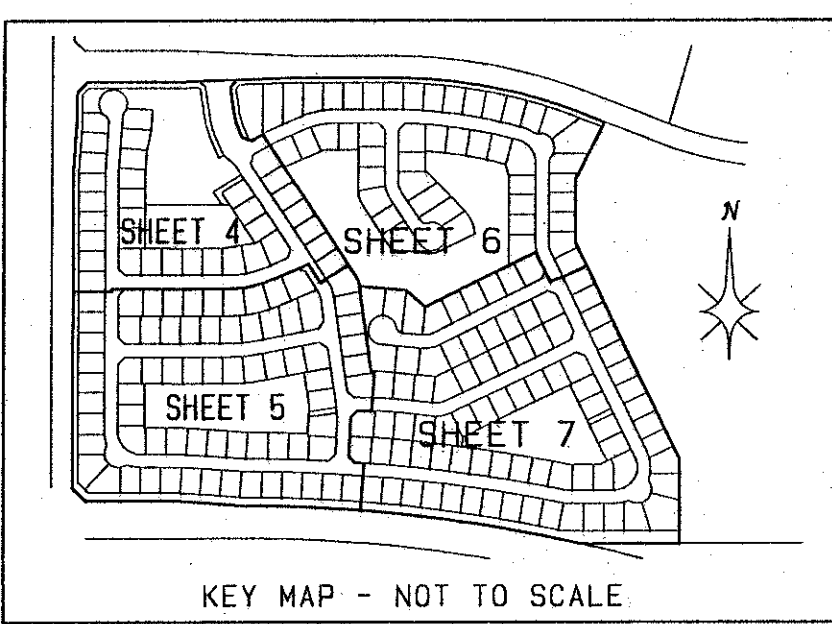


LAKERIDGE FALLS

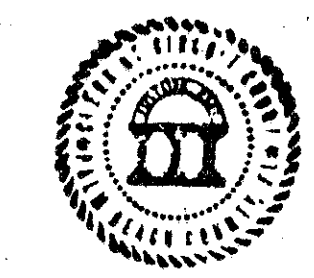
AT PIPER'S GLEN P.U.D. - A PORTION OF POD "G", AND POD "I" SITUATE IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ALSO BEING A REPLAT OF A PORTION OF TRACTS 25, 26, 27, 28, 29, 30, 31, 34, 35, 36, 37, 38, 39, 40, 57, 58, 59, 60, 61, 62 AND 63, BLOCK 64 OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2 PAGES 45 THROUGH 54, INCLUSIVE AND A PORTION OF THAT RIGHT OF WAY ABANDONED ACCORDING TO OFFICIAL RECORD BOOK 3566, PAGE 1727, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

102



SHEET 1 OF 7 MARCH 1996

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
THIS PLAT WAS FILED FOR
RECORD AT 9:17 A.M.
THIS 18 DAY OF
JULY AD, 1996 AND
DULY RECORDED IN PLAT BOOK
177 ON PAGES 102 AND
103.
DOROTHY H. WILKEN, CLERK
CIRCUIT COURT
BY *D. H. Wilken* DC



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WESTCHESTER WEST JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ALSO BEING A REPLAT OF A PORTION OF TRACTS 25, 26, 27, 28, 29, 30, 31, 34, 35, 36, 37, 38, 39, 40, 57, 58, 59, 60, 61, 62, AND 63, BLOCK 64 OF PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE AND A PORTION OF THAT RIGHT OF WAY ABANDONED ACCORDING TO OFFICIAL RECORDS BOOK 3566, PAGE 1727, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LAKERIDGE FALLS, AT PIPERS GLEN P.U.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 00°35'08" EAST ALONG THE EAST LINE OF SAID SECTION 4; A DISTANCE OF 255.41 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT L-29 CANAL (85' WIDE); THENCE NORTH 89°58'27" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 461.46 FEET TO THE SOUTHWEST CORNER OF "LAKERIDGE GREENS" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°58'27" WEST A DISTANCE OF 373.79 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF FLAVOR PICT ROAD (OFFICIAL RECORDS BOOK 8304, PAGE 163) SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 5789.58 FEET, AND WHOSE CENTER BEARS SOUTH 12°33'39" WEST; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 124°32'06" AN ARC LENGTH OF 1266.62 FEET; THENCE NORTH 65°51'20" WEST ALONG A NON-TANGENT LINE, A DISTANCE OF 250.62 FEET; THENCE NORTH 89°58'27" WEST, A DISTANCE OF 345.50 FEET; THENCE NORTH 44°58'27" WEST, A DISTANCE OF 56.57 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HAGEN RANCH ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00°01'33" EAST, A DISTANCE OF 300.00 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 01°54'20" WEST, A DISTANCE OF 430.24 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00°01'33" EAST, A DISTANCE OF 439.20 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 03°50'24" EAST, A DISTANCE OF 180.40 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00°01'33" EAST, A DISTANCE OF 150.00 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 45°01'33" EAST, A DISTANCE OF 56.57 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PIPERS GLEN BOULEVARD EXTENSION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGES 159 AND 160, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 00°01'33" EAST, A DISTANCE OF 348.00 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY, NORTH 88°05'40" EAST, A DISTANCE OF 430.24 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 88°58'27" WEST, A DISTANCE OF 358.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2000.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°59'10" AN ARC DISTANCE OF 732.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 69°00'00" EAST, A DISTANCE OF 94.57 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TRACT "A", LAKERIDGE GREENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE 178, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE ALONG THE WESTERLY BOUNDARY OF SAID TRACT "A", SOUTH 27°00'00" WEST, A DISTANCE OF 243.00 FEET; THENCE CONTINUE ALONG SAID WESTERLY BOUNDARY, SOUTH 00°00'00" EAST, A DISTANCE OF 240.00 FEET; THENCE CONTINUE ALONG SAID WESTERLY BOUNDARY, SOUTH 26°00'00" EAST, A DISTANCE OF 902.80 FEET; THENCE CONTINUE ALONG SAID WESTERLY BOUNDARY, SOUTH 00°00'00" EAST, A DISTANCE OF 318.46 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA.

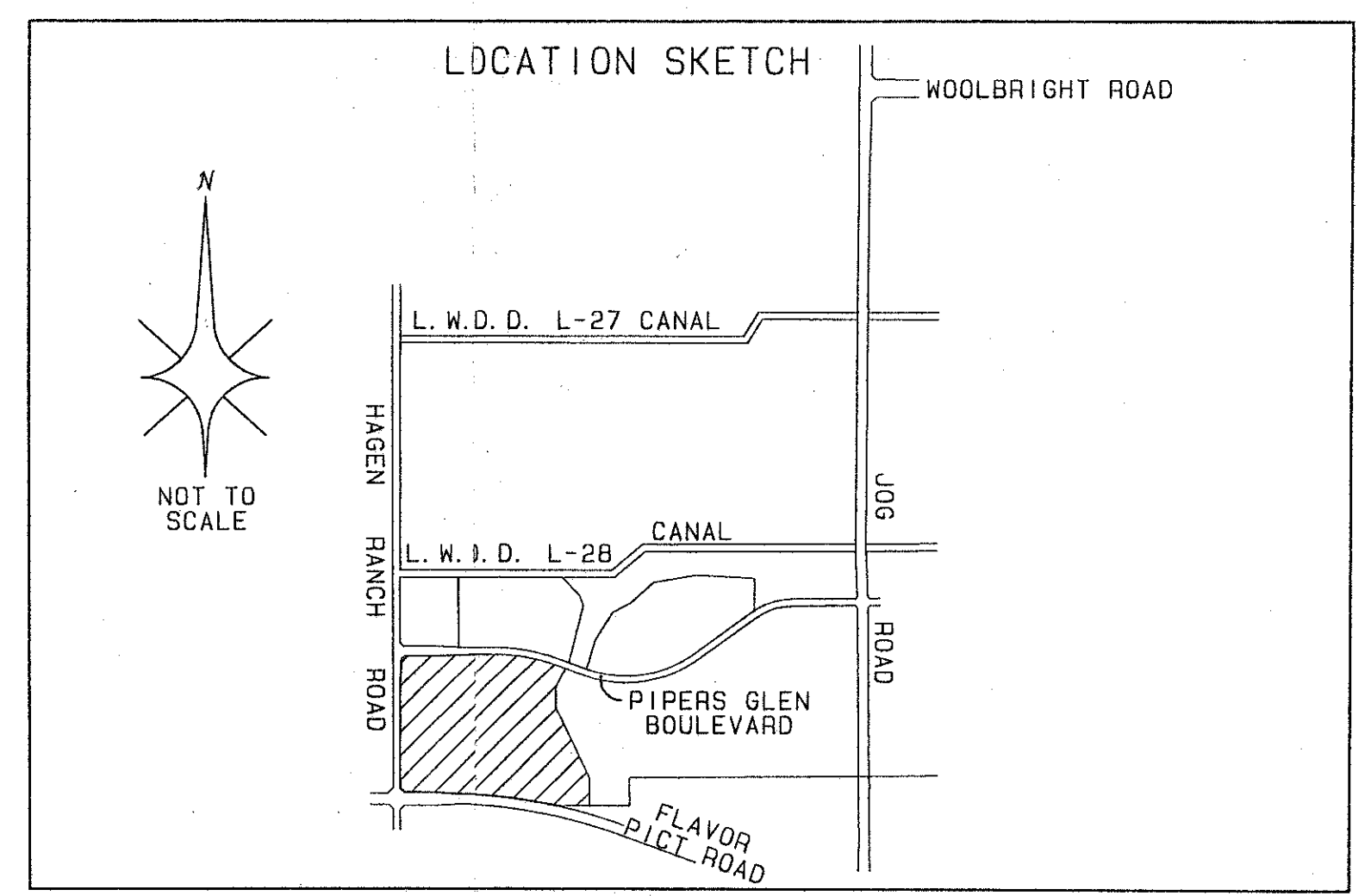
CONTAINING 76.488 ACRES, MORE OR LESS.

- STREETS:
TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKERIDGE FALLS HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACTS:
TRACTS "C", "D", "E", AND "F", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WESTCHESTER COMMUNITY WATER ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- DRAINAGE AND LAKE MAINTENANCE/ACCESS EASEMENTS:
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.

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.

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, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE FILING OF THIS PLAT EXTINGUISHES THAT PORTION OF THE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 8872, PAGE 1250, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH IS LOCATED ON THE PROPERTY SUBJECT TO THIS PLAT.



- 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.
THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.
- LIMITED ACCESS EASEMENTS:
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.
- LITTORAL ZONE/PRESERVATION/CONSERVATION AREAS:
THE LITTORAL ZONES AS SHOWN HEREON ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSE FOR THE LAKERIDGE FALLS HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.
- RECREATION AREA:
TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKERIDGE FALLS HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LANDSCAPE BUFFER EASEMENTS:
THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKERIDGE FALLS HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES, AND THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LANDSCAPE TRACTS:
TRACTS "G", "H", "I", "J", "K" & "L" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE LAKERIDGE FALLS HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. NO LANDSCAPING OVER ANY PORTION ENCOMBERED BY EASEMENTS, EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE NO. 2. (SEE DEDICATION NUMBER 3)

IN WITNESS WHEREOF, THE ABOVE-NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, LEVITT AT WESTCHESTER, A FLORIDA CORPORATION, THIS 21 DAY OF JULY, 1996.

LEVITT AT WESTCHESTER WEST, INC. A FLORIDA CORPORATION, GENERAL PARTNER

WITNESS: *William K. Wilken* BY: *H. T. S.* HARRY T. SLEEK, SENIOR VICE PRESIDENT
WITNESS: *Gene Smith*

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 WEST, 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 29 DAY OF April 1996.

MY COMMISSION EXPIRES
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. C357294
MY COMMISSION EXP. DATE 30-1998
Barbara L. Leno
NOTARY PUBLIC - STATE OF FLORIDA

MORTGAGEE'S CONSENT:

STATE OF OHIO
COUNTY OF CUYAHOGA
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 OWNER THEREOF AND AGREES ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 8007 AT PAGE 62, 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 SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27 DAY OF July 1996.

OHIO SAVINGS BANK F.S.B.
A FEDERAL SAVINGS BANK
WITNESS: *Frank J. Bolognia* BY: *Frank J. Bolognia*
FRANK J. BOLOGNIA
SENIOR VICE PRESIDENT

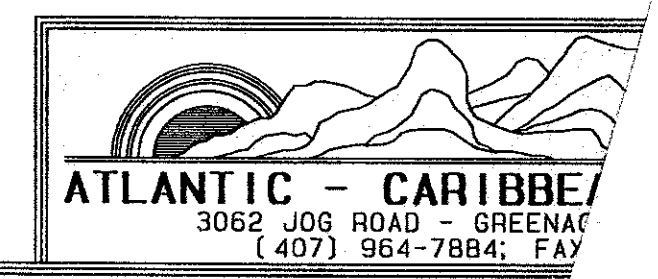
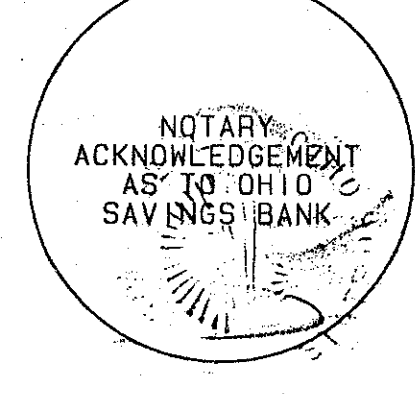
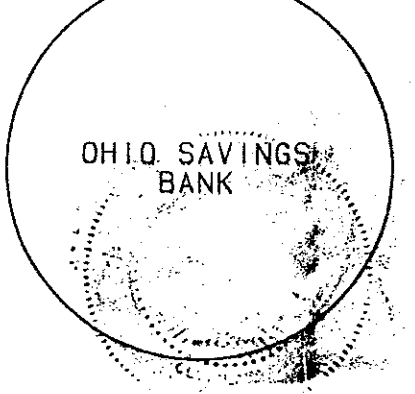
ACKNOWLEDGEMENT:

STATE OF OHIO
COUNTY OF CUYAHOGA
BEFORE ME PERSONALLY APPEARED FRANK J. BOLOGNIA WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF OHIO SAVINGS BANK F.S.B., A FEDERAL SAVINGS 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 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.

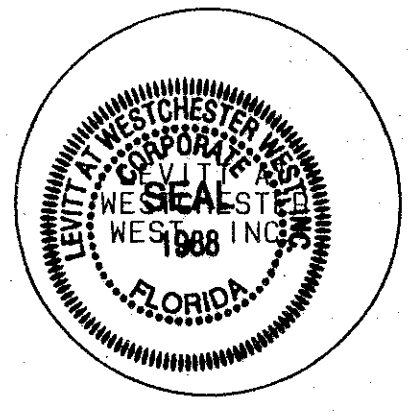
WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF July 1996.

3-28-01
MY COMMISSION EXPIRES
Steven Schwartz
STEVEN SCHWARTZ
NOTARY PUBLIC - STATE OF OHIO

0298-019



SUBDIVISION LAKERIDGE FALLS
BOOK 77 PAGE 102 FLOOD MAP # 201A
FLOOD ZONE B ZONING RT
QUAD # 51 ZIP CODE 33446
SE 80-212
PUD NAME PIPERS GLEN POD G & I



STATISTICAL DATA:
PETITION NUMBER: PDD 80-212(E)
TOTAL PLAT AREA: 76.488 ACRES
TOTAL DWELLING UNITS: 239 SINGLE FAMILY
DENSITY: 3.12 UNITS PER ACRE
RIGHTS-OF-WAY (TRACT "A"): +13.885 ACRES
RECREATION TRACT "B": +2.903 ACRES
LAKE TRACTS "C", "D", "E", "F": 11.457 ACRES
LANDSCAPE TRACTS: +6.240 ACRES