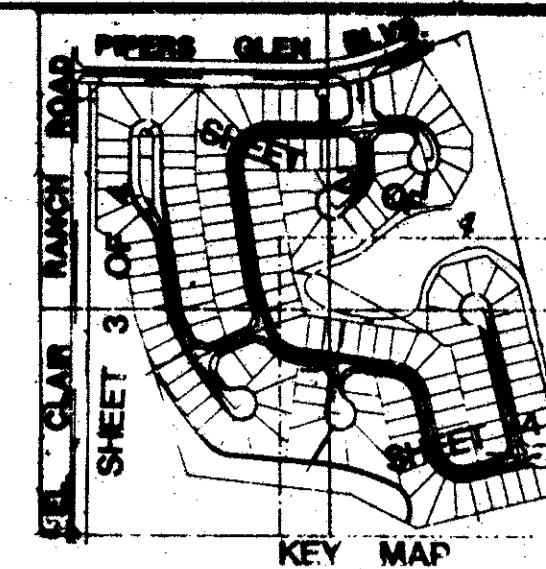




LOCATION MAP

PLAT OF
PIPERS GLEN A-3
A PART OF PIPERS GLEN, A P.U.D.
 LYING IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST,
 PALM BEACH COUNTY, FLORIDA.



KEY MAP

BEING A REPLAT OF PORTIONS OF HOUSING TRACT "A2" & RECREATION TRACT "2" OF PIPERS GLEN PLAT NO. 1 (P.B. 43 PGS. 97-101);
 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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 PORTIONS OF HOUSING TRACT "A2" AND RECREATION TRACT "2", OF PIPERS GLEN PLAT NO. 1 AS RECORDED IN PLAT BOOK 43, AT PAGES 97 THROUGH 101, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF RECREATION TRACT "2" OF SAID PIPERS GLEN PLAT NO. 1 (P.U.D.); RUN THENCE N 00°36'12" W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF EL CLAIR RANCH ROAD (108 FEET WIDE); A DISTANCE OF 1398.27 FEET; THENCE N 44°23'28" E, A DISTANCE OF 28.31 FEET TO THE POINT OF BEGINNING. CONTINUE THENCE N 44°23'28" E, A DISTANCE OF 7.05 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PIPERS GLEN BOULEVARD (80 FEET WIDE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE N 89°23'28" E A DISTANCE OF 601.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 840.00 FEET; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°15'00", A DISTANCE OF 575.43 FEET; THENCE S 15°00'00" E ALONG THE WESTERLY PERIMETER BOUNDARY OF SOUTHPONTE PLAT NO. 2, AS RECORDED IN PLAT BOOK 51, AT PAGES 56 THROUGH 59, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1419.38 FEET;

RUN THENCE ALONG THE PERIMETER BOUNDARIES OF RECREATION TRACT "2" THROUGH THE FOLLOWING COURSES, S 75°00'00" W A DISTANCE OF 514.93 FEET; THENCE N 65°00'00" W A DISTANCE OF 230.00 FEET; THENCE N 85°00'00" W A DISTANCE OF 500.00 FEET; THENCE N 20°00'00" W A DISTANCE OF 500.00 FEET; THENCE N 10°00'00" W A DISTANCE OF 218.00 FEET; THENCE LEAVING SAID PERIMETER BOUNDARIES OF RECREATION TRACT "2", RUN N 63°34'47" W A DISTANCE OF 95.35 FEET TO A POINT ON A PARALLEL LINE LYING 20.00 FEET EASTERLY OF, MEASURED AT RIGHT ANGLES TO THE EASTERLY RIGHT-OF-WAY LINE OF EL CLAIR RANCH ROAD; THENCE N 00°36'32" W ALONG SAID PARALLEL LINE A DISTANCE OF 430.00 FEET TO THE POINT OF BEGINNING.

SAID HEREIN DESCRIBED PARCEL OF LAND CONTAINING 35.5-9 ACRES.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

DEDICATION

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

KNOW ALL MEN BY THESE PRESENTS THAT DELRAY INCORPORATED, 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-3 BEING MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE 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 MAINTENANCE AND CONSTRUCTION OF PUBLIC UTILITIES INCLUDING CABLE TELEVISION FACILITIES.
- LIMITED ACCESS EASEMENTS.**
 THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE CONTROL AND JURISDICTION OF ACCESS RIGHTS.
- DRAINAGE EASEMENTS.**
 THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WESTCHESTER COMMUNITY MASTER 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.
- WATER MANAGEMENT TRACTS.**
 TRACTS C, E, B-2, B-3, B-4, B-5 AND B-6 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE 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.

- STREETS.**
 THE TRACTS FOR PRIVATE ROAD PURPOSES AS SHOWN ARE HEREBY DEDICATED TO THE WESTCHESTER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LAKE MAINTENANCE EASEMENTS SHOWN HEREON 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.**
- TRACTS B-1 AND B-8 SHOWN HEREON ARE HEREBY DEDICATED TO THE WESTCHESTER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.**
- THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.**
- THE LANDSCAPE BUFFER(S) SHOWN HEREON IS HEREBY DEDICATED TO THE WESTCHESTER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.**
- TRACTS B-7 AND B-9 SHOWN HEREON ARE HEREBY DEDICATED TO THE WESTCHESTER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE PURPOSES AND DRAINAGE AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID ASSOCIATION 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 14th DAY OF November, 1988.

DELRAY, INCORPORATED
 A FLORIDA CORPORATION.

W.I. Consuegra
 W.I. CONSUEGRA, VICE-PRESIDENT

Fatima Fernandez
 FATIMA FERNANDEZ, SECRETARY

ATTEST:

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 & SECRETARY OF THE ABOVE NAMED DELRAY, 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 14th DAY OF November, A.D., 1988.

Shirley D. King
 MY COMMISSION EXPIRES 6/1/89

OCTOBER 1988

MORTGAGEE'S CONSENT

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

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 5532 AT PAGE 23 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 VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF November, 1988.

CAPITAL BANK, A FLORIDA BANKING CORPORATION.

ATTEST:

BY: *David H. Promoff*
 DAVID H. PROMOFF, SENIOR VICE PRESIDENT

Layton W. Reeve
 LAYTON W. REEVE, VICE PRESIDENT AND CASHIER

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DAVID H. PROMOFF AND LAYTON W. REEVE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND VICE PRESIDENT & CASHIER OF THE ABOVE NAMED CAPITAL BANK, A CORPORATION OF THE STATE OF FLORIDA, 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 11th DAY OF November, A.D., 1988.

Nancy L. Master
 NOTARY PUBLIC, STATE OF FLORIDA
 MY COMMISSION EXPIRES APRIL 22, 1990

NOTE 1

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, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

NOTE 2

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

P.U.D. DATA

AREA OF PARCEL	=	35.519 ACRES
WATER MANAGEMENT TRACTS	=	6.82 ACRES
AREA OF ROADS	=	5.716 ACRES
AREA OF OPEN SPACES	=	0.446 ACRES
TOTAL NUMBER OF UNITS	=	155
D.U.'S PER ACRE	=	4.4



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 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 WITH PALM BEACH COUNTY 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
 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 HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO DELRAY INCORPORATED, A FLORIDA CORPORATION THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES NOT SATISFIED OR RELEASE OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN AND ARE TRUE AND CORRECT, AND THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE 10/31/88
 BY: *Stephen L. Boss*
 STEPHEN L. BOSS-PLANT MANAGER, C.L.S.
 UNIVERSAL LAND TITLE, INC.

ADDRESS: 1489 N. MILITARY TRAIL
 SUITE 114
 WEST PALM BEACH, FL 33409

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 10TH DAY OF JANUARY, 1988

BY: *Carol J. Elmquist*
 CAROL J. ELMQUIST, CHAIRMAN

ATTEST:
 JOHN B. DUNKLE - CLERK

COUNTY ENGINEER:
 DEPUTY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10TH DAY OF JANUARY, 1988.

Herbert F. Kahlert
 HERBERT F. KAHLERT, P.E. - COUNTY ENGINEER

0298-004

6/1/71

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

SHALLOWAY
 ENGINEERING, PLANNING, SURVEYING
 100 W. PALM BEACH BOULEVARD, SUITE 100, PALM BEACH, FLORIDA 33480
 DATE 10-9-87
 DRAWN A.R.
 CHECKED G.R.
 JOB NO. 86077

SUBDIVISION: Pipers Glen A-3
 BOOK 61 PAGE 34
 PLAT BOOK B
 35436