


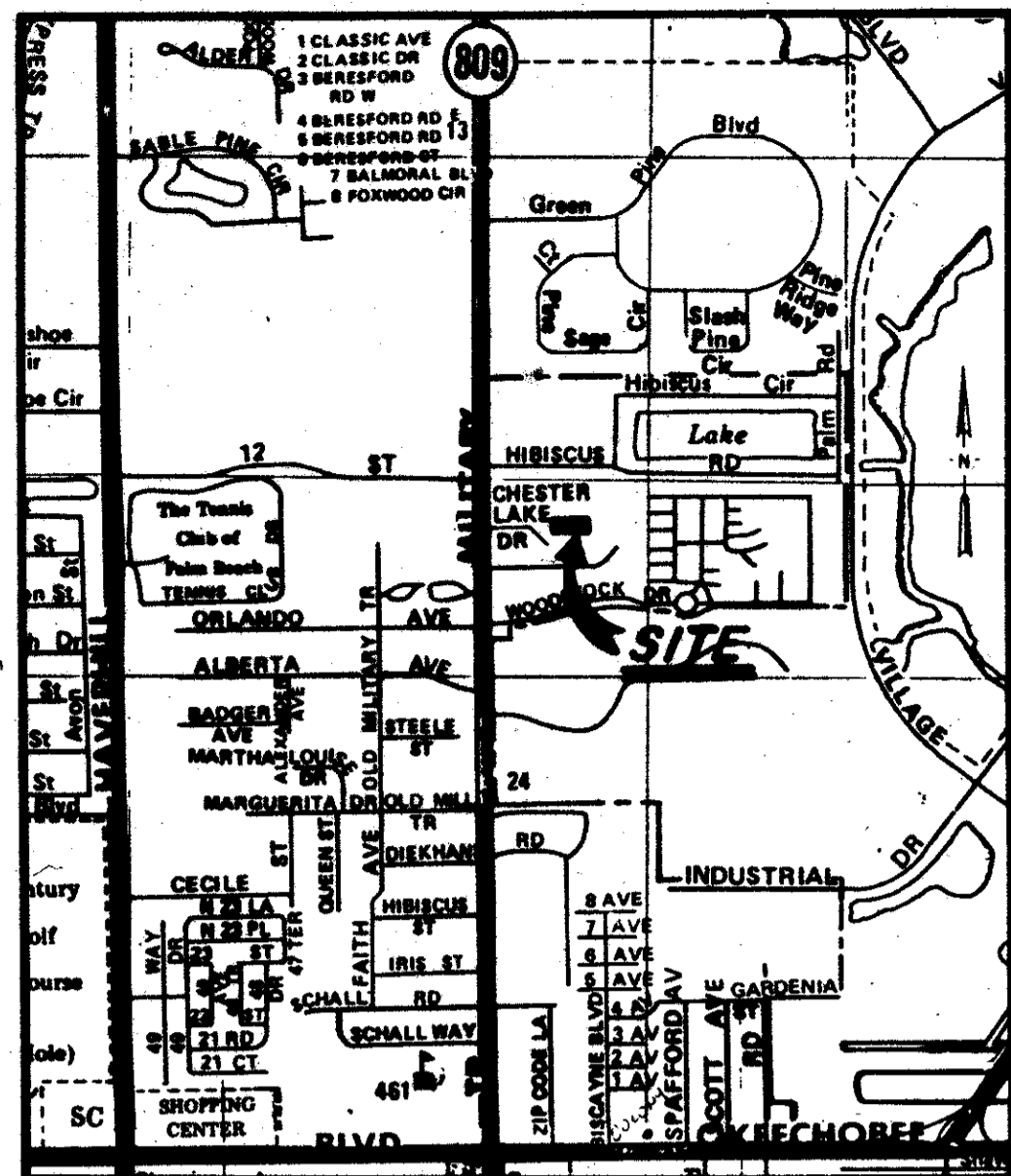
STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD 2:22 P.M. APR. 24, 1989 AND DULY RECORDED IN PLAT BOOK 62 ON PAGES 123 AND 124.
 JOHN B. DUNKLE, CLERK
 BY: *John B. Dunkle*, D.C.

 CIRCUIT COURT SEAL

WESTCHESTER TOWNHOUSES REPLAT

BEING A REPLAT OF A PORTION OF WESTCHESTER TOWNHOUSES (P.B. 42, PGS. 187, 188)
 SITUATE IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST
 PALM BEACH COUNTY, FLORIDA.

APRIL, 1989

SHEET 1 OF 2



LOCATION MAP N.T.S.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT C.P. WALD, LTD. AND WESTCHESTER HOMEOWNER'S ASSOCIATION, INC., OWNERS OF THE LAND SHOWN HEREON AS "WESTCHESTER TOWNHOUSES REPLAT", SITUATE IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF BLOCKS 28, 29 AND 30 AND A PORTION OF TRACTS "K" AND "C" OF "WESTCHESTER TOWNHOUSES" AS RECORDED IN PLAT BOOK 42 AT PAGES 187 AND 188 OF THE PUBLIC RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF "WESTCHESTER TOWNHOUSES" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42 AT PAGES 187 AND 188 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE S89°54'17"E ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 743.89 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE CONTINUE S89°54'17"E ALONG SAID NORTH LINE, A DISTANCE OF 296.00 FEET TO THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE WEST LINE OF BLOCK 27 OF SAID PLAT; THENCE DEPARTING FROM SAID NORTH LINE, S00°00'00"E ALONG SAID WEST LINE AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 134.24 FEET TO THE CENTERLINE OF TRACT "C" OF SAID PLAT, THENCE N90°00'00"W ALONG SAID CENTERLINE, A DISTANCE OF 296.00 FEET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF BLOCK 31 OF SAID PLAT; THENCE DEPARTING FROM SAID CENTERLINE, N00°00'00"W ALONG SAID EAST LINE AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 134.73 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.914 ACRES MORE OR LESS.

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

- TRACT "C", THE ACCESS TRACT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE WESTCHESTER HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR INGRESS, EGRESS, UTILITY AND DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "K", THE COMMON AREA TRACT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WESTCHESTER HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA, LANDSCAPING AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, C.P. WALD, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE VICE PRESIDENT AND ATTESTED TO BY THE VICE PRESIDENT OF THE WALDMAN CORPORATION, A FLORIDA CORPORATION, AS GENERAL PARTNER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 1ST DAY OF FEBRUARY, 1989.

C.P. WALD, LTD., A FLORIDA LIMITED PARTNERSHIP
 BY: THE WALDMAN CORPORATION, A FLORIDA CORPORATION, AS GENERAL PARTNER
 ATTEST: *William R. Harris* BY: *Kenneth J. Witkin*
 WILLIAM R. HARRIS, VICE PRESIDENT KENNETH J. WITKIN, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 BEFORE ME PERSONALLY APPEARED KENNETH J. WITKIN AND WILLIAM R. HARRIS, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENTS OF THE WALDMAN CORPORATION, A FLORIDA CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AS GENERAL PARTNER OF C.P. WALD, LTD., A FLORIDA LIMITED PARTNERSHIP AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, AS GENERAL PARTNER OF C.P. WALD, LTD., A FLORIDA LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1ST DAY OF FEBRUARY, 1989.

MY COMMISSION EXPIRES: Angela E. Hall
 NOTARY PUBLIC

NOTARY PUBLIC, STATE OF FLORIDA
 MY COMMISSION EXPIRES FEBRUARY 28, 1990
 6000 N. UNIVERSITY BLVD., SUITE 100, PALM BEACH, FLORIDA 33411

IN WITNESS WHEREOF, WESTCHESTER HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 1ST DAY OF FEBRUARY, 1989.

WESTCHESTER HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION
 ATTEST: *Geoffrey Monsalvatge* BY: *Kenneth J. Witkin*
 GEOFFREY MONSALVATGE, VICE PRESIDENT KENNETH J. WITKIN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 BEFORE ME PERSONALLY APPEARED KENNETH J. WITKIN AND GEOFFREY MONSALVATGE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF WESTCHESTER HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 1ST DAY OF FEBRUARY, 1989.

MY COMMISSION EXPIRES: Angela E. Hall
 NOTARY PUBLIC

NOTARY PUBLIC, STATE OF FLORIDA
 MY COMMISSION EXPIRES FEBRUARY 28, 1990
 6000 N. UNIVERSITY BLVD., SUITE 100, PALM BEACH, FLORIDA 33411

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 CENVILL INVESTORS, INC., A DELAWARE CORPORATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HERON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY WHICH THE OWNER THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 5483 AT PAGE 234, AS CORRECTED IN OFFICIAL RECORD BOOK 5582 AT PAGE 420 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, CENVILL INVESTORS, INC., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS CORPORATE SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 6th DAY OF FEBRUARY, 1989.

CENVILL INVESTORS, INC., A DELAWARE CORPORATION
 ATTEST: *Alyce Drakulich* BY: *Alvin Wilensky*
 ALYCE DRAKULICH, CORPORATE SECRETARY ALVIN WILENSKY, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 BEFORE ME PERSONALLY APPEARED Alvin Wilensky AND ALYCE DRAKULICH, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND CORPORATE SECRETARY OF CENVILL INVESTORS, INC., A DELAWARE CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 6th DAY OF FEBRUARY, 1989.

MY COMMISSION EXPIRES: Markus Halman
 NOTARY PUBLIC

NOTARY PUBLIC, STATE OF FLORIDA
 MY COMMISSION EXPIRES APRIL 11, 1989

TITLE CERTIFICATION

I DAVID J. Wienez A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN C.P. WALD LTD., A FLORIDA LIMITED PARTNERSHIP AND WESTCHESTER HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD THAT AFFECT THE SUBDIVISION OF THIS PROPERTY.

LEVY, KNEEN, BOYES, Wienez, GONSTEIN & KORNFELD P.A.

DATE: March 7, 1989 BY: *David J. Wienez*
 DAVID J. WIENEZ, ESQ., ATTORNEY AT LAW
 FOR THE FIRM

COUNTY APPROVALS:

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF April, 1989.
 BY: *Carol J. Elmquist*
 CAROL J. ELMQUIST, CHAIRMAN

ATTEST:

JOHN B. DUNKLE, CLERK
 BY: *John B. Dunkle*
 DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF April, 1989.
 BY: *Herbert F. Kahlert*
 HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 I HEREBY 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 COMPLIES WITH CHAPTER 21H-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN SET; THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
 THIS 16 DAY OF MARCH, 1989.

PETSCH & ASSOCIATES, INC.

Roger A. Hagler
 ROGER A. HAGLER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATION NO. 4544

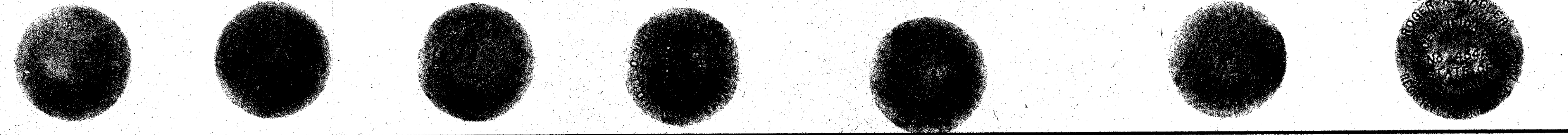
| TABULAR DATA | |
|--------------|-------------|
| ZONING | RM |
| UNITS | 12 DU |
| ACRES | 0.914 |
| DENSITY | 13.15 DU/AC |

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN, ASSUMING A BEARING OF S89°54'17"E ON THE NORTH LINE OF "WESTCHESTER TOWNHOUSES" (P.B. 42, PGS. 187 & 188).
 P.R.M. DENOTES PERMANENT REFERENCE MONUMENT - SHOWN THUS:
 P.C.P. DENOTES PERMANENT CONTROL POINT - SHOWN THUS:
 - THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS INSTRUMENT WAS PREPARED BY ROGER A. HAGLER, PLS. IN THE OFFICES OF PETSCH & ASSOCIATES, INC., 1760 NORTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33409.

SUBDIVISION: Westchester Townhouses Replat
 BOOK: 62
 FLOOD ZONE: 0
 QUAD: 04
 SE: 04
 PUD NAME: 244042
 PAGE: 123
 FLOOD MAP: 135B
 ZONING: RM
 ZIP CODE: 33411

SEAL THE WALDMAN CORPORATION SEAL NOTARY PUBLIC SEAL CENVILL INVESTORS, INC. SEAL NOTARY PUBLIC SEAL WESTCHESTER HOMEOWNER'S ASSOCIATION, INC. SEAL NOTARY PUBLIC SEAL PROFESSIONAL LAND SURVEYOR SEAL COUNTY ENGINEER



0336-001

PETSCH & ASSOCIATES, INC.
 Professional Engineers • Land Surveyors • Development Consultants
 1760 N. Congress Ave., Suite 203, W. Palm Beach, FL 33409
 (407) 640-3800

WESTCHESTER TOWNHOUSES REPLAT

SEC. 24, TWP. 43 S., RGE. 42 E.
 PALM BEACH COUNTY, FLORIDA

| | | | | |
|-----------------------|---------------------------|--------------|----------------|--------------|
| DRAWN M.E.H. DESIGNED | DATE 12/88 CHECKED R.A.H. | SCALE 1"=20' | JOB NO. 87-087 | SHEET OF 1 2 |
|-----------------------|---------------------------|--------------|----------------|--------------|