

REPLAT OF GOLF COLONY

A PART OF PIPER'S GLEN; A P.U.D.

BEING A REPLAT OF GOLF COLONY AS RECORDED IN PLAT BOOK 59, AT PAGES 113 THROUGH 116,
LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

73

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

THIS INSTRUMENT WAS FILED FOR
RECORD AT 11:21 A.M.
THIS 9TH
DAY OF MAR. 19 89
AND DULY RECORDED IN OFFICIAL
RECORD BOOK 62
ON PAGE 73 *Trav 76*
JOHN B. DUNKLE,
CLERK, CIRCUIT COURT.
BY: *Sullivan Q. Platt, D.C.*

DESCRIPTION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

A PARCEL OF LAND, A PART OF PIPER'S GLEN; A P.U.D. BEING A REPLAT OF GOLF COLONY AS RECORDED IN PLAT BOOK 59, AT PAGES 113 THROUGH 116, LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

DEDICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

KNOW ALL MEN BY THESE PRESENTS THAT WESTCHESTER GOLF AND LAKES ESTATES, INC., A FLORIDA CORPORATION; DELRAY INCORPORATED, A FLORIDA CORPORATION AND WESTCHESTER GARDENS, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREOF, BEING IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREOF AS GOLF COLONY, BEING MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREOF AND DOES HEREBY DEDICATE AS FOLLOWS:

1. UTILITY EASEMENTS.
THE UTILITY EASEMENTS AS SHOWN HEREOF ARE HEREBY DEDICATED IN PERPETUITY FOR THE MAINTENANCE AND CONSTRUCTION OF PUBLIC UTILITIES AND CABLE TELEVISION FACILITIES.
2. LIMITED ACCESS EASEMENTS.
THE LIMITED ACCESS EASEMENTS SHOWN HEREOF ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE CONTROL AND JURISDICTION OF ACCESS RIGHTS.
3. DRAINAGE EASEMENTS.
THE DRAINAGE EASEMENTS, AS SHOWN HEREOF, ARE HEREBY DEDICATED TO GOLF COLONY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM THAT IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
4. WATER MANAGEMENT TRACTS.
TRACTS "C" AND "M-1" AS SHOWN HEREOF ARE HEREBY DEDICATED TO WESTCHESTER COMMUNITY MASTER ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS FOR WATER MANAGEMENT AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. STREETS.
THE TRACTS FOR PRIVATE ROAD PURPOSES AS SHOWN ARE HEREBY DEDICATED TO THE GOLF COLONY HOMEOWNERS ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. THE LAKE MAINTENANCE EASEMENTS AND THE LAKE MAINTENANCE ACCESS EASEMENTS SHOWN HEREOF ARE HEREBY DEDICATED TO THE WESTCHESTER COMMUNITY MASTER ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
7. RECREATION TRACT.
TRACT "R" SHOWN HEREOF IS HEREBY DEDICATED TO GOLF COLONY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR RECREATIONAL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID RECREATION TRACT.
8. SAFE SIGHT EASEMENT.
THE SAFE SITE EASEMENT AS SHOWN ON LOT 140 IS HEREBY DEDICATED TO THE GOLF COLONY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR SAFE SIGHT PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS DIRECTORS THIS 21st DAY OF November, 1988.

WESTCHESTER GOLF AND LAKES ESTATES, INC.
A FLORIDA CORPORATION

BY: *Eduardo Salazar*
EDUARDO SALAZAR, PRESIDENT

ATTEST: *Jorge I. Delgado*
JORGE I. DELGADO, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

BEFORE ME PERSONALLY APPEARED EDUARDO SALAZAR AND JORGE I. DELGADO, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED WESTCHESTER GOLF AND LAKES ESTATES, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, 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 21st DAY OF November, A.D., 1988.

Laura Diego
MY COMMISSION EXPIRES 6/5/89

IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS DIRECTORS THIS 18th DAY OF NOVEMBER, 1988.

WESTCHESTER GARDENS, INC.
A FLORIDA CORPORATION

BY: *W.I. Consuegra*
W.I. CONSUEGRA, VICE PRESIDENT

ATTEST: *Emilio P. Martinez*
EMILIO P. MARTINEZ, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

BEFORE ME PERSONALLY APPEARED W.I. CONSUEGRA AND EMILIO P. MARTINEZ TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF THE ABOVE NAMED WESTCHESTER GARDENS, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, 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 NOVEMBER, A.D., 1988

Laura Diego
MY COMMISSION EXPIRES 6/5/89

IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS DIRECTORS THIS 18th DAY OF NOVEMBER, 1988.

DELRAY INCORPORATED
A FLORIDA CORPORATION

BY: *W.I. Consuegra*
W.I. CONSUEGRA, VICE PRESIDENT

ATTEST: *Fatima Fernandez*
FATIMA FERNANDEZ, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

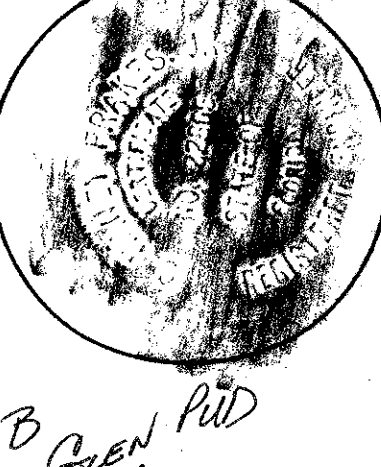
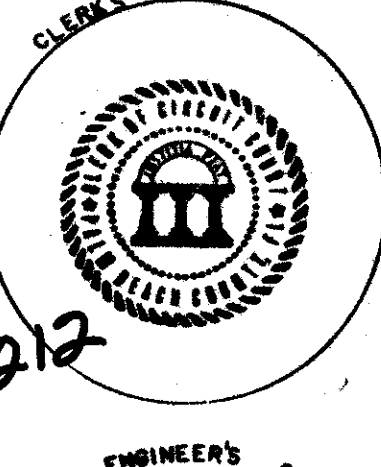
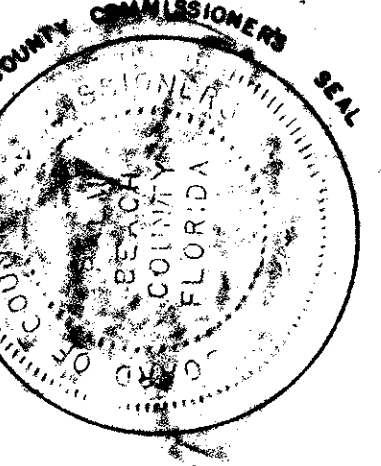
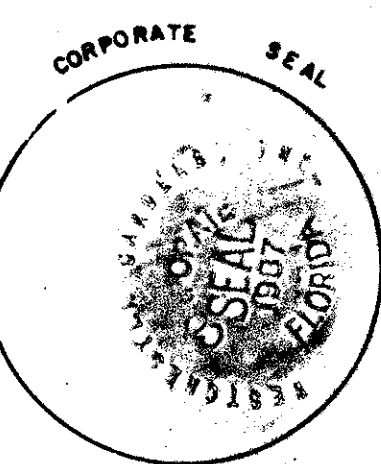
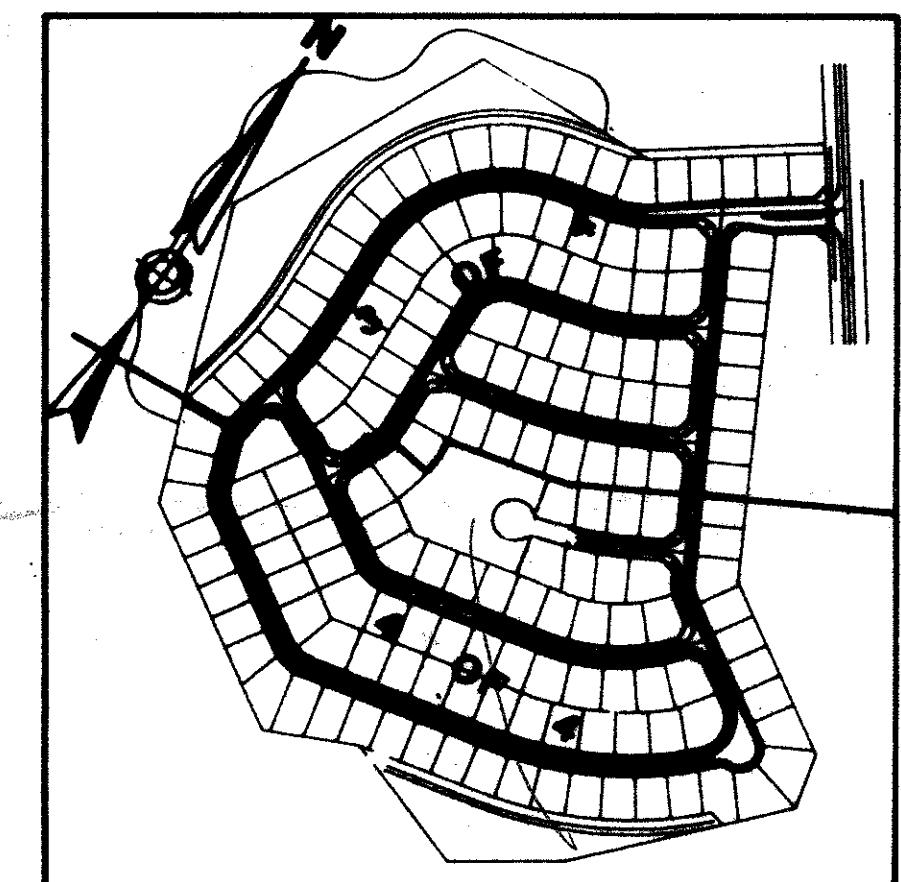
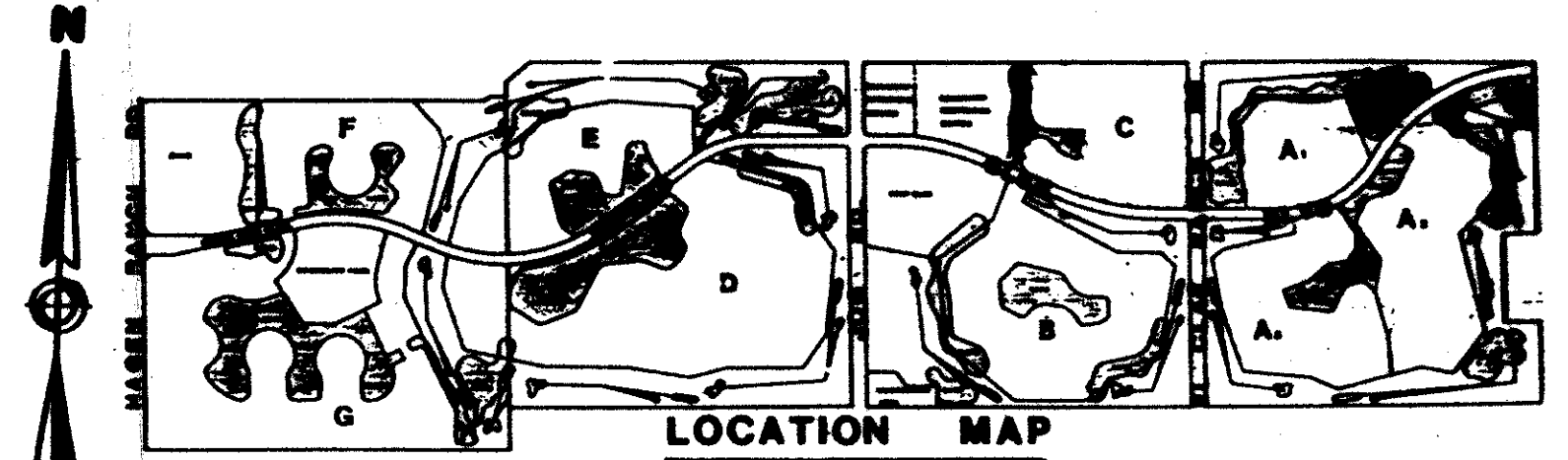
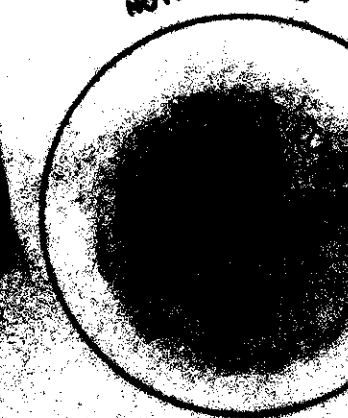
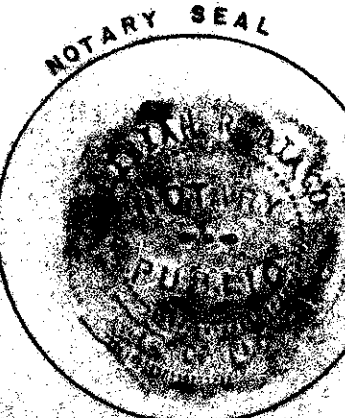
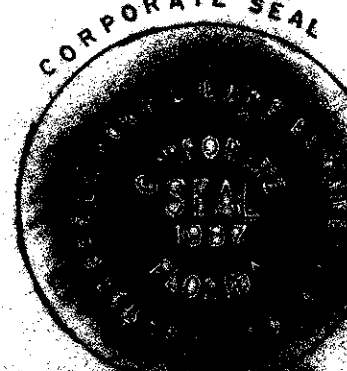
BEFORE ME PERSONALLY APPEARED W.I. CONSUEGRA AND FATIMA FERNANDEZ TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF THE ABOVE NAMED DELRAY INCORPORATED, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, 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 NOVEMBER, A.D., 1988.

Laura Diego

MY COMMISSION EXPIRES 6/5/89
P.U.D.

AREA OF PARCEL = 50.58 ACRES
AREA OF LAKES + 7.748
1.338 = 9.08
AREA OF ROADS = 8.82 ACRES
TOTAL NUMBER OF UNITS = 165
DWELLING UNITS PER AREA = 3.26



COUNTY APPROVALS

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 7th DAY OF MARCH, 1989.

Carol Elmqvist
CAROL J. ELMQUIST - CLERK

ATTEST: JOHN B. DUNKLE, CLERK

Willa Rowland
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF MARCH, 1989.

Honey Fisher
HONEY FISHER, ASSISTANT COUNTY ENGINEER

GOLF COLONY

THIS INSTRUMENT PREPARED BY R. LEE IN THE OFFICE OF:

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Shalloway, Foy, Schofield, Rayman & Newell, Inc.

DATE 6-22-89
DRAWN A.R.
CHECKED R.M.M.
JOB NO. 85077

SUBDIVISION - Golf Colony
 BOOK 62-8
 FOLIO 36
 QUILTS - 36
 OF 80-212
 PIPER'S GLEN
 RT 200A
 3/4/42
 RT 200A
 3/4/42
 33437
 TR 456