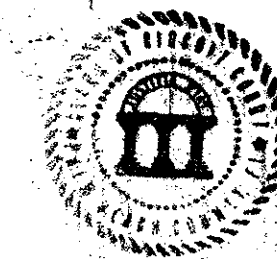


COUNTERPOINT ESTATES PLAT No. 10

45

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

SHEET 1 OF 2 SHEETS



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 23 day of SEPTEMBER 1984
at 5:21 PM
on page 48 & 46
JOHN B. DUNKLE, Clerk Circuit Court
by Donally W. Hink

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT MCINTOSH HOLDINGS, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS COUNTERPOINT ESTATES, PLAT No. 10, BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 25, AS FOLLOWS:

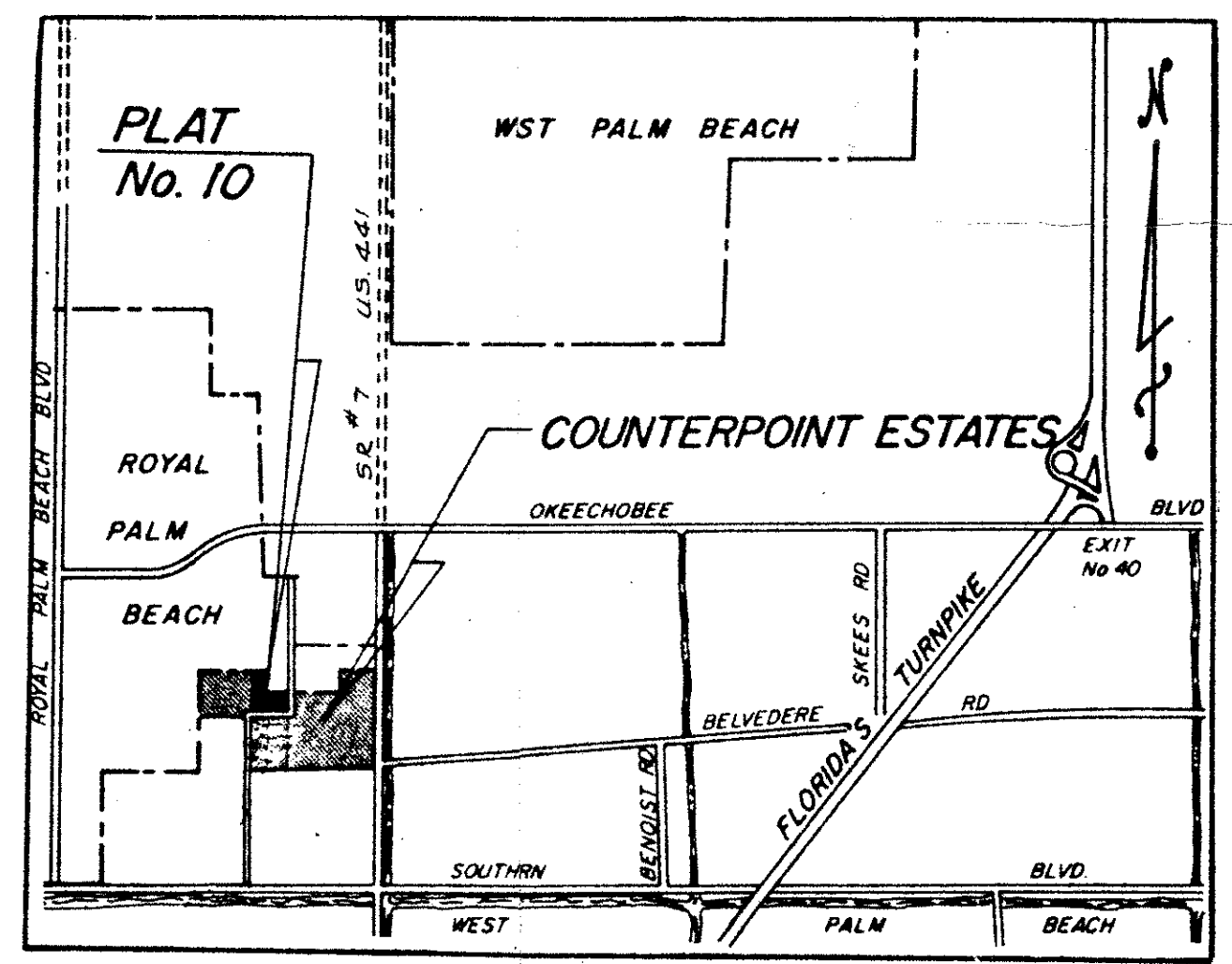
FROM THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 25, RUN NORTH 00°-56'-26" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 1531.62 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT CANAL, AS LAID OUT AND IN USE; SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE, SOUTH 89°-55'-41" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1479.25 FEET;
THENCE, SOUTH 01°-05'-35" WEST, ALONG THE WEST RIGHT OF WAY LINE OF SAID NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT CANAL, A DISTANCE OF 160.04 FEET;
THENCE, SOUTH 89°-55'-41" WEST, A DISTANCE OF 396.94 FEET;
THENCE, NORTH 00°-04'-19" WEST, A DISTANCE OF 152.0 FEET;
THENCE, NORTH 89°-55'-41" EAST, A DISTANCE OF 12.03 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 495.36 FEET AND A CENTRAL ANGLE OF 21°-42'-56";
THENCE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 187.75 FEET TO THE POINT OF TANGENCY;
THENCE, NORTH 68°-12'-45" EAST, A DISTANCE OF 42.87 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 521.36 FEET AND A CENTRAL ANGLE OF 21°-42'-56";
THENCE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 197.60 FEET TO THE POINT OF TANGENCY;
THENCE, NORTH 89°-55'-41" EAST, A DISTANCE OF 536.26 FEET;
THENCE, NORTH 01°-01'-01" EAST, A DISTANCE OF 1116.38 FEET TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 25;
THENCE, SOUTH 89°-59'-18" EAST, ALONG SAID LINE, A DISTANCE OF 257.04 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 25;
THENCE, SOUTH 01°-01'-01" WEST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, A DISTANCE OF 678.03 FEET;
THENCE, NORTH 89°-58'-11" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, A DISTANCE OF 658.91 FEET TO THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 25;
THENCE, SOUTH 00°-56'-26" WEST, ALONG SAID EAST LINE, A DISTANCE OF 517.51 FEET TO THE POINT OF BEGINNING.

WEIMER AND COMPANY

INCORPORATED
planners • land surveyors • engineers
land development consultants

APRIL 1984



VICINITY MAP
NOT TO SCALE

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. LIMITED ACCESS EASEMENTS: THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 2. 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.
- 3. EASEMENTS: 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.
- 4. RECREATION AREA: THE RECREATION AREA (TRACT B-5) AS SHOWN IS TO BE CONVEYED AND DEDICATED TO COUNTERPOINT ESTATES PROPERTY OWNER'S ASSOCIATION NUMBER 2, INC. ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COUNTERPOINT ESTATES PROPERTY OWNER'S ASSOCIATION NUMBER 2, INC. THE RECREATIONAL TRACT TO BE CONVEYED AND DEDICATED TO THE COUNTERPOINT ESTATES PROPERTY OWNER'S ASSOCIATION NUMBER 2, INC., IS NOT DEDICATED HEREBY FOR THE USE OF THE GENERAL PUBLIC, BUT IS TO BE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN COUNTERPOINT ESTATES AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO COUNTERPOINT ESTATES SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT A. MCINTOSH, ITS 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 17th DAY OF May, 1984.

ATTEST: Paul Thibadeau
PAUL THIBADEAU, SECRETARY

ROBERT MCINTOSH HOLDINGS, INC.
BY: Robert McIntosh
ROBERT MCINTOSH, 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 PRESIDENT AND SECRETARY OF THE ABOVE NAMED ROBERT MCINTOSH HOLDINGS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND 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 17th DAY OF May, 1984.

MY COMMISSION EXPIRES: 8-7-87
Linda J. Jacob
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



THIS INSTRUMENT WAS PREPARED BY ROLF ERNST WEIMER IN THE OFFICE OF WEIMER AND COMPANY, INC., 2586 FOREST HILL BOULEVARD, WEST PALM BEACH, FLORIDA 33406.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF August 1984.

BY: Ken Spiliaris
CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF August 1984.

BY: G. Haney Franks Jr.
COUNTY ENGINEER ASSISTANT

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: Ruth A. Compler
DEPUTY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, PAUL THIBADEAU, ATTORNEY AT LAW, LAWYERS-TITLE INSURANCE CORPORATION, AN TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO ROBERT MCINTOSH HOLDINGS, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT WE FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

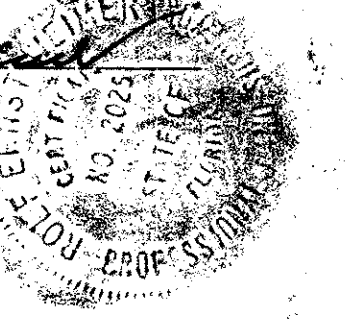
DATE: May 3, 1984
BY: Paul Thibadeau
LAWYERS-TITLE INSURANCE CORPORATION

0225-302

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 AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY 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: May 18th 84
BY: Rolf Ernst Weimer
ROLF ERNST WEIMER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2029



49/145
COUNTERPOINT ESTATE # 10/95

DRAWING NUMBER
49/145

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER