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COUNTERPOINT ESTATES PLAT No. 8

IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

DEDICATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT McINTOSH HOLDINGS, INC., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS COUNTERPOINT ESTATES PLAT NO. 8, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARINGS RECITED HEREON ARE ON THE SAME BEARING DATUM SHOWN ON COUNTERPOINT ESTATES PLAT NO. 1 AS SAID PLAT IS RECORDED IN PLAT BOOK 32 AT PAGE 156 OF THE PUBLIC RECORDS OF SAID COUNTY). COMMENCING AT THE SOUTH QUARTER (S 1/4) CORNER OF SAID SECTION 25; THENCE NORTH 00°56'26" EAST, ALONG THE NORTH-SOUTH QUARTER LINE (N-S 1/4) OF SAID SECTION 25, A DISTANCE OF 33.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID COUNTERPOINT ESTATES PLAT NO. 1; THENCE TRAVERSING ALONG A PORTION OF THE SOUTH AND WEST LINES OF SAID COUNTERPOINT ESTATES PLAT NO. 1 THROUGH THE FOLLOWING 2 NUMBERED COURSES AND DISTANCES:

1. SOUTH 89°07'51" WEST A DISTANCE OF 50.00 FEET; THENCE
2. NORTH 00°25'40" WEST A DISTANCE OF 532.08 FEET TO THE SOUTHEAST CORNER OF COUNTERPOINT ESTATES PLAT NO. 7 AS SAID PLAT IS RECORDED IN PLAT BOOK 44 AT PAGE 148 OF THE PUBLIC RECORDS OF SAID COUNTY;

THENCE, CONTINUING ALONG THE SAID WEST LINE OF SAID COUNTERPOINT ESTATES PLAT NO. 1 BEING ALSO THE EAST LINE OF SAID COUNTERPOINT ESTATES PLAT NO. 7 THROUGH THE FOLLOWING THREE (3) NUMBERED COURSES AND DISTANCES:

1. NORTH 00°25'40" WEST, A DISTANCE OF 367.15 FEET; THENCE
2. NORTH 01°39'40" EAST, A DISTANCE OF 106.91 FEET; THENCE
3. NORTH 01°35'50" WEST, A DISTANCE OF 45.47 FEET TO THE NORTHEAST CORNER OF SAID PLAT NO. 7 AND THE POINT OF BEGINNING.

THENCE, CONTINUING ALONG THE SAID WEST LINE OF SAID COUNTERPOINT ESTATES PLAT NO. 1 THROUGH THE FOLLOWING THREE (3) NUMBERED COURSES AND DISTANCES:

1. NORTH 01°35'50" WEST A DISTANCE OF 177.98 FEET; THENCE
2. NORTH 00°56'26" EAST A DISTANCE OF 93.13 FEET MORE OR LESS TO THE NORTH LINE OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 25; THENCE

3. NORTH 00°56'26" EAST A DISTANCE OF 16.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE AS LAID OUT AND IN USE OF THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT CANAL RIGHT-OF-WAY; THENCE, DEPARTING FROM SAID WEST LINE OF COUNTERPOINT ESTATES PLAT NO. 1, SOUTH 89°34'12" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SAID CANAL A DISTANCE OF 1239.76 FEET, MORE OR LESS TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 25, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SAID CANAL; THENCE SOUTH 01°05'35" WEST ALONG SAID WEST LINE A DISTANCE OF 8.25 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 25; THENCE CONTINUE SOUTH 01°05'35" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 25 (ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SAID CANAL), A DISTANCE OF 234.93 FEET MORE OR LESS, TO THE NORTHWEST CORNER OF SAID COUNTERPOINT ESTATES PLAT NO. 7; THENCE, TRAVERSING ALONG THE NORTH LINE OF SAID COUNTERPOINT ESTATES PLAT NO. 7 THROUGH THE FOLLOWING 5 NUMBERED COURSES AND DISTANCES:

1. NORTH 89°34'20" EAST, A DISTANCE OF 108.33 FEET; THENCE
2. SOUTH 64°45'03" EAST, A DISTANCE OF 57.70 FEET; THENCE
3. NORTH 89°34'20" EAST, A DISTANCE OF 924.79 FEET; THENCE
4. SOUTH 70°21'23" EAST, A DISTANCE OF 55.36 FEET; THENCE
5. NORTH 89°34'20" EAST, A DISTANCE OF 110.12 FEET MORE OR LESS TO THE SAID NORTHEAST CORNER OF SAID PLAT NO. 7 AND THE POINT OF BEGINNING.

CONTAINING 7.6251 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATED AS FOLLOWS:

1. STREETS: THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. EASEMENTS:
 - A. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
 - B. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT A. McINTOSH, ITS VICE PRESIDENT, AND ATTESTED BY PAUL THIBADEAU, ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF SEPTEMBER, 1982.

ATTEST:

Paul Thibadeau
PAUL THIBADEAU, ITS SECRETARY

ROBERT McINTOSH HOLDINGS, INC., A CORPORATION OF THE STATE OF FLORIDA

Robert A. McIntosh
ROBERT A. McINTOSH, ITS VICE PRESIDENT

ACKNOWLEDGEMENT:

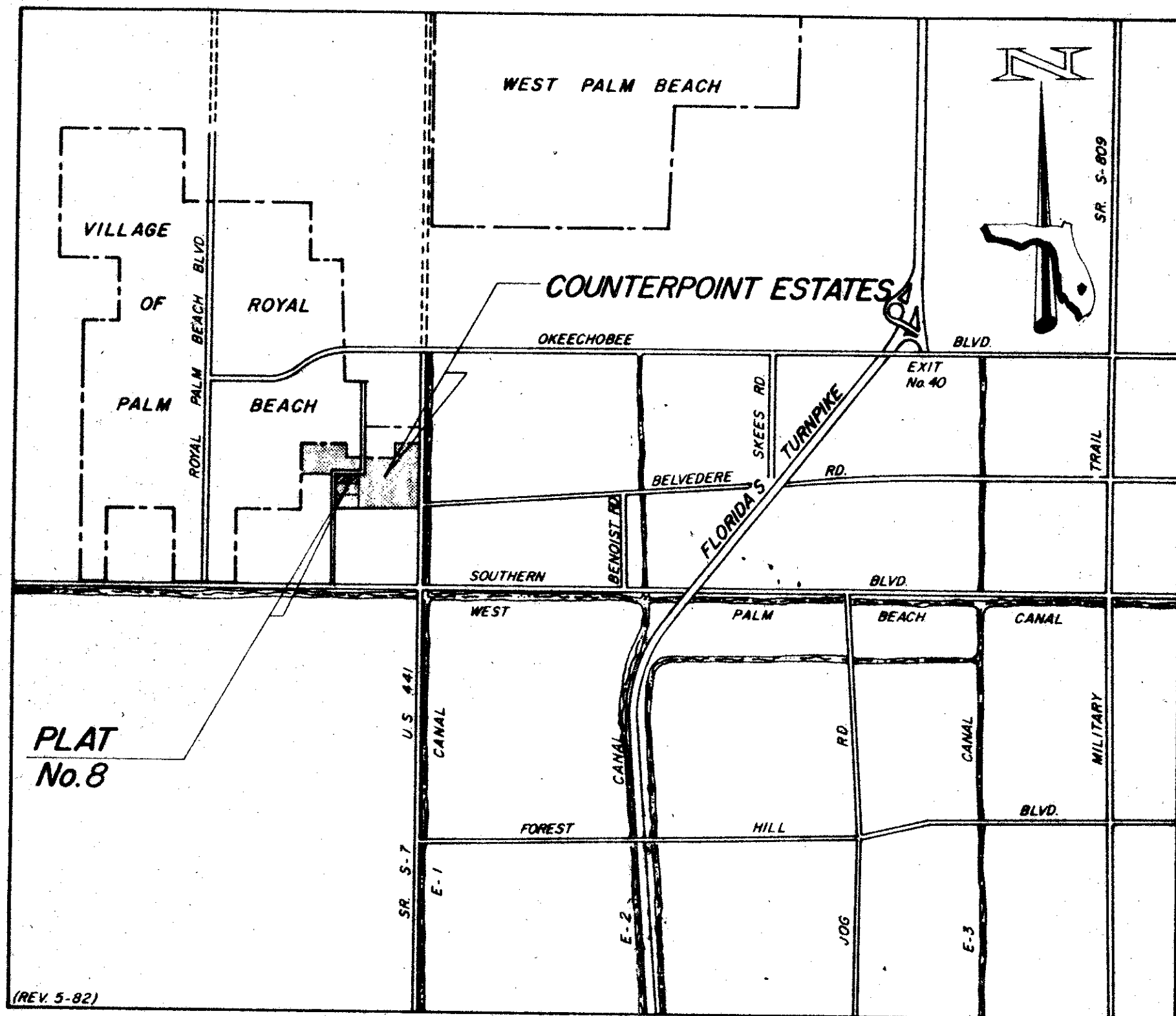
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT A. McINTOSH AND PAUL THIBADEAU TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF ROBERT McINTOSH HOLDINGS, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS 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 10th DAY OF SEPT., 1982.

MY COMMISSION EXPIRES:

Janet Patterson
NOTARY PUBLIC



VICINITY MAP
NOT TO SCALE

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF Jan 1983.

BY: *Peggy B. Ewart*
PEGGY B. EWART
CHAIRMAN

COUNTY ENGINEER
PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF Jan 1983.

BY: *H. F. Kahlert*
H. F. KAHLERT, P.E.
COUNTY ENGINEER

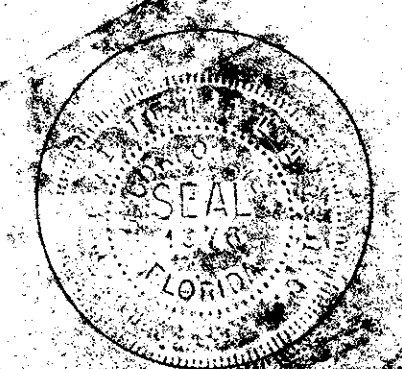
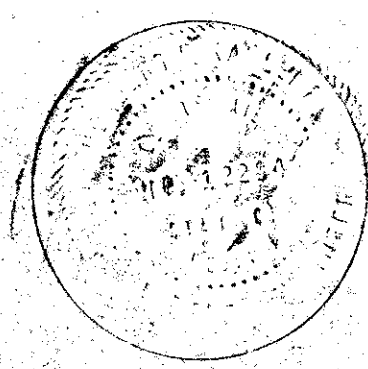
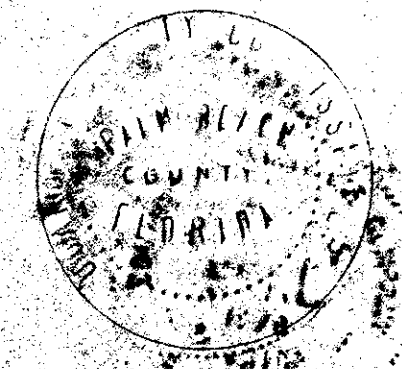
ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: *Elizabeth Richard*
DEPUTY CLERK

OFFICIAL SEAL
BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER'S SEAL

CORPORATE SEAL
ROBERT McINTOSH HOLDINGS, INC.



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 9/10/82

Rafael Saladrigas
RAFAEL SALADRIGAS
REGISTERED/SURVEYOR NO. 2345
STATE OF FLORIDA



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, PAUL THIBADEAU, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO ROBERT McINTOSH HOLDINGS, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES.

DATE: 11/18/82
8/2/82

Paul Thibadeau
ATTORNEY AT LAW

TURNOUT REQUIRED
RS FS-73-300
FH-No.

0225-307 25/43-41

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THIS INSTRUMENT WAS PREPARED BY RAFAEL SALADRIGAS OF FLORIDA SURVEYING AND MAPPING, INC., 941 NORTH MILITARY TRAIL, WEST PALM BEACH, FLORIDA 33406. TELEPHONE NUMBER: (305) 689-6414.

FLORIDA SURVEYING & MAPPING, INC.			
WEST PALM BEACH		FLORIDA	
COUNTERPOINT ESTATES PLAT NO. 8			
R/S	N/A	182-41	17551
T.A./P.B.			
G.C.P.			
		MAY 1982	75-44-34

LAND USE TABULATION	
TOTAL NUMBER OF UNITS	= 33 UNITS
TOTAL ACREAGE	= 7.6251 ACRES
PLAT DENSITY	= 4.33 UNITS/ACRE