

41-176

171

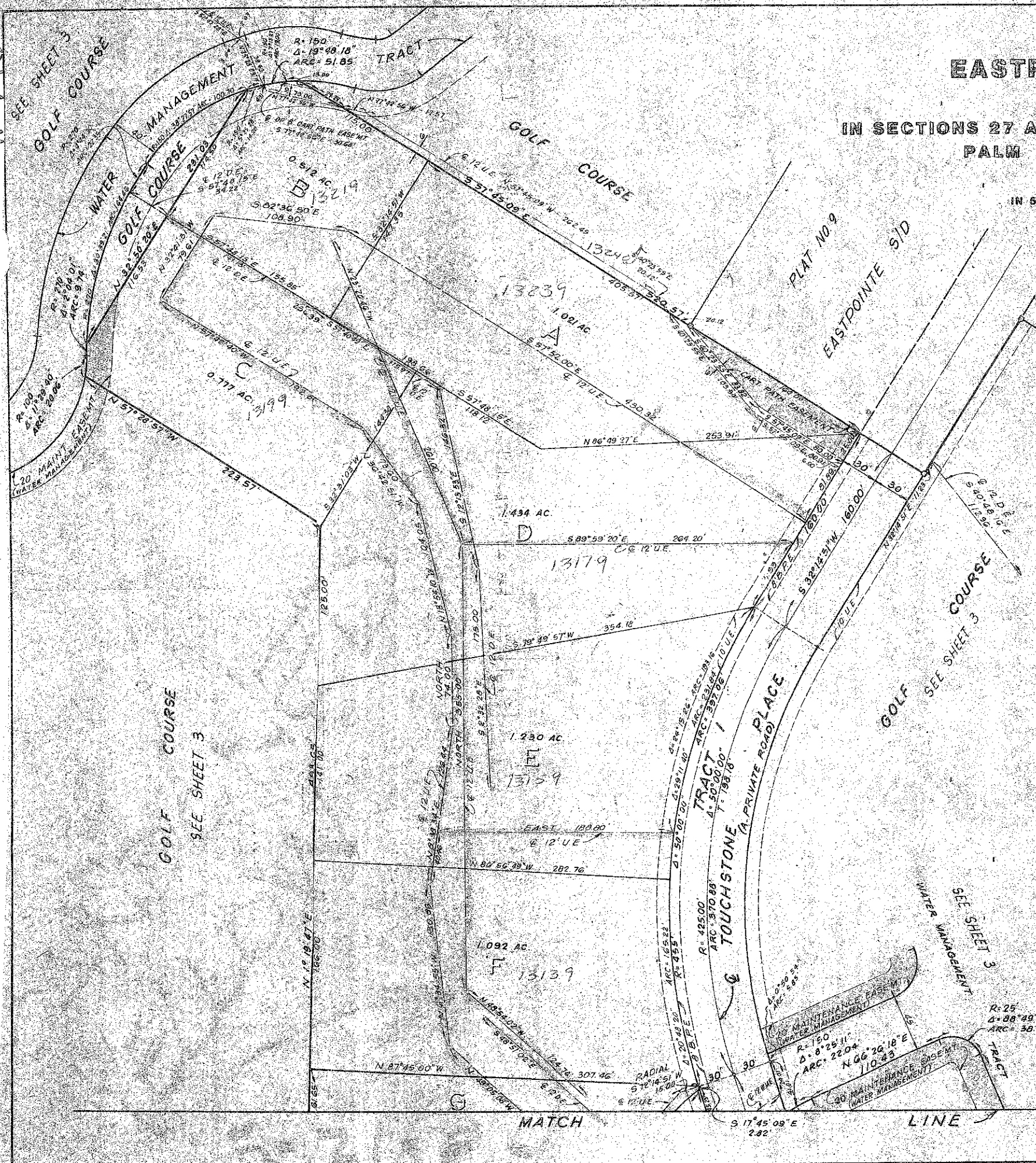
PLAT NO. 12 EASTPOINTE SUBDIVISION

(A PLANNED UNIT DEVELOPMENT)

IN SECTIONS 27 AND 34, TWP. 41 SOUTH, RGE. 42 EAST
PALM BEACH COUNTY, FLORIDA

IN 5 SHEETS

SHEET 4



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 OR WATER MANAGEMENT TRACTS.

BEARING REFERENCE: SOUTH LINE OF SECTION 27 BEARS NORTH 89° 13' 14" 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.

TOTAL DWELLING UNITS (TWO STORY GARDEN APTS.) - 160
DENSITY - 1.79 UNITS PER ACRE

□ - PERMANENT REFERENCE MONUMENTS (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

W.M.E. - WATER MANAGEMENT EASEMENT

AREA OF LAMES AND WATER MANAGEMENT TRACTS - 23.316 ACRES

AREA OF GOLF COURSE - 46.381 ACRES

AREA OF BUFFER - 0.194 ACRES

AREA OF TRACT I - 2.797 ACRES

AREA OF TRACTS A THROUGH R - 16.689 ACRES

TOTAL - 89.377 ACRES



MATCH

LINE

(SEE SHEET 5)