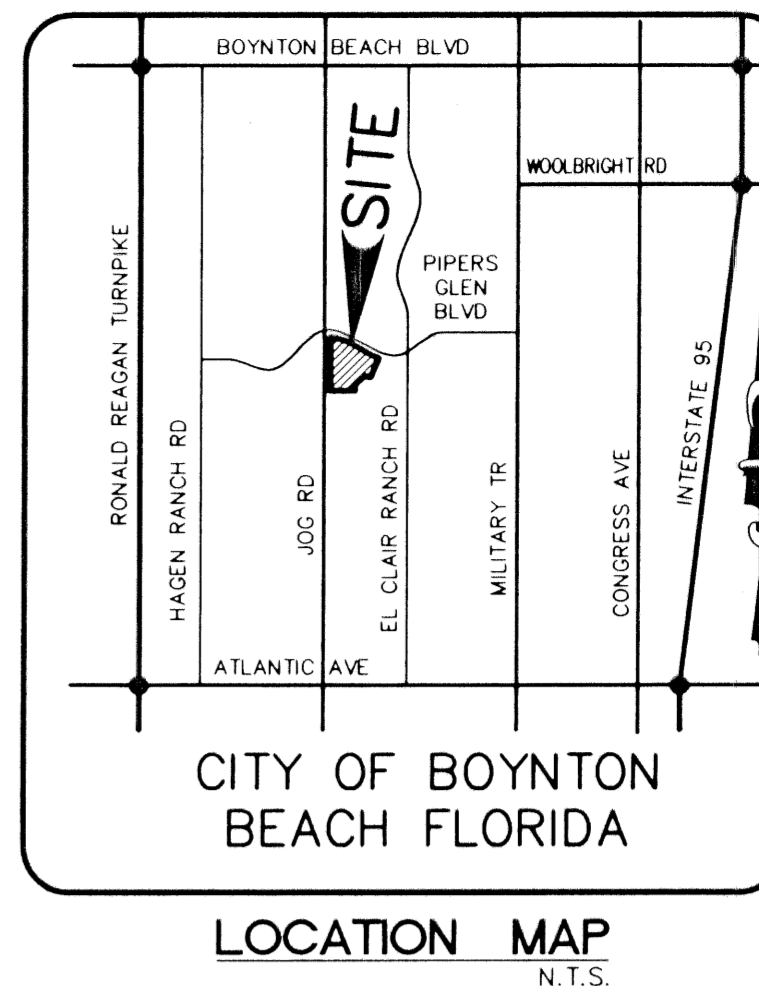


# WESTCHESTER GOLF & COUNTRY CLUB

PIPERS GLEN P.U.D.

Being a replat of portions of Tract "G", and Recreation Tract "3" of the Plat of Pipers Glen Plat No. 1. (P.U.D.) as recorded in Plat Book 43, Pages 97 through 101, Public Records of Palm Beach County, Florida. Lying in Section 3, Township 46 South, Range 42 East, Palm Beach County, Florida.

SHEET 1 OF 2  
JUNE 2001



20020132365  
62  
STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.  
THIS INSTRUMENT WAS FILED FOR  
RECORD AT 10:45 A.M.  
THIS 13<sup>th</sup> DAY OF March  
20 02 AND DULY RECORDED IN  
PLAT BOOK NO.  
94 ON PAGES  
62 & 63  
DOROTHY H. WILKEN,  
CLERK CIRCUIT COURT  
By: *[Signature]* D.C.

**DEDICATION AND DESCRIPTION**

STATE OF FLORIDA.  
COUNTY OF PALM BEACH.

KNOW ALL MEN BY THESE PRESENTS THAT WESTCHESTER GOLF AND COUNTRY CLUB ASSOCIATES, A LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS WESTCHESTER GOLF & COUNTRY CLUB, BEING A REPLAT OF PORTIONS OF TRACT "G", AND RECREATION TRACT "3" OF THE PLAT OF PIPERS GLEN PLAT NO. 1 (P.U.D.) RECORDED IN PLAT BOOK 43, PAGES 97 THROUGH 101, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTH-WEST CORNER OF SAID TRACT "G" RUN ALONG THE PERIMETER OF SAID TRACT "G", N00°33'54"W A DISTANCE OF 718.26 FEET; THENCE N44°26'06"E A DISTANCE OF 35.36 FEET;  
THENCE N89°26'06"E A DISTANCE OF 169.12 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1960.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°33'54" A DISTANCE OF 771.91 FEET; TO THE POINT OF TANGENCY OF SAID CURVE, THENCE S68°00'00"E A DISTANCE OF 200.00 FEET; THENCE S22°00'00"W A DISTANCE OF 400.00 FEET; THENCE S55°00'00"W A DISTANCE OF 116.11 FEET; THENCE LEAVING SAID PERIMETER OF TRACT "G", RUN N59°50'20"W A DISTANCE OF 49.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 79.06 FEET, THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°38'08" A DISTANCE OF 102.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S45°31'32"W A DISTANCE OF 246.23 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 125.00 FEET THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°45'17" A DISTANCE OF 169.63 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°50'12" A DISTANCE OF 32.37 FEET; THENCE S89°26'06"W A DISTANCE OF 559.80 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD AS SHOWN IN PLAT BOOK 43, PAGES 97-101 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N00°33'54"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING.

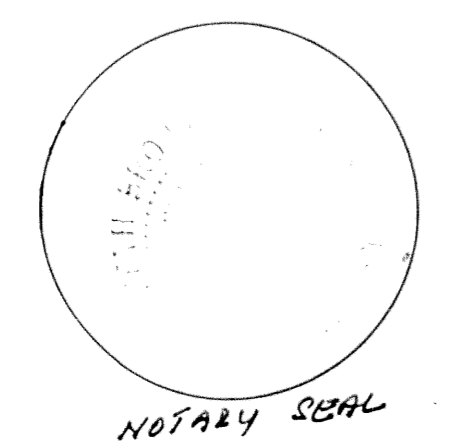
CONTAINING 19.108 ACRES.  
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "G" IS HEREBY DEDICATED TO WESTCHESTER GOLF AND COUNTRY CLUB ASSOCIATES, A LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR GOLF COURSE AND RELATED PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WESTCHESTER GOLF AND COUNTRY CLUB ASSOCIATES, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.  
IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER AND ITS SEAL, TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14<sup>th</sup> DAY OF NOVEMBER, 2001.

WESTCHESTER GOLF AND COUNTRY CLUB ASSOCIATES, A LIMITED PARTNERSHIP EXISTING UNDER THE LAWS OF THE STATE OF PENNSYLVANIA, LICENSED TO DO BUSINESS IN FLORIDA.

By: *[Signature: Peter DePaul]*  
PETER DEPAUL - GENERAL PARTNER

WITNESS BY: *[Signature: Rachel Carpenter]*  
WITNESS BY: *[Signature: Barbara M. Meserian]*



**ACKNOWLEDGEMENT**

STATE OF PENNSYLVANIA.  
COUNTY OF MONTGOMERY.

BEFORE ME PERSONALLY APPEARED PETER DE PAUL, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF THE ABOVE NAMED WESTCHESTER GOLF AND COUNTRY CLUB ASSOCIATES, A LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID PARTNERSHIP 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 PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14<sup>th</sup> DAY OF NOVEMBER, 2001.

MY COMMISSION EXPIRES:

*[Signature: Elizabeth Brown]*  
NOTARY PUBLIC  
STATE OF PENNSYLVANIA

ELIZABETH BROWN, NOTARY PUBLIC  
WHITPAIN TWP, MONTGOMERY COUNTY  
My Commission Expires May 28, 2002.

**MORTGAGE'S CONSENT**

STATE OF PENNSYLVANIA.  
COUNTY OF PHILADELPHIA.

THE UNDERSIGNED 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 DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 6342 AT PAGE 366, AND AMENDED IN OFFICIAL RECORDS BOOK 9595, PAGE 111, ALL OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE TERMS OF THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ITS CORPORATE SEAL, TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13<sup>th</sup> DAY OF March, 2002.

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CONTINENTAL BANK.

By: *[Signature]*  
JOSEPH SERIANNI - VICE-PRESIDENT

WITNESS BY: *[Signature]*

WITNESS BY: *[Signature]*

**ACKNOWLEDGEMENT**

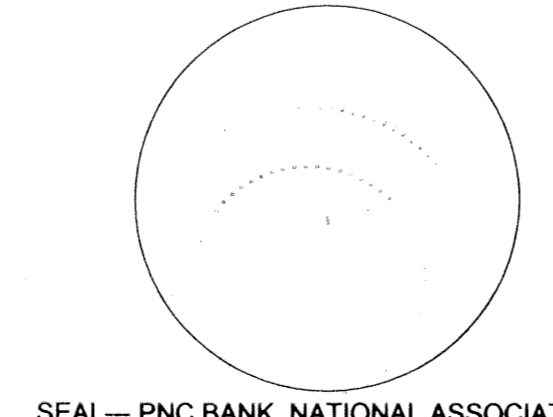
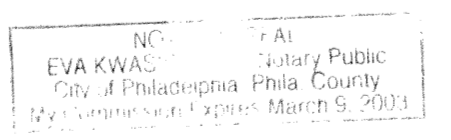
STATE OF PENNSYLVANIA.  
COUNTY OF PHILADELPHIA.

BEFORE ME PERSONALLY APPEARED JOSEPH SERIANNI, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF THE ABOVE NAMED PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CONTINENTAL 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 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 13<sup>th</sup> DAY OF MARCH, 2002.

MY COMMISSION EXPIRES: 3-09-03

*[Signature: P. Kowalski]*  
NOTARY PUBLIC  
STATE OF PENNSYLVANIA



**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, ALAN J. CIKLIN, 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 GOLF AND COUNTRY CLUB ASSOCIATES, A LIMITED PARTNERSHIP; 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 1-17-02 2001  
ALAN J. CIKLIN  
(ATTORNEY-AT-LAW LICENSED IN FLORIDA)

**SURVEYORS NOTES**

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: □LS#2633
- COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE SYSTEM OF NAD83 (1980 ADJUSTMENT); THE EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD IS TAKEN AS BEING N00°33'54"W.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- 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.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- COORDINATES SHOWN ARE GRID COORDINATES.  
DATUM = NAD 83 (1990 ADJUSTMENT)  
ZONE = FLORIDA EAST ZONE.  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION.  
LINEAR UNIT = U.S. SURVEY FOOT.  
ALL DISTANCES ARE GROUND.  
SCALE FACTOR = 1.000030367  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- BEARING ROTATION = 00°24'15" COUNTER CLOCKWISE; SURVEY TO GRID.  
N00°33'54"W (SURVEY) = N00°58'09"W (GRID)

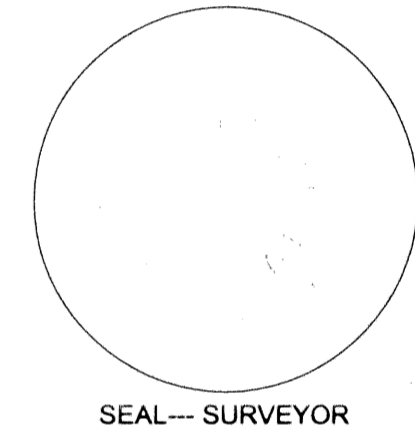
**NOTICE**

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**SURVEYORS CERTIFICATE**

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION AND DIRECTION; 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

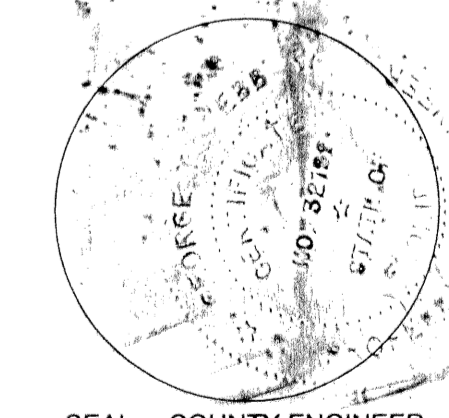
By: *[Signature: Gary M.F. Rayment]*  
GARY M.F. RAYMAN, PROFESSIONAL SURVEYOR AND MAPPER  
LS # 2633, STATE OF FLORIDA.  
DATE: 1/16/01



**COUNTY APPROVALS:  
COUNTY ENGINEER:**

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.021 (2) FLORIDA STATUTES, THIS 13<sup>th</sup> DAY OF March, 2002 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

By: *[Signature: George T. Webb]*  
GEORGE T. WEBB P.E.  
COUNTY ENGINEER.



THIS INSTRUMENT PREPARED BY ANDRE' RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA. SHALLAWAY FOY RAYMAN & NEWELL, INC. ENGINEERS SURVEYORS MAPPERS 1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405.

**WESTCHESTER GOLF & COUNTRY CLUB**

**SFRN**  
Engineers • Surveyors • Mappers  
1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405  
PH (561)655-1151 • FAX (561)832-9390 • WWW.SFRN.COM

DATE	03/16/2001
SCALE	N.A.
CAD FILE	87043PLAT.dwg
SOX PROJECT	87043.78
DRAWN	SFRN STAFF
CHECKED	G. RAYMAN

S H E E T 1/2  
JOB NO. 87043.78

SUBDIVISION WESTCHESTER GOLF & COUNTRY CLUB  
 BOOK 94 PAGE 02  
 FLOODZONE B FLOOD HAZARD 2004  
 ZONING RT  
 QUAD # 30  
 SE 897153  
 TAZ 901  
 PUD NAME PIPERS GLEN