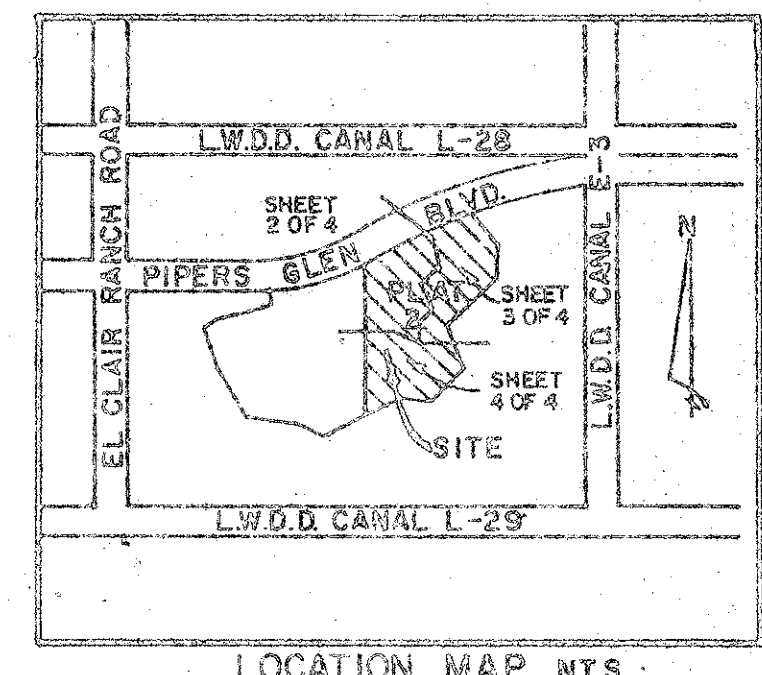


51/56

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 11:55 A.M. THIS 15th DAY OF MAY, 1985 AND DULY RECORDED IN PLAT BOOK 51, PAGES 51, 52 AND 53.

JOHN B. DUNKLE, CLERK  
BY: [Signature]



# SOUTHPOINTE PLAT 2

## A PART OF PIPERS GLEN, A P.U.D.

SITUATE IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA,  
BEING A REPLAT OF A PORTION OF TRACT "A2" OF PIPERS GLEN PLAT NO. 1 (PB.43 P.97-101)  
FEBRUARY, 1985

SHEET 1 OF 4

P.U.D. TABULAR DATA

TOTAL ACREAGE	33.835 AC.
SINGLE FAMILY UNIT DETACHED	50
SINGLE FAMILY UNIT ATTACHED	149
TOTAL UNITS	199
GROSS DENSITY	5.88 DU/AC.
BUILDING COVERAGE	
SINGLE FAMILY DETACHED	0.387 AC.
SINGLE FAMILY ATTACHED	6.581 AC.
TOTAL BUILDING COVERAGE	6.948 AC.
STREETS	5.583 AC.
WATER BODIES	6.956 AC.
TOTAL OPEN SPACE	21.304 AC.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT DCA AT WESTCHESTER #2, INC., A FLORIDA CORPORATION, AND CARMA DEVELOPERS (FLORIDA), INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS SOUTHPOINTE PLAT 2, SITUATE IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING REPLAT OF A PORTION OF HOUSING TRACT "A2" OF PIPERS GLEN PLAT NO. 1, AS RECORDED IN PLAT BOOK 43 ON PAGES 97 THROUGH 101 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN MOST CORNER OF SAID TRACT "A2", THENCE ALONG THE PERIMETER OF SAID TRACT "A2", S56°54'00"E A DISTANCE OF 822.30 FEET; THENCE S00°00'00"E, A DISTANCE OF 318.67 FEET; THENCE S45°00'00"W A DISTANCE OF 440.00 FEET; THENCE S14°00'00"E A DISTANCE OF 780.00 FEET; THENCE S37°00'00"W A DISTANCE OF 400.00 FEET; THENCE N90°00'00"W A DISTANCE OF 260.00 FEET; THENCE S75°00'00"W A DISTANCE OF 1419.38 FEET TO A POINT ON A CURVE, HAVING A RADIUS OF 840.00 FEET FROM WHICH A RADIAL LINE BEARS N39°51'32"W; EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 15°08'28", A DISTANCE OF 238.84 FEET; THENCE N34°00'00"E A DISTANCE OF 158.87 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 1328.57 FEET FROM WHICH A RADIAL LINE BEARS S56°00'00"W; NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 22°00'00", A DISTANCE OF 510.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.835 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE SOUTHPOINTE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, INCLUDING, BUT NOT LIMITED TO INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE SOUTHPOINTE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- TRACTS C-1 THROUGH C-21 ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE SOUTHPOINTE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE WATER MANAGEMENT TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE SOUTHPOINTE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE EASEMENT PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT B IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE SOUTHPOINTE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE LAKE MAINTENANCE EASEMENT AND THE LAKE MAINTENANCE ACCESS EASEMENT ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE SOUTHPOINTE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LAKE MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

9. THE RECREATION TRACT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE SOUTHPOINTE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR RECREATION AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, DCA AT WESTCHESTER #2, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28th DAY OF FEBRUARY, 1985.

ATTEST: [Signature] BY: [Signature]  
LUIS A. CLARK, SECRETARY CARL PALMISCIANO, PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED CARL PALMISCIANO AND LUIS A. CLARK, 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 DCA AT WESTCHESTER #2, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 28th DAY OF FEBRUARY, 1985.

MY COMMISSION EXPIRES: [Signature] DATE NOTARY PUBLIC

**MORTGAGEE'S CONSENT**

STATE OF CALIFORNIA )  
COUNTY OF SAN FRANCISCO )

THE ROYAL BANK OF CANADA, A CANADIAN BANKING CORPORATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF TWO MORTGAGES UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGES WHICH ARE DESCRIBED IN OFFICIAL RECORD BOOK 3348 AT PAGE 710, AND OFFICIAL RECORD BOOK 3996 AT PAGE 0391 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, THE ROYAL BANK OF CANADA, A CANADIAN BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT MANAGER, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF MARCH, 1985.

WITNESS: [Signature] BY: [Signature]  
RICHARD E. S. RAREY  
ASSISTANT MANAGER,  
NATIONAL ACCOUNTS

**ACKNOWLEDGEMENT**

STATE OF CALIFORNIA )  
COUNTY OF SAN FRANCISCO )

ON April 18, 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED R.E.S. Rarey, ASSISTANT MANAGER, NATIONAL ACCOUNTS, PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN INSTRUMENT AS THE AGENT OF A CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH SUBJECT CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BYLAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF April, 1985.

MY COMMISSION EXPIRES: March 29, 1988 DATE NOTARY PUBLIC

IN WITNESS WHEREOF, CARMA DEVELOPERS (FLORIDA), INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2nd DAY OF April, 1985.

ATTEST: [Signature] BY: [Signature]  
BERNIE HAINES, PRESIDENT GARY W. WILLIAMS, VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED GARY W. WILLIAMS AND BERNIE HAINES TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND PRESIDENT OF CARMA DEVELOPERS (FLORIDA), INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 2nd DAY OF April, 1985.

MY COMMISSION EXPIRES: [Signature] DATE NOTARY PUBLIC

**TITLE CERTIFICATION**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

WE, FLORIDA HOME TITLE INSURANCE AGENCY, INC., A 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 DCA AT WESTCHESTER #2, INC., AND CARMA DEVELOPERS (FLORIDA), INC., THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

FLORIDA HOME TITLE INSURANCE AGENCY, INC.

DATE: 3/6/85 BY: [Signature]  
BARBARA L. JONES, VICE PRESIDENT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 214M-8 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF April, 1985.

THIS 22nd DAY OF April, 1985. [Signature]  
NESLEY B. HAAS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3708

**APPROVALS**

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF May, 1985.

BY: [Signature]  
KENNETH W. ADAMS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF May, 1985.

BY: [Signature]  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK

BY: [Signature]  
DEPUTY CLERK

**SURVEYOR'S NOTES:**

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N89°26'38"E ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST.
- UT.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
L.A.E. DENOTES LIMITED ACCESS EASEMENT.  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT - SHOWN THIS: —○—  
P.C.P. DENOTES PERMANENT CONTROL POINT - SHOWN THIS: —○—
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK AND SEPARATION SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

THIS INSTRUMENT WAS PREPARED BY DIANE M. WAAL IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33408.

0298-002

See site plan  
Pipers Glen  
Parcel A-2  
of Parcel A-3  
(Southpointe)

SEAL DCA AT WESTCHESTER NO. 2, INC. SEAL NOTARY PUBLIC SEAL NOTARY PUBLIC SEAL CARMA DEVELOPERS (FLORIDA), INC. SEAL NOTARY PUBLIC SEAL PROFESSIONAL LAND SURVEYOR SEAL COUNTY ENGINEER

Meridian Surveying and mapping inc. WEST PALM BEACH, FLORIDA

DATE: JAN., 1985 SCALE: NONE

SOUTHPOINTE PLAT 2 A PART OF PIPERS GLEN, A P.U.D.

84-P-010