Inc.  
1850 Forest Hill Boulevard  
Ph. (561) 433-5405 Suite 100 W.P.B. Florida  
LB # 4396

BAYWINDS R.P.D. PLAT NO. 11  
(TRACT "G")



STATE OF FLORIDA SS  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 3:47 P.M. THIS 11th DAY OF February 2003  
AND DULY RECORDED IN PLAT BOOK NO. 97  
ON PAGES 93 - 99  
DOROTHY H. WILKEN,  
CLERK OF THE CIRCUIT COURT  
By *Sharon Caputo* D.C.



INGRESS/EGRESS EASEMENT - AN INGRESS/EGRESS EASEMENT OVER ALL OF TRACT "S-2", IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS AND TO THE CITY OF WEST PALM BEACH FOR THE PURPOSE OF MAINTAINING WATER AND SEWER FACILITIES. THE LANDS LYING UNDER SAID INGRESS/EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE SAILFISH COVE NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

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

### 3. TRACTS

TRACT "O-1", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, LANDSCAPING AND BUFFER PURPOSES TO THE BAYWINDS COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

WATER MANAGEMENT TRACTS "W-1" AND "W-2", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR WATER MANAGEMENT AND DRAINAGE PURPOSES TO THE BAYWINDS COMMUNITY 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 GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ATTORNEY-IN-FACT, LENNAR HOMES, INC., A FLORIDA CORPORATION, THIS 11th DAY OF February, 2003.

LENNAR LAND PARTNERS,  
A FLORIDA GENERAL PARTNERSHIP  
BY: LENNAR HOMES, INC., A FLORIDA CORPORATION, ITS ATTORNEY-IN-FACT  
ATTEST: *David M. Baselice* DAVID M. BASELICE, ASSISTANT SECRETARY  
BY: *Doyle D. Dudley* DOYLE D. DUDLEY, VICE PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD  
BEFORE ME PERSONALLY APPEARED DOYLE D. DUDLEY AND DAVID M. BASELICE WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF LENNAR HOMES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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 11th DAY OF February, 2003.  
MY COMMISSION EXPIRES: 12/17/04  
COMMISSION NO. CC988517  
*Rebecca Greene* NOTARY PUBLIC  
*Rebecca Greene* PRINTED NAME

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE SAILFISH COVE NEIGHBORHOOD 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 11th DAY OF February, 2003.  
WITNESS: *Mark Brumfield* PRINTED NAME: Mark Brumfield  
WITNESS: *Robert W. Drews* PRINTED NAME: ROBERT W. DREWS, PRESIDENT

### ACKNOWLEDGMENTS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED ROBERT W. DREWS WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SAILFISH COVE NEIGHBORHOOD ASSOCIATION, INC., A NOT FOR PROFIT 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 THIS 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 11th DAY OF January, 2003.  
MY COMMISSION EXPIRES: 12/17/04  
COMMISSION NO. CC988517  
*Rebecca Greene* NOTARY PUBLIC  
*Rebecca Greene* PRINTED NAME

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE BAYWINDS COMMUNITY ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACKNOWLEDGES THAT NO MAINTENANCE OBLIGATIONS IS BEING INCURRED BY SAID ASSOCIATION ON THIS PLAT FOR SAME AS STATED HEREON. DATED THIS 11th DAY OF January, 2003.  
WITNESS: *Sharon Caputo* PRINTED NAME: SHARON CAPUTO, PRESIDENT  
WITNESS: *Robert G. Smith* PRINTED NAME: Robert G. Smith

### ACKNOWLEDGMENTS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED SHARON CAPUTO WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BAYWINDS COMMUNITY ASSOCIATION, INC., A NOT FOR PROFIT 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 THIS 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 11th DAY OF January, 2003.  
MY COMMISSION EXPIRES: 12/17/04  
COMMISSION NO. CC988517  
*Rebecca Greene* NOTARY PUBLIC  
*Rebecca Greene* PRINTED NAME