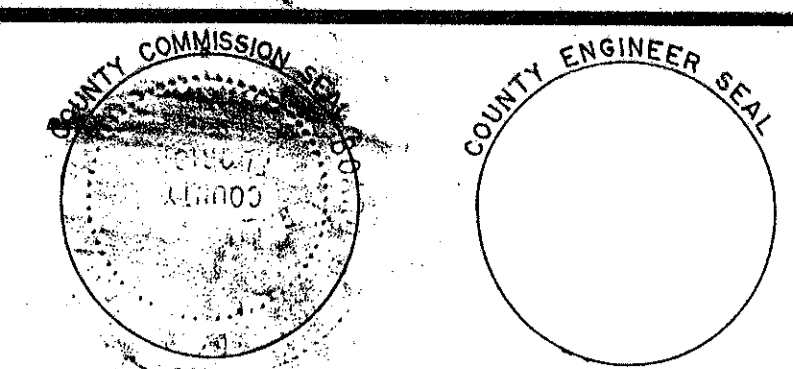


# PIPERS GLEN A-2A

0298007



STATE OF FLORIDA  
COUNTY OF PALM BEACH

**38**

THIS INSTRUMENT WAS FILED FOR  
RECORD AT 2:05 P.M.  
THIS 17th  
DAY OF January, 1995  
AND DULY RECORDED IN OFFICIAL  
RECORD BOOK 74  
ON PAGE 3839  
DOROTHY WILKENS  
CLERK CIRCUIT COURT.  
BY: *Leigh A. Stanley, D.C.*

A PART OF PIPERS GLEN, A P. U. D.  
LYING IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. BEING A REPLAT OF  
A PORTION OF THE PLAT OF SOUTHPOINTE PLAT 2 (P.B. 51, PGS. 56-59) TOGETHER WITH A PORTION  
OF THE PLAT OF PIPERS GLEN A-3 (PB. 61 PGS. 171-174); PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JANUARY 1994

LEGAL DESCRIPTION

A PARCEL OF LAND, A PART OF PIPERS GLEN, A P.U.D. LYING IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. BEING A REPLAT OF A PORTION OF THE PLAT OF SOUTHPOINTE PLAT 2 (P.B. 51, PAGES 56-59) TOGETHER WITH A PORTION OF THE PLAT OF PIPERS GLEN A-3 (P.B. 61, PAGES 171-174); PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID PLAT OF SOUTHPOINTE PLAT 2, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THE PLAT OF PIPERS GLEN A-3 AS RECORDED IN PLAT BOOK 61 AT PAGE 171 THROUGH 174, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. RUN THENCE ALONG THE WEST LINE OF THE PLAT OF SOUTHPOINTE PLAT 2, N15°00'00"W A DISTANCE OF 100.00 FEET; THENCE LEAVING SAID WEST LINE S75°00'00"W A DISTANCE OF 131.44 FEET; THENCE N15°00'00"W A DISTANCE OF 100.01 FEET; THENCE N75°00'00"E A DISTANCE OF 131.44 FEET TO A POINT ON SAID WEST LINE OF THE PLAT OF SOUTHPOINTE PLAT 2. THENCE N15°00'00"W A DISTANCE OF 278.13 FEET; THENCE S28°21'42"E, A DISTANCE OF 75.37 FEET; THENCE N67°16'08"E, A DISTANCE OF 112.17 FEET; THENCE N32°52'47"W, A DISTANCE OF 165.37 FEET; THENCE S30°48'55"E, A DISTANCE OF 30.90 FEET; THENCE S87°48'28"E, A DISTANCE OF 131.48 FEET TO A POINT ON THE WEST LINE OF TRACT "A" OF SAID PLAT OF SOUTHPOINTE PLAT 2; SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 125.00 FEET AND WHOSE CENTER BEARS N63°14'42"W THENCE SOUTHWESTERLY ALONG SAID WEST LINE AND THE ARC OF SAID CURVE THROUGH CENTRAL ANGLE OF 4°50'03" A DISTANCE OF 10.55 FEET; TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST WHOSE CENTER BEARS S36°43'20"W HAVING A RADIUS OF 53.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°50'06" A DISTANCE OF 80.32 FEET; TO A POINT ON THE BOUNDARY LINE OF THE RECREATION AREA OF SAID PLAT OF SOUTHPOINTE PLAT 2. THENCE ALONG THE BOUNDARY LINE OF SAID RECREATION AREA S33°33'26"W, A DISTANCE OF 103.59 FEET; THENCE S56°26'34"E, A DISTANCE OF 151.48 FEET; THENCE N37°00'00"E, A DISTANCE OF 86.21 FEET; THENCE N14°00'00"W, A DISTANCE OF 110.04 FEET; THENCE LEAVING SAID BOUNDARY RUN N76°00'00"E, A DISTANCE OF 129.00 FEET; THENCE N14°00'00"W, A DISTANCE OF 62.70 FEET; THENCE N76°00'00"E A DISTANCE OF 107.00 FEET TO A POINT ON THE EAST LINE OF THE PLAT OF SOUTHPOINTE PLAT 2; THENCE ALONG SAID EAST LINE S14°00'00"E, A DISTANCE OF 285.31 FEET; THENCE S37°00'00"W, A DISTANCE OF 400.00 FEET; THENCE N80°00'00"W, A DISTANCE OF 260.00 FEET; THENCE S75°00'00"W A DISTANCE OF 145.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.861 ACRES.

SUBJECT TO RESERVATIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.

DEDICATION

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

KNOWN ALL MEN BY THESE PRESENTS THAT COUNTRY GREENS AT WESTCHESTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, AND CAP TEMP INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS PIPERS GLEN A-2A BEING MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THIS SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 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.
- 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 WESTCHESTER COUNTRY CLUB 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 DRAINAGE 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.

- RESIDENTIAL ACCESS STREETS: WEDGE WAY AND PLEASANT GREEN WAY, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE WESTCHESTER COUNTRY CLUB HOMEOWNER'S ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

- OPEN SPACE: TRACTS "A", "B", "C", "D", "E", "F", "G" AND "H" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WESTCHESTER COUNTRY CLUB HOMEOWNER'S 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.

- RESIDENTIAL ACCESS STREETS: TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COUNTRY GREENS AT WESTCHESTER HOMEOWNER'S ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

- OVERHANG EASEMENTS: OVERHANG EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and attested by its Vice-President, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 4th day of November, 1994.

ATTEST: *Delores Beuzese* BY: *Michael Paul*  
DELORES BEUZESE, PRESIDENT MICHAEL PAUL, PRESIDENT

IN WITNESS WHEREOF, above-named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 4th day of November, 1994.

WITNESS: *Sidney Anapolsky* BY: *Sidney Anapolsky*  
SIDNEY ANAPOLSKI, PRESIDENT

ACKNOWLEDGMENT

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

BEFORE ME PERSONALLY APPEARED MICHAEL PAUL AND DELORES BEUZESE WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF CAP TEMP, INC. A 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 4th DAY OF November, A.D., 1994.

MY COMMISSION EXPIRES: *James A. Whelan*  
NOTARY PUBLIC

ACKNOWLEDGMENT

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

BEFORE ME PERSONALLY APPEARED SIDNEY ANAPOLSKI WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE COUNTRY GREENS AT WESTCHESTER HOMEOWNER'S ASSOCIATION, INC., A FLORIDA 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 4th DAY OF November, 1994.

MY COMMISSION EXPIRES: *James A. Whelan*  
NOTARY PUBLIC

ACCEPTANCE OF RESERVATION

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

THE COUNTRY GREENS AT WESTCHESTER HOMEOWNER'S 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 4th DAY OF November, 1994.

COUNTRY GREENS AT WESTCHESTER HOMEOWNER'S ASSOCIATION, INC.  
BY: *Sidney Anapolsky*  
SIDNEY ANAPOLSKI, PRESIDENT

WITNESS: *Sidney Anapolsky* BY: *Delores Beuzese*  
DELORES BEUZESE, PRESIDENT

ACKNOWLEDGMENT

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

BEFORE ME PERSONALLY APPEARED SIDNEY ANAPOLSKI WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE COUNTRY GREENS AT WESTCHESTER HOMEOWNER'S ASSOCIATION, INC. A FLORIDA 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 4th DAY OF November, 1994.

MY COMMISSION EXPIRES: *James A. Whelan*  
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

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

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 ("P.R.M.'S") PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR REQUIRED IMPROVEMENTS, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

GARY M. F. RAYMAN  
REGISTERED LAND SURVEYOR  
STATE OF FLORIDA #2633

TITLE CERTIFICATION

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

WE, UNIVERSAL LAND TITLE, INC., A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO CAP TEMP, INC., A FLORIDA CORPORATION, AND COUNTRY GREENS AT WESTCHESTER HOME OWNER'S ASSOCIATION, INC. A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

STEPHEN L. ROSS  
VICE PRESIDENT OF TITLE OPERATIONS  
UNIVERSAL LAND TITLE, INC.  
1489 NORTH MILITARY TRAIL, SUITE 114  
WEST PALM BEACH, FL 33409

ACCEPTANCE OF RESERVATION

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

THE WESTCHESTER COUNTRY CLUB HOMEOWNER'S 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, DATE THIS 4th DAY OF November, 1994.

WESTCHESTER COUNTRY CLUB HOMEOWNER'S ASSOCIATION, INC.

WITNESS: *Michael Paul* BY: *Roger Dalal*  
ROGER DALAL, PRESIDENT

ACKNOWLEDGMENT

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

BEFORE ME PERSONALLY APPEARED ROGER DALAL WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE WESTCHESTER COUNTRY CLUB HOMEOWNER'S ASSOCIATION, INC., A FLORIDA 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 4th DAY OF November, 1994.

MY COMMISSION EXPIRES: *Delores Beuzese*  
NOTARY PUBLIC

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 10 DAY OF Jan, 1994.

BY: *John Foster*  
JOHN FOSTER - CHAIRMAN

ATTEST: DOROTHY WILKEN - CLERK

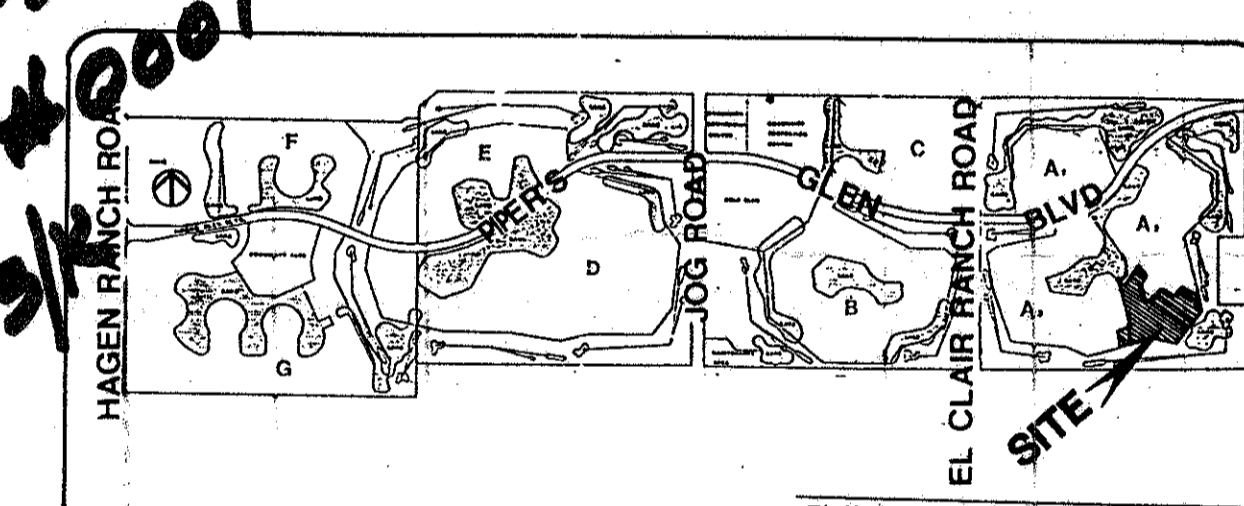
BY: *Debra Oswald*  
DEBRA OSWALD - DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF Jan, 1994.

BY: *George T. Wall*  
GEORGE T. WALL, P.E. - COUNTY ENGINEER

POT. 80-212 D  
ALOC. #0001  
5/9/94



- NOTES
- ALL UTILITY EASEMENTS CREATED BY THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATIONS, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
  - WHERE UTILITY AND DRAINAGE EASEMENT CROSS DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
  - NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
  - THERE MAY BE ADDITIONAL RESTRICTION THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - ALL NECESSARY UNDERLYING EASEMENTS HAVE BEEN ABANDONED AS PER O.R.B. 5715 PAGES 172-176 AND O.R.B. 980 PAGES 497-500 85 80 PAGES 803
  - BUILDING SETBACKS SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING CODE.

P.U.D. DATA

AREA OF PARCEL	=	6.6963 ACRES
AREA OF ROADS	=	1.324 ACRES
AREA OF OPEN SPACES	=	0.553 ACRES
TOTAL NUMBER OF UNITS	=	34
D.U.'S PER ACRE	=	5.1

TAZ-456

SUBDIVISION \* PIPERS GLEN  
BOOK 74  
FLOOD ZONE 0  
QUAD #36  
SE 80-212  
ZIP CODE 33437  
PUD NAME  
SAMS

0298-007  
PIPERS GLEN A-2A  
11/38

Shalloway, Foy,  
Rayman & Newell, Inc.  
ENGINEERS - PLANNERS - SURVEYORS  
1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405, (407) 655-1151

Date \_\_\_\_\_  
Drawn \_\_\_\_\_  
Checked \_\_\_\_\_

SHEET 1  
2

JOB NO.  
92119

