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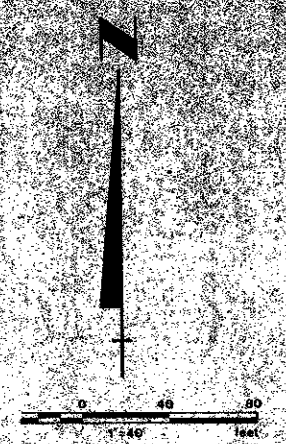
PLAT NO. 10 EASTPOINTE SUBDIVISION

(A PLANNED UNIT DEVELOPMENT)

IN SECTIONS 27 AND 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

IN 4 SHEETS

SHEET 3



NO.	BEARING	LENGTH	NO.	RADIUS	DELTA	ARC LENGTH
1	N 89° 41' 00" W	21.25				
2	S 80° 41' 24" E	38.00				
3	S 83° 47' 57" E	24.38				
4	N 07° 30' 32" W	34.27				
5	S 85° 00' 00" W	81.00				
6	N 05° 15' 22" W	181.58				
7	N 05° 28' 10" W	65.95				
8	N 05° 28' 10" W	16.50				
9	NORTH	6.30				
10	EAST	51.89				
11	N 15° 21' 30" E	38.40				
12	N 1° 08' 28" E	68.29				
13	EAST	40.90				
14	N 03° 30' 42" E	65.86				
15	N 04° 04' 25" E	22.00				
16	N 27° 08' 34" E	101.79				
17	N 21° 21' 55" E	49.40				
18	N 26° 54' 55" E	20.64				
19	S 53° 07' 48" E	17.33				
20	N 75° 03' 42" E	87.00				
21	N 44° 56' 18" W	46.90				
22	N 53° 07' 48" E	9.50				
23	N 41° 30' 30" E	10.20				
24	N 66° 26' 20" E	15.00				
25	S 64° 00' 00" W	38.60				
26	N 89° 17' 02" W	49.94				
27	S 9° 27' 44" N	49.60				
28	S 4° 51' 48" E	34.99				
29	S 6° 28' 04" W	74.55				
30	S 18° 03' 16" W	64.85				
31	S 18° 53' 10" W	40.16				
32	S 24° 58' 26" W	80.53				
33	S 30° 46' 01" W	31.15				
34	S 25° 17' 04" W	45.00				
35	S 75° 00' 00" W	22.00				

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 OR WATER MANAGEMENT EASEMENTS.

BEARING REFERENCE: THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW₁) OF SECTION 34 BEARS SOUTH 89°-13'-14" EAST AND ALL BEARINGS HEREIN ARE RELATIVE THERETO.

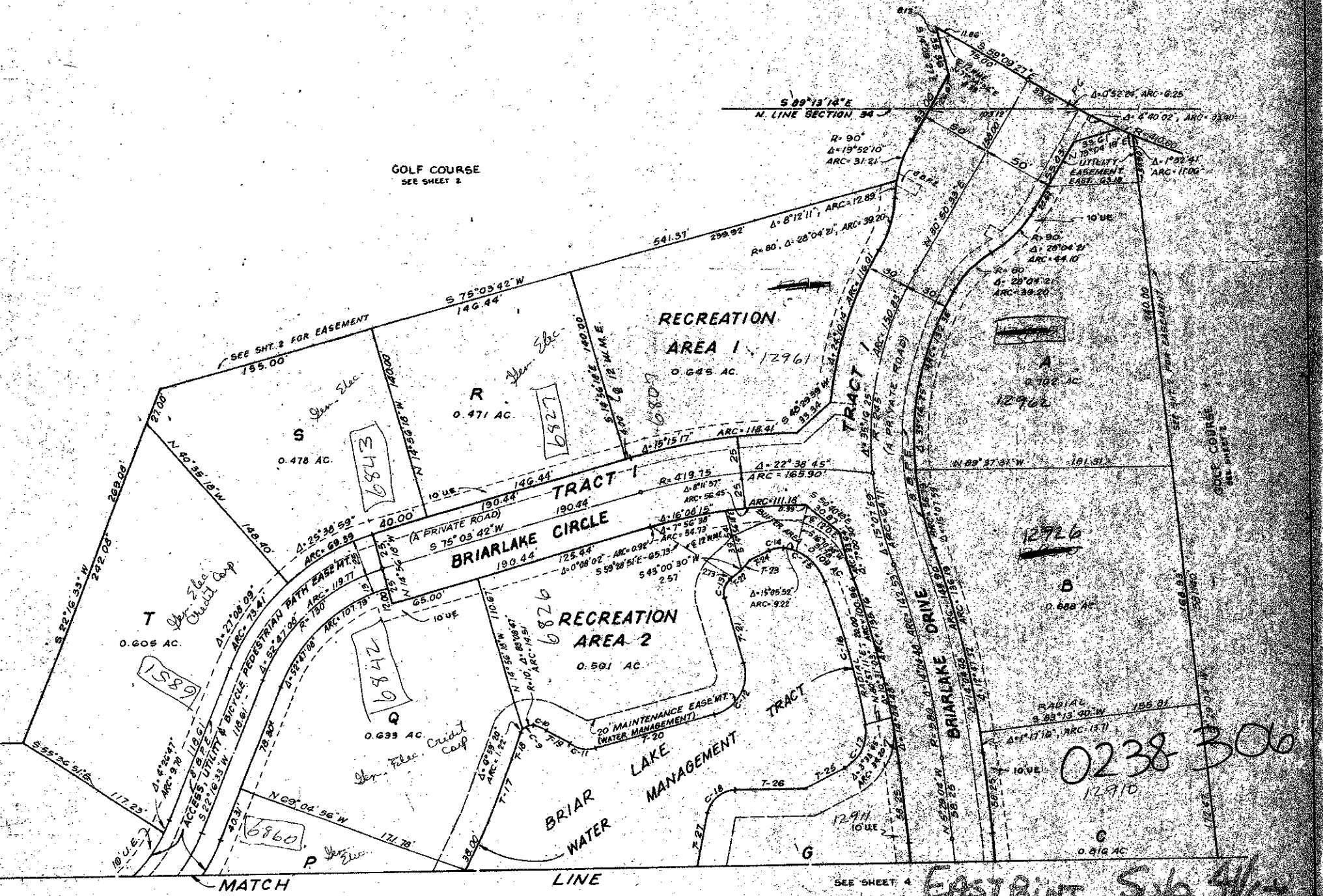
IMPROVEMENTS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF RESTRICTIONS CONVEYANTS AS FILED IN O.S.B. 2543, PAGE 1230, OFFICIAL RECORDS OF PALM BEACH COUNTY.

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

AREA OF TRACT 1 = 3.821 ACRES
 AREA OF ACCESS, UTILITY AND BICYCLE PEDESTRIAN PATH EASEMENT = 0.455 ACRES
 GOLF COURSE = 18.734 ACRES
 WATER MANAGEMENT TRACTS (BRIAR LAKE & LAKE ROBINSON) = 7.075 ACRES
 OTHER AREAS AS SHOWN = 11.769 ACRES
 TOTAL DRAINAGE UNITS = 194
 TOTAL AREA = 67.660 ACRES
 DENSITY = 4.11 UNITS PER ACRE

• = PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 1552
 ○ = PERMANENT CONTROL POINT (P.C.P.)
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 B.P.E. = BICYCLE-PEDESTRIAN PATH EASEMENT
 W.M.E. = WATER MANAGEMENT EASEMENT

NO.	RADIUS	DELTA	ARC LENGTH
C-1	20'	52°-27'-00"	18.31'
C-2	60'	41°-36'-58"	43.58'
C-3	30'	88°-22'-34"	46.27'
C-4	32'	65°-58'-00"	36.84'
C-5	37'	90°-00'-00"	58.12'
C-6	32'	74°-17'-29"	41.49'
C-7	70'	88°-51'-34"	108.56'
C-8	265'	56°-56'-01"	263.23'
C-9	10'	90°-08'-07"	15.73'
C-10	23'	19°-50'-10"	7.96'
C-11	20'	51°-48'-30"	18.09'
C-12	30'	90°-00'-00"	47.12'
C-13	12'	68°-04'-16"	14.26'
C-14	20'	27°-32'-43"	9.42'
C-15	35'	63°-36'-24"	38.06'
C-16	530'	11°-21'-44"	105.11'
C-17	30'	72°-02'-49"	37.72'
C-18	20'	81°-15'-14"	28.36'
C-19	20'	93°-27'-44"	32.62'
C-20	150'	24°-07'-45"	63.17'
C-21	130'	25°-56'-11"	58.86'
C-22	35'	83°-16'-07"	50.87'
C-23	505'	4°-32'-13"	39.89'
C-24	20'	66°-20'-33"	23.15'



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EASTPOINT Sub 4/14