

PLAT NO. 6 EASTPOINTE COUNTRY CLUB

(A PLANNED UNIT DEVELOPMENT)

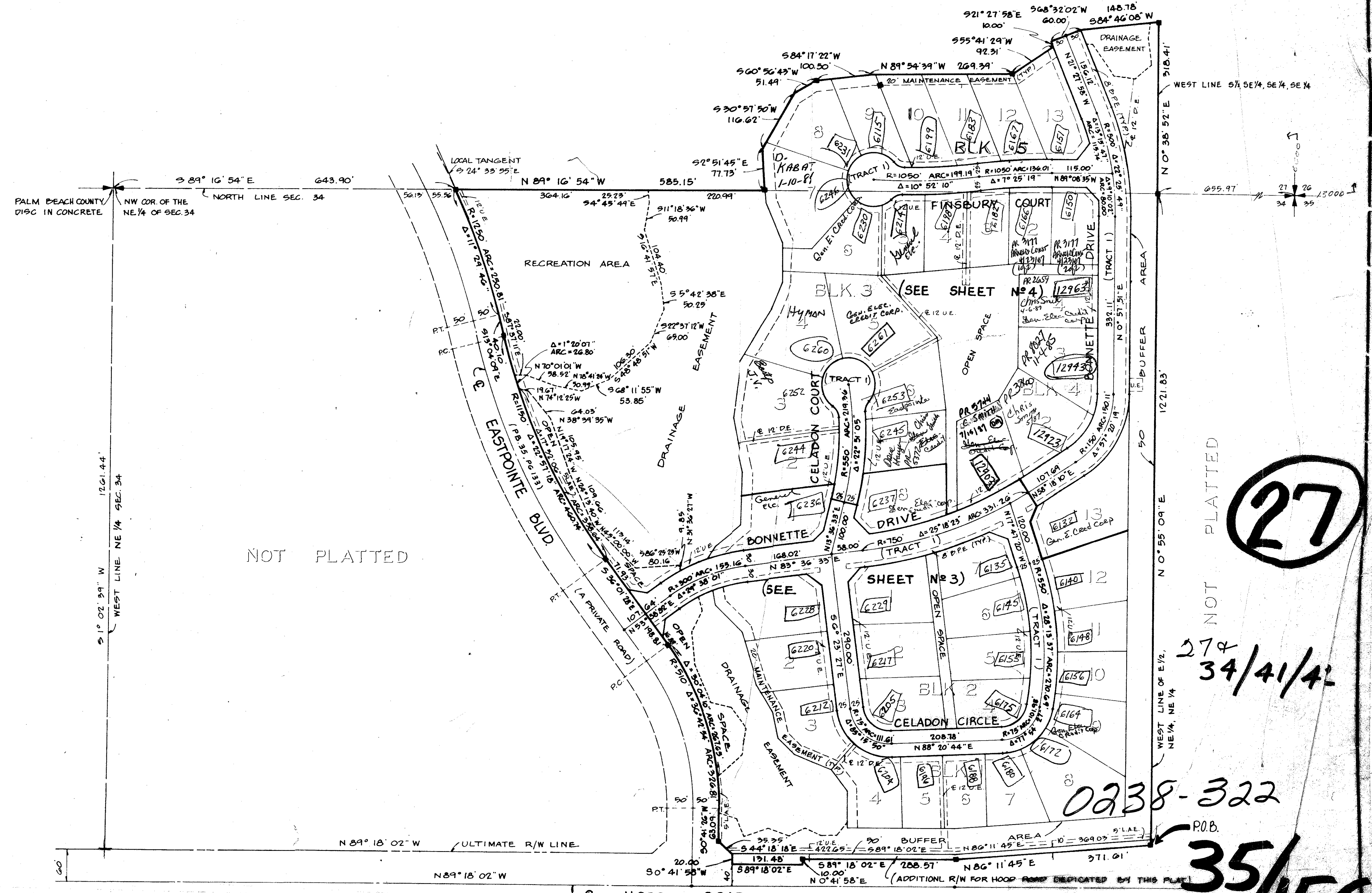
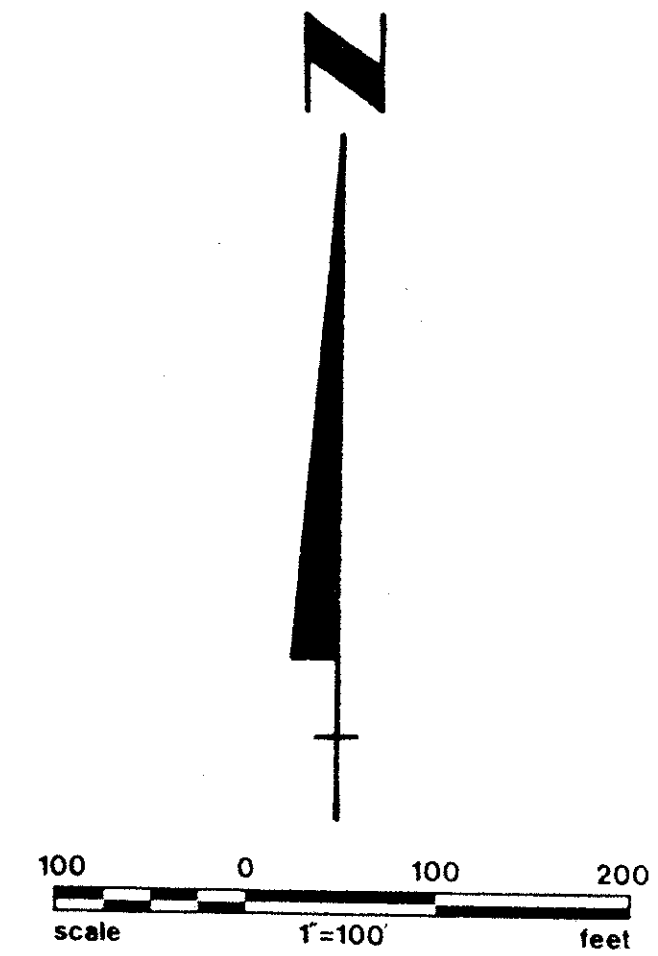
BEING A SUBDIVISION OF A PORTION OF THE SE 1/4 OF SECTION 27 AND
A PORTION OF THE NE 1/4 OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

IN 4 SHEETS SHEET NO. 2

156

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at
this _____ day of _____, 1978
and duly recorded in Plat Book No.
_____ on page _____
JOHN B. DUNKLE, Clerk Circuit Court
By _____ D.C.

NOT PLATTED



NOTES:

THERE SHALL BE NO BUILDINGS OR STRUCTURES PLACED ON UTILITY EASEMENTS.

THERE SHALL NOT BE ANY TYPE OF CONSTRUCTION OR THE PLANTING OF TREES OR SHRUBS ON DRAINAGE EASEMENTS.

BEARING REFERENCE: SOUTH LINE OF SECTION 27 BEARS NORTH 89°-16'-54" WEST

IMPROVEMENTS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS AS FILED IN O.R.B. 2543, PAGE 1230, OFFICIAL RECORDS OF PALM BEACH COUNTY.

BUILDING SETBACKS SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

AREA OF LOTS BLOCK 1	=	4.700 ACRES
AREA OF LOTS BLOCK 2	=	2.254
AREA OF LOTS BLOCK 3	=	3.572
AREA OF LOTS BLOCK 4	=	1.591
AREA OF LOTS BLOCK 5	=	4.356
AREA OF TRACT 1	=	4.698
AREA OF RECREATION AREA	=	2.499
AREA OF DRAINAGE EASEMENTS	=	5.723
AREA OF BUFFER AREA	=	2.692
AREA OF OPEN SPACES	=	1.969
ADDITIONAL R/W HOOD ROAD	=	0.213
		34.267 ACRES

TOTAL DWELLING UNITS (SINGLE FAMILY) = 45
DENSITY = 1.31 UNITS PER ACRE

■ = PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 1552
○ = PERMANENT CONTROL POINT (P.C.P.)

B.P.E. = BICYCLE-PEDESTRIAN PATH EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT

NOT PLATTED

27

27 &
34/41/42

0238-322

35/156

EASTPOINTE - #6

HOOD ROAD (O.R.B. 382 PG 304)