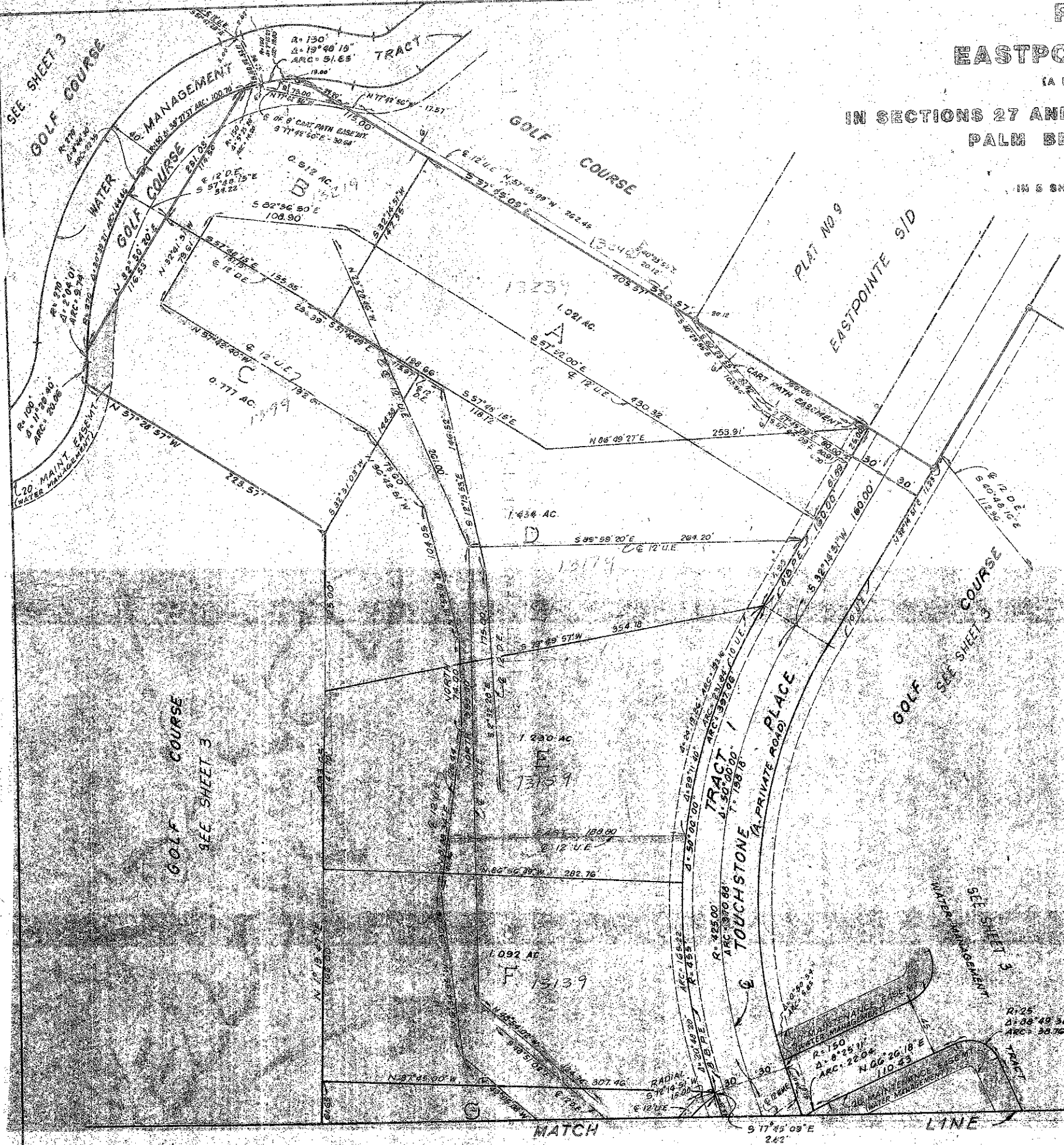


PLAT NO. 12
EASTPOINTE SUBDIVISION
 (A PLANNED UNIT DEVELOPMENT)

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

IN 6 SHEETS SHEET 4

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- 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 OR DRAINAGE EASEMENTS OR WATER MANAGEMENT EASEMENTS OR WATER MANAGEMENT TRACTS.
 - BEARING REFERENCE: SOUTH LINE OF SECTION 27 BEARS NORTH 89°-11'-14" WEST.
 - IMPROVEMENTS WITHIN THIS DEED ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS AS FILED IN O.R.B. 2547, 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 GARAGE APARTS): 160
 - DENSITY: 1.79 UNITS PER ACRE
 - PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 1562
 - PERMANENT CONTROL POINT (P.C.P.)
 - B.P.E. BICYCLE-PEDSREWAY PAV. EASEMENT
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - W.M.E. WATER MANAGEMENT EASEMENT
- | | |
|---|--------------|
| AREA OF LAKES AND WATER MANAGEMENT TRACTS | 25,314 ACRES |
| AREA OF GOLF COURSES | 16,382 ACRES |
| AREA OF BUFFER | 10,194 ACRES |
| AREA OF TRACT 1 | 2,791 ACRES |
| AREA OF TRACT 2 THROUGH 5 | 28,489 ACRES |
| TOTAL | 83,170 ACRES |



(SEE SHEET 5)