

LAKERIDGE GREENS

AT PIPER'S GLEN PUD - POD 'D'

SITUATE IN SECTIONS 3 & 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA,
 A PORTION OF WHICH IS PART OF BLOCK 64 OF PALM BEACH FARMS COMPANY PLAT NO. 3,
 AS RECORDED IN PLAT BOOK 2, ON PAGES 45 THROUGH 54, INCLUSIVE OF THE PUBLIC RECORDS
 OF SAID PALM BEACH COUNTY.

FEBRUARY, 1995

SHEET 1 OF 10

S. County
 95-17928 Lakerridge Greens
 Lot 25A
 95-17947 Lakerridge Greens
 Lot 3A

178

PET. 80-212D
 ALLOC. #0002
 5/19/95

STATE OF FLORIDA
 COUNTY OF PALM BEACH } SS
 This plat filed for record at 7:55 AM
 this 31st day of March
 1995 and duly recorded in Plat
 Book 74 on page 178-187
 DOROTHY H. WILKEN, CLERK of the
 Circuit Court.
 By: Dawn A Martin D.C.

TITLE CERTIFICATION

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 for the property is vested to Westchester Joint Venture and Westchester Golf and Country Club Associates, that all current taxes have been paid; that all mortgages not satisfied or released or record not otherwise terminated by law are shown hereon; that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.
 Dated this 21st day of February, 1995.
William L. Todd
 Vice President
 Westchester Title

SURVEYOR'S CERTIFICATE

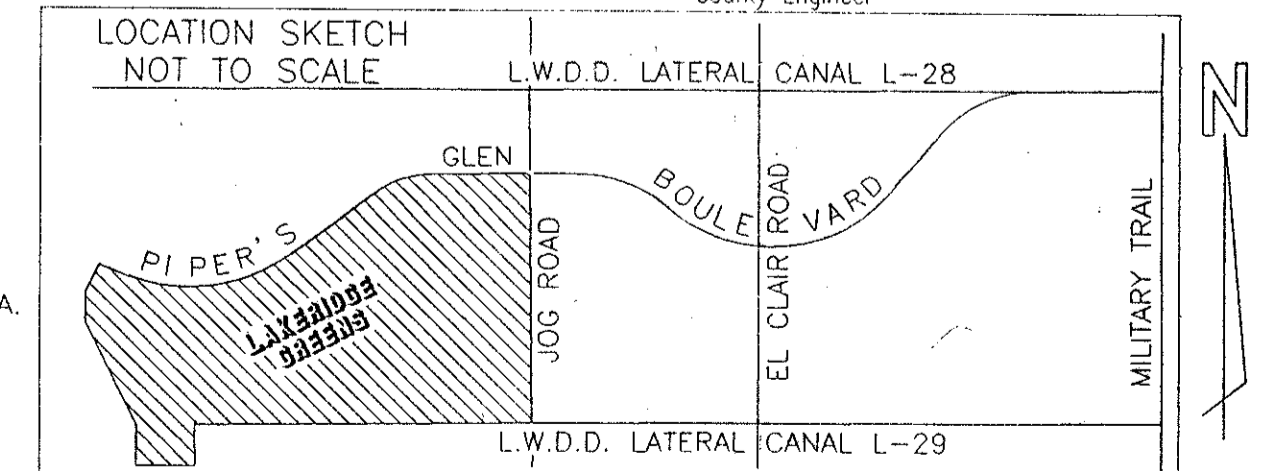
I HEREBY CERTIFY that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; and said survey complies with the Minimum Technical Standards for Surveys contained in Chapter 61G17-6 of the Florida Administrative Code and is true and correct to the best of my knowledge and belief; that Permanent Reference Monuments (P.R.M.'s) have been set as required by law; that Permanent Control Points (P.C.P.'s) will be set under guarantee 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, its amendments, and the ordinances of Palm Beach County, Florida.
 Dated this 20th day of February, 1995.
Donald L. Todd
 Professional Land Surveyor
 Florida Registration No. 4380

SURVEYOR'S NOTES

1. All bearings shown hereon are relative to the west line of Piper's Glen Plat No. 1, as recorded in Plat Book 43, on pages 97 through 101, inclusive, having a bearing of N00°33'54"W Rotation from Plat bearings to NAD '83 Grid is 0°24'12" counter-clockwise.
2. 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.
3. In those instances where easements of different types cross or overlap, Drainage Easements shall have first priority, Utility Easements shall have second priority, and all other easements shall be subordinate to these with their priorities being determined by the use right granted.
4. The building setbacks shall be as required by current Palm Beach County Zoning Regulations.
5. There may be additional restrictions of record, which are not shown on this plat, that are in the Public Records of this County.
6. All lines which intersect curves are radial to those curves unless otherwise noted.
7. This instrument was prepared by Donald L. Todd, PLS, in the offices of Atlantic - Caribbean Mapping, Inc., 357 Liana Drive, West Palm Beach, Florida.
8. The deed lines called-out hereon, refer to ownership deeds recorded in Official Record Book 8275 at page 928 and Official Record Book 8036 at page 932, all in the Public Records of Palm Beach County, Florida.
9. See "Special Note" concerning State Plane Coordinate data on sheet 3 of 10.

COUNTY APPROVALS

Board of County Commissioners
 of Palm Beach County, Florida:
 This plat is hereby approved for record this 21st day of MAR 1995.
 By: [Signature]
 Chairman
 Deputy Clerk
 attest: Dorothy H. Wilken
 Deputy Clerk
 County Engineer:
 This plat is hereby approved for record this 21st day of MAR 1995.
 By: [Signature]
 County Engineer
 Pop D
 PIPERS GLEN
 PUD



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that Westchester Joint Venture, a Florida General Partnership, and Westchester Golf and Country Club Associates, a Pennsylvania General Partnership, authorized to do business in the State of Florida, owners of the land shown hereon as LAKERIDGE GREENS AT PIPER'S GLEN P.U.D., situate in sections 3 and 4, Township 46 South, Range 42 East, Palm Beach County, Florida, a portion of which is part of Block 64 of Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, on pages 45 through 54, inclusive, of the Public Records of said Palm Beach County, more particularly described as follows:

Commencing at the intersection of the centerline of the centerline of Piper's Glen Boulevard, as shown on Piper's Glen Plat No. 1, as recorded in Plat Book 43, on pages 97 through 101, inclusive, of the Public Records of said Palm Beach County, thence S89°26'06"W along said centerline of Piper's Glen Boulevard a distance of 86.13 feet to the westerly boundary of said Piper's Glen Plat No. 1, thence S02°14'55"E along said westerly boundary, a distance of 40.02 feet to the POINT OF BEGINNING.
 From the POINT OF BEGINNING, then S89°26'06"W a distance of 715.00 feet to the beginning of a curve to the left which has a radius of 1340.00 feet; thence southwesterly along the arc of said curve, subtending a central angle of 35°26'06", an arc distance of 470.03 feet to the end of said curve; thence S54°00'00"W a distance of 850.00 feet to the beginning of a curve to the right which has a radius of 1340.00 feet; thence westerly along the arc of said curve, subtending a central angle of 57°00'00", an arc distance of 1333.08 feet to the end of said curve; thence N69°00'00"W a distance of 228.41 feet; thence S27°00'00"W a distance of 240.00 feet; thence S00°00'00"E a distance of 240.00 feet; thence S25°00'00"E a distance of 902.50 feet; thence S00°00'00"E a distance of 318.46 feet; thence S89°58'27"E a distance of 461.46 feet; thence N00°35'08"W a distance of 325.41 feet; thence N89°26'26"E a distance of 2622.58 feet to the easterly westerly boundary of Piper's Glen Plat No. 1; thence N00°33'54"W along said westerly boundary, a distance of 1947.15 feet; thence N45°33'54"W a distance of 35.35 feet to the POINT OF BEGINNING.

and containing 120.394 acres, more or less,
 Have caused the same to be surveyed and plotted as shown hereon and do hereby dedicate as follows:

1. STREETS AND DRIVEWAY TRACTS
 Tract A, as shown hereon, is hereby reserved for the Lakeridge Greens 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.
 Tract B, as shown hereon, is hereby reserved for the Lakeridge Greens 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.
 Tract C, as shown hereon, is hereby reserved for the Lakeridge Greens Homeowners' Association, Inc., its successors and assigns, as a DRIVEWAY TRACT serving abutting lots for ingress, egress, utilities, drainage, 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. WATER MANAGEMENT TRACTS
 Tracts D, E, F, G, H & I, 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.
3. 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 herein 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 AND LAKE MAINTENANCE ACCESS 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 tracts 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 associated with said drainage system.
4. 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.
5. 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 purposes of control and jurisdiction of access rights.

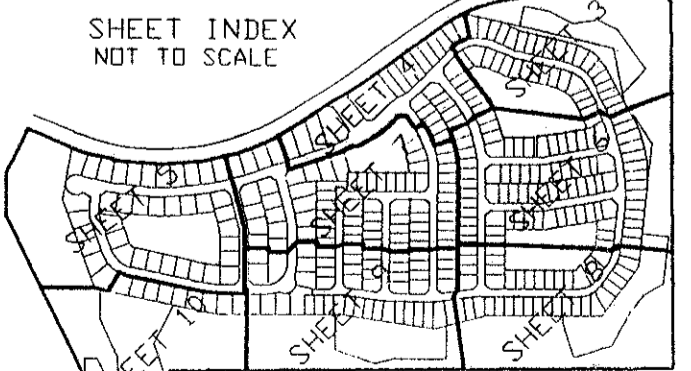
6. LANDSCAPE TRACTS
 Tracts J, K, L & M, as shown hereon, are hereby reserved for the Lakeridge Greens Homeowners' Association, Inc., its successors and assigns, for landscape purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. No landscaping over any portion encumbered by easements, except in accordance with Surveyor's Note No. 2.
7. ZERO LOT LINE MAINTENANCE EASEMENTS
 In accordance with the Declaration of Restrictions and Protective Covenants for the Lakeridge Greens Homeowners' Association, Inc., the ZERO LOT LINE MAINTENANCE EASEMENTS, as shown hereon, are hereby dedicated in perpetuity to the owner of the lot abutting each easement, and to the utility companies providing service to such abutting lot, without recourse to Palm Beach County, for the roof overhang and maintenance of the abutting residence, as well as construction and maintenance of utility facilities serving the abutting lot.
8. LITTORAL ZONES
 The LITTORAL ZONES, as shown hereon, are hereby reserved for the Lakeridge Greens Homeowners' Association, Inc., its successors and assigns, for littoral zone and water management purposes and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. It is a punishable violation of Palm Beach County Laws, Ordinances, Codes and Regulations to alter the approved slopes, contours, cross-sections, or to chemically or physically remove, damage, destroy, cut or trim any plants within said zones without the prior written consent of the Palm Beach County Department of Environmental Resources Management.
9. RECREATION AREAS
 Tracts N & O, the RECREATION AREAS, as shown hereon, are hereby reserved for the Lakeridge Greens Homeowners' Association, Inc., its successors and assigns, for recreation purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
 Tracts P & Q, the GOLF COURSE TRACTS, as shown hereon, are hereby reserved for Westchester Golf and Country Club Associates, its successors and assigns, for golf course & recreation purposes, and are the perpetual maintenance obligation of said Country Club, its successors and assigns, without recourse to Palm Beach County.

ACKNOWLEDGEMENT
 STATE OF FLORIDA
 COUNTY OF PALM BEACH)
 BEFORE ME personally appeared RALPH DI GIOVANNI and PETER DE PAUL who are personally known to me, and who executed the foregoing instrument as Partner Witness and Partner of Westchester Golf & Country Club Associates, a Pennsylvania General Partnership, and severally acknowledged to and before me that they executed said instrument for the purposes expressed therein.
 this 13th day of February, 1995.
[Signature]
 Notary Public
MORTGAGEE'S CONSENT
 STATE OF FLORIDA
 COUNTY OF PALM BEACH)
 BankAtlantic, F.S.B., 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 dedications by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 8225 at page 332 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 Executive Vice President and its corporate seal to be affixed hereto, by and with the authority of its Board of Directors, this 21st day of February, 1995.
[Signature]
 Notary Public

ACKNOWLEDGEMENT
 STATE OF PENNSYLVANIA
 COUNTY OF PHILADELPHIA)
 BEFORE ME personally appeared G.T. HEWES and PETER DE PAUL who are personally known to me, and who executed the foregoing instrument as Senior Vice President and Vice President, respectively, of Continental Banking Corp., a corporation of the State of Pennsylvania, and severally acknowledged to and before me that they executed such instrument as such officers 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 14th day of February, 1995.
 My commission expires: 6/17/96
[Signature]
 Notary Public
ACCEPTANCE OF RESERVATIONS
 STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 The Lakeridge Greens Homeowners' Association, Inc., does hereby accept 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 10th day of February, 1995.
 Lakeridge Greens Homeowners' Association, Inc.
 a Florida corporation not for profit
 witness: [Signature]
 Harry T. Sleek
 Vice President
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 Greens Homeowners' Association, Inc., 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 12th day of February, 1995.
 My commission expires: 4-30-98
[Signature]
 Notary Public

ACKNOWLEDGEMENT
 STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 BEFORE ME personally appeared MARCIA K. SMITH who is personally known to me, and who executed the foregoing instrument as Vice President of BankAtlantic, a Federal Savings Bank, 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 said instrument is the free act and deed of said corporation.
 WITNESS my hand and official seal this 21st day of February, 1995.
 My commission expires: 10/1/96
[Signature]
 Notary Public
MORTGAGEE'S CONSENT
 STATE OF PENNSYLVANIA
 COUNTY OF PHILADELPHIA)
 Continental Banking Corp., a corporation of the State of Pennsylvania, 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 dedications by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 8242 at page 346 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 Senior Vice President and attested to by its Vice President and its corporate seal to be affixed hereto, by and with the authority of its Board of Directors, this 14th day of February, 1995.
[Signature]
 Notary Public

ACCEPTANCE OF RESERVATIONS
 STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 The Westchester Community Master Association, Inc., does hereby accept 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 10th day of February, 1995.
 Westchester Community Master Association, Inc.
 a Florida corporation not for profit
 witness: [Signature]
 Mitchell Dobbin Jr.
ACKNOWLEDGEMENT
 STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 BEFORE ME personally appeared MICHAEL DOBBIN who is personally known to me, and who executed the foregoing instrument as V.P. of Westchester Community Master Association, Inc., 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 10th day of February, 1995.
 My commission expires: 4-30-98
[Signature]
 Notary Public



Statistical Data			
Total Plat Area	: 120.394 Acres ±	Density	: 4.51 D.U. per acre of D.A.
Developable Area (D.A.)	: 78.00 Acres ±	Rights-of-way	: 14.45 Acres ±
Total Dwelling Units (D.U.):	: 352 Units	Recreation/open Area	: 2.21 Acres ±
Single Family	: 83 D.U.	Lake Area	: 1.44 Acres ±
Zero Lot Line	: 269 D.U.	Buffers	: 1.98 Acres ±

Atlantic - Caribbean Mapping, Inc.
 PROFESSIONAL LAND SURVEYORS AND MAPPERS
 357 Liana Drive
 West Palm Beach, Florida 33415
 (407) 687-5898 - Fax (407) 471-8752

Project No. 94085 Dwg No. 94085PL SHEET 1 OF 10

0298-015

SUBDIVISION - Lakerridge Greens
 BOOK 74 PAGE 178
 FLOOD MAP #200A
 ZONING RT
 SE 80-212
 PUD NAME Pipers Glen PUD.
 3474647

Lakerridge Greens Lot 218 B Lakerridge Greens
 PR# 95-21901 Lot 228 B
 PR 95-21902 Lot 204 B
 PR 95-21903 Lot 204 B
 PR 95-21904 Lot 46 A
 PR 95-21905 Lot 45 A
 PR 95-21906 Lot 35 A
 PR 95-21907 Lot 37 B
 PR 95-21911 Lot 23 B
 PR 95-2195 B
 PR 95-2195 B
 Lot 185 B
 Lot 234 B

Levit at, Westchester, Inc. Notary Acknowledgment
 Notary Acknowledgment
 BankAtlantic, a Federal Savings Bank Notary Acknowledgment
 Notary Acknowledgment
 Notary Acknowledgment
 Lakeridge Greens Homeowners' Association, Inc. Notary Acknowledgment
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