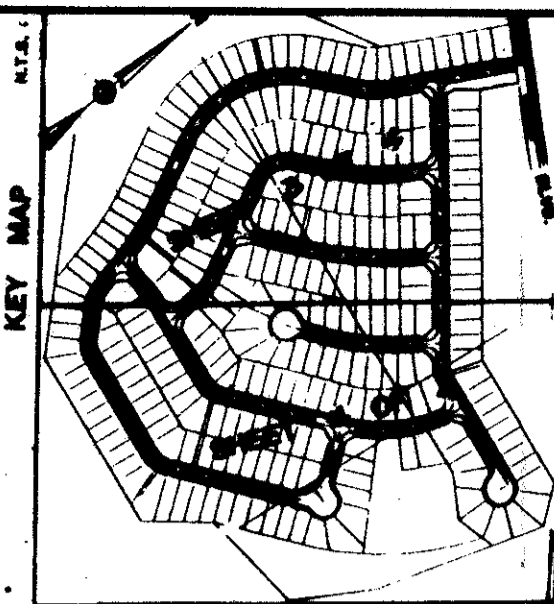


DESCRIPTION

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



A PARCEL OF LAND, A PLAT OF PIPER'S GLEN, A P.U.D., BEING A REPLAT OF TRACT "B"; TOGETHER WITH PORTIONS OF TRACTS "G" AND "3", PIPERS GLEN PLAT NO. 1 AS RECORDED IN PLAT BOOK 43, AT PAGES 97 THROUGH 101, LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SECTION 2, RUN THENCE S00°36'32"E ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 1170.00 FEET TO THE CENTERLINE OF PIPERS GLEN BOULEVARD (80.00 WIDE ROAD RIGHT OF WAY); THENCE S89°23'28"W ALONG SAID CENTERLINE A DISTANCE OF 300.20 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2000.000 FEET; THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°16'32" A DISTANCE OF 789.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N68°00'00"W A DISTANCE OF 260.31 FEET; THENCE S22°00'00"W A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID PIPERS GLEN BOULEVARD, BEING ALSO THE NORTHWEST CORNER OF TRACT "3" OF THE SAID PLAT OF PIPERS GLEN PLAT NO 1 AND POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

CONTINUE THENCE S22°00'00"W A DISTANCE OF 120.00 FEET; THENCE S60°00'00"E A DISTANCE OF 810.00 FEET; THENCE W90°00'00"E A DISTANCE OF 435.00 FEET; THENCE S45°00'00"E A DISTANCE OF 133.00 FEET; THENCE S11°00'00"W A DISTANCE OF 540.00 FEET; THENCE S24°00'00"W A DISTANCE OF 268.00 FEET; THENCE S77°00'00"W A DISTANCE OF 332.11 FEET; THENCE S33°00'00"W A DISTANCE OF 224.36 FEET; THENCE N90°00'00"W A DISTANCE OF 578.00 FEET; THENCE N52°00'00"W A DISTANCE OF 191.22 FEET; THENCE S42°46'56"W A DISTANCE OF 59.72 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 90.00 FEET; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 96°39'18" A DISTANCE OF 151.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 225.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°19'01" A DISTANCE OF 126.91 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 125.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°17'51" A DISTANCE OF 135.91 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°09'09" A DISTANCE OF 80.55 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 240.00 FEET; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°31'30" A DISTANCE OF 186.51 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 110.00 FEET; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°57'42" A DISTANCE OF 70.96 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 200.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°41'53" A DISTANCE OF 327.07 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 125.00 FEET; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°45'21" A DISTANCE OF 167.46 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 125.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°45'17" A DISTANCE OF 169.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N45°31'32"E A DISTANCE OF 246.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 79.06 FEET; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°38'08" A DISTANCE OF 102.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S59°50'20"E A DISTANCE OF 49.80 FEET; THENCE N55°00'00"E A DISTANCE OF 116.11 FEET; THENCE N22°00'00"E A DISTANCE OF 400.00 FEET, THENCE S68°00'00"E A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING. SAID HEREIN DESCRIBED PARCEL OF LAND CONTAINING 50.578 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 AND WESTCHESTER GARDENS, INC., A FLORIDA CORPORATION OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 3 TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS GOLF COLONY BEING MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. UTILITY EASEMENTS. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE MAINTENANCE AND CONSTRUCTION OF PUBLIC UTILITIES AND CABLE TELEVISION FACILITIES.
- 2. 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.

**PLAT OF GOLF COLONY
A PART OF PIPERS GLEN, A P.U.D.**

BEING A REPLAT OF TRACT "B", TOGETHER WITH PORTIONS OF TRACTS "G" AND "3" OF PIPERS GLEN PLAT NO 1 (P.B. 43, PGS.97 THROUGH 101), LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST. PALM BEACH COUNTY, FLORIDA.

MARCH 1988

- 3. DRAINAGE EASEMENTS. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO GOLF COLONY HOMEOWNERS 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.
- 4. WATER MANAGEMENT TRACTS. TRACTS "C" AND "H-1" AS SHOWN HEREON ARE HEREBY DEDICATED TO 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.
- 5. STREETS. THE STREETS SHOWN HEREON ARE HEREBY DEDICATED FOR INGRESS, EGRESS DRAINAGE AND UTILITY PURPOSES TO GOLF COLONY 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.
- 6. THE LAKE MAINTENANCE EASEMENTS AND THE LAKE MAINTENANCE ACCESS 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.
- 7. TRACTS T-1, T-2, T-3, T-4, T-5 AND B-1, B-2, B-3, B-4, B-5 AND B-6 SHOWN HEREON ARE HEREBY DEDICATED TO GOLF COLONY HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 8. RECREATION TRACT. TRACT "R" SHOWN HEREON IS HEREBY DEDICATED TO GOLF COLONY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR RECREATIONAL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID RECREATION TRACT.
- 9. SAFE SIGHT EASEMENT. THE SAFE SITE EASEMENT AS SHOWN ON LOT 87 IS HEREBY DEDICATED TO THE GOLF COLONY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR SAFE SIGHT PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS DIRECTORS THIS 31st DAY OF March, 1988.

DELRAY INCORPORATED
A FLORIDA CORPORATION

BY: *Donuega*
W.I. CONSUEGRA, VICE PRESIDENT

ATTEST: *Fatima Fernandez*
PATIMA FERNANDEZ, ASST. SECRETARY

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 AND ASSISTANT SECRETARY OF THE ABOVE NAMED DELRAY INCORPORATED, 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 31st DAY OF March, A.D., 1988

Libraud Diago
MY COMMISSION EXPIRES 6/1/89

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 31st DAY OF March, 1988.

WESTCHESTER GARDENS, INC.
A FLORIDA CORPORATION

BY: *Alejo Cossio*
ALEJO COSSIO, PRESIDENT

ATTEST: *Emillio F. Martinez*
EMILLIO F. MARTINEZ, SECRETARY

ACKNOWLEDGEMENT

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

BEFORE ME PERSONALLY APPEARED ALEJO COSSIO AND EMILLIO F. MARTINEZ, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED WESTCHESTER GARDENS, 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 31st DAY OF March, A.D., 1988

Libraud Diago
MY COMMISSION EXPIRES 6/1/89

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

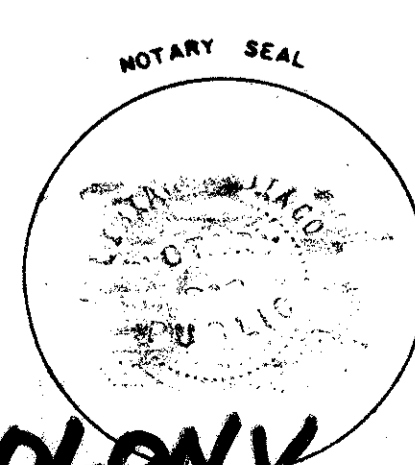
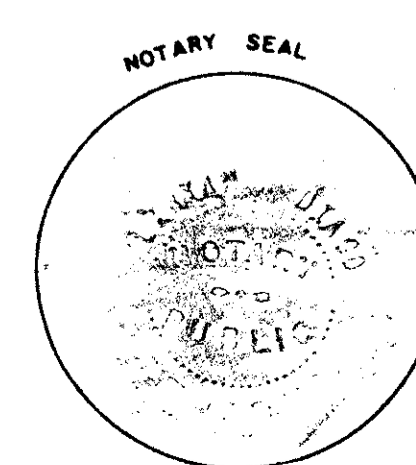
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE 3

- A. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY, DRAINAGE, OR SAFE SIGHT EASEMENTS. CONSTRUCTION UPON LAKE MAINTENANCE OR LAKE MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- B. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS OR SAFE SIGHT EASEMENTS.
- C. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- D. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY. ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY. AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- E. ALL LINES WHICH INTERSECT CURVES ARE NONRADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- F. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- G. NO ROOF OVERHANG SHALL BE PERMITTED TO ENCRUCH UPON DRAINAGE OR UTILITY EASEMENTS.

P.U.D. DATA

AREA OF PARCEL = 50.58 ACRES
AREA OF LAKES + 1.748
1.339 = 9.09
AREA OF ROADS = 9.02 ACRES
AREA OF OPEN SPACES = 0.40
TOTAL NUMBER OF UNITS = 267
DWELLING UNITS PER ACRE = 5.3



GOLF COLONY

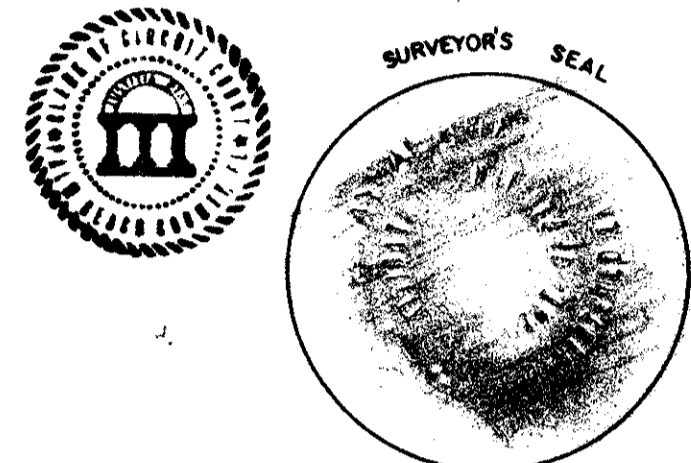
SURVEYOR'S CERTIFICATE

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.

G. M. Shalloway
GARY M.F. SHALLOWAY
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #2633

113
STATE OF FLORIDA
COUNTY OF PALM BEACH
This instrument was filed for record at 2:53 P.M. this 22 day of April, 1988 and duly recorded in official PLAT record book 59 on page 113 Tab 116
KIM B. DUNGE,
Clerk Circuit Court
By: *Shalloway* D.C.



TITLE CERTIFICATION

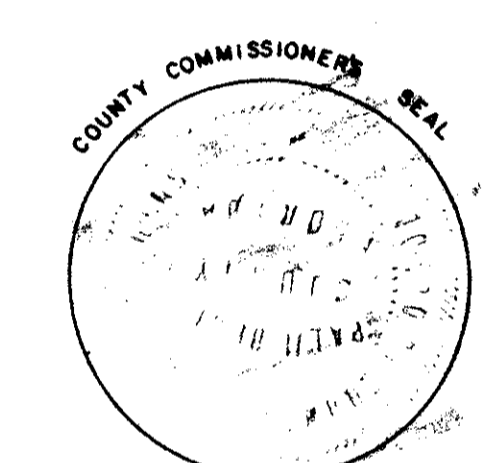
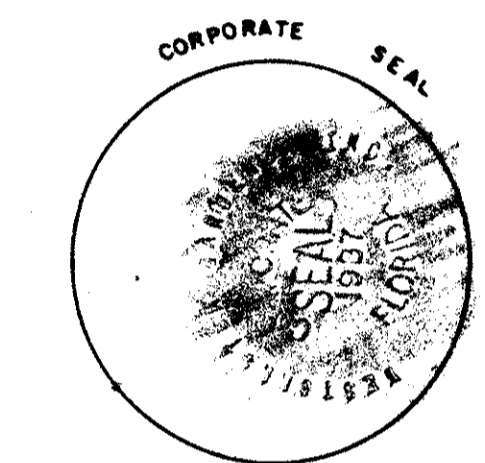
STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

WE, LAWYERS TITLE INSURANCE CORPORATION 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 AND WESTCHESTER GARDENS, INC., THAT CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES 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.

APRIL 19, 1988
DATE

Stephen L. Ross
STEPHEN L. ROSS, SENIOR TITLE EXAMINER

LAWYERS TITLE INSURANCE CORPORATION
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 19th DAY OF APRIL, 1988.

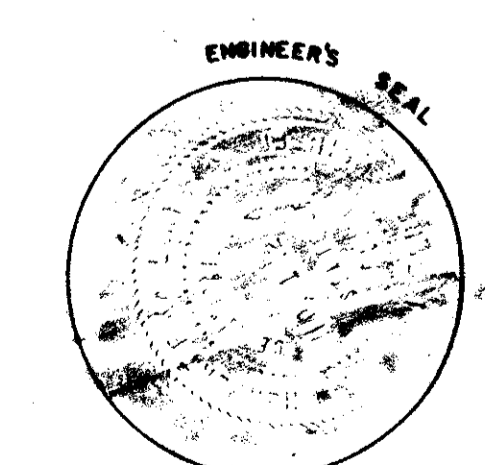
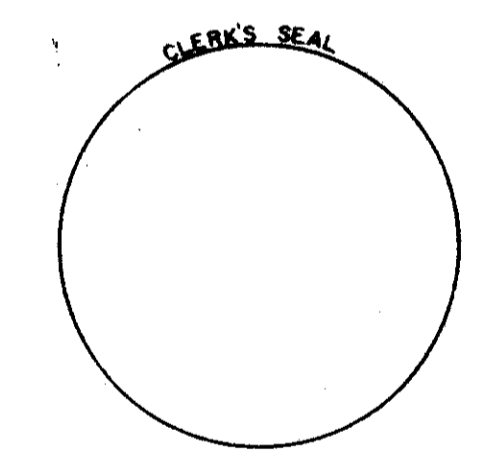
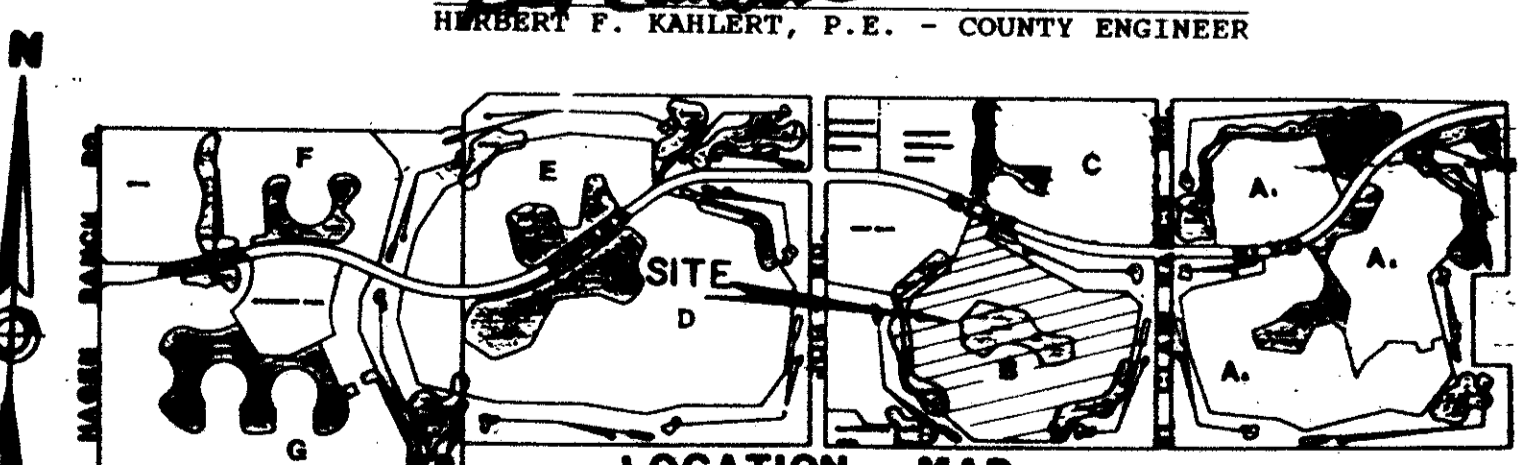
BY: *Carol Blumquist*
CAROL BLUMQUIST - CHAIR
COUNCIL BLUMQUIST - VICE CHAIR
ATTEST: *John B. Dunkle*
JOHN B. DUNKLE - CLERK

BY: DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19th DAY OF APRIL, 1988.

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



NO.	DATE	REVISIONS	BY
1	12-3-87		S
2			H
3			T
4			

THIS INSTRUMENT PREPARED BY R. LEE IN THE OFFICE OF SHALLOWAY INC. CHECKED G.R. JOB NO. 86077

SUBDIVISION of Golf Colony
BOOK 551 PAGE 113
FLOOD ZONES FROM MAP #2000A
QUAD # 3 G
SE PIP 80-212. ZIP CODE 33413
PUD NAME Pipers Glen PUD
TAZ 456