

DESCRIPTION

A CERTAIN PARCEL IN SECTIONS 27 AND 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AT THE INTERSECTION OF THE WEST LINE OF THE EAST ONE-HALF (E1/2) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST WITH THE NORTHERLY RIGHT OF WAY LINE OF HOOD ROAD AS SAID RIGHT OF WAY WAS ACQUIRED BY THE FLORIDA STATE TURNPIKE AUTHORITY; RUN THENCE NORTH 0°-55'-09" EAST ALONG THE SAID WEST LINE OF THE EAST ONE-HALF (E1/2) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4), A DISTANCE OF 1221.83 FEET TO THE NORTH LINE OF SAID SECTION 34; THENCE NORTH 0°-38'-52" EAST ALONG THE WEST LINE OF THE SOUTH ONE-HALF (S1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, A DISTANCE OF 118.41 FEET; THENCE SOUTH 84°-46'-08" WEST, A DISTANCE OF 148.78 FEET; THENCE SOUTH 68°-32'-02" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 21°-27'-58" EAST, A DISTANCE OF 10.40 FEET; THENCE SOUTH 55°-41'-29" WEST, A DISTANCE OF 92.31 FEET; THENCE NORTH 89°-54'-39" WEST, A DISTANCE OF 269.39 FEET; THENCE SOUTH 64°-17'-22" WEST, A DISTANCE OF 100.50 FEET; THENCE SOUTH 60°-56'-43" WEST, A DISTANCE OF 51.49 FEET; THENCE SOUTH 30°-57'-50" WEST, A DISTANCE OF 116.62 FEET; THENCE SOUTH 2°-51'-45" EAST, A DISTANCE OF 77.73 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION 27; THENCE NORTH 89°-16'-58" WEST AND RUNNING ALONG THE SOUTH LINE OF SECTION 27, A DISTANCE OF 385.85 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF EASTPOINTE BOULEVARD ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGE 233 SAID POINT BEING IN THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1250.00 FEET; LOCAL TANGENT AT SAID POINT BEARS SOUTH 24°-33'-55" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 11°-29'-46", A DISTANCE OF 250.81 FEET TO THE END OF SAID CURVE; THENCE SOUTH 13°-04'-01" EAST, A DISTANCE OF 40.10 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1150 FEET AND A CENTRAL ANGLE OF 22°-57'-18"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 460.74 FEET TO THE END OF SAID CURVE; THENCE SOUTH 36°-01'-28" EAST, A DISTANCE OF 198.81 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 510 FEET AND A CENTRAL ANGLE OF 36°-42'-54"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 326.81 FEET TO THE END OF SAID CURVE; THENCE SOUTH 0°-41'-26" WEST, A DISTANCE OF 14.09 FEET; THENCE SOUTH 44°-18'-18" EAST, A DISTANCE OF 35.15 FEET; THENCE SOUTH 0°-41'-58" WEST, A DISTANCE OF 20.00 FEET TO A POINT IN THE SAID EXISTING RIGHT OF WAY OF HOOD ROAD; THENCE SOUTH 18°-00'-00" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 131.48 FEET; THENCE NORTH 02°-41'-58" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 18°-00'-00" EAST, A DISTANCE OF 288.57 FEET; THENCE NORTH 64°-18'-45" EAST, A DISTANCE OF 371.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 34 ACRES 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 SECTIONS 27 AND 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS EASTPOINTE COUNTRY CLUB, AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED AND SHOWN AS SHOWN AND TO HEREBY DEDICATE AS FOLLOWS:

1) THE UTILITY EASEMENTS, AS SHOWN, AND TRACT 1 ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR THE PURPOSES OF UTILITY.

2) THE UTILITY EASEMENTS, AS SHOWN, AND TRACT 1 ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR THE PURPOSES OF UTILITY.

3) THE DRAINAGE EASEMENTS, AS SHOWN, AND THE MAINTENANCE EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION, INC., FOR THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

4) THE AREAS DESIGNATED AS RECREATION AREAS, BUFFER AREAS AND OPEN SPACE ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

5) THE ADDITIONAL RIGHT OF WAY FOR HOOD ROAD, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

6) THE LIMITED ACCESS EASEMENT, AS SHOWN, IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS THEREON.

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 27th DAY OF AUGUST, 1978.

BY: RAMON R. CACTEDO, VICE PRESIDENT
ATTEST: RAMON R. DIAGO, ATTESTING SECRETARY

ACKNOWLEDGMENT

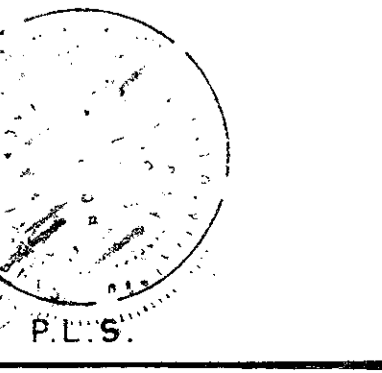
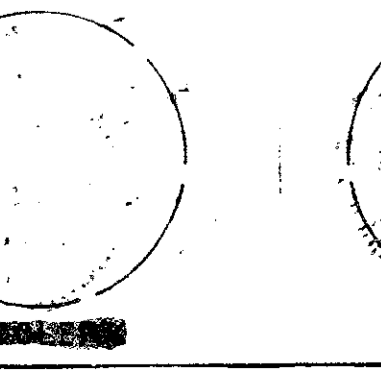
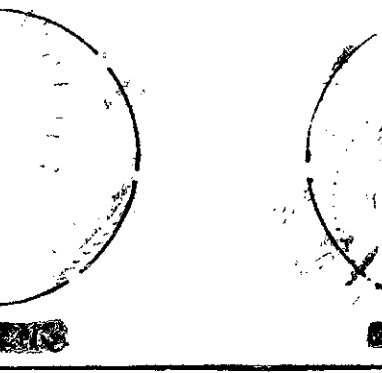
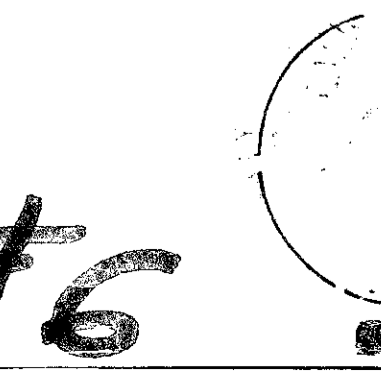
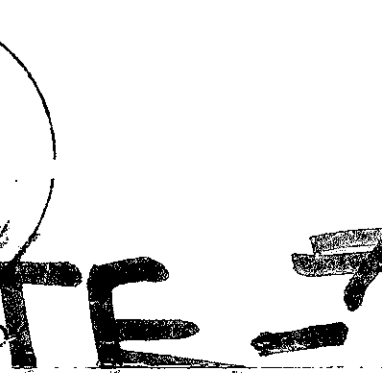
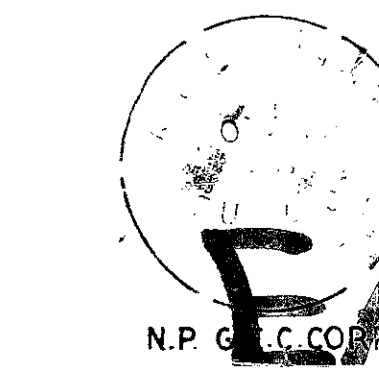
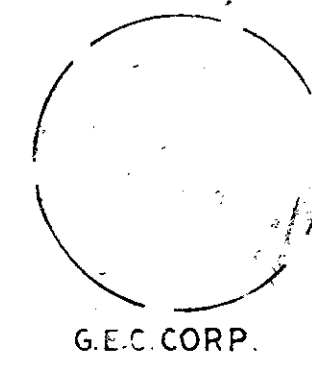
STATE OF FLORIDA
COUNTY OF DADE) SS

BEFORE ME PERSONALLY APPEARED RAMON R. CACTEDO 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 HEREBY ACKNOWLEDGED TO ME 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 THE SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY THE FILE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 27th DAY OF AUGUST, 1978.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1980



PLAT NO. 6
EASTPOINTE COUNTRY CLUB

(A PLANNED UNIT DEVELOPMENT)

BEING A SUBDIVISION OF A PORTION OF THE SE 1/4 OF SECTION 27 AND A PORTION OF THE NE 1/4 OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

IN 4 SHEETS SHEET NO. 1

MOCK, ROOS & SEARCY, INC.

CONSULTING ENGINEERS
WEST PALM BEACH, FLORIDA

JULY 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 HEREIN 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 27th DAY OF AUGUST, 1978.

ATTEST: [Signature]
SECRETARY

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF DADE) SS

BEFORE ME PERSONALLY APPEARED WILLIAM R. PORTER AND P. 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 FILE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 27th DAY OF AUGUST, 1978.

NOTARY PUBLIC

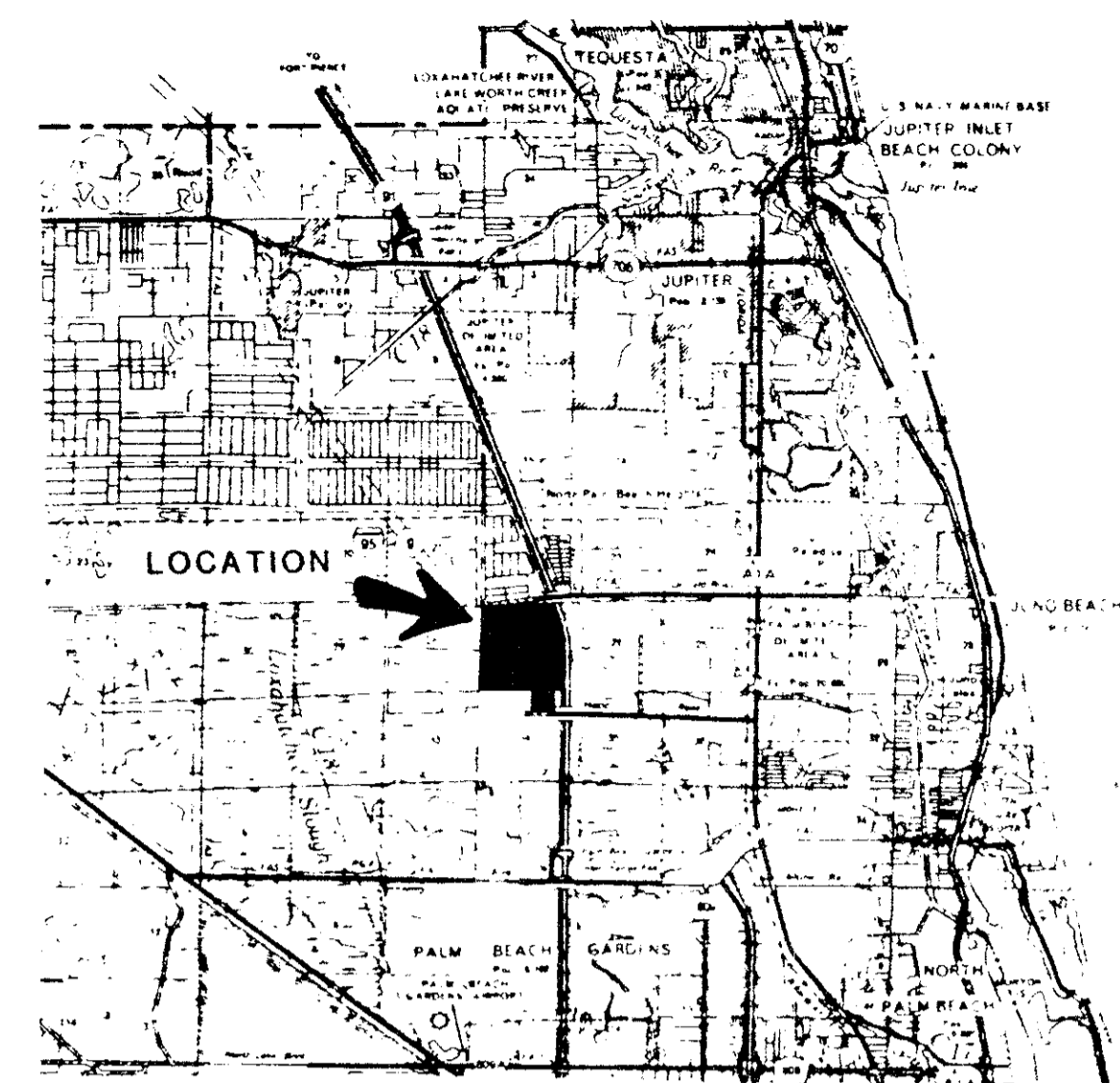
MY COMMISSION EXPIRES: 1980

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH) SS

I, PATRICK M. JORDON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN 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.

DATE: 8/27/78
ATTORNEY-AT-LAW LICENSED IN FLORIDA



LOCATION SKETCH

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF AUGUST, 1978.

BY: PATTY B. EVATT, CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK

BY: [Signature], DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF AUGUST, 1978.

H. P. KAHLERT, COUNTY ENGINEER



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 SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.L.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 MONUMENT GUARANTEES POSTED WITH PALM BEACH COUNTY, AND I CERTIFY THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, PART 1, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

REGISTERED SURVEYOR (S) (P) (S) STATE OF FLORIDA

27 & 34/41/42 0238-322

FS 03 Collect on Per 90-20 (74-102) 001 Rst+RE/PUD QUAD 27 Flood-B

INSTRUMENT WAS PREPARED BY
MOCK, ROOS & SEARCY, INC.
CONSULTING ENGINEERS
2901 OKECHOBEE AVENUE
WEST PALM BEACH, FLORIDA 33409

EASTPOINTE #6