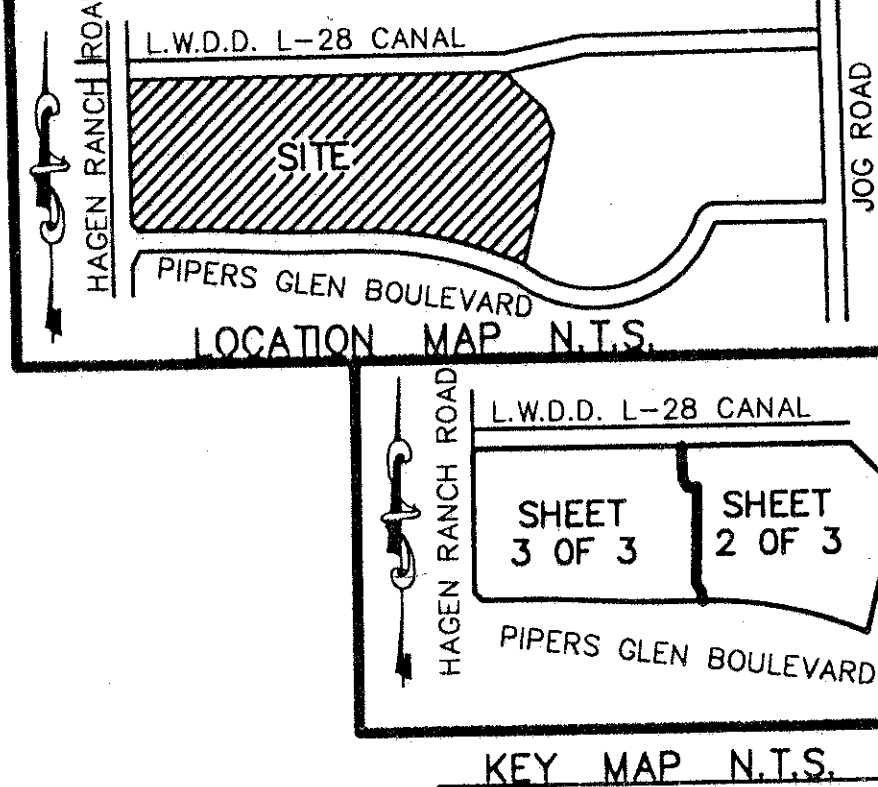


PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (407)392-1991
FEBRUARY - 1996

PIPERS GLEN PODS "F" AND "H"

A PLANNED UNIT DEVELOPMENT
BEING A REPLAT OF A PORTION OF TRACTS 2 THROUGH 8 AND TRACTS 25 THROUGH 31, BLOCK 64,
PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST,



98

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:28 A.M.
THIS 16 DAY OF JULY
A.D. 1996 AND DULY RECORDED
IN PLAT BOOK 77 ON
PAGES 98 AND 100

DOROTHY H. WILKEN
CLERK CIRCUIT COURT
BY: *Deigh A. Stally*
DEPUTY CLERK

SHEET 1 OF 3



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS that ANSCA Properties, Inc., a Florida Corporation, the
Owner of the land shown hereon as PIPERS GLEN PODS "F" AND "H",
being a replat of a portion of Tracts 2 through 8 and Tracts 25 through 31,
Block 64, "PALM BEACH FARMS COMPANY PLAT NO. 3," as recorded in Plat
Book 2, Pages 45 through 54 of the public records of Palm Beach County, Florida,
being in Section 4, Township 46 South, Range 42 East,
Palm Beach County, being more particularly described as follows:

A parcel of land lying in Section 4, Township 46 South, Range 42 East, being portions of Tract 2 through 6 and portions of Tracts 27 through 31, all of Block 64, "PALM BEACH FARMS COMPANY PLAT NO. 3," according to the plat thereof, as recorded in Plat Book 2, Pages 45 through 54, inclusive, Public Records of Palm Beach County, Florida; said parcel being more particularly described as follows:

COMMENCING at the Northwest corner of Section 3, Township 46 South, Range 42 East; run thence S 00° 35' 08" E along the West line of said Section 3, a distance of 306.00 feet to a point on the North line of Tracts 1 through 6 of Block 64 of said "PALM BEACH FARMS COMPANY PLAT NO. 3"; thence N 89° 58' 27" W along said North tract line, a distance of 123.99 feet to a point on the Southerly right-of-way line of Lake Worth Drainage District L-28 Canal, as recorded in Official Records Book 3475 at Page 1102 of said Public Records; thence S 49° 28' 26" W along said Southerly line, a distance of 53.83 feet; thence continuing along said Southerly line of L-28 Canal, N 89° 58' 27" W, a distance of 593.35 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, thence S 45° 00' 00" E, a distance of 275.54 feet; thence S 20° 00' 00" E, a distance of 130.00 feet; thence S 14° 00' 00" W, a distance of 683.50 feet to a point on the Northerly right-of-way of "Pipers Glen Boulevard", an 80.00 foot wide right-of-way, as recorded in Plat Book 74, Pages 159 and 160 of said Public Records; thence along said Northerly right-of-way line, N 69° 00' 00" W, a distance of 102.98 feet to the point of curvature of a curve concave to the South having a radius of 2080.00 feet; thence Westerly along the arc of said curve through a central angle of 20° 58' 27", a distance of 761.42 feet to the point of tangency of said curve; thence N 89° 58' 27" W, a distance of 358.72 feet; thence N 87° 14' 41" W, a distance of 430.48 feet; thence N 89° 58' 27" W, a distance of 360.00 feet; thence N 44° 58' 27" W, a distance of 56.57 feet to a point on the Easterly right-of-way line of "Hagen Ranch Road", an 80.00 foot right-of-way as recorded in Official Records Book 675, Page 322 of said Public Records (the previous six courses and distances being along said Northerly right-of-way line of "Pipers Glen Boulevard"; thence N 00° 01' 33" E along said Easterly right-of-way line (said Easterly right-of-way line being 25.00 feet East of the West line of the East one-half of said Block 64), a distance of 744.99 feet; thence S 89° 58' 27" E along aforesaid Southerly right-of-way of said L-28 Canal, a distance of 1955.02 feet to the POINT OF BEGINNING.

Said lands situate in Palm Beach County, Florida.
Containing 40.098 Acres, more or less.

Have caused the same to be surveyed and plotted as shown hereon and do hereby dedicate as follows:

1. Private Street:

Tract "R", as shown hereon, is hereby reserved for the San Marco Homeowners Association, Inc., 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.

2. Residential Access Street:

Tract "R-1", as shown hereon, is hereby reserved for the San Marco Homeowners Association, Inc., its successors and assigns, as a residential access street 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.

3. Water Management Tract:

Tracts "W", "W-1" and "W-2", as shown hereon, are hereby reserved for the Westchester Community Master Association, Inc., its successors and assigns, for stormwater management and drainage purposes and are the perpetual maintenance obligation of said association; its successors and assigns, without recourse to Palm Beach County.

4. Drainage and Lake Maintenance Easements:

The drainage easements, as shown hereon, are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the Westchester Community Master Association, Inc., its successors and assigns, without recourse to Palm Beach County.

The lake maintenance easements, as shown hereon, are hereby reserved for the Westchester Community Master Association, Inc., its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tract(s) for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said association; its successors and assigns, without recourse to Palm Beach County.

Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements and private roads associated with said drainage system.

The filing of this plat extinguishes that portion of the easement recorded in Official Records Book 8872, Page 1254, of the public records of Palm Beach County, Florida, which is located on the property subject to this plat.

5. Overhang Easements:

Overhang easements, as shown hereon, are hereby reserved for the abutting lot owners, their successors and assigns, for maintenance of roof overhangs, without recourse to Palm Beach County.

6. Recreation Areas:

Tracts "F", "F-1" and "F-2", as shown hereon, are hereby reserved for the San Marco Homeowners Association, Inc., its successors and assigns, for recreational purposes and are the perpetual maintenance obligation of said association; its successors and assigns, without recourse to Palm Beach County.

7. Open Space/Landscape Buffer Tract:

Tracts "L" and "L-1", as shown hereon, are hereby reserved for the San Marco Homeowners Association, Inc., its successors and assigns, for open space purposes and are the perpetual maintenance obligation of said association; its successors and assigns, without recourse to Palm Beach County. Tracts "L" and "L-1" will not be used for drainage retention purposes.

8. Utility Easements:

The utility easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

9. Littoral Zone/Preservation/Conservation Areas:

Tracts LZ, LZ-1, LZ-2, LZ-3, LZ-4 and LZ-5, as shown hereon, are hereby reserved for littoral zone and water management purposes for the Westchester Community Master Association, Inc., its successors and assigns, without recourse to Palm Beach County. It is a punishable violation of Palm Beach County laws, ordinances, codes, regulations and approvals to alter the approved slopes, contours or cross-sections, or to chemically or physically remove, damage, destroy, cut or trim any plants within said tract without the prior written consent of the Palm Beach County Department of Environmental Resources Management.

10. Limited Access Easements:

The limited access easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

11. Public Water System Well Site Easement:

The Public Water System Well Site easement, as shown hereon, is hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for public water system purposes.

12. Buffer Easements

Buffer easements as shown hereon, are hereby reserved for the San Marco Homeowners Association, Inc., its successors and assigns, for buffer purposes and are the perpetual maintenance obligation of said association; its successors and assigns, without recourse to Palm Beach County. A maximum of five (5) foot encroachment by any easement may be permitted.

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 15th day of June 1996.

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Charles Scardina, who is personally known to me or has produced personally known as identification, and who executed the foregoing instrument as President of ANSCA Properties, 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 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 15th day of June 1996.

My commission expires:

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The San Marco Homeowners Association, Inc. hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 15th day of June 1996.

San Marco Homeowners Association, Inc., a Florida Corporation not for profit

WITNESS: *[Signature]* BY: *[Signature]*
PRINT *[Name]* PRINT *[Name]*
President

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Charles Scardina, who is personally known to me or has produced FLA. DRIVERS LICENSE as identification, and who executed the foregoing instrument as President of San Marco Homeowners 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 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 15th day of June 1996.

My commission expires:

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The Westchester Community Master Association, Inc. hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 15th day of June 1996.

Westchester Community Master Association, Inc., a Florida Corporation not for profit

WITNESS: *[Signature]* BY: *[Signature]*
PRINT *[Name]* PRINT *[Name]*
President

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared David Ettinger, who is personally known to me or has produced FLA. DRIVERS LICENSE 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 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 16th day of June 1996.

My commission expires:

WITNESS: *[Signature]* BY: *[Signature]*
PRINT *[Name]* PRINT *[Name]*
President

WITNESS: *[Signature]* BY: *[Signature]*
PRINT *[Name]* PRINT *[Name]*
President

WITNESS: *[Signature]* BY: *[Signature]*
PRINT *[Name]* PRINT *[Name]*
President

WITNESS: *[Signature]* BY: *[Signature]*
PRINT *[Name]* PRINT *[Name]*
President

WITNESS: *[Signature]* BY: *[Signature]*
PRINT *[Name]* PRINT *[Name]*
President

WITNESS: *[Signature]* BY: *[Signature]*
PRINT *[Name]* PRINT *[Name]*
President

WITNESS: *[Signature]* BY: *[Signature]*
PRINT *[Name]* PRINT *[Name]*
President

WITNESS: *[Signature]* BY: *[Signature]*
PRINT *[Name]* PRINT *[Name]*
President

NOTICE

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

COUNTY ENGINEER:

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 16 day of July 1996.

BY: *[Signature]*
George T. Webb, P.E.
County Engineer

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 Records Book 9090, at Pages 21 et seq. 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 its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 24th day of May 1996.

NationsBank of Florida
Florida Banking Corporation
WITNESS: *[Signature]* BY: *[Signature]*
PRINT *[Name]* PRINT *[Name]*
President Title VICE PRESIDENT

WITNESS: *[Signature]*
PRINT *[Name]*

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared David Ettinger, who is personally known to me or has produced FLA. DRIVERS LICENSE as identification, and who executed the foregoing instrument as VICE PRESIDENT of NationsBank, a Florida Banking 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 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 24th day of May 1996.

My commission expires:

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, Mitchell Sherman, P.A., a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property; that I find the title to the property is vested to ANSCA Properties, Inc.; that the current taxes have been paid; and that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

DATED: 5/14/96
[Signature]
Mitchell A. Sherman, P.A.
Attorney at Law
Licensed in Florida

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.

Date: 6/6/96
[Signature]
David P. Lindley, P.L.S.
Reg. Land Surveyor #5005
State of Florida

SUBDIVISION: PIPERS GLEN PODS F+H
BOOK: 77 PAGE: 98 FLOOD MAP: 200A
QUAD: 51 ZONING: KT
SE: 80-212 ZIP CODE: 33446
PID NAME: PIPERS GLEN PODS, FTH

ANSCA PROPERTIES, INC.

NATIONS BANK

COUNTY ENGINEER

SAN MARCO HOA

WESTCHESTER CMA

SURVEYOR

0298-021

JUNE 14 1996

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