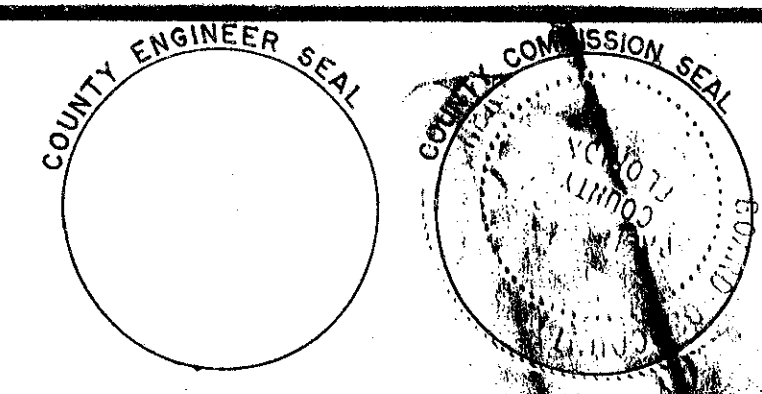


PLAT OF PIPERS GLEN BOULEVARD EXTENSION

0298-014



159
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS INSTRUMENT WAS FILED FOR
RECORD AT 3:36 P.M.
THIS 22ND
DAY OF MARCH, 1995
AND DULY RECORDED IN
PLAT BOOK 74
ON PAGE 159-160
DOROTHY WILKEN
CLERK CIRCUIT COURT.
BY: Luigi A. Stasoli D.C.

A PART OF PIPERS GLEN, A P.U.D.
LYING IN SECTIONS 3 AND 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA;
AND BEING A REPLAT OF A PORTION OF PALM BEACH FARMS COMPANY PLAT NO.3, AS RECORDED IN PLAT BOOK
2, PAGES 45-54 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE
NORTHWEST QUARTER OF SAID SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST
JANUARY 1995

RESERVATION & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CAP TEMP, INC. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS PIPERS GLEN BOULEVARD EXTENSION, A PART OF PIPERS GLEN, A P.U.D. LYING IN SECTIONS 3 AND 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; AND BEING A REPLAT OF A PORTION OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE NORTHWEST QUARTER OF SAID SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF PIPERS GLEN PLAT NO. 1 (P.U.D.), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGES 97 THROUGH 101, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT L-28 CANAL; RUN S02°56'42"E A DISTANCE OF 519.94 FEET; THENCE S43°02'02"W A DISTANCE OF 35.95 FEET TO THE POINT OF BEGINNING; THENCE S89°00'46"W A DISTANCE OF 712.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 840.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°26'06" AN ARC LENGTH OF 519.50 FEET TO THE POINT OF TANGENCY; THENCE S53°34'40"W A DISTANCE OF 850.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1260.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°00'00" AN ARC LENGTH OF 1253.50 FEET TO THE POINT OF TANGENCY; THENCE N69°25'20"W A DISTANCE OF 322.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2080.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°58'27" AN ARC LENGTH OF 761.42 FEET TO THE POINT OF TANGENCY; THENCE S89°36'13"W A DISTANCE OF 358.72 FEET; THENCE N87°40'01"W A DISTANCE OF 430.48 FEET; THENCE S89°36'13"W A DISTANCE OF 360.00 FEET; THENCE N45°23'47"W A DISTANCE OF 56.57 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD (80 FOOT WIDE ROAD RIGHT-OF-WAY) THENCE ALONG SAID RIGHT-OF-WAY LINE S00°23'47"E A DISTANCE OF 195.00 FEET THENCE LEAVING SAID RIGHT-OF-WAY LINE N44°36'13"E A DISTANCE OF 56.75 FEET THENCE N89°36'13"E A DISTANCE OF 360.00 FEET; THENCE N87°40'20"E A DISTANCE OF 430.24 FEET; THENCE N89°36'13"E A DISTANCE OF 358.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°58'27" AN ARC LENGTH OF 722.14 FEET TO THE POINT OF TANGENCY; THENCE S69°25'20"E A DISTANCE OF 322.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1340.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°00'00" AN ARC LENGTH OF 1333.08 FEET TO THE POINT OF TANGENCY; THENCE N53°34'40"E A DISTANCE OF 850.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE SOUTHEAST, HAVING A RADIUS OF 760.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°26'06" AN ARC LENGTH OF 470.03 FEET TO THE POINT OF TANGENCY; THENCE N89°00'46"E A DISTANCE OF 715.00 FEET; THENCE N02°36'49"W A DISTANCE OF 80.03 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD AND CONTAINING 10.835 ACRES.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS, PARKING, AND DRIVEWAY TRACTS:

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WESTCHESTER COMMUNITY MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, 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.

IN WITNESS WHEREOF, THE 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 17 DAY OF January, 1995.

WITNESS: Olga Hagen
Olga Hagen
Delores Bruzesse
Delores Bruzesse

BY: Michael Paul
MICHAEL PAUL, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL PAUL WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CAP TEMP, 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF Jan, 1995.

MY COMMISSION EXPIRES: 10-3-98
DELORES A BRUZZESE
My Commission CC407013
Expires Oct. 03, 1998
Bonded by ABE
800-882-5878

BY: Delores A. Bruzesse
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6347 AT PAGES 32 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17 DAY OF January, 1995.

WITNESS: Michael Paul
Michael Paul
Michael Paul

BY: Michael Paul
MICHAEL PAUL
SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL PAUL WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF CAPITAL BANK, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS AN 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 17th DAY OF Jan, 1995.

MY COMMISSION EXPIRES: 10-3-98
DELORES A BRUZZESE
My Commission CC407013
Expires Oct. 03, 1998
Bonded by ABE
800-882-5878

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8275 AT PAGES 932 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27 DAY OF January, 1995.

WITNESS: Marcia K. Snyder
Marcia K. Snyder
Marcia K. Snyder

BY: Marcia K. Snyder
MARCIA K. SNYDER
EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARCIA K. SNYDER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF BANK ATLANTIC - A FEDERAL SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS AN 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 27th DAY OF January, 1995.

MY COMMISSION EXPIRES: CC118912
Notary Public, State of Florida
My Commission Expires July 20, 1997

SURVEYOR'S CERTIFICATE

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.

BY: Gary M. F. Rayman
GARY M. F. RAYMAN, R.L.S.

LICENSE NO. 2633
STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, LAWYERS TITLE INSURANCE CORPORATION, BY ITS AGENT 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 CAP TEMP, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: February 1, 1995
Eileen C. Elms
EILEEN C. ELMS, COMMERCIAL ACCOUNTS MANAGER
UNIVERSAL LAND TITLE, INC.

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF Feb, 1995.

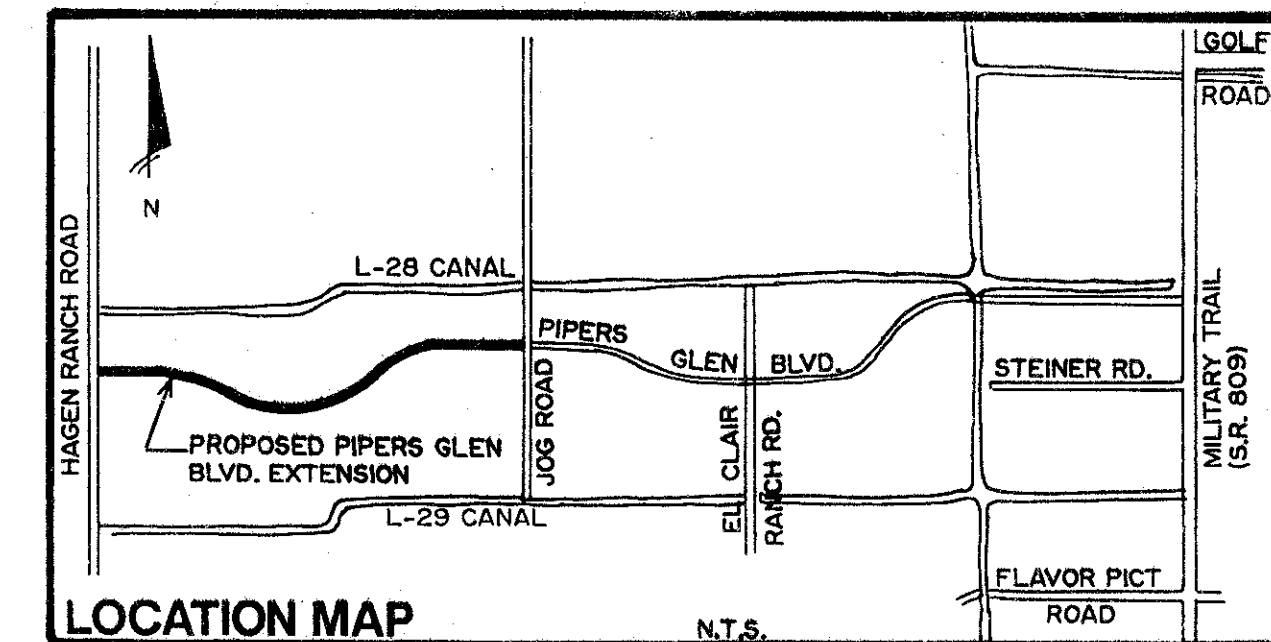
BY: Ken Foster
KEN FOSTER, CHAIRMAN

ATTEST:

DOROTHY WILKEN, CLERK
BY: Dorothy Wilken
DOROTHY WILKEN, CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF Feb, 1995.



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE WESTCHESTER COMMUNITY MASTER ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 17 DAY OF Feb., 1995.

WITNESS: Mitch Dobbin
Mitch Dobbin
Mitch Dobbin

BY: Mitch Dobbin
MITCH DOBBIN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MITCH DOBBIN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WESTCHESTER COMMUNITY MASTER ASSOCIATION, INC., A 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS Feb. 1 DAY OF 1995.

MY COMMISSION EXPIRES: 10-3-98
DELORES A BRUZZESE
My Commission CC407013
Expires Oct. 03, 1998
Bonded by ABE
800-882-5878

NOTE

1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. SCALE FACTOR = 1.0000356
3. ACCESS RIGHTS TO THE PROPERTIES ADJOINING THE ROADWAY DESCRIBED ON THIS PLAT ARE ALSO GRANTED IN THOSE EASEMENTS RECORDED IN OFFICIAL RECORD BOOK 5258, PAGE 662 AND OFFICIAL RECORD BOOK 6630, PAGE 375 OF THE PALM BEACH COUNTY PUBLIC RECORDS.

THIS INSTRUMENT WAS PREPARED BY C. A. RAYMAN IN THE OFFICE OF:

Shalloway, Foy,
Rayman & Newell, Inc.

Date _____
Drawn _____
Checked _____

1
2
JOB NO. 94047

T&Z-457

SUBDIVISION: Pipers Glen Blvd Extension
BOOK 74
FLOOD MAP # 200A
FLOOD ZONE B
QUAD #36/S1
SE 80-212
ZIP CODE 33437
PLAT NAME: Pipers Glen P.U.D.
3/1/95

0298-014
74/159

PIPERS GLEN BOULEVARD EXTENSION