

DESCRIPTION

A CERTAIN PARCEL IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 2 OF PLAT NO. 1, EASTPOINTE COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGES 7, 8 AND 9, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; RUN THENCE NORTH 84°-29'-01" EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF DONALD ROSS ROAD, A DISTANCE OF 1150.21 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE, SAID RIGHT OF WAY BEING IN THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 11,309.61 FEET, LOCAL TANGENT PASSING THROUGH SAID POINT BEARS SOUTH 20°-51'-10" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 12°-10'-14", A DISTANCE OF 2,402.22 FEET; THENCE DEPARTING SAID RIGHT OF WAY RUN SOUTH 81°-19'-04" WEST AND RADIAL TO SAID CURVE, A DISTANCE OF 265.00 FEET; THENCE NORTH 13°-11'-06" WEST, A DISTANCE OF 1,802.52 FEET; THENCE WEST, A DISTANCE OF 174.59 FEET; THENCE NORTH 2°-36'-25" WEST, A DISTANCE OF 53.06 FEET; THENCE NORTH 33°-57'-33" WEST, A DISTANCE OF 59.08 FEET; THENCE NORTH 83°-18'-43" WEST, A DISTANCE OF 178.20 FEET; THENCE SOUTH 6°-41'-17" WEST, A DISTANCE OF 150.24 FEET TO A POINT IN THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 104.79 FEET, LOCAL TANGENT PASSING THROUGH SAID POINT BEARS NORTH 79°-24'-27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 3°-54'-16", A DISTANCE OF 7.14 FEET TO THE END OF SAID CURVE; THENCE SOUTH 6°-41'-17" WEST ALONG A LINE RADIAL TO A CURVE TO BE DESCRIBED, A DISTANCE OF 42.00 FEET TO A POINT IN THE ARC OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 979.00 FEET AND A CENTRAL ANGLE OF 4°-31'-27"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.30 FEET TO THE END OF SAID CURVE; THENCE NORTH 87°-50'-10" WEST, A DISTANCE OF 104.48 FEET; THENCE NORTH 2°-09'-50" EAST, A DISTANCE OF 42.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 725.00 FEET AND A CENTRAL ANGLE OF 14°-59'-58", BEING THE NORTHERLY BOUNDARY OF TRACT 4 OF SAID PLAT NO. 1; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 189.80 FEET TO THE END OF SAID CURVE; THENCE SOUTH 77°-09'-52" WEST, A DISTANCE OF 31.64 FEET; THENCE NORTH 62°-08'-24" WEST, A DISTANCE OF 32.60 FEET TO A POINT IN THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 307.46 FEET; LOCAL TANGENT AT SAID POINT BEARS NORTH 21°-26'-41" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 36°-14'-19", A DISTANCE OF 194.46 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 547.37 FEET; SUBTENDING A CENTRAL ANGLE OF 6°-41'-58", A DISTANCE OF 64.00 FEET; THENCE NORTH 28°-15'-00" WEST, A DISTANCE OF 19.32 FEET; THENCE NORTH 5°-30'-59" WEST, A DISTANCE OF 284.70 FEET; THENCE SOUTH 84°-29'-01" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 5°-30'-59" WEST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.64 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 2, EASTPOINTE COUNTRY CLUB, AND MORE PARTICULARLY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACT 7 FOR PRIVATE ROAD PURPOSES AND THE BICYCLE-PEDESTRIAN PATH EASEMENT IS HEREBY DEDICATED TO THE EASTPOINTE HOME OWNERS' ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
2. THE UTILITY EASEMENTS AS SHOWN, AND TRACT 7 ARE HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE EASTPOINTE HOME OWNERS' ASSOCIATION, INC. OR A GOVERNMENTALLY APPROVED PUBLIC OR PRIVATE UTILITY.
3. THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE EASTPOINTE HOME OWNERS' ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
4. ALL OF THE PROPERTY IN TRACT 6, EXCEPT THE PROPERTY WITHIN EACH OF THE PARCELS DESIGNATED TWENTY-TWO THROUGH THIRTY-THREE, INCLUSIVE, IS HEREBY DEDICATED FOR USE AS ACCESS TO PARCELS TWENTY-TWO THROUGH THIRTY-THREE, INCLUSIVE, FOR HOMEOWNERS, THEIR MORTGAGEES, AND AS MAY BE NECESSARY FOR UTILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EASTPOINTE HOMEOWNERS ASSOCIATION, INC.
5. GENERAL ELECTRIC CREDIT CORPORATION HEREBY EXPRESSLY RESERVES THE RIGHT AND PRIVILEGES TO ASSIGN, AS LIMITED COMMON PROPERTY, CERTAIN AREAS DESIGNATED AS PARKING SPACES, ACCESSORY TO THE INDIVIDUAL PARCELS HEREIN DESIGNATED AS PARCELS TWENTY-TWO THROUGH THIRTY-THREE INCLUSIVE, FOR THE EXCLUSIVE USE, AS A PARKING LOT BY THE OWNER OF EACH OF SAID INDIVIDUAL PARCELS.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ATTESTING SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25th DAY OF SEPT. A.D., 1977.

ATTEST: GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION. BY: Ramon R. Cacicedo, VICE-PRESIDENT. Ramon Diago, ATTESTING SECRETARY.

ACKNOWLEDGMENT

STATE OF FLORIDA ) )
COUNTY OF DADE ) ) SS

BEFORE ME PERSONALLY APPEARED RAMON R. CACICEDO AND RAMON DIAGO TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ATTESTING SECRETARY OF THE ABOVE NAMED GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ATTESTING SECRETARY, RESPECTIVELY OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IS 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 23rd DAY OF SEPTEMBER, 1977. Notary Public seal.

MY COMMISSION EXPIRES: MAY 9, 1978

PLAT NO. 2

(A PLANNED UNIT DEVELOPMENT)

EASTPOINTE COUNTRY CLUB

IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

IN 3 SHEETS SHEET NO. 1

MAY 1977

MOCK, ROOS & SEARCY, INC.

CONSULTING ENGINEERS

West Palm Beach, Florida

MORTGAGEE'S CONSENT

STATE OF FLORIDA ) )
COUNTY OF DADE ) ) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2098, PAGE 864 AND OFFICIAL RECORD BOOK 2450, PAGE 757 AND OFFICIAL RECORD BOOK 2514, PAGE 111 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 VICE PRESIDENT AND ATTESTED BY ITS ATTESTING SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25th DAY OF SEPT. A.D., 1977.

ATTEST: GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION. BY: J. J. Quinn, VICE PRESIDENT.

ACKNOWLEDGMENT

STATE OF FLORIDA ) )
COUNTY OF DADE ) ) SS

BEFORE ME PERSONALLY APPEARED RAMON R. CACICEDO AND RAMON DIAGO TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ATTESTING SECRETARY OF THE ABOVE NAMED GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ATTESTING 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 23rd DAY OF SEPTEMBER, 1977. Notary Public seal.

MY COMMISSION EXPIRES: MAY 9, 1978

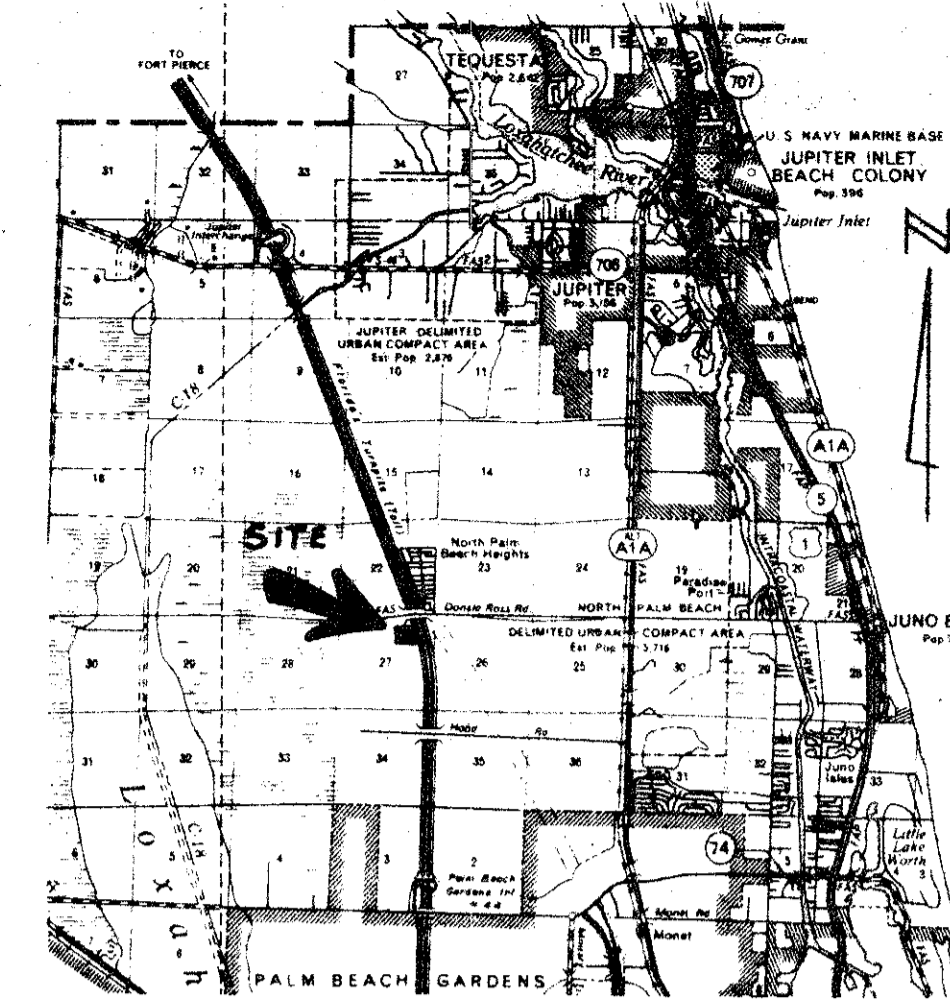
MORTGAGEE'S CONSENT

STATE OF FLORIDA ) )
COUNTY OF DADE ) ) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2289, PAGE 821 AND OFFICIAL RECORD BOOK 2367, PAGE 750 AND OFFICIAL RECORD BOOK 2492, PAGE 828 AND OFFICIAL RECORD BOOK 2556, PAGE 1241 AND OFFICIAL RECORD BOOK 2612, PAGE 1849 AND OFFICIAL RECORD BOOK 2289, PAGE 831 AND OFFICIAL RECORD BOOK 2289, PAGE 835 AND OFFICIAL RECORD BOOK 2612, PAGE 1858 AND OFFICIAL RECORD BOOK 2612, PAGE 1860 AND OFFICIAL RECORD BOOK 2612, PAGE 1864 AND OFFICIAL RECORD BOOK 2623, PAGE 1029 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 VICE PRESIDENT AND ATTESTING SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25th DAY OF SEPT. A.D., 1977.

ATTEST: GENERAL ELECTRIC CREDIT CORPORATION OF GEORGIA, A GEORGIA CORPORATION. BY: J. J. Quinn, VICE PRESIDENT.



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COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was first recorded on 10/15/77
and was recorded in Plat Book
33
John B. Dunkle, Clerk
Syle Shivers

ACKNOWLEDGMENT VICINITY SKETCH

STATE OF FLORIDA ) )
COUNTY OF DADE ) ) SS

BEFORE ME PERSONALLY APPEARED RAMON R. CACICEDO AND RAMON DIAGO TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ATTESTING SECRETARY OF THE ABOVE NAMED GENERAL ELECTRIC CREDIT CORPORATION OF GEORGIA, A GEORGIA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ATTESTING SECRETARY, RESPECTIVELY OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS A 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 23rd DAY OF SEPTEMBER, 1977. Notary Public seal.

MY COMMISSION EXPIRES: MAY 9, 1978

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this day of 9/27/77, 1977.

ATTEST:

JOHN B. DUNKLE, CLERK

COUNTY ENGINEER:

This plat is hereby approved for record this day of 9/27/77, 1977.

SURVEYOR'S CERTIFICATE

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE PLACED AFTER COMPLETION OF ROAD WORK WITHIN ONE YEAR OF RECORDING OF THE PLAT UNDER GUARANTEE WITH PALM BEACH COUNTY, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Registered Surveyor No. 1552
STATE OF FLORIDA 10-9-77

TITLE CERTIFICATION

STATE OF FLORIDA ) )
COUNTY OF PALM BEACH ) ) SS

I, PATRICK M. GORDON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO GENERAL ELECTRIC CREDIT CORPORATION OF NEW YORK; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

Handwritten numbers: 27/41/42, 0238-319

Handwritten numbers: 33, 130

EASTPOINTE COUNTRY CLUB