

0298-023

162

COUNTY OF PALM BEACH  
CLERK OF COUNTY RECORDS  
This instrument was recorded on August 25, 1996 at 8:58 A.M.  
and duly indexed in the Book No. 77  
Page 162  
BY: [Signature] Clerk of County Court  
D.C.

PET. 80-212  
ALLOC. #0002  
5/3/96/K

# LAKERIDGE GREENS - REPLAT I AT PIPER'S GLEN PUD - POD "D"

BEING A REPLAT OF LOTS 6A, 7A, & 8A, ACCORDING TO THE PLAT OF LAKERIDGE GREENS AT PIPER'S GLEN PUD - POD "D", AS RECORDED IN PLAT BOOK 74, PAGES 178-187 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST

JUNE 1996

DEDICATION:  
KNOW ALL MEN BY THESE PRESENTS THAT WESTCHESTER JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, AND RHODA L. POTTSCHMAN, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS LAKERIDGE GREENS REPLAT I, AT PIPER'S GLEN P.U.D., POD "D", SITUATE IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 74, ON PAGES 178 THROUGH 187, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 6A, 7A AND 8A, ACCORDING TO THE PLAT OF LAKERIDGE GREENS, AT PIPER'S GLEN-POD "D", AS RECORDED IN PLAT BOOK 74 PAGES 178 THROUGH 187 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 0.55 ACRES, MORE OR LESS.

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

### 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.

IN WITNESS WHEREOF, WESTCHESTER JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, LEVITT AT WESTCHESTER, INC., THIS 12th DAY OF JULY, 1996.

LEVITT AT WESTCHESTER, INC.  
A FLORIDA CORPORATION  
GENERAL PARTNER

WITNESS: *Harry T. Sleek*

BY: *Harry T. Sleek*  
HARRY T. SLEEK  
SENIOR 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 SENIOR VICE-PRESIDENT OF LEVITT AT WESTCHESTER, INC., A FLORIDA 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 12th DAY OF July, 1996.

MY COMMISSION EXPIRES: [Signature]  
NOTARY PUBLIC

IN WITNESS WHEREOF, I, RHODA L. POTTSCHMAN, DO HERETO SET MY HAND AND SEAL THIS 21st DAY OF August, 1996.

WITNESS: *Rhoda L. Pottsichman*

BY: *Rhoda L. Pottsichman*  
RHODA L. POTTSCHMAN

### ACKNOWLEDGEMENTS

STATE OF FLORIDA  
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED RHODA L. POTTSCHMAN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF August, 1996.

MY COMMISSION EXPIRES: [Signature]  
NOTARY PUBLIC

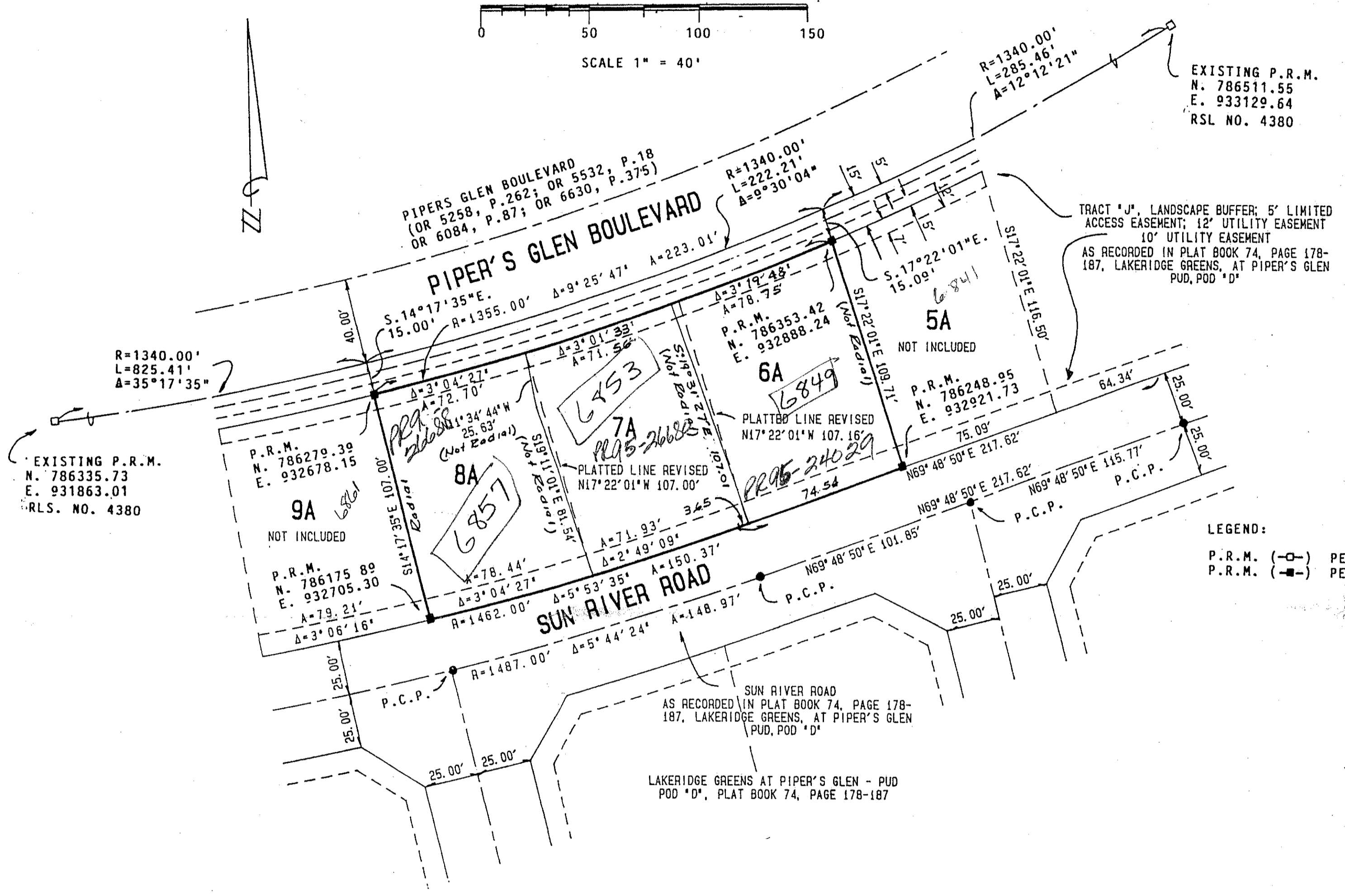
### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BANKATLANTIC, A CORPORATION OF THE STATE OF FLORIDA, 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 8275 AT PAGE 932 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 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 21st DAY OF July, 1996.

ATTEST: *Holly Schmier*  
HOLLY SCHMIER  
VICE PRESIDENT  
BY: *Marcia K. Snyder*  
MARCIA K. SNYDER  
EXECUTIVE VICE PRESIDENT



LEGEND:  
P.R.M. (—○—) PERMANENT REFERENCE MONUMENT, EXISTING  
P.R.M. (—■—) PERMANENT REFERENCE MONUMENT, PROPOSED (L.B. 2102)

### SURVEYOR'S NOTES

- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF SUN RIVER ROAD, LYING IN FRONT OF LOTS 5A, 6A AND 7A OF THE RECORD PLAT LAKERIDGE GREENS AT PIPER'S GLEN, P.U.D. POD "D", AND RECORDED IN PLAT BOOK 74, PAGES 178 THROUGH 187 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ROTATION FROM PLAT BEARINGS TO NAD 83 GRID IS 0 24' 12" COUNTERCLOCKWISE.
- 2) NO BUILDING OR ANY KIND OF CONSTRUCTION, 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 ENCROACHMENTS.
- 3) IN 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.

COORDINATES SHOWN ARE GRID DATUM= NAD 83 1990 ADJUSTMENT  
ZONE= FLORIDA EAST  
LINEAR UNIT= US SURVEY FOOT  
COORDINATE SYSTEM= 1983 STATE PLANE TRANSVERSE MERCATOR  
PROJECTION:  
ALL DISTANCE ARE GROUND.  
SCALE FACTOR= 1.0000285  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARCIA K. SNYDER AND HOLLY SCHNIER, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF BANKATLANTIC, A CORPORATION OF THE STATE OF FLORIDA 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 21st DAY OF July, 1996.

MY COMMISSION EXPIRES: [Signature]  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, RICHARD ALHADEFF, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO WESTCHESTER JOINT VENTURE AND RHODA L. POTTSCHMAN; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: 7/25/96  
*Richard Alhadeff*  
RICHARD ALHADEFF  
ATTORNEY-AT-LAW LICENSED IN FLORIDA

### 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 21st DAY OF Aug, 1996.

*George T. Webb*  
GEORGE T. WEBB-COUNTY ENGINEER

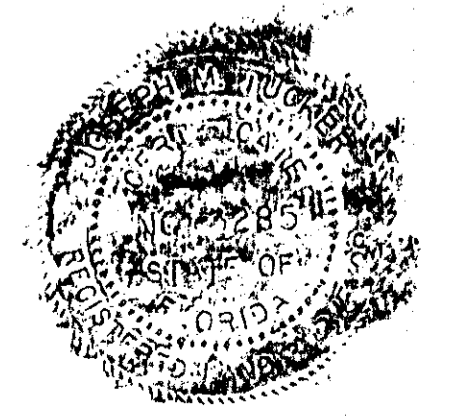
### SURVEYOR'S CERTIFICATE

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.

DATE: 7/25/96  
JOSEPH M. TUCKER, P.L.S.  
LICENSE NO. 3285  
STATE OF FLORIDA

### THIS INSTRUMENT WAS PREPARED BY:

JOSEPH M TUCKER  
RICHARD L SHEPARD ASSOCIATES, INC.  
310 SO FEDERAL HIGHWAY  
P O BOX 759  
BOYNTON BEACH, FLORIDA 33435  
PHONE: (561) 737-6546



0298-023

Joe Tucker  
LAND SURVEYOR

RICHARD L. SHEPARD and Associates  
310 SOUTH FEDERAL HIGHWAY  
BOCA RATON, FLORIDA 33435  
PHONE: (407) 361-4388  
BOYNTON BEACH, FLORIDA 33435  
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FAX: (407) 734-7546

SUBDIVISION LAKERIDGE GREENS  
BOOK 77 PAGE 162  
FLOOD ZONE B  
UNAD # 36  
ZONING RT  
SE 80-212  
PUD NAME PIPER'S GLEN

Recorded  
10/31/96