

0201-015

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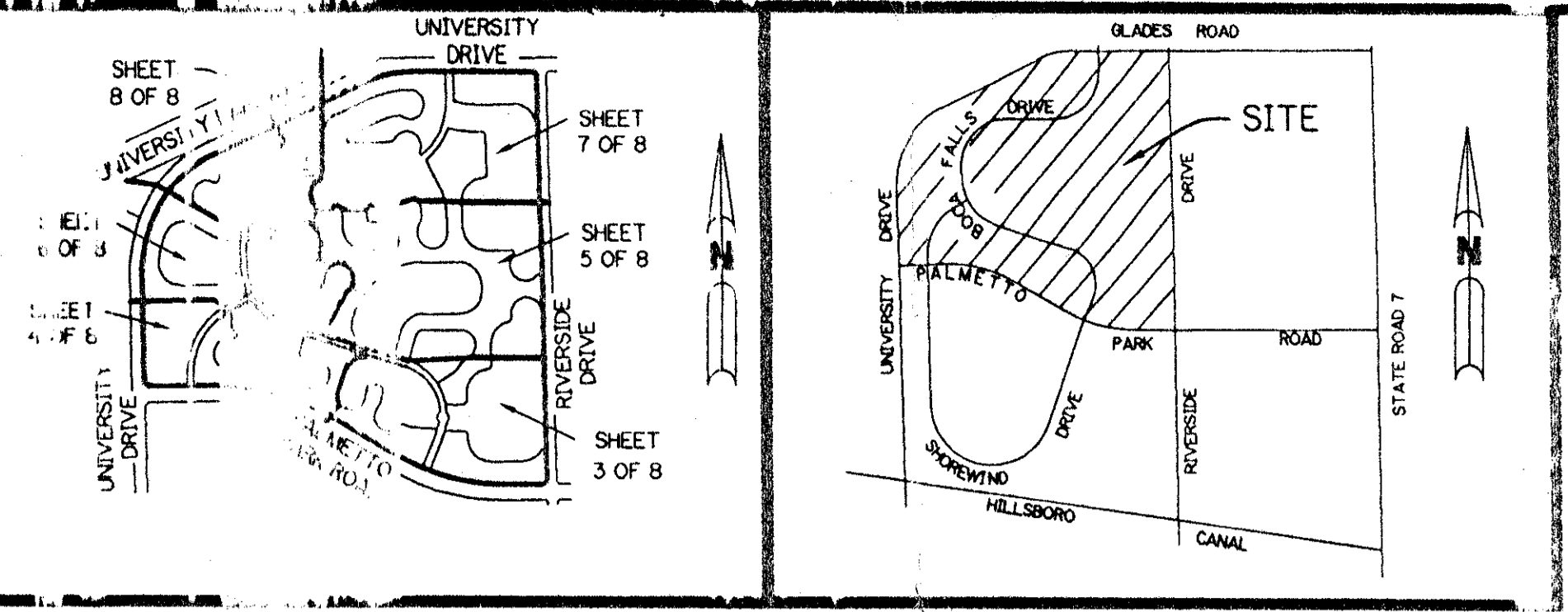
COUNTY OF PALM BEACH)
STATE OF FLORIDA) ss
This Plat was filed for record at 3:39 P.M.
this 20 day of SEPTEMBER 19 94
and duly recorded in Plat Book No. 73
on page 124-120
DOROTHY H. WILKEN, Clerk of Circuit Court
by [Signature]

A PART OF THE BAY WINDS PLANNED UNIT DEVELOPMENT

BOCA FALLS - PLAT ONE

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 41 EAST.
PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 8 MAY, 1994



KEY MAP

LOCATION MAP

KNOW ALL MEN THESE PRESENTS THAT CENTEX REAL ESTATE PARTNERSHIP, OWNED BY CENTEX REAL ESTATE PARTNERSHIP, A GENERAL PARTNERSHIP, OWNED BY CENTEX REAL ESTATE PARTNERSHIP, BEING IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BOCA FALLS-PLAT ONE, 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 SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 01°15'26" WEST ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 1338.69 FEET; THENCE NORTH 01°15'26" EAST, A DISTANCE OF 1600.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°15'26" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE AS RECORDED IN OFFICIAL RECORD BOOK 3600, PAGES 1624, 1625 AND 1626 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1262.77 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1570.00 FEET AND A CENTRAL ANGLE OF 67°06'32"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1838.89 FEET; THENCE NORTH 65°51'06" EAST, A DISTANCE OF 2015.96 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1620.00 FEET AND A CENTRAL ANGLE OF 23°54'00"; THENCE NORTHEASTERLY, EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 675.76 FEET; THENCE NORTH 89°45'06" EAST, A DISTANCE OF 1561.29 FEET; THENCE WEST ALONG THE SOUTHWEST CORNER BEING COINCIDENT WITH THE EASTERLY AND SOUTHERLY RIGHT-OF-WAY LINES OF SAID UNIVERSITY DRIVE; THENCE SOUTH 45°41'17" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE AS RECORDED IN OFFICIAL RECORD BOOK 3600, PAGES 1627, 1628 AND 1629 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 35.06 FEET; THENCE SOUTH 01°11'41" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE, A DISTANCE OF 4870.47 FEET; THENCE SOUTH 89°45'06" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF PALMETTO PARK ROAD AS RECORDED IN OFFICIAL RECORD BOOK 3600, PAGES 1621, 1622 AND 1623 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 35.06 FEET; THENCE SOUTH 89°45'06" WEST, A DISTANCE OF 525.35 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2700.00 FEET AND A CENTRAL ANGLE OF 29°32'01"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 991.85 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2900.00 FEET AND A CENTRAL ANGLE OF 30°32'12"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1545.60 FEET; THENCE SOUTH 63°43'24" WEST, A DISTANCE OF 790.47 FEET; THENCE NORTH 57°15'11" WEST, A DISTANCE OF 72.11 FEET (THE LAST SIX DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PALMETTO PARK ROAD) TO THE POINT OF BEGINNING.

CONTAINING 122 LOTS MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEED THEM AS FOLLOWS:

- TRACTS "L1" THROUGH "L13" SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA FALLS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND WITHOUT PREJUDICE TO THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "L14" THROUGH "L18", 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.
- TRACTS "L19" THROUGH "L23", "L24" AND "L25", THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "L26" THROUGH "L28" SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA FALLS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- UTILITIES EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA FALLS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A LANDSCAPE EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTES.
- THE UTILITIES 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 USE 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.
- TRACTS "L29" AND "L30", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS OF THE LAND SHOWN HEREON FOR FUTURE DEVELOPMENT PURPOSES. THE OWNERS OF THE LAND AS SHOWN HEREON, ON BEHALF OF THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, THE RIGHT TO DEVELOP ALL OR PART OF TRACTS JKL, M, O, T, Y AND Z WITHOUT RECOURSE TO PALM BEACH COUNTY.

- THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITIES 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 CONTROLLING JURISDICTION OVER ACCESS RIGHTS.
- TRACTS "L31" THROUGH "L313" AS SHOWN HEREON ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE BW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR REMOVE ANY PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.
- TRACTS "L34", "L35" AND "L37", AS SHOWN HEREON, ARE FURTHER HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE BW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR REMOVE ANY PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
- THE LIFT STATION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY FOR WATER UTILITIES. ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, CENTEX REAL ESTATE PARTNERSHIP, A NEVADA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AS MANAGING PARTNER OF CENTEX REAL ESTATE PARTNERSHIP, A GENERAL PARTNERSHIP, HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY ITS DIVISION PRESIDENT AND TESTED BY ITS CONTROLLER AND THE CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18th DAY OF July 1994.

ATTEST: [Signature] LEONA HAMMOND CONTROLLER
[Signature] DAVID BARCLAY PRESIDENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED DAVID BARCLAY AND LEONA HAMMOND WHO ARE PERSONALLY KNOWN TO ME AND HAVE PRODUCED personally known to me IDENTIFICATION AND WHO DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND CONTROLLER OF CENTEX REAL ESTATE PARTNERSHIP, 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 16th DAY OF July 1994.

February 19, 1998
MY COMMISSION EXPIRES: [Signature] IVY M. SEITMAN CC 348905

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE BOCA FALLS HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS FOR SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 18th DAY OF July 1994.
BOCA FALLS HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: [Signature] RON W. LAST
[Signature] MICHAEL J. BELMONT
BY: [Signature] DAVID BARCLAY, PRESIDENT
WITNESS: [Signature] IVY M. SEITMAN

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED DAVID BARCLAY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED personally known to me IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED 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 18th DAY OF July 1994.

February 14, 1998
MY COMMISSION EXPIRES: [Signature] IVY M. SEITMAN CC 348905

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 18th DAY OF July 1994.
BW HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: [Signature] RON W. LAST
[Signature] MICHAEL J. BELMONT
BY: [Signature] DAVID BARCLAY, PRESIDENT
WITNESS: [Signature] IVY M. SEITMAN

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED DAVID BARCLAY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED personally known to me IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED 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 18th DAY OF July 1994.

February 19, 1998
MY COMMISSION EXPIRES: [Signature] IVY M. SEITMAN CC 348905

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 HEREIN 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.
GREENBERG, TRAUBIG, ET AL
[Signature] LAURIE GILDAN ATTORNEY
DATE: July 22, 1994

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") 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.

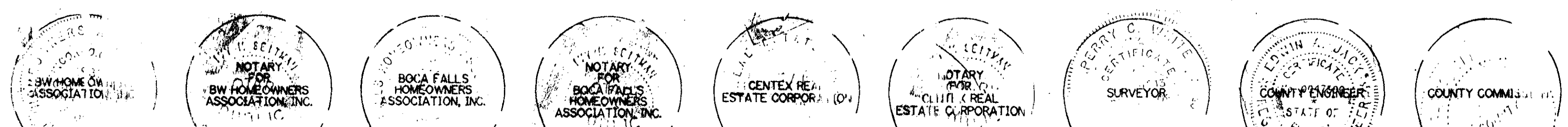
DATE: August 12, 1994
[Signature] PERRY C. WHITE
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4213
STATE OF FLORIDA

APPROVED FOR RECORD THIS 20 DAY OF Sept 1994.
BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA
ATTEST: DOROTHY H. WILKEN, CLERK
[Signature] MARY MCCARTHY
CHAIR OF COUNTY COMMISSION
[Signature] DRILLA QUINN
DEPUTY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF Sept 1994.
[Signature] GEORGE T. WELLS
COUNTY ENGINEER

1) THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 09°13'03" WEST ALONG THE WEST LINE OF THE PLAT OF BOCA FALLS - PARCEL "A" AS RECORDED IN PLAT BOOK 55, PAGES 6 THROUGH 8 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2) 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.
3) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED:
(NR) = NON-RADIAL
(RF) = RADIAL TO FRONT LOT LINE
(RR) = RADIAL TO REAR LOT LINE
4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
5) 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.

0201-015
SITE PLAN DATA
ZONING PETITION NO (BAY WINDS) 80-47 (B)
TOTAL AREA 441.22 ACRES
OPEN SPACE TRACTS 15.51 ACRES
RECREATION SITE 8.40 ACRES



THIS INSTRUMENT PREPARED BY
PERRY C. WHITE P.L.S. 4213 STATE OF FLORIDA
LAWSON, NOBLE AND ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA

BOCA FALLS-PLAT ONE 73/124 SHEET 1 OF 8

SUBDIVISION BOCA FALLS-PLAT ONE
BOOK 73 PAGE 124
FLOOD ZONE A0-1 FLOOD MAP # 100B
QUAD # 69 ZONING RT
SE 80-47 ZIP CODE 33433
PUD NAME BAY WINDS PUD
22/4/94

TAR-778