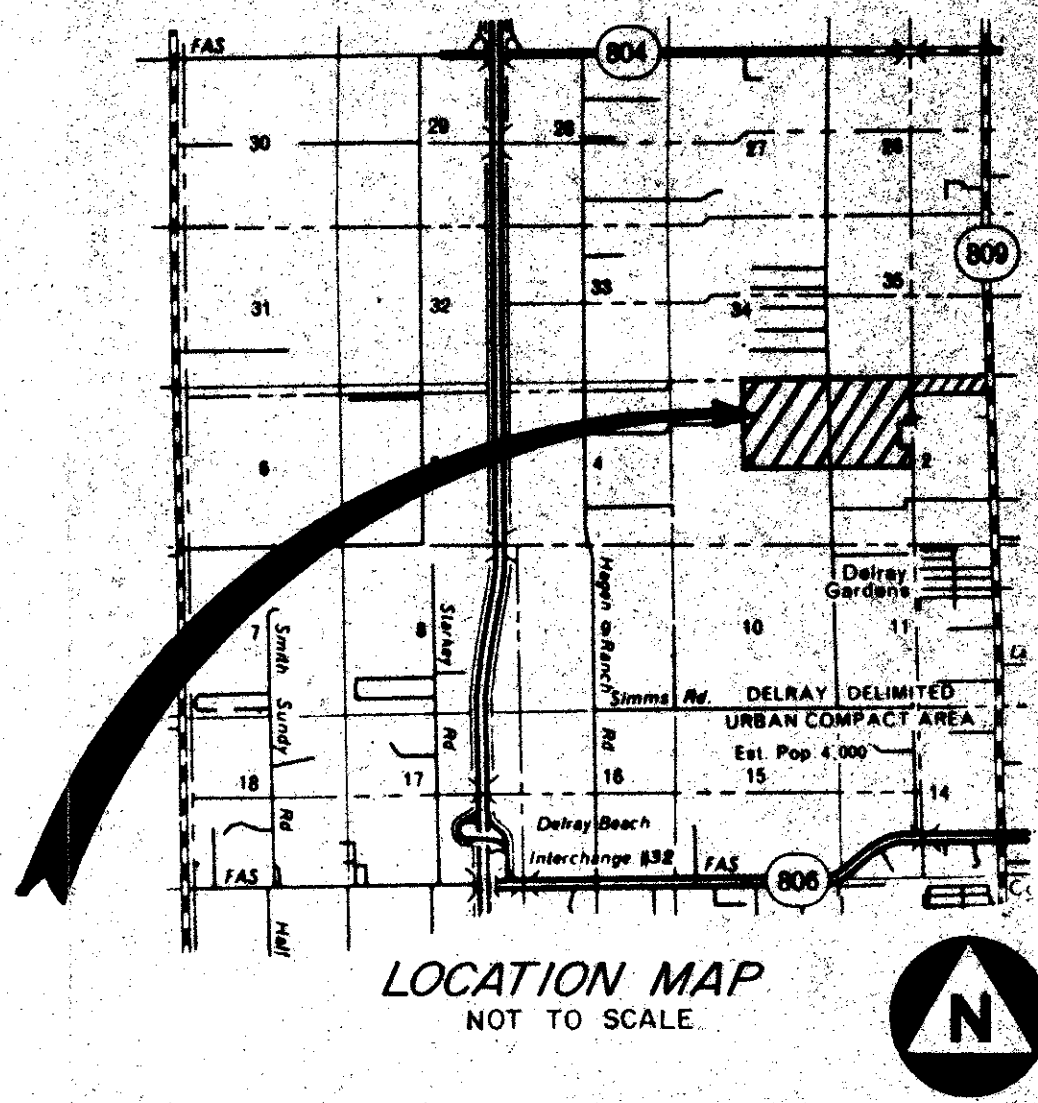


**A PLANNED UNIT DEVELOPMENT
PIPERS GLEN PLAT NO. 1 (P.U.D.)
LYING IN SECTIONS 2 AND 3, TOWNSHIP 46 SOUTH,
RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
JULY, 1981**



97

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:13 AM
THIS 29 DAY OF
October, A.D. 1981
AND DULY RECORDED IN
PLAT BOOK 143 ON PAGE
97, 98, 99 AND 101
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY *[Signature]* D.C.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT TARTAN-CARMA DEVELOPERS, A FLORIDA GENERAL PARTNERSHIP, CONSISTING OF CARMA DEVELOPERS (PALM BEACH) INC., A FLORIDA CORPORATION, AND CARMA DEVELOPERS (PALM BEACH) III, INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREON, LYING IN SECTION 2 AND 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PIPERS GLEN PLAT NO. 1, P.U.D., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2; THENCE, BEAR SOUTH 89°26'38" WEST, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 50.01 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL (A 100 FOOT ROAD RIGHT OF WAY); THENCE, SOUTH 01°46'44" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 40.01 FEET FOR A POINT OF BEGINNING;

THENCE, CONTINUE SOUTH 01°46'44" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 295.34 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 2; THENCE, SOUTH 89°27'23" WEST, ALONG SAID LINE, A DISTANCE OF 605.94 FEET TO THE WEST LINE OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 2; THENCE, NORTH 01°37'59" WEST, ALONG SAID LINE, A DISTANCE OF 175.17 FEET TO THE SOUTH LINE OF THE SOUTH 120.00 FEET OF THE NORTH 160.00 FEET OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 2; THENCE, SOUTH 89°26'38" WEST, ALONG SAID LINE AND WESTERLY PROLONGATION THEREOF, A DISTANCE OF 2031.52 FEET TO THE WEST RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT EQUALIZING CANAL E-3; THENCE, SOUTH 01°11'41" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1178.87 FEET TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2; THENCE, SOUTH 89°29'38" WEST, ALONG SAID LINE, A DISTANCE OF 264.26 FEET TO THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2; THENCE, SOUTH 01°07'18" EAST, ALONG SAID LINE, A DISTANCE OF 669.32 FEET TO THE SOUTH LINE OF THE NORTH-EAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2; THENCE, NORTH 89°31'07" EAST, ALONG SAID LINE, A DISTANCE OF 265.11 FEET TO THE WEST RIGHT OF WAY LINE OF SAID E-3 CANAL; THENCE, SOUTH 01°11'41" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 629.44 FEET TO THE NORTH RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-29; THENCE, SOUTH 89°32'35" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2582.36 FEET TO THE EAST LINE OF SAID SECTION 3; THENCE, SOUTH 89°29'26" WEST, CONTINUING ALONG SAID LINE, A DISTANCE OF 2763.19 FEET TO THE WEST LINE OF THE EAST 60.00 FEET OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3; THENCE, NORTH 00°33'54" WEST, ALONG SAID LINE, A DISTANCE OF 1947.16 FEET; THENCE, NORTH 45°33'54" WEST, A DISTANCE OF 35.36 FEET; THENCE, NORTH 02°11'29" WEST, A DISTANCE OF 80.03 FEET; THENCE, NORTH 43°27'22" EAST, A DISTANCE OF 35.95 FEET; THENCE, NORTH 02°31'22" WEST, A DISTANCE OF 519.94 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-28; THENCE, NORTH 89°47'01" EAST, ALONG SAID LINE, A DISTANCE OF 80.05 FEET TO THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3; THENCE, NORTH 89°34'41" EAST, CONTINUING ALONG SAID LINE, A DISTANCE OF 2681.21 FEET TO THE WEST LINE OF SAID SECTION 2; THENCE, NORTH 89°26'38" EAST, ALONG SAID LINE, A DISTANCE OF 5191.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART OF THE LAKE WORTH DRAINAGE DISTRICT EQUALIZING CANAL E-3, LYING WITHIN THE ABOVE DESCRIBED PARCEL, SAID E-3 CANAL RIGHT OF WAY DESCRIBED IN INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 3475, PAGE 1102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING: 321.91 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE OR RESERVE AS FOLLOWS:

- HOUSING TRACTS "A1" AND "A2", "B", AND "C", INCLUSIVE, AS SHOWN HEREON, ARE HEREBY RESERVED UNTO TARTAN-CARMA DEVELOPERS, A FLORIDA GENERAL PARTNERSHIP, CONSISTING OF CARMA DEVELOPERS (PALM BEACH) INC., A FLORIDA CORPORATION, AND CARMA DEVELOPERS (PALM BEACH) III, INC., A FLORIDA CORPORATION, FOR THE PURPOSES OF RESIDENTIAL DWELLING UNITS AND OTHER LAWFUL PURPOSES. SAID HOUSING TRACTS SHALL BE REPLATTED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- RECREATION TRACTS "1" THROUGH "3", INCLUSIVE, AS SHOWN HEREON, ARE HEREBY RESERVED UNTO TARTAN-CARMA DEVELOPERS, A FLORIDA GENERAL PARTNERSHIP, CONSISTING OF CARMA DEVELOPERS (PALM BEACH) INC., A FLORIDA CORPORATION, AND CARMA DEVELOPERS (PALM BEACH) III, INC., A FLORIDA CORPORATION, AS COMMON OPEN SPACE TRACTS FOR THE CONSTRUCTION AND MAINTENANCE OF GOLF COURSE, RECREATIONAL FACILITIES, LAKES AND ALL OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER OF THE PROPERTY, FROM TIME TO TIME. THIS MAINTENANCE OBLIGATION SHALL RUN WITH THE LAND.
- ALL ROAD RIGHTS OF WAY, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR ROAD RIGHT OF WAY PURPOSES.
- UTILITY EASEMENTS AND DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- THE MAINTENANCE AREA, (TRACT "M"), AS SHOWN HEREON, IS HEREBY RESERVED UNTO TARTAN-CARMA DEVELOPERS, A FLORIDA GENERAL PARTNERSHIP, CONSISTING OF CARMA DEVELOPERS (PALM BEACH) INC., A FLORIDA CORPORATION, AND CARMA DEVELOPERS (PALM BEACH) III, INC., A FLORIDA CORPORATION, FOR THE CONSTRUCTION AND/OR STORAGE OF MAINTENANCE RELATED FACILITIES, EQUIPMENT, OR SUPPLIES, AND FOR ALL OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER OF THE PROPERTY, FROM TIME TO TIME. THIS MAINTENANCE OBLIGATION SHALL RUN WITH THE LAND.
- THE COMMERCIAL COMMUNITY CENTER, (TRACT "Y"), AS SHOWN HEREON, IS HEREBY RESERVED UNTO TARTAN-CARMA DEVELOPERS, A FLORIDA GENERAL PARTNERSHIP, CONSISTING OF CARMA DEVELOPERS (PALM BEACH) INC., A FLORIDA CORPORATION, AND CARMA DEVELOPERS (PALM BEACH) III, INC., A FLORIDA CORPORATION, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER OF THE PROPERTY, FROM TIME TO TIME. THIS MAINTENANCE OBLIGATION SHALL RUN WITH THE LAND.
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE COMMUNITY RECREATION CENTER, (TRACT "R"), AS SHOWN HEREON, IS HEREBY RESERVED BY TARTAN-CARMA DEVELOPERS, A FLORIDA GENERAL PARTNERSHIP, CONSISTING OF CARMA DEVELOPERS (PALM BEACH) INC., A FLORIDA CORPORATION, AND CARMA DEVELOPERS (PALM BEACH) III, INC., A FLORIDA CORPORATION, FOR ITSELF, ITS SUCCESSORS OR ASSIGNS, FOR RECREATION PURPOSES AND ALL OTHER LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER OF THE PROPERTY, FROM TIME TO TIME. THIS MAINTENANCE OBLIGATION SHALL RUN WITH THE LAND.
- THE GOLF CLUB, (TRACT "G"), AS SHOWN HEREON, IS HEREBY RESERVED BY TARTAN-CARMA DEVELOPERS, A FLORIDA GENERAL PARTNERSHIP, CONSISTING OF CARMA DEVELOPERS (PALM BEACH) INC., A FLORIDA CORPORATION, AND CARMA DEVELOPERS (PALM BEACH) III, INC., A FLORIDA CORPORATION, FOR ITSELF, ITS SUCCESSORS OR ASSIGNS, FOR PROPER AND LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER OF THE PROPERTY, FROM TIME TO TIME. THIS MAINTENANCE OBLIGATION SHALL RUN WITH THE LAND.
- TRACT "Z" (WATER TOWER TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PURPOSES OF A WATER TOWER AND RELATED FACILITIES.
- THE 20 FOOT ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO TARTAN-CARMA DEVELOPERS, A FLORIDA GENERAL PARTNERSHIP, CONSISTING OF CARMA DEVELOPERS (PALM BEACH) INC., A FLORIDA CORPORATION, AND CARMA DEVELOPERS (PALM BEACH) III, INC., A FLORIDA CORPORATION, FOR PURPOSES OF ACCESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER OF THE PROPERTY, FROM TIME TO TIME. THIS MAINTENANCE OBLIGATION SHALL RUN WITH THE LAND.
- TRACT "S", AS SHOWN HEREON, IS HEREBY DEDICATED TO TARTAN-CARMA DEVELOPERS, A FLORIDA GENERAL PARTNERSHIP, CONSISTING OF CARMA DEVELOPERS (PALM BEACH) INC., A FLORIDA CORPORATION, AND CARMA DEVELOPERS (PALM BEACH) III, INC., A FLORIDA CORPORATION, FOR PURPOSES OF SIGNAGE, LANDSCAPING AND OPEN SPACE, AND OTHER LAWFUL PURPOSES, (SPECIFICALLY EXCLUDING FUTURE COMMERCIAL DEVELOPMENT), AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER OF THE PROPERTY, FROM TIME TO TIME. THIS MAINTENANCE OBLIGATION SHALL RUN WITH THE LAND.

IN WITNESS WHEREOF, TARTAN-CARMA DEVELOPERS, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY A GENERAL PARTNER AND ITS GENERAL MANAGER.

TARTAN-CARMA DEVELOPERS, A FLORIDA GENERAL PARTNERSHIP

BY: CARMA DEVELOPERS (PALM BEACH) INC., A FLORIDA CORPORATION AS GENERAL PARTNER

BY: *[Signature]*
WAYNE F. SRAMEK, VICE-PRESIDENT

WITNESS *[Signature]*

WITNESS *[Signature]*

WITNESS *[Signature]*

WITNESS *[Signature]*

BY: *[Signature]*
C. WAYNE ATWOOD, GENERAL MANAGER
TARTAN-CARMA DEVELOPERS

ACKNOWLEDGMENT:

BEFORE ME PERSONALLY APPEARED C. WAYNE ATWOOD AND WAYNE F. SRAMEK, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS C. WAYNE ATWOOD, GENERAL MANAGER OF TARTAN-CARMA DEVELOPERS, A FLORIDA GENERAL PARTNERSHIP, AND WAYNE F. SRAMEK, VICE-PRESIDENT OF CARMA DEVELOPERS (PALM BEACH) INC., A FLORIDA CORPORATION AS GENERAL PARTNER, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME, THAT THEY EXECUTED SUCH INSTRUMENT ON BEHALF OF AND WITH THE APPROVAL AND DIRECTION OF THE GENERAL PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF September, A.D., 1981.

[Signature]
ROBARY PUBLIC
MY COMMISSION EXPIRES: July 23, 1984

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF DADE

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED ON THIS PLAT, AND BY ITS SIGNATURE, DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN THE DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN O. R. BOOK 3348, PAGE 710, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, THE ROYAL BANK OF CANADA HAS CAUSED THIS PLAT TO BE EXECUTED IN ITS NAME BY A.J. MCGALE, REPRESENTATIVE, PURSUANT TO THE AUTHORITY OF THE BOARD OF DIRECTORS THIS 16th DAY OF September, 1981.

[Signature]
WITNESS
[Signature]
WITNESS

THE ROYAL BANK OF CANADA,
A CANADIAN CHARTERED BANK
BY: *[Signature]*
A.J. MCGALE
REPRESENTATIVE

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF DADE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF September, 1981, BY A.J. MCGALE REPRESENTATIVE OF THE ROYAL BANK OF CANADA, A CANADIAN CHARTERED BANK ON BEHALF OF BANK.

[Signature]
ROBARY PUBLIC
MY COMMISSION EXPIRES:

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, GOLDCOAST TITLE COMPANY, A DULY LICENSED TITLE INSURANCE COMPANY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED TITLE TO THE REAL PROPERTY DESCRIBED HEREON; THAT WE FIND THAT TITLE TO THE PROPERTY IS VESTED IN TARTAN-CARMA DEVELOPERS, A FLORIDA GENERAL PARTNERSHIP CONSISTING OF CARMA DEVELOPERS (PALM BEACH) INC., A FLORIDA CORPORATION AND CARMA DEVELOPERS (PALM BEACH) III, INC., A FLORIDA CORPORATION; THAT CURRENT TAXES DUE HAVE BEEN PAID IN FULL; AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: 16th DAY OF September, 1981 GOLDCOAST TITLE COMPANY

BY: *[Signature]*

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 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 THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE 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.

DATE: 27th DAY OF SEPTEMBER, 1981 BY: *[Signature]*

WM. R. VAN DAMEN
REGISTERED SURVEYOR NO. 2424
STATE OF FLORIDA

NOTES:

- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED SO AS TO IMPEDE OR INTERFERE WITH ANY DRAINAGE (AS DEFINED UNDER DRAINAGE EASEMENTS, ORDINANCE 73-4, PALM BEACH COUNTY CODE).
- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- ALL BEARINGS AS STATED HEREON AND AS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 01°46'44" EAST FOR THE CENTERLINE OF MILITARY TRAIL.
- BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE DESIGNATED THUS:
- PERMANENT CONTROL POINTS (P.C.P.'S) ARE DESIGNATED THUS:
- THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN, IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2833 EXCHANGE COURT, WEST PALM BEACH, FLORIDA 33409.

APPROVAL: PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF October, 1981.

BY: *[Signature]*
FRANK FOSTER, CHAIRMAN
COUNTY COMMISSIONERS

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF October, 1981.

BY: *[Signature]*
HERBERT KAHLERT, P.E.
COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: *[Signature]*
D.C.

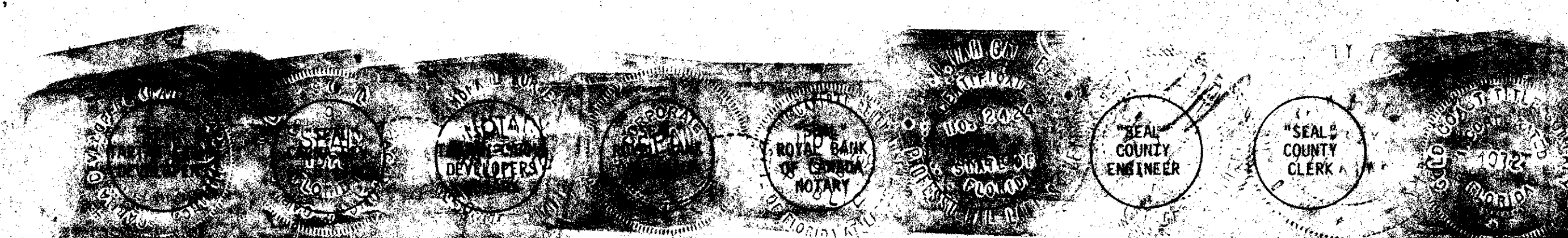
0298-001

[Handwritten: Pipers Glen #1 ADD]
[Handwritten: 4/3/97]

BENCH MARK
land surveying and mapping, inc.
WEST PALM BEACH, FLORIDA

CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC.
PALM BEACH COUNTY, FLORIDA

OWNER	SLS	CKED	DATE	FILE NO.	P1200
SCALE	1"=100'	FILE	FILE	DATE	DATE



43/97