

991-14

PLAT NO. 11 EASTPOINTE SUBDIVISION

(A PLANNED UNIT DEVELOPMENT)

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

IN 2 SHEETS SHEET 1

MOCK, ROOS & ASSOCIATES, INC.
ENGINEERS-SURVEYORS-PLANNERS
WEST PALM BEACH, FLORIDA

JANUARY 1981

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STATE OF FLORIDA
COUNTY OF PALM BEACH
RECORDED IN PLAT BOOK NO. 11
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DESCRIPTION

A CERTAIN PARCEL IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST; RUN THENCE NORTH 84°-29'-01" EAST, ALONG THE NORTH LINE OF SAID SECTION 27, ALSO BEING THE CENTERLINE OF DONALD ROSS ROAD, A DISTANCE OF 687.28 FEET; THENCE SOUTH 5°-30'-59" EAST, A DISTANCE OF 75 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF DONALD ROSS ROAD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 84°-29'-01" EAST AND PARALLEL WITH THE NORTH LINE OF SECTION 27, A DISTANCE OF 523.95 FEET; THENCE SOUTH 67°-37'-13" WEST AND RUNNING ALONG THE BOUNDARY OF PLAT NO. 4, EASTPOINTE COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGES 73 THROUGH 77, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 354.24 FEET; THENCE SOUTH 40°-14'-11" WEST, A DISTANCE OF 138.23 FEET; THENCE SOUTH 16°-23'-04" WEST, A DISTANCE OF 170.09 FEET; THENCE SOUTH 19°-25'-22" EAST, A DISTANCE OF 180.57 FEET; THENCE SOUTH 5°-11'-40" EAST, A DISTANCE OF 312.41 FEET; THENCE SOUTH 35°-08'-07" EAST, A DISTANCE OF 144.31 FEET TO THE BOUNDARY OF PLAT NO. 8, EASTPOINTE COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 36, PAGES 11 THROUGH 18, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 61°-21'-16" WEST ALONG THE BOUNDARY OF PLAT NO. 8, A DISTANCE OF 396.27 FEET TO A POINT IN THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1470 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 1°-22'-25"; A DISTANCE OF 39.25 FEET; THENCE SOUTH 81°-35'-46" WEST, ALONG A LINE RADIAL TO SAID 1470 FOOT RADIUS CURVE, A DISTANCE OF 68.00 FEET TO A POINT IN THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1510 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 1°-22'-25"; A DISTANCE OF 36.68 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 350 FEET AND A CENTRAL ANGLE OF 14°-23'-55"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 128.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 216 FEET AND A CENTRAL ANGLE OF 28°-55'-13"; A DISTANCE OF 166.02 FEET TO A POINT OF CONFOUND CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 645 FEET AND A CENTRAL ANGLE OF 13°-06'-47"; A DISTANCE OF 270.12 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 815 FEET AND A CENTRAL ANGLE OF 17°-31'-20"; A DISTANCE OF 249.25 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 60 FEET AND A CENTRAL ANGLE OF 10°-22'-07"; A DISTANCE OF 115.82 FEET TO THE END OF SAID CURVE; THENCE NORTH 54°-30'-59" WEST, A DISTANCE OF 120.84 FEET; THENCE NORTH 30°-36'-53" WEST, A DISTANCE OF 35.16 FEET TO A LINE PARALLEL WITH SAID 120.84 FEET SOUTHERLY FROM THE NORTH LINE OF SECTION 27, ALSO BEING THE SOUTH RIGHT OF WAY OF DONALD ROSS ROAD; THENCE NORTH 84°-29'-01" EAST ALONG SAID LINE, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.186 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 HERON, BEING IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HERON AS PLAT NO. 11, EASTPOINTE SUBDIVISION, AND MORE PARTICULARLY DESCRIBED HEREOF, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREOF AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT 2 FOR PRIVATE ROAD PURPOSES AND THE BICYCLE-PEDESTRIAN PATH EASEMENT IS HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE UTILITY EASEMENTS AS SHOWN, AND TRACT 3 ARE HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC. OR A GOVERNMENTALLY APPROVED PUBLIC OR PRIVATE UTILITY.
- THE TRAFFIC MANAGEMENT TRACTS AND TRAFFIC MANAGEMENT EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC. OR A GOVERNMENTALLY APPROVED AGENCY.

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 30th DAY OF JANUARY, 1981.

ATTEST:
GENERAL ELECTRIC CREDIT CORPORATION
A NEW YORK CORPORATION
Ramon R. Cacicido, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF DADE) SS

BEFORE ME PERSONALLY APPEARED RAMON R. CACICIDO AND RAMON DIAZO 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 30th DAY OF JANUARY, A.D., 1981.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/31/82

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 HERON 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, AND THAT I FIND THE PROPERTY TO BE FREE FROM ENCUMBRANCES.

JANUARY 30, 1981

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3rd DAY OF February, 1981.

BY: Frank Foster, Chairman

ATTEST:
JOHN B. MURPHY, CLERK

BY: John Tuley, Deputy Clerk

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3rd DAY OF February, 1981.

BY: H. F. Zahler, County Engineer

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HERON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY PERSONAL SUPERVISION AND THAT SAID SURVEY IS ACCURATE AND THE BASIS OF MY KNOWLEDGE AND BELIEF, AND THAT IN ALL OF MY OPINION, THE TERMS AND CONDITIONS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE CONTROL POINTS WILL BE PLACED AFTER CONSTRUCTION OF ROADS UNDER SUPERVISION POSTED WITH PALM BEACH COUNTY, AND FURTHER THAT THE DATA COMPLETES ALL THE REQUIREMENTS OF CHAPTER 154, FLORIDA STATUTES, PART OF AN AMENDED AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: [Signature]

EastPointe Sub # 11

0238-3074

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THIS INSTRUMENT WAS PREPARED BY
MOCK, ROOS & ASSOCIATES, INC.
ENGINEERS-SURVEYORS-PLANNERS
1800 OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA

