

# E N C L A V E A T W E S T C H E S T E R 112

APR-24-1977 7:36am 97-1124441

0298-022

SITUATE IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ALSO BEING  
A REPLAT OF A PORTION OF TRACT "R", PIPERS GLEN P. U. D., ACCORDING  
TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 97  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
SHEET 1 OF 2 FEBRUARY 1997

**DEDICATION:**

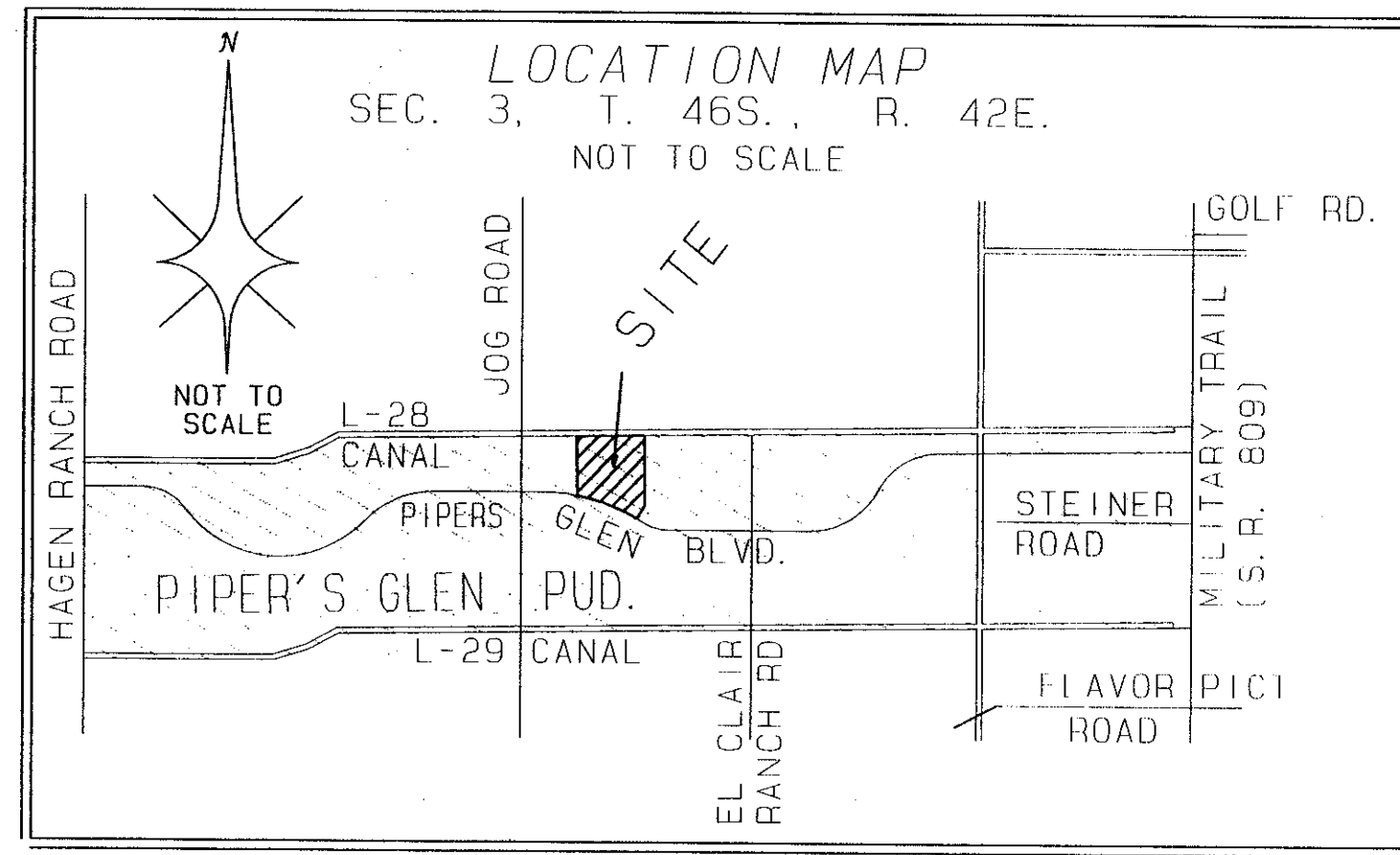
KNOW ALL MEN BY THESE PRESENTS THAT ENCLAVE AT WESTCHESTER, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, LYING IN TRACT "R" OF THE PLAT OF PIPERS GLEN PLAT NO. 1 AS RECORDED IN PLAT BOOK 43 AT PAGES 97 THROUGH 101 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTION OF SAID TRACT "R":

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "R" RUN S02°00'00"W ALONG THE EAST LINE OF SAID TRACT "R" A DISTANCE OF 624.94 FEET; THENCE S22°00'00"W A DISTANCE OF 162.79 FEET; TO A POINT ON THE SOUTH LINE OF SAID TRACT "R"; THENCE N68°00'00"W ALONG SAID SOUTH LINE AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF PIPERS GLEN BOULEVARD (80 FEET WIDE) A DISTANCE OF 113.33 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE RUN N26°58'34"E A DISTANCE OF 72.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 100.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°46'37" A DISTANCE OF 55.46 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°18'53" A DISTANCE OF 47.40 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 125.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°10'54" A DISTANCE OF 44.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 125.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°59'33" A DISTANCE OF 95.98 FEET TO THE POINT OF TANGENCY; THENCE N20°10'35"W ALONG SAID TANGENT LINE A DISTANCE OF 58.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°18'41" A DISTANCE OF 12.49 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 120.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°58'54" A DISTANCE OF 173.90 FEET; THENCE ALONG A NON-TANGENT LINE N00°25'19"W A DISTANCE OF 25.57 FEET; TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-28 CANAL; THENCE N09°34'41"E ALONG THE NORTH LINE OF SAID TRACT "R" A DISTANCE OF 86.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.81 ACRES, MORE OR LESS.

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

1. PRIVATE STREET TRACT AND DRIVEWAY TRACTS:  
TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ENCLAVE AT WESTCHESTER 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.  
TRACTS "G" AND "H" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ENCLAVE AT WESTCHESTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS DRIVEWAY TRACTS SERVING ADJUTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE 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.
2. RESIDENTIAL ACCESS STREET:  
TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ENCLAVE AT WESTCHESTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL ACCESS 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.
3. WATER MANAGEMENT TRACTS:  
TRACT "C", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WESTCHESTER COMMUNITY MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM-WATER MANAGEMENT AND DRAINAGE PURPOSES, INCLUDING LANDSCAPE AND BUFFER TRACTS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. 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, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
5. 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.
6. 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.
7. LITTORAL ZONE/PRESERVATION/CONSERVATION AREAS:  
THE LITTORAL ZONES AS SHOWN HEREON, ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE WESTCHESTER COMMUNITY MASTER 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.



**STATISTICAL DATA:**

PETITION NUMBER: DOA 80-212(E)  
TOTAL PLAT AREA: ± 10.81 ACRES  
TOTAL DWELLING UNITS: 33 SINGLE FAMILY  
DENSITY: 3.053 UNITS PER ACRE  
  
RIGHTS-OF-WAY: ± 1.144 ACRES  
LAKE TRACT "C": ± 3.628 ACRES  
RECREATION TRACT "D": ± 0.208 ACRES  
LANDSCAPE TRACTS "E" & "F": ± 0.779 ACRES  
DRIVEWAY TRACTS "G" & "H": ± 0.140 ACRES

8. RECREATION AREA:  
TRACT "D", THE RECREATION AREA AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ENCLAVE AT WESTCHESTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
  9. LANDSCAPE TRACT:  
TRACTS "E" AND "F", AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ENCLAVE AT WESTCHESTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES, INCLUDING LANDSCAPE AND BUFFER TRACTS, 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, A MAXIMUM OF 5 FEET ENCROACHMENT BY ANY EASEMENT MAY BE PERMITTED.
  10. ZERO LOT LINE MAINTENANCE EASEMENT:  
IN ACCORDANCE WITH THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR THE ENCLAVE AT WESTCHESTER HOMEOWNERS ASSOCIATION, INC., THE ZERO LOT LINE MAINTENANCE EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY TO THE OWNER OF THE LOT ADJUTING EACH EASEMENT, AND TO THE UTILITY COMPANIES PROVIDING SERVICE TO SUCH ADJUTING LOT, FOR THE ROOF OVERHANG AND MAINTENANCE OF THE ADJUTING RESIDENCE, AS WELL AS CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, SERVING THE ADJUTING LOT. SEE DETAIL ON EACH MAP SHEET.
- IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT ENCLAVE AT WESTCHESTER, INC., A FLORIDA CORPORATION, THIS 12th DAY OF February, 1997.

ENCLAVE AT WESTCHESTER, INC.,  
A FLORIDA CORPORATION  
WITNESS: *[Signature]* BY: *[Signature]*  
PAUL E. GOLDSTEIN, PRESIDENT

WITNESS: *[Signature]*  
ACKNOWLEDGEMENT:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PAUL E. GOLDSTEIN WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ENCLAVE AT WESTCHESTER, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF February, 1997.  
Sept. 16, 1997  
Sandra L. Shroy  
NOTARY PUBLIC - STATE OF FLORIDA

MORTGAGEE'S CONSENT:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
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 9230 AT PAGE 144 AND OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.  
IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13th DAY OF February, 1997.  
WITNESS: *[Signature]* BY: *[Signature]*  
CHARLES E. BRIER, PRESIDENT  
WITNESS: *[Signature]*

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED CHARLES E. BRIER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF EQUITY BANK, A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID BANK 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 BANK.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF February, 1997.  
MY COMMISSION EXPIRES: *[Signature]*  
CELESTE M. HOULE  
NOTARY PUBLIC - STATE OF FLORIDA

**ACCEPTANCE OF RESERVATIONS:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE ENCLAVE AT WESTCHESTER HOMEOWNERS ASSOCIATION, INC. DOES HEREBY ACCEPT 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 16th DAY OF February, 1997.  
ENCLAVE AT WESTCHESTER HOMEOWNERS ASSOCIATION, INC.,  
A FLORIDA CORPORATION NOT FOR PROFIT  
WITNESS: *[Signature]* BY: *[Signature]*  
PAUL E. GOLDSTEIN, PRESIDENT

WITNESS: *[Signature]*  
ACKNOWLEDGEMENT:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PAUL E. GOLDSTEIN WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ENCLAVE AT WESTCHESTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, AND 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 18th DAY OF February, 1997.  
Sept. 16, 1997  
Sandra L. Shroy  
NOTARY PUBLIC - STATE OF FLORIDA

**ACCEPTANCE OF RESERVATIONS:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE WESTCHESTER COMMUNITY MASTER ASSOCIATION, INC. DOES HEREBY ACCEPT 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 26th DAY OF February, 1997.  
WESTCHESTER COMMUNITY MASTER ASSOCIATION, INC.,  
A FLORIDA CORPORATION NOT FOR PROFIT  
WITNESS: *[Signature]* BY: *[Signature]*  
DAVID ETTINGER, PRESIDENT  
WITNESS: *[Signature]*

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
THIS PLAT WAS FILED FOR  
RECORD AT 9:36 A.M.  
THIS 24th DAY OF  
April, 1997, AD, 1997 AND  
DULY RECORDED IN PLAT BOOK  
74 ON PAGES 112 AND  
113.  
DOROTHY H. WILKEN, CLERK  
CIRCUIT COURT  
By: *[Signature]*

**PET. 80-212 E  
ALLOC. #0008  
5/3/3/K**

**POD J  
PIPERS GLEN**

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED DAVID ETTINGER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WESTCHESTER COMMUNITY MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, AND 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF February, 1997.  
Sept 16, 1997  
MY COMMISSION EXPIRES: *[Signature]*  
Sandra L. Shroy  
NOTARY PUBLIC - STATE OF FLORIDA

**TITLE CERTIFICATION:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, DONALD L. KISSLAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DOES HEREBY CERTIFY THAT THE TITLE HAS BEEN EXAMINED TO THE HEREON DESCRIBED PROPERTY, THAT THE TITLE TO THE PROPERTY IS VESTED IN ENCLAVE AT WESTCHESTER, INC., 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 THIS 15th DAY OF February, 1997 BY: *[Signature]*  
DONALD L. KISSLAN  
ATTORNEY-AT-LAW  
LICENSED IN FLORIDA

**PALM BEACH COUNTY APPROVAL:**

COUNTY ENGINEER:  
OF PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 21st DAY OF April, 1997.  
By: *[Signature]*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

**SURVEYOR'S CERTIFICATE:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
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 THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS 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.  
DATED THIS 17th OF MARCH, 1997.  
*[Signature]*  
DONALD L. TODD  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4380

\* THERE MAY BE ADDITIONAL RESTRICTIONS OF RECORD WHICH ARE NOT SHOWN ON THIS PLAT \*

PLAT: ENCLAVE AT WESTCHESTER PRJ #: 96-012 CAD: 012PLATB  
**ATLANTIC - CARIBBEAN MAPPING, INC.**  
3062 JOE ROAD - GREENACRES, FLORIDA 33467  
(561) 964-7884 - FAX (561) 964-1969

SUBDIVISION # ENCLAVE AT WESTCHESTER  
BOOK 72 PAGE 112  
PLATTED MAP  
ZONING RYS  
MAP NO. 70  
80-212  
ZIP CODE 33407  
PLAT NAME

0298-022

ENCLAVE AT WESTCHESTER, INC. A FLORIDA CORPORATION  
EQUITY BANK, A FLORIDA CORPORATION  
ENCLAVE AT WESTCHESTER HOMEOWNERS ASSOCIATION, INC.  
WESTCHESTER COMMUNITY MASTER ASSOCIATION, INC.  
COUNTY ENGINEER  
PROFESSIONAL SURVEYOR AND MAPPER