BEING A REPLAT OF ORIGINAL LOTS 21 AND 22

PLAT OF PIPERS GLEN A-3. A PART OF PIPERS GLEN, A P.U.D. AS RECORDED IN PLAT BOOK 61, PAGES 171-174, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

MAY 1998

NBB"14"29"E , 2657.71" (GRID)

26

PIPERS GLEN A-3

PLAT BOOK 61, PAGES 171-174

@ PLEASANT GREEN WAY

90N: 786,432.62 90E: 938.375,70

\$84°39'26"W 85.94"

90N: 785,365.24 90E: 938,387,95

20

27

29

31

32

AND LYING IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

25

TRACT "A"

19

GRAPHIC SCALE

24

KNOW ALL MEN BY THESE PRESENTS THAT THE WESTCHESTER COUNTRY KNOW ALL MEN BY THESE PRESENTS THAT THE WESTCHESTER COUNTRY CLUB HOMEOWHER'S ASSOCIATION, INC. A FLORING CORPORATION, OWNER OF THE LAND SHOWN HEREON AS REC PLAT, BEING A REPLAT OF ORIGINAL LOTS 21 AND 22, PLAT OF PIPER'S GLEN, A, A PART OF PIPER'S GLEN, A P.U.D. AS RECORDED IN PLAT BOOK 61, PAGES 171-174 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND L'MING IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOTS 21 AND 22 OF SAID PIPERS GLEN A-3, A PART OF PIPERS GLEN, A P.U.D. HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT "A" AS SHOWN HEREON IS HEREBY RESERVED FOR THE WESTCHESTER COUNTRY CLUB HOMEOWHERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSOCIATION FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WINESS 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 CIRCCTORS, THIS YEAR DAY OF 19 28.

THE WESTCHESTER COUNTRY CLUB HOMEOWNER'S ASSOCIATION, INC. A FLORIDA CORPORATION

ATTEST: July Brainer

BY: Howard Tates

ACKNOWLEDGMENT

(CORPORATE SEAL)

COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HOWARD TATES, WHO IS PERSONALLY KNOWN TO ME, BR HAS PROBUEED AS IDENTRICATION AND DISTORD NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE EXECUTED THE PROCESSING INSTRUMENT AS SOCIATION, INC.
A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE METHAT 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 REQUEAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT BY DUE AND REQUEAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1474 DAY OF

Shea H. Worthing Tun NOTARY PUBLIC

MY COMMISSION EXPIRES: JULY 31, 1999



TITLE CERTIFICATION

WE, UNIVERSAL TITLE INSURANCE COMPANY, 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 PIND THE TITLE TO THE PROPERTY IS VESTED TO THE THE TIME THE THE THE THE THE THE THE THE CURRENT TAXES HAVE BEEN PAID; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD.

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2),F.S. THIS PAY OF THE PARTY OF THE P

(SEAL)

PIPERS GLEN A-3 PLAT BOOK 61, PAGES 171-174 PIPERS GLEN BLY TO THE LOCATION MAP

FOUND PALM BEACH COUNTY

FOUND PALM BEACH COUNTY BRASS DISC "CAR" 904: 786,238.4240 90E: 935,072.6310

COORDINATE NOTES

SCALE FACTOR ≈ 1.0000325

COORDINATES SHOW ARE CRID
DATUM - NAD 83, 1990 ADJUSTMENT.
ZONE - FLORIDA EAST
COORDINATE SYSTEM - 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION.
UNEAR UNIT - U.S. SURVEY FOOT
ALL DISTANCES ARE CROWND

NIO'00'00"W (PLAT BEARING) 27' 21" COUNTERCLOCKWISE BEARING ROTATION (PLAT TO GRID)

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

(IN FEET)

18

PIPERS

GLEN A-3 PLAT BOOK 61, PAGES 171-174

PREPARING SURVEYOR'S STATEMENT

NOTES:

This instrument was prepared by C. Andre' Raymon in the offices of Shalloway, Foy, Raymon & Newell, Inc., 1201 Belvedere Road, West Palm Beach, Ft. 33401

FOUND PALM BEACH COUNTY

PINES 1

PIPERS

GLEN A-3 PLAT BOOK 61, PAGES 171-174

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

THE CENTERLINE OF FAIRWAY PINES ORIVE IS ASSUMED TO BE N48'46'20"E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

90N: 786,448.81 90E: 938,625.66

 $\triangle = 67'58'32"$ R = 30.00' L = 35.59'

17

110.00

13

12

FOUND P.C.P.

FOUND PALM BEACH

COUNTY BRASS DISC AT EAST CORNER OF SECTION

02/46/42 90N: 785,288.3630 90E: 943,064.4170

N83'56'33"E

-FOUND P.C.P.

m

THIS PLAT WAS FILED FOR RECORD AT 2:39 (A.M.) (P.M.) THIS 24 DAY OF JUNE A.D. 1998 AND DULY RECORDED IN PLAT BOOK __ 82 DOROTHY H. WILKEN
CLERK OF THE CIRCUIT POURT
BY:
DEPUTY CLERK

CIRCUIT COURT SEAL

LEGEND CENTERLINE PROPERTY LINE PALM BEACH COUNTY CONTROL PERMANENT CONTROL POINT O SET PERMANENT REFERENCE MONUMENT #2633 FOUND IRON ROD AND CAP #2633 P.O.B. POINT OF BEGINNING P.Q.C. O.R.B. OFFICIAL RECORD BOOK P.B. PLAT BOOK PG. PAGE G.P.S. GLOBAL POSITIONING SYSTEM NORTH SOUTH

(N.R.)

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERWISION; AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (*P.M.M.S.*) HAVE BEEN PLACED AS REGULIED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE RECUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCE. OF PALM BEACH COUNTY, FLORIDA.

GARY M.T. RAYMAN, P.L.S. LICENSE NO. 2633 STATE OF FLORIDA

(SEAL)

INDICATES COORDINATES BASED ON N.A.D. 83, 1990 ADJUSTMENTS

Shalloway, Foy, Rayman & Newell, Inc.

ENGINEERS - PLANNERS - SURVEYORS 1201 BELYEDER ROAD, WEST PALW BEACH, FLORIDA 33405, (561) 655-1151

Designed. rown C.A.R./R.M.W. Checked __ G. RAYMAN 96531.02