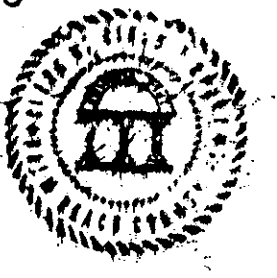


0298-016

121

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 2:34 P.M.
this 25 day of November 1996
and duly recorded in Plat Book No. 78
on page 121 thru 123
DOROTHY H. WILKIN, Clerk of Circuit Court
by *[Signature]* D.C.



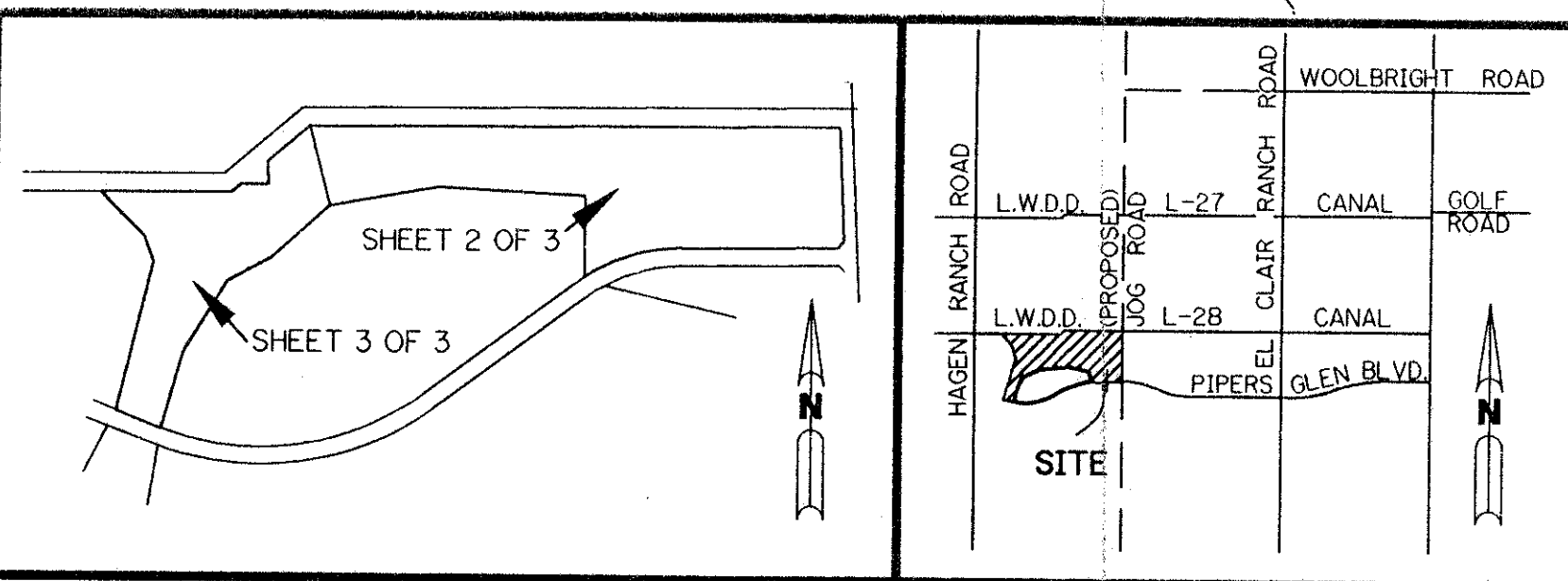
Pet 80-212

A PLANNED UNIT DEVELOPMENT

PIPERS GLEN P.U.D. GOLF COURSE PLAT No. 1

A PARCEL OF LAND LYING IN SECTIONS 3 AND 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST,
AND A PORTION OF TRACTS 1, 2, 31, 32, AND THE ADJOINING ABANDONED ROAD RIGHT OF WAY
IN BLOCK 64, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2,
PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 3 OCTOBER, 1996



KEY MAP
N.T.S.

LOCATION SKETCH
SEC. 3&4 TWP. 46S. RGE. 42E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WESTCHESTER GOLF AND COUNTRY CLUB ASSOCIATES, A PENNSYLVANIA GENERAL PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON AS PIPERS GLEN P.U.D. GOLF COURSE PLAT No. 1, BEING A PARCEL OF LAND LYING IN SECTIONS 3 AND 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND A PORTION OF TRACTS 1, 2, 31, 32, AND THE ADJOINING ABANDONED ROAD RIGHT OF WAY IN BLOCK 64, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PIPERS GLEN PLAT NO. 1 (P.U.D.), AS RECORDED IN PLAT BOOK 43, PAGES 97 THROUGH 101, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN SOUTH 02°31'22" EAST ALONG THE WEST LINE OF SAID PIPERS GLEN PLAT NO. 1 (P.U.D.) FOR A DISTANCE OF 519.94 FEET; THENCE SOUTH 43°27'22" WEST FOR A DISTANCE OF 35.95 FEET TO THE NORTH RIGHT OF WAY LINE OF PIPERS GLEN BOULEVARD, AS RECORDED IN PLAT BOOK 74, PAGES 159 AND 160, AND IN OFFICIAL RECORD BOOK 5258, PAGE 262 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°26'06" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 712.73 FEET TO A POINT OF CURVATURE OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 840.00 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°50'43" FOR A DISTANCE OF 466.87 FEET TO THE EAST LINE OF PIPERS GLEN PARCEL "E", AS RECORDED IN PLAT BOOK 75, PAGES 55 THROUGH 58 OF SAID PUBLIC RECORDS; THENCE FOLLOW THE EASTERLY, NORTHERLY AND WESTERLY BOUNDARY OF SAID PIPERS GLEN PARCEL "E" FOR THE FOLLOWING SEVEN COURSES: NORTH 00°00'00" EAST FOR A DISTANCE OF 367.65 FEET; THENCE NORTH 87°00'00" WEST FOR A DISTANCE OF 670.03 FEET; THENCE SOUTH 80°00'00" WEST FOR A DISTANCE OF 500.00 FEET; THENCE SOUTH 48°00'00" WEST FOR A DISTANCE OF 352.70 FEET; THENCE SOUTH 62°00'00" WEST FOR A DISTANCE OF 228.83 FEET; THENCE SOUTH 32°00'00" WEST FOR A DISTANCE OF 380.00 FEET; THENCE SOUTH 16°00'00" WEST FOR A DISTANCE OF 350.00 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF PIPERS GLEN BOULEVARD; THENCE NORTH 68°59'54" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 220.00 FEET; THENCE NORTH 14°00'00" EAST FOR A DISTANCE OF 683.50 FEET; THENCE NORTH 20°00'00" WEST FOR A DISTANCE OF 130.00 FEET; THENCE NORTH 45°00'00" WEST FOR A DISTANCE OF 275.54 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. 28 AS RECORDED IN OFFICIAL RECORD BOOK 1994, PAGE 1599 OF SAID PUBLIC RECORDS; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY LINE, THROUGH THE FOLLOWING TWO COURSES: SOUTH 89°58'27" EAST FOR A DISTANCE OF 593.35 FEET; THENCE NORTH 49°28'26" EAST FOR A DISTANCE OF 53.83 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 64, PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE SOUTH 89°58'27" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 123.99 FEET TO THE EAST LINE OF SAID SECTION 4; THENCE NORTH 00°35'08" WEST ALONG THE EAST LINE OF SAID SECTION 4, FOR A DISTANCE OF 105.14 FEET; THENCE NORTH 49°28'26" EAST, A DISTANCE OF 248.85 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID LATERAL CANAL NO. 28 AS RECORDED IN OFFICIAL RECORD BOOK 3575, PAGE 1102 OF SAID PUBLIC RECORDS; THENCE NORTH 89°47'01" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2412.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.1965 ACRES, MORE OR LESS.

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

- TRACTS "L1", "L2" AND "L3", THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO WESTCHESTER COMMUNITY MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WESTCHESTER COMMUNITY MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- A DRAINAGE EASEMENT IS HEREBY DEDICATED IN PERPETUITY TO THE WESTCHESTER COMMUNITY MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES OVER ALL OF SAID TRACTS "L1" AND "L2" WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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. 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.
- 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.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- 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.
- LANDSCAPE TRACTS "A" AND "B", AS SHOWN HEREON, ARE HEREBY RESERVED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WESTCHESTER COMMUNITY MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO LANDSCAPING IN THAT PORTION OF A LANDSCAPE TRACT WHICH IS OVERLAPPED BY AN EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYORS NOTE 2.

NOTICE: Any reference to Continental Bank contained in this note, bond, lien, contract, agreement or other form of documentation shall mean Continental Bank, N.A. the successor by merger to Continental Bank.

NOTICE: Any reference to Continental Bank contained in this note, bond, lien, contract, agreement or other form of documentation shall mean Continental Bank, N.A. the successor by merger to Continental Bank.

8. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WESTCHESTER COMMUNITY MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY. AN ADJACENT EASEMENT MAY OVERLAP A BUFFER EASEMENT BY A MAXIMUM OF FIVE (5) FEET. THERE SHALL BE NO LANDSCAPING IN THAT PORTION OF A BUFFER EASEMENT WHICH IS OVERLAPPED BY AN EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYORS NOTE 2. WHERE A BUFFER EASEMENT IS OVERLAPPED OR CROSSED BY AN EASEMENT, THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WITHIN THAT PORTION OF THE BUFFER EASEMENT THAT INTERFERES WITH THE USE OF THE OVERLAPPING OR CROSSING EASEMENT.

9. TRACT "GS", THE GOLF SPACE TRACT, AS SHOWN HEREON, IS HEREBY RESERVED BY WESTCHESTER GOLF AND COUNTRY CLUB ASSOCIATES, A PENNSYLVANIA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, WESTCHESTER GOLF AND COUNTRY CLUB ASSOCIATES, A PENNSYLVANIA GENERAL PARTNERSHIP LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, PETER DE PAUL, THIS

3 DAY OF June 1996.

WITNESS: *[Signature]* BY: *[Signature]*
PETER DE PAUL
GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

BEFORE ME PERSONALLY APPEARED PETER DE PAUL WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF WESTCHESTER GOLF AND COUNTRY CLUB ASSOCIATES, A PENNSYLVANIA GENERAL PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3RD DAY OF JUNE, 1996.

[Signature]
NOTARY PUBLIC - STATE OF PENNSYLVANIA

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 1TH DAY OF June, 1996.

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

WITNESS: *[Signature]* BY: *[Signature]*
GREG PILLEN

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GREG PILLEN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ 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 7 DAY OF June, 1996.

Jan. 2, 1997
MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC - STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A 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 AGREE THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6342 AT PAGE 366 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5TH DAY OF MAY, 1996.

WITNESS: *[Signature]* BY: *[Signature]*
CONTINENTAL BANKING CORP.
A CORPORATION OF THE STATE OF PENNSYLVANIA

ACKNOWLEDGEMENT

STATE OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

BEFORE ME PERSONALLY APPEARED *[Signature]* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *[Signature]* OF CONTINENTAL BANKING CORP., A CORPORATION OF THE STATE OF PENNSYLVANIA, 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.

[Signature]
NOTARY PUBLIC - STATE OF PENNSYLVANIA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, UNIVERSAL LAND TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO WESTCHESTER GOLF AND COUNTRY CLUB ASSOCIATES, A PENNSYLVANIA GENERAL PARTNERSHIP 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.

UNIVERSAL LAND TITLE, INC.

DATE: 10-30-96 BY: *[Signature]*
EILEEN C. ELMS
TITLE EXAMINER

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, 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: 5/28/96

[Signature]
WILBUR F. DIVINE
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4190
STATE OF FLORIDA

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORDING PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2) OF THE FLORIDA STATUTES THIS 25 DAY OF November, A.D. 1996.

BY: *[Signature]*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

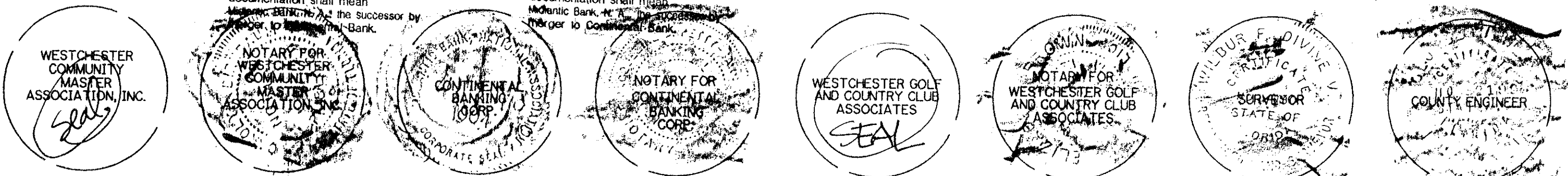
SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 02°31'22" EAST ALONG THE WEST LINE OF PIPERS GLEN PLAT NO. 1 (P.U.D.) AS RECORDED IN PLAT BOOK 43, PAGES 97 THROUGH 101 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - 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 ENCROACHMENTS.
 - ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED:
(N.R.) = NON-RADIAL
(R.F.) = RADIAL TO FRONT LOT LINE
(R.R.) = RADIAL TO REAR LOT LINE
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
 - 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. THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS OF UTILITY FACILITIES WITHIN LAKE MAINTENANCE EASEMENTS.
 - COORDINATES SHOWN ARE GRID COORDINATES
DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
- ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.0000294
GRID DISTANCE = (GROUND DISTANCE) x (SCALE FACTOR)
- BEARING ROTATION (PLAT TO GRID) = 0°23'59" COUNTERCLOCKWISE
EXAMPLE: S 02°31'22" E (PLAT BEARING) ON THE WEST LINE OF PIPERS GLEN PLAT NO. 1 (P.U.D.) = S 02°55'21" E (GRID BEARING)

SITE DATA:

ZONING PETITION NO. (PIPERS GLEN P.U.D.)	80-212 (D)
TOTAL AREA	35.20 ACRES
OPEN SPACE	29.58 ACRES
LAKES	5.62 ACRES
DENSITY	0 DWELLING UNITS / ACRE

SUBDIVISION * PIPERS GLEN GOLF COURSE
BOOK 78 PAGE 121
FLOOD MAP # 200A
FLOOD ZONE B ZONING KT
QUAD # 51
SE 80-212 ZIP CODE 33437
PUD NAME PIPERS GLEN GOLF COURSE



THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.L.S. 4190 STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA

0298-016

78-121