

LAKERIDGE FALLS

AT PIPER'S GLEN P.U.D. - A PORTION OF POD "G", AND POD "I" SITUATE IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ALSO BEING A REPLAT OF A PORTION OF TRACTS 25, 26, 27, 28, 29, 30, 31, 34, 35, 36, 37, 38, 39, 40, 57, 58, 59, 60, 61, 62 AND 63, BLOCK 64 OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2 PAGES 45 THROUGH 54, INCLUSIVE AND A PORTION OF THAT RIGHT OF WAY ABANDONED ACCORDING TO OFFICIAL RECORD BOOK 3566, PAGE 1727, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 7 MARCH 1996

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
THIS PLAT WAS FILED FOR
RECORD AT _____ DAY OF
THIS _____ AD, 1996 AND
DULY RECORDED IN PLAT BOOK
_____ ON PAGES _____ AND

DOROTHY H. WILKEN, CLERK
CIRCUIT COURT
BY: _____ DC

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE LAKERIDGE FALLS HOMEOWNERS ASSOCIATION, INC. DOES 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 29th DAY OF March 1996.

LAKERIDGE FALLS HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Barbara K. Winkler BY: HARRY T. SLEEK, VICE PRESIDENT

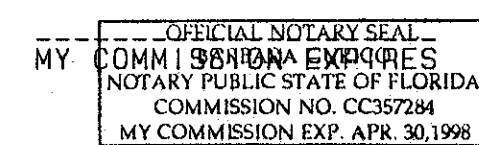
WITNESS: Dee Smith

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID ETTINGER WHO IS PERSONALLY KNOWN TO ME, 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 5th DAY OF MAY 1996.



Barbara Guico
NOTARY PUBLIC - STATE OF FLORIDA

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 00°01'33" EAST ALONG THE EAST RIGHT OF WAY LINE OF HAGEN RANCH ROAD PER OFFICIAL RECORDS BOOK 675, PAGE 322 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THERE MAY BE ADDITIONAL RESTRICTIONS OF RECORD, WHICH ARE NOT SHOWN ON THIS PLAT, THAT ARE IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
(N.R.) DENOTES NON-RADIAL
(R.F.) DENOTES RADIAL TO FRONT LOT LINE.
(R.R.) DENOTES RADIAL TO REAR LOT LINE.
- THIS INSTRUMENT WAS PREPARED BY MARTIN J. SHATTU, P.S.M., IN THE OFFICES OF ATLANTIC CARIBBEAN MAPPING, INC. 3062 JOG ROAD, GREENACRES, FLORIDA 33467.
- COORDINATES SHOWN HEREON ARE GRID COORDINATES
DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.0000285
GRID DISTANCE = (GROUND DISTANCE) x (SCALE FACTOR)
BEARING ROTATION (PLAT TO GRID) = 00°24'12" COUNTER CLOCKWISE
EXAMPLE: N00°01'33"E (PLAT BEARING) = N00°22'39"W (GRID BEARING)
- THE 40 FOOT DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 8872, PAGE 1260, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN ON SHEET 3 OF 7 HEREON, WILL TERMINATE UPON RECORDATION OF THIS PLAT.

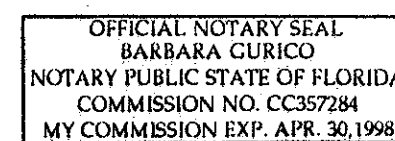
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HARRY T. SLEEK WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF LAKERIDGE FALLS 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 29th DAY OF April 1996.

MY COMMISSION EXPIRES



Barbara Guico
NOTARY PUBLIC - STATE OF FLORIDA

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, LAWYERS TITLE INSURANCE CORPORATION, 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 FIND THE TITLE TO THE PROPERTY IS VESTED TO WESTCHESTER WEST JOINT VENTURE; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORDED BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS 5th DAY OF APRIL 1996. BY: E. Richard Oshroff, Agent
E. RICHARD OSHROFF, AGENT

VICE PRESIDENT

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE WESTCHESTER COMMUNITY MASTER ASSOCIATION, INC. DOES 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 2nd DAY OF May 1996.

WESTCHESTER COMMUNITY MASTER ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: William Maxwell BY: DAVID ETTINGER, PRESIDENT

WITNESS: Dee Smith

PALM BEACH COUNTY APPROVAL:

COUNTY ENGINEER:
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(2), F.S., THIS 18th DAY OF July A.D., 1996.

BY: George T. Hill
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S CERTIFICATE:

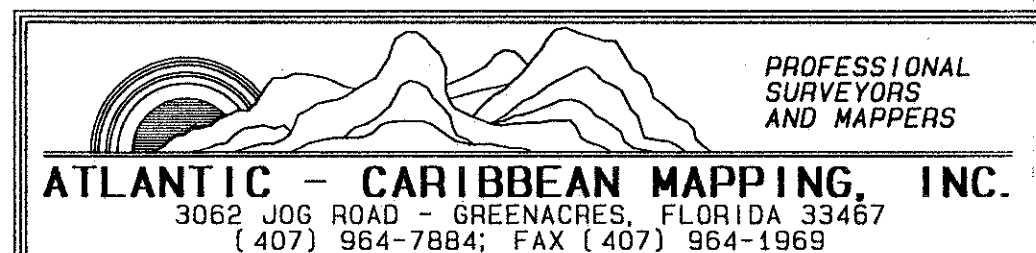
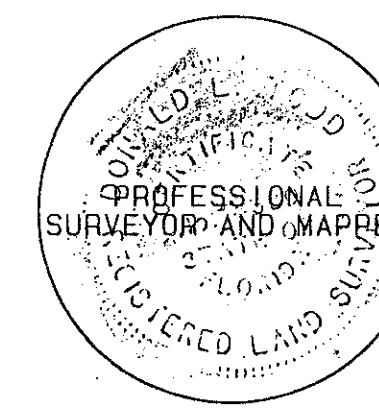
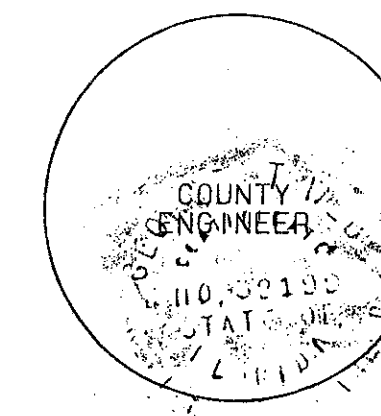
STATE OF FLORIDA
COUNTY OF PALM BEACH

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 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.

DATED THIS 3rd DAY OF JUNE 1996.

Donald L. Todd
DONALD L. TODD
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4380

SUBDIVISION *LAKERIDGE FALLS
BOOK 77 PAGE 113
FLOOD ZONE B FLOOD MAP #200A
QUAD #51 ZONING RT
SE 80-212 ZIP CODE 33446
PUD NAME PIPERS GLEN POD G + I



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