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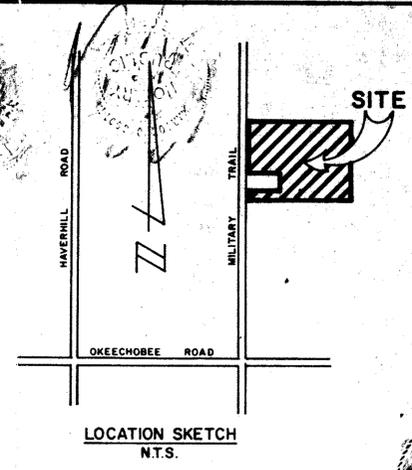
WESTCHESTER TOWNHOUSES

BEING A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

MAY 6, 1981

187

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORDED AT 3:17pm
THIS 23 DAY OF July
AD, 1981 AND DULY RECORDED
IN PLAT BOOK 12 ON PAGES
187 AND 188
JOHN B. DUNKLE, CLERK
CIRCUIT COURT



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FLORIDA REINVESTMENT CORPORATION, A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WESTCHESTER TOWNHOUSES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE N.E. 1/4 OF SAID SECTION 24, THENCE RUN S 0° 03' 18" W, ALONG THE WEST LINE OF THE N.E. 1/4 OF SAID SECTION 24 FOR 330.00 FT.; THENCE RUN S 89° 54' 17" E, PARALLEL WITH THE NORTH LINE OF THE N.E. 1/4 OF SAID SECTION 24, FOR 50.00 FT. TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 89° 54' 17" E FOR 1292.22 FT.; THENCE RUN S 0° 01' 50" E, ALONG THE EAST LINE OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 24, FOR 990.12 FT.; THENCE RUN S 89° 57' 47" W, ALONG THE SOUTH LINE OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 24 FOR 1293.70 FT.; THENCE RUN N 0° 03' 18" E, PARALLEL WITH AND 50 FT. EAST OF THE WEST LINE OF THE N.E. 1/4 OF SAID SECTION 24, FOR 165.88 FT.; THENCE RUN DUE EAST FOR 570.00 FT.; THENCE RUN N 0° 03' 18" E FOR 165.00 FT.; THENCE RUN DUE WEST, ALONG THE NORTH LINE OF THE SOUTH 1/4 OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 24 FOR 570.00 FT.; THENCE RUN N 0° 03' 18" E, PARALLEL WITH AND 50 FT. EAST OF THE WEST LINE OF THE N.E. 1/4 OF SAID SECTION 24, FOR 662.28 FT. TO THE POINT OF BEGINNING.

CONTAINING 27.276 ACRES MORE OR LESS.

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

1. THE RIGHTS OF WAY FOR MILITARY TRAIL, CHESTER LAKE DRIVE AND WOODSTOCK DRIVE AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. TRACT "E" IS HEREBY DEDICATED AS A WATER MANAGEMENT TRACT AND IS DEDICATED TO THE WESTCHESTER HOMEOWNER'S ASSOCIATION INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
3. TRACTS "C" AND "D" ARE ACCESS, PARKING, UTILITY AND DRAINAGE TRACTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE WESTCHESTER HOMEOWNER'S ASSOCIATION INC., AS COMMON AREA AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WESTCHESTER HOMEOWNER'S ASSOCIATION INC.
4. TRACTS "F", "G" AND "H" ARE RECREATION TRACTS AND ARE HEREBY DEDICATED TO THE WESTCHESTER HOMEOWNER'S ASSOCIATION INC., AS COMMON AREA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WESTCHESTER HOMEOWNER'S ASSOCIATION INC.
5. TRACT "I" IS HEREBY DEDICATED AS COMMON AREA TO BE OWNED AND MAINTAINED BY THE WESTCHESTER HOMEOWNER'S ASSOCIATION INC. IT SHALL ALSO BE RESERVED AS AN EASEMENT FOR A LIFT STATION FACILITY, THE MAINTENANCE OF WHICH SHALL BE THE RESPONSIBILITY OF THE UTILITY COMPANY OWNER.
6. TRACTS "J", "K", "L", "M", "N", "O", "P", "Q", AND "R" ARE HEREBY DEDICATED AS COMMON AREA AND SHALL BE OWNED AND MAINTAINED BY THE WESTCHESTER HOMEOWNER'S ASSOCIATION INC.
7. TRACTS "A" AND "B" ARE RESERVED FOR FUTURE COMMERCIAL DEVELOPMENT.
8. THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN AND CALLED FOR ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
9. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, FLORIDA REINVESTMENT, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29th DAY OF May, A.D., 1981.

ATTEST: Abraham Golshani BY: George I. Wilde
ABRAHAM GOLSHANI, SECRETARY GEORGE I. WILDE, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS.
BEFORE ME PERSONALLY APPEARED GEORGE I. WILDE & ABRAHAM GOLSHANI, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENTS AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED FLORIDA REINVESTMENT, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS 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 29th DAY OF May, A.D., 1981
NOTARY PUBLIC: Marion C. Scott
MY COMMISSION EXPIRES: December 17, 1984.

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS.
I, CURTIS WITTERS A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO FLORIDA REINVESTMENT CORP. THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENJOINED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.
DATE: June 1, 1981 BY: Curtis D. Witters
CURTIS WITTERS
ATTORNEY AT LAW LICENSED IN FLORIDA

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS.
THE UNDERSIGNED HEREBY CERTIFIES THAT SHE 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 HER MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3358 AT PAGE 1680 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF I, Mattie F. Barefoot, A SINGLE WOMAN, DO HEREUNTO SET MY HAND AND SEAL THIS 29th DAY OF May, 1981.
WITNESSES: Abraham R. Golshani Mattie F. Barefoot
George I. Wilde

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS.
BEFORE ME PERSONALLY APPEARED MATTIE F. BAREFOOT TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF May, 1981.
MY COMMISSION EXPIRES: Marion C. Scott
NOTARY PUBLIC

MORTGAGEE'S CONSENT:

STATE OF GEORGIA)
COUNTY OF FULTON) SS.
THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3119 AT PAGE 1659 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF WE, August C. Hoffman AND Rosemarie Hoffman DO HEREUNTO SET OUR HANDS AND SEALS THIS 25th DAY OF May, 1981.
WITNESSES: (AS TO BOTH)
Samela M. Sanford August C. Hoffman
Larry D. Sanford Rosemarie Hoffman

ACKNOWLEDGEMENT:

STATE OF GEORGIA)
COUNTY OF FULTON) SS.
BEFORE ME PERSONALLY APPEARED AUGUST C. HOFFMAN AND ROSEMARIE HOFFMAN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF May, 1981.
MY COMMISSION EXPIRES: 8/25/81 Ray Hummel
NOTARY PUBLIC

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF PASCO) SS.
THE UNDERSIGNED HEREBY CERTIFIES THAT HE 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 HIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3177 AT PAGE 0075 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF I, Johnnie M. Tyner DO HEREUNTO SET MY HAND AND SEAL THIS 22nd DAY OF MAY, 1981.
WITNESSES: Curtis D. Witters Johnnie M. Tyner
D. A. Carter

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PASCO) SS.
BEFORE ME PERSONALLY APPEARED JOHNNIE M. TYNER TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 22d DAY OF May, 1981.
MY COMMISSION EXPIRES: 11-20-82 Curtis D. Witters
NOTARY PUBLIC

APPROVALS: BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF July, A.D., 1981.
BY: Frank H. Foster Jr.
FRANK H. FOSTER JR., CHAIRMAN

ATTEST:

John B. Dunkle, D.C.
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: _____
D.C.

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF July, A.D. 1981.
BY: Herbert F. Kahlert
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS.
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 3510 AT PAGE 1764 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 ATTESTED TO BY ITS EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29th DAY OF May, 1981.

ATTEST: Johnnie M. Tyner BY: Johnnie M. Tyner
WITNESS: Johnnie M. Tyner

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS.
BEFORE ME PERSONALLY APPEARED Johnnie M. Tyner TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF THE FIRST MARINE BANK & TRUST COMPANY OF THE PALM BEACHES, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 29 DAY OF May, 1981.
MY COMMISSION EXPIRES: 12/25/82 Johnnie M. Tyner
NOTARY PUBLIC

0336-000

SURVEYOR'S CERTIFICATION

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND 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 BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE REQUIRED IMPROVEMENTS. FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, APPENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 2nd DAY OF June, A.D. 1981 BY: George C. Bolton
GEORGE C. BOLTON
REGISTERED SURVEYOR NO. 1643
STATE OF FLORIDA
Westchester townhouses
BISCAYNE ENGINEERING COMPANY, INC.
Consulting Engineers/Planners/Surveyors
4889 LAKE WORTH ROAD LAKE WORTH, FLORIDA 33463
PHONE: 968-8333
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