

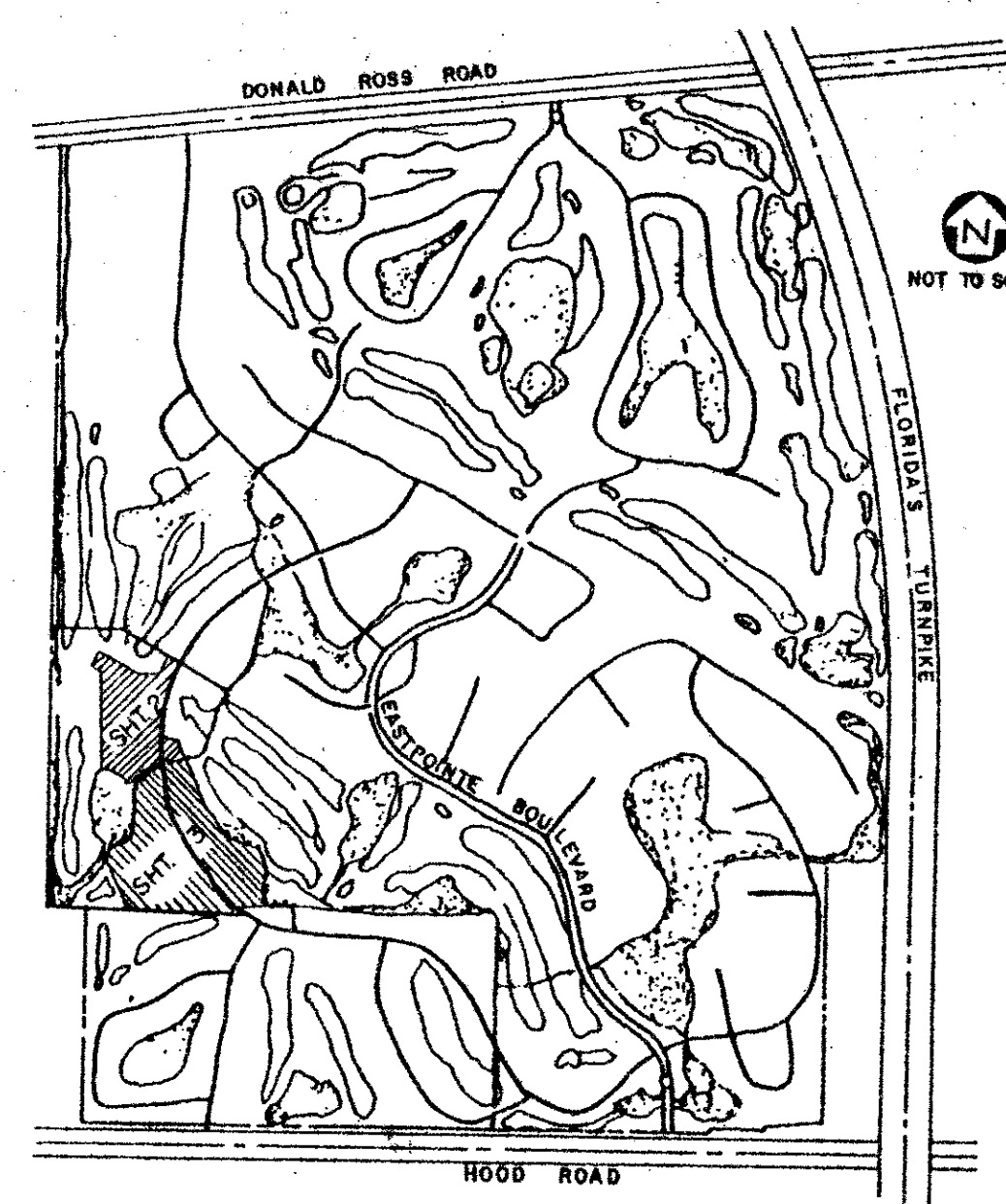
124

# PLAT NO. 12A EASTPOINTE SUBDIVISION

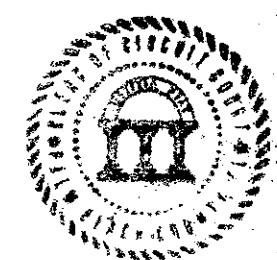
(A PLANNED UNIT DEVELOPMENT)  
(SHEET 1 OF 3)

BEING A REPLAT OF PORTIONS OF PLAT NO. 12  
EASTPOINTE SUBDIVISION RECORDED IN PLAT  
BOOK 41 PAGES 168, 169, 170, 171, & 172 OF THE  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

METRIC ENGINEERING INC.  
WEST PALM BEACH, FL



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 10/18/84  
the 18th day of NOVEMBER  
1984 and duly recorded in Plat Book No.  
49 on page 124, 125, 126  
JOHN B. DUNKLE, Clerk Circuit Court  
Palm Beach, Florida D.C.



DRAWING NUMBER  
49/124

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

### LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF PLAT 12, EASTPOINTE SUBDIVISION AS RECORDED IN PLAT BOOK 41 AT PAGES 168 THROUGH 172 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1  
COMMENCE AT INTERSECTION OF THE CENTERLINE OF TOUCHSTONE PLACE (TRACT 1) OF SAID PLAT 12, EASTPOINTE SUBDIVISION, AND THE NORTHEASTERLY BOUNDARY OF SAID PLAT 12; THENCE N57°45'09"W FOR A DISTANCE OF 30.00 FEET TO THE WESTERLY RIGHT OF WAY OF SAID TOUCHSTONE PLACE, SAID POINT BEING THE POINT OF BEGINNING; THENCE S32°14'51"W ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 160.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST AND HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 50°00'00" AND A RADIUS OF 455.00 FEET; THENCE ALONG SAID RIGHT OF WAY SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 397.06 TO THE POINT OF TANGENCY; THENCE S17°45'09"E ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 355.34 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 41°24'18" AND A RADIUS OF 430.00 FEET; THENCE ALONG SAID RIGHT OF WAY SOUTHERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 310.74 FEET TO THE POINT OF TANGENCY; THENCE S59°09'27"E ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 380.10 FEET; THENCE N89°13'14"W FOR A DISTANCE OF 752.03 FEET; THENCE N45°40'09"W FOR A DISTANCE OF 299.25 FEET; THENCE N01°19'14"E FOR A DISTANCE OF 585.71 FEET; THENCE N57°28'57"W FOR A DISTANCE OF 224.96 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE WEST AND HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 14°30'28" AND A RADIUS OF 100.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS N74°05'28"W; THENCE NORTHERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 25.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST AND HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 102°04'01" AND A RADIUS OF 270.00 FEET; THENCE NORTHERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 9.74 FEET; THENCE ON A MOUNTANT LINE N32°50'22"E FOR A DISTANCE OF 116.53 FEET; THENCE S57°48'15"E ALONG THE SOUTHWESTERLY BOUNDARY OF TRACT B OF SAID PLAT 12 FOR A DISTANCE OF 155.85 FEET; THENCE CONTINUE S57°48'15"E ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT A FOR A DISTANCE OF 198.66 FEET; THENCE N86°49'27"E ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT A FOR A DISTANCE OF 72.53 FEET; THENCE N50°14'52"E FOR A DISTANCE OF 110.55 FEET TO THE NORTHERLY BOUNDARY OF SAID PLAT 12; THENCE S57°45'09"E ALONG SAID NORTHERLY BOUNDARY OF SAID PLAT 12 FOR 113.66 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:  
PARCEL 2  
COMMENCE AT INTERSECTION OF THE CENTERLINE OF TOUCHSTONE PLACE (TRACT 1) AND THE NORTHEASTERLY BOUNDARY OF SAID PLAT 12; THENCE S32°14'51"W ALONG THE CENTERLINE OF TOUCHSTONE PLACE FOR A DISTANCE OF 160.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST AND HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 16°25'12" AND A RADIUS OF 425.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 122.81 FEET TO A POINT ALONG SAID CURVE; THENCE S74°10'26"E FOR A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT OF WAY OF TOUCHSTONE PLACE, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE S74°10'26"E FOR A DISTANCE OF 96.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE EAST AND HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 45°42'21" AND A RADIUS OF 70.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 55.94 FEET TO THE POINT OF TANGENCY; THENCE S22°52'37"E FOR A DISTANCE OF 78.23 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 95°42'09" AND A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 50.11 FEET TO THE POINT OF TANGENCY; THENCE S72°49'32"W FOR A DISTANCE OF 106.06 FEET TO THE EASTERLY RIGHT OF WAY OF TOUCHSTONE PLACE AND TO A POINT ALONG A CIRCULAR CURVE CONCAVE TO THE EAST AND HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 35°00'01" AND A RADIUS OF 395.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS N72°49'32"E; THENCE ALONG SAID RIGHT OF WAY, NORTHWESTERLY, NORTHERLY, AND NORTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 227.51 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:  
PARCEL 3

COMMENCE AT INTERSECTION OF THE CENTERLINE OF TOUCHSTONE PLACE (TRACT 1) AND THE NORTHEASTERLY BOUNDARY OF SAID PLAT 12; THENCE S32°14'51"W ALONG THE CENTERLINE OF TOUCHSTONE PLACE FOR A DISTANCE OF 160.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST AND HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 50°00'00" AND A RADIUS OF 425.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 370.88 FEET TO THE POINT OF TANGENCY; THENCE S17°45'09"E FOR A DISTANCE OF 41.01 FEET; THENCE N72°14'51"E TO THE EASTERLY RIGHT OF WAY OF TOUCHSTONE PLACE FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 08°25'11" AND A RADIUS OF 150.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS S31°58'57"E; THENCE NORTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 22.04 FEET TO THE POINT OF TANGENCY; THENCE N66°26'18"E FOR A DISTANCE OF 110.43 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 88°49'59" AND A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, EASTERLY, AND SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 38.76 FEET TO THE POINT OF TANGENCY; THENCE S24°44'05"E FOR A DISTANCE OF 170.76 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST AND HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 27°07'19" AND A RADIUS OF 140.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY, AND SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 86.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 46°31'58" AND A RADIUS OF 145.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 117.76 FEET TO THE POINT OF TANGENCY; THENCE S44°08'42"E FOR A DISTANCE OF 81.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH AND HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 39°44'22" AND A RADIUS OF 140.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 97.10 FEET TO THE POINT OF TANGENCY; THENCE S85°53'04"E FOR A DISTANCE OF 237.42 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 84°52'51" AND A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 59.26 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST AND HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 30°24'00" AND A RADIUS OF 150.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 90.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST AND HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 75°07'00" AND A RADIUS OF 130.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 170.45 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 35°48'27" AND A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 18.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST AND HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 136°40'40" AND A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 23.86 FEET; THENCE ON A MOUNTANT LINE S30°50'33"W FOR A DISTANCE OF 20.00 FEET TO SAID RIGHT OF WAY OF TOUCHSTONE PLACE; THENCE N59°09'27"W ALONG SAID RIGHT OF WAY OF TOUCHSTONE PLACE FOR A DISTANCE OF 403.70 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 41°24'18" AND A RADIUS OF 370.00 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY NORTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 267.38 FEET TO THE POINT OF TANGENCY; THENCE N17°45'09"W ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 294.33 FEET TO THE POINT OF BEGINNING.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 12A, EASTPOINTE SUBDIVISION, AND MORE PARTICULARLY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, HAVE DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS 1, J, & K FOR PRIVATE ROAD PURPOSES ARE HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- TRACT G IS 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., WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- THE UTILITY EASEMENTS AS SHOWN, AND TRACTS F, H, I, J, K, L, M, N ARE HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS, AND THE ACCESS AND UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- THE WATER MANAGEMENT EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR WATER MANAGEMENT PURPOSES AND IS THE OBLIGATION OF THE SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENT, AS SHOWN, IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- ALL AREAS SHOWN HEREON NOT DESIGNATED AS LOTS OR OTHERWISE DEDICATED HEREON ARE HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., FOR THE PURPOSE OF COMMON AREAS, AND ARE THE CONSTRUCTION AND PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. A PERPETUAL EASEMENT IS HEREBY RESERVED THROUGHOUT SAID COMMON AREA FOR INGRESS AND EGRESS FOR LAKE MAINTENANCE.

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 4TH DAY OF October, A.D., 1984.

ATTEST:  
GENERAL ELECTRIC CREDIT CORPORATION A NEW YORK CORPORATION  
BY: J. L. Ciel  
RAMON R. CACICEDO, VICE PRESIDENT

ACKNOWLEDGEMENT  
STATE OF FLORIDA )  
COUNTY OF DADE ) SS

BEFORE ME PERSONALLY APPEARED RAMON R. CACICEDO AND RAMON DIAGO 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 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 4TH DAY OF October, A.D., 1984.

John P. ...  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: June 20, 1988

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5TH DAY OF October, A.D., 1984.

ATTEST:  
EASPOINTE HOMEOWNERS' ASSOCIATION, INC.  
BY: Jeanne Tichy  
JEANNE TICHY, SECRETARY

STATE OF FLORIDA )  
COUNTY OF DADE ) SS

BEFORE ME PERSONALLY APPEARED LEONARD MASS AND JEANNE TICHY 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 EASTPOINTE HOMEOWNERS' ASSOCIATION, 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 5TH DAY OF October, A.D., 1984.

Richard H. Compton  
DEPUTY CLERK  
MY COMMISSION EXPIRES: JUNE 26, 1987

### ACCEPTANCE LOCATION AND VICINITY MAP

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT hereby accepts the water management easement, as shown hereon.

Date October 17, 1984 at Northern Palm Beach County Water Control District  
BY: Madison F. Pacetti  
Madison F. Pacetti, Secretary  
BY: Donald C. Walker  
Donald C. Walker, President  
Board of Supervisors

STATE OF FLORIDA )  
COUNTY OF DADE ) SS

BEFORE ME PERSONALLY APPEARED DONALD C. WALKER AND MADISON F. PACETTI 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 NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, 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 OCTOBER, A.D., 1984.

Shirley L. Jones  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 3/17/86

### TITLE CERTIFICATION

I, PATRICK M. GORDON, 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 IN GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, AND EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THE PROPERTY TO BE FREE FROM ENCUMBRANCES.

October 17, 1984  
DATE  
Patrick M. Gordon  
PATRICK M. GORDON, ATTY. AT LAW

APPROVALS  
BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30 DAY OF October, 1984.  
BY: Ken Spillias  
KEN SPILLIAS, CHAIRMAN

ATTEST:  
JOHN B. DUNKLE, CLERK

BY: Richard H. Compton  
DEPUTY CLERK

COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30 DAY OF October, 1984.  
BY: H. F. Kahlert  
H. F. KAHLERT, COUNTY ENGINEER

### NOTES

- BUILDING SETBACKS SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- IMPROVEMENTS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS AS FILED IN O.R.B. 2543 AT PAGE 1230, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- BEARINGS CITED HEREON ARE IN THE MERIDIAN OF THE SOUTH LINE OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST BEING S89° 13'14"E AS RECORDED IN EASTPOINTE COUNTRY CLUB (PLAT BOOK 41, PP 168-172).
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE DENOTED THUSLY: PERMANENT CONTROL POINT (P.C.P.'S) ARE DENOTED THUSLY: DRAINAGE EASEMENT ARE DENOTED THUSLY: UTILITY EASEMENT ARE DENOTED THUSLY: WATER MANAGEMENT EASEMENT ARE DENOTED THUSLY: LIMITED ACCESS EASEMENT ARE DENOTED THUSLY:

### P.U.D. TABULAR DATA

TOTAL AREA PLAT 12A	17.85 ACRES ±
DWELLING UNITS	
A. SINGLE FAMILY LOTS	69
B. GARDEN APARTMENTS	16
TOTAL DWELLING UNITS	87
DWELLING UNITS PER ACRE	4.87 D.U./AC.

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT SAID SURVEY WAS MADE AND THIS PLAT PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET TO THE REQUIREMENTS OF PALM BEACH COUNTY AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:  
MICHAEL F. SEXTON, P.L.S. NO. 3596  
IN THE OFFICE OF: METRIC ENGINEERING, INC.  
BY: Michael F. Sexton  
MICHAEL F. SEXTON, VICE PRES.  
PROF. L.S. NO. 3596  
STATE OF FLORIDA

0238-310

THIS INSTRUMENT WAS PREPARED BY  
MICHAEL F. SEXTON  
METRIC ENGINEERING INC.  
1800 FOREST HILL BLVD.  
WEST PALM BEACH, FL.

49/124  
EASTPOINTE SUBDIVISION  
SURVEYOR  
G.E.C. CORP. NOTARY E.H.Q.A. INC. NOTARY N.P.B.W.C.D. NOTARY