OCTOBER 1988

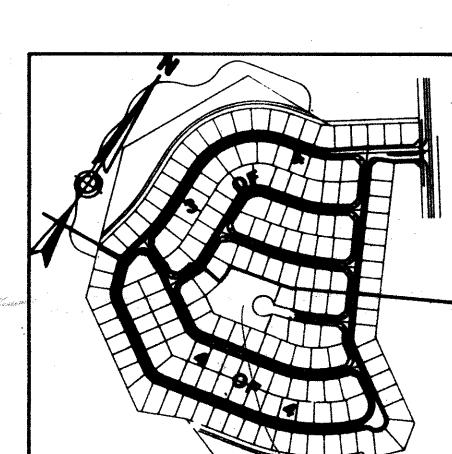
COUNTY OF PALM BEACH

THIS INSTRUMENT WAS FILED FOR

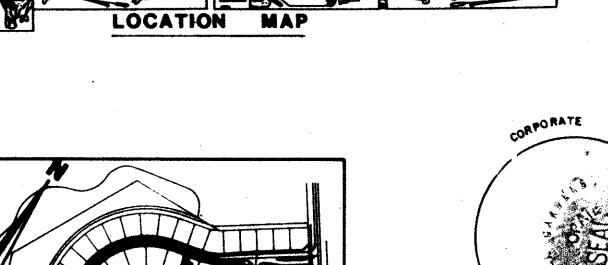
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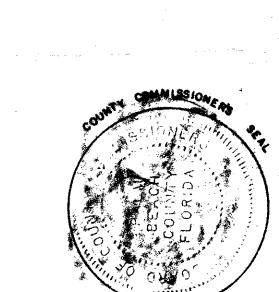
AND DULY RECORDED IN OFFICIAL RECORD BOOK 62 ON PAGE 73 Thru 76

JOHN B. DUNKLE, CLERK CIRCUIT COURT BY: Ineliana Q. Plant, D.C.



KEY MAP





STATE OF FLORIDA COUNTY OF PALM BEACH)

BOARD OF COUNTY COMMISSIONERS

Poy, Schofield, Bayman & Nevell, Inc.

OF PALM BEACH COUNTY FLORIDA;

JOHN B. DUNKLE, CLERK

COUNTY ENGINEER:

PRAKES. MESISTANT COUNTY EN

THIS INSTRUMENT PREPARED BY

Engineero · Planaero · Surveyore

GOLF COLONY A PART OF PIPER'S GLEN; A PU.D. BEING A REPLAT OF GOLF COLONY AS RECORDED IN PLAT BOOK 59, AT PAGES 113 THROUGH 116, LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

DESCRIPTION

STATE OF FLORIDA COUNTY OF PALM BEACH) S.S.

A PARCEL OF LAND, A PART OF PIPER'S GLEN; A P.U.D. BEING A REPLAT OF COLF COLONY AS RECORDED IN PLAT BOOK 59, AT PAGES 113 THROUGH 116, LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 BAST, PALM BEACH COUNTY, FLORIDA.

DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH)

HEREBY DEDICATE AS FOLLOWS:

KNOW ALL MEN BY THESE PRESENTS THAT WESTCHESTER GOLF AND LAKES ESTATES, INC., A FLORIDA CORPORATION; DELRAY INCORPORATED, A FLORIDA CORPORATION AND WESTCHESTER GARDENS, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS GOLF COLONY, BEING MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES

1. UTILITY RASEMENTS. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE MAINTENANCE AND CONSTRUCTION OF PUBLIC UTILITIES AND CABLE TELEVISION FACILITIES.

2. LINITED ACCESS EASEMENTS. THE LINITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE CONTROL AND JURISDICTION OF ACCESS RIGHTS.

3. DRAINAGE EASEMENTS. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO GOLF COLONY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT. BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM THAT IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

WATER MANAGEMENT TRACTS. TRACTS "C" AND "M-1" AS SHOWN HEREON ARE HEREBY DEDICATED TO WESTCHESTER COMMUNITY MASTER ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS FOR WATER AMAGEMENT Drainage purposes, and are the perpetual MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE TRACTS FOR PRIVATE ROAD PURPOSES AS SHOWN ARE HEREBY DEDICATED TO THE GOLF COLONY HONEOWNERS ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE BASEMENTS AND THE LAKE MAINTENANCE ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE WESTCHESTER COMMUNITY MASTER ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

RECREATION TRACT. TRACT "R" SHOWN HERBON IS HERBBY DEDICATED TO GOLF COLONY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR RECREATIONAL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF PALM BRACH COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY,

OR LIABILITY REGARDING SAID RECREATION TRACT.

SAFE SIGHT EASEMENT. THE SAFE SITE EASEMENT AS SHOWN ON LOT 140 IS HEREBY DEDICATED TO THE GOLF COLONY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR SAFE SIGHT PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS DIRECTORS THIS 2187, DAY OF hoverelyer, 1988.

> WESTCHESTER GOLF AND LAKES ESTATES, INC. A FLORIDA CORPORATION

eduardo salazar, president

DELGADO. SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED EDUARDO SALAZAR AND JORGE L. DELGADO, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED

WESTCHESTER GOLF AND LAKES ESTATES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, 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

MITNESS MY HAND AND OFFICIAL SEAL, THIS 2/of november, A.D., 1988.

IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED

DELRAY INCORPORATED

A FLORIDA CORPORATION

THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND

ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL

TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS

BEFORE ME PERSONALLY APPEARED W.I. CONSUEGRA AND FATIMA

PERNANDEZ, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE

INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING

ABOVE NAMED DELRAY INCORPORATED, A CORPORATION, AND

SEVERALLY ACKNOWLEDGED TO AND BEFORE HE THAT THEY EXECUTED

SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASSISTANT

SECRETARY, RESPECTIVELY, 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

DIRECTORS THIS 18th , DAY OF NOVEMBER , 1988.

ACKNOWLEDGEMENT

18th , DAY OF NOVEMBER , 1988.

STATE OF FLORIDA) COUNTY OF PALM BEACH) S.S.

BEFORE NE PERSONALLY APPEARED W.I. CONSUEGRA AND EMILIO F. MARTINEZ, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF THE ABOVE NAMED WESTCHESTER GARDENS, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE HE THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL APPIXED 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.

IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED

WESTCHESTER GARDENS, INC.

A FLORIDA CORPORATION

BY: BOUNDEDW. I. CONSUEGRA, VICE PRESIDENT.

THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED

BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED

HERETO BY AND WITH THE AUTHORITY OF ITS DIRECTORS THIS

WITNESS MY HAND AND OFFICIAL SEAL, THIS 15 DAY OF NOVEMBER, A.D., 1988

ALL UTILITY BASEMENTS CREATED BY THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

NOTE 1

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE 3

A- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY, DRAINAGE, OR SAFE SIGHT EASEMENTS. CONSTRUCTION UPON LAKE MAINTENANCE OR LAKE MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR

ORDINANCES OF PALM BEACH COUNTY. B- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS OR SAFE SIGHT EASEMENTS.

C- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING

D- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER BASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETER-

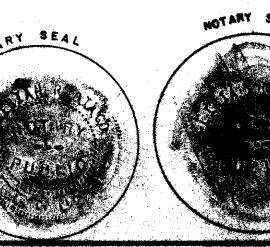
E- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

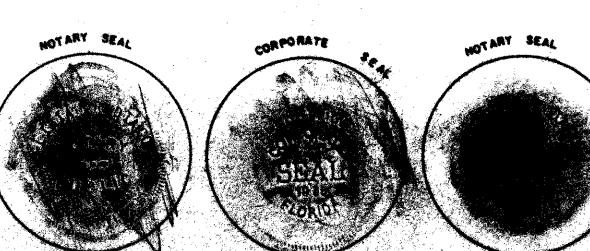
F- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CUR-RENT PALM BEACH COUNTY ZONING REGULATIONS.

MY COMMISSION EXPIRES

P.U.D.

AREA OF PARCEL = 50.58 ACRES AREA OF LAKES +7.748 1.338 = 9.08AREA OF ROADS = 8.82 ACRES TOTAL NUMBER OF UNITS = 165 DWELLING UNITS PER = 3.26





Professional Engineer Representing Shalloway,

MINED BY THE USE RIGHTS GRANTED.

INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITHESS MY HAND AND OFFICIAL SEAL, OF NOVEMBER , A.D., 1988.

ACKNOWLEDGEMENT

INSTRUMENT AS VICE PRESIDENT AND

STATE OF FLORIDA

COUNTY OF PALM BEACH) S.S.

Unless Signed And Seeled By A Registered

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