

DESCRIPTION

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

BEGINNING AT THE NORTHWEST CORNER OF TRACT NO. 3, 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; SAID POINT BEING ALSO THE POINT OF BEGINNING OF SAID PLAT NO. 1; RUN THENCE SOUTH 5°-30'-59" EAST ALONG THE BOUNDARY OF SAID PLAT NO. 1, A DISTANCE OF 164.24 FEET TO A POINT IN THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 67.00 FEET AND A CENTRAL ANGLE OF 41°-50'-25"; LOCAL TANGENT PASSING THROUGH SAID POINT BEARS SOUTH 72°-26'-37" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 46.93 FEET TO THE END OF SAID CURVE; THENCE SOUTH 58°-23'-48" EAST, A DISTANCE OF 42.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 52°-52'-49". TANGENT TO SAID CURVE BEARS NORTH 31°-36'-12" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.07 FEET TO THE END OF SAID CURVE; THENCE NORTH 84°-29'-01" EAST, A DISTANCE OF 27.17 FEET; THENCE SOUTH 5°-30'-59" EAST, A DISTANCE OF 355.00 FEET; THENCE SOUTH 27°-03'-44" WEST, A DISTANCE OF 373.00 FEET; THENCE SOUTH 00°-07'-11" WEST, A DISTANCE OF 958.00 FEET; THENCE SOUTH 17°-27'-56" EAST, A DISTANCE OF 419.13 FEET TO A POINT IN THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 196.00 FEET; LOCAL TANGENT PASSING THROUGH SAID POINT BEARS SOUTH 22°-10'-13" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 8°-03'-31", A DISTANCE OF 27.57 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 629.00 FEET AND A CENTRAL ANGLE OF 12°-49'-54", A DISTANCE OF 140.87 FEET TO THE END OF SAID CURVE; THENCE SOUTH 26°-56'-36" WEST, A DISTANCE OF 110.38 FEET; THENCE NORTH 60°-18'-39" WEST, A DISTANCE OF 418.06 FEET; THENCE NORTH 49°-39'-34" WEST, A DISTANCE OF 461.58 FEET; THENCE NORTH 60°-36'-14" WEST, A DISTANCE OF 244.48 FEET; THENCE NORTH 69°-26'-38" WEST, A DISTANCE OF 248.46 FEET; THENCE NORTH 54°-40'-36" WEST, A DISTANCE OF 274.72 FEET; THENCE NORTH 35°-08'-07" WEST, A DISTANCE OF 613.75 FEET; THENCE NORTH 5°-11'-40" WEST, A DISTANCE OF 342.41 FEET; THENCE NORTH 19°-20'-22" WEST, A DISTANCE OF 180.57 FEET; THENCE NORTH 26°-33'-54" EAST, A DISTANCE OF 170.00 FEET; THENCE NORTH 40°-14'-11" EAST, A DISTANCE OF 179.29 FEET; THENCE NORTH 67°-37'-12" EAST, A DISTANCE OF 554.24 FEET TO A POINT IN A LINE PARALLEL WITH AND 75 FEET SOUTHERLY FROM MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 27; THENCE NORTH 84°-29'-01" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 1190.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 74.28 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. 4, EAST-POINTE 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. TRACTS 1 AND 2 FOR PRIVATE ROAD PURPOSES AND THE BICYCLE-PEDESTRIAN PATH EASEMENT ARE HEREBY DEDICATED TO THE EASTPOINTE HOME OWNERS' ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
2. THE UTILITY EASEMENTS AS SHOWN, AND TRACTS 1 AND 2 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. TRACT 5 FOR RECREATION AREA AND TRACTS 3 AND 4 AS OPEN SPACES ARE HEREBY DEDICATED TO THE EASTPOINTE HOME OWNERS' ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

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 20th DAY OF JANUARY, 1978.

GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION
ATTEST: Ramon Diago, Attesting Secretary
BY: Ramon R. Cacicedo, 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.

IN WITNESS MY HAND AND OFFICIAL SEAL, THIS 20th DAY OF JANUARY, A.D., 1978.

Angel P. Sique, Notary Public
MY COMMISSION EXPIRES: May 9, 1978

PLAT NO.4

(A PLANNED UNIT DEVELOPMENT)

EASTPOINTE COUNTRY CLUB

IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

IN 5 SHEETS SHEET NO. 1

MARCH 1978

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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF JANUARY, A.D., 1978.

GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION
ATTEST: Ramon Diago, Attesting Secretary
BY: Ramon R. Cacicedo, 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.

IN WITNESS MY HAND AND OFFICIAL SEAL, THIS 20th DAY OF JANUARY, A.D., 1978.

Angel P. Sique, Notary Public
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 811 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF JANUARY, A.D., 1978.

GENERAL ELECTRIC CREDIT CORPORATION OF GEORGIA, A GEORGIA CORPORATION
ATTEST: Ramon Diago, Attesting Secretary
BY: Ramon R. Cacicedo, 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 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.

IN WITNESS MY HAND AND OFFICIAL SEAL, THIS 20th DAY OF JANUARY, A.D., 1978.

Cengel P. Sique, Notary Public
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 2098, PAGE 853 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 PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29th DAY OF JANUARY, A.D., 1978.

CONTEXT DEVELOPMENT COMPANY, A DELAWARE CORPORATION
ATTEST: William M. Porter, Secretary
BY: William M. Porter, President

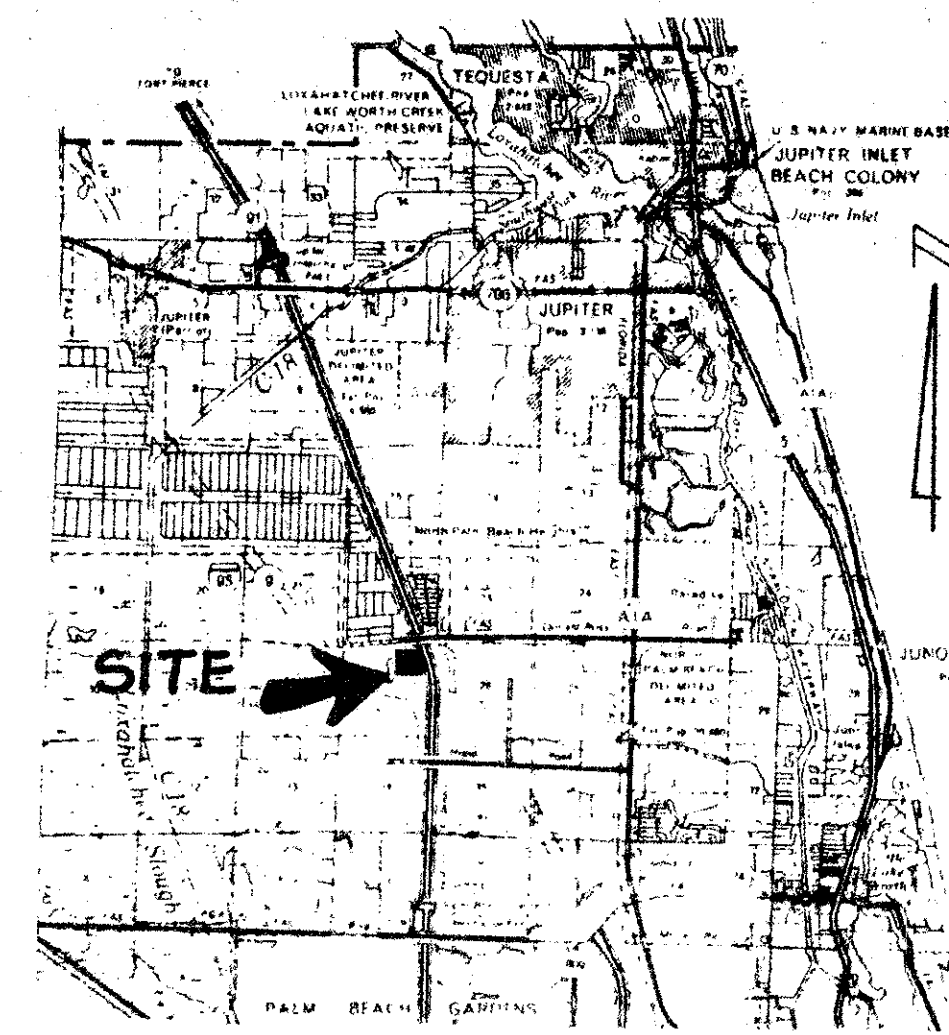
ACKNOWLEDGMENT

STATE OF FLORIDA )
COUNTY OF DADE ) SS

BEFORE ME PERSONALLY APPEARED WILLIAM M. PORTER AND R. DIANE ARCH, 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 CONTEXT DEVELOPMENT COMPANY, A DELAWARE 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 CORPORATION.

IN WITNESS MY HAND AND OFFICIAL SEAL, THIS 27th DAY OF JANUARY, A.D., 1978.

Ruth Bash, Notary Public
MY COMMISSION EXPIRES: Sept 7, 1978



VICINITY SKETCH
NOT TO SCALE

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 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.

Patrick M. Gordon, Attorney-at-Law
DATE: 1/24/78

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 14th day of March, 1978.

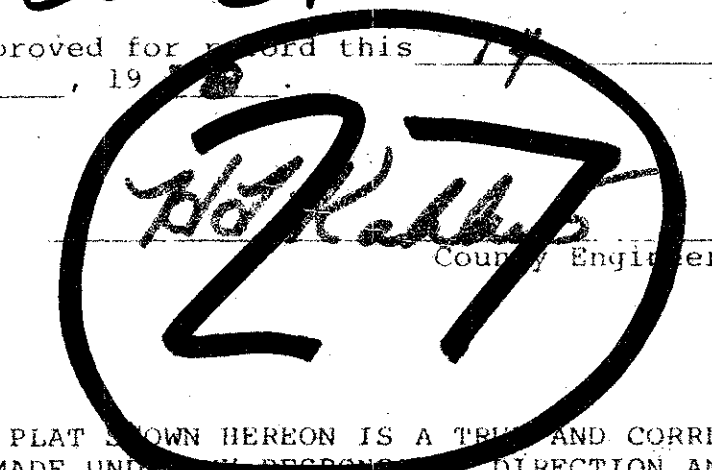
Rice Bailey, Chairman

ATTEST: JOHN B. DUNKLE, CLERK

Margie B. Jennings, Deputy Clerk

COUNTY ENGINEER: 0238-318

This plat is hereby approved for record this 14th day of March, 1978.



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY 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 CONSTRUCTION OF ROADS WITHIN ONE YEAR OF RECORDING OF THE PLAT UNDER GUARANTEES POSTED 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.

Stanford Howard, Registered Surveyor No. 1552
STATE OF FLORIDA

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THIS INSTRUMENT WAS PREPARED BY S. V. HOWARD
MOCK, ROOS & SEARCY, INC.
CONSULTING ENGINEERS
2930 OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA 33401

