

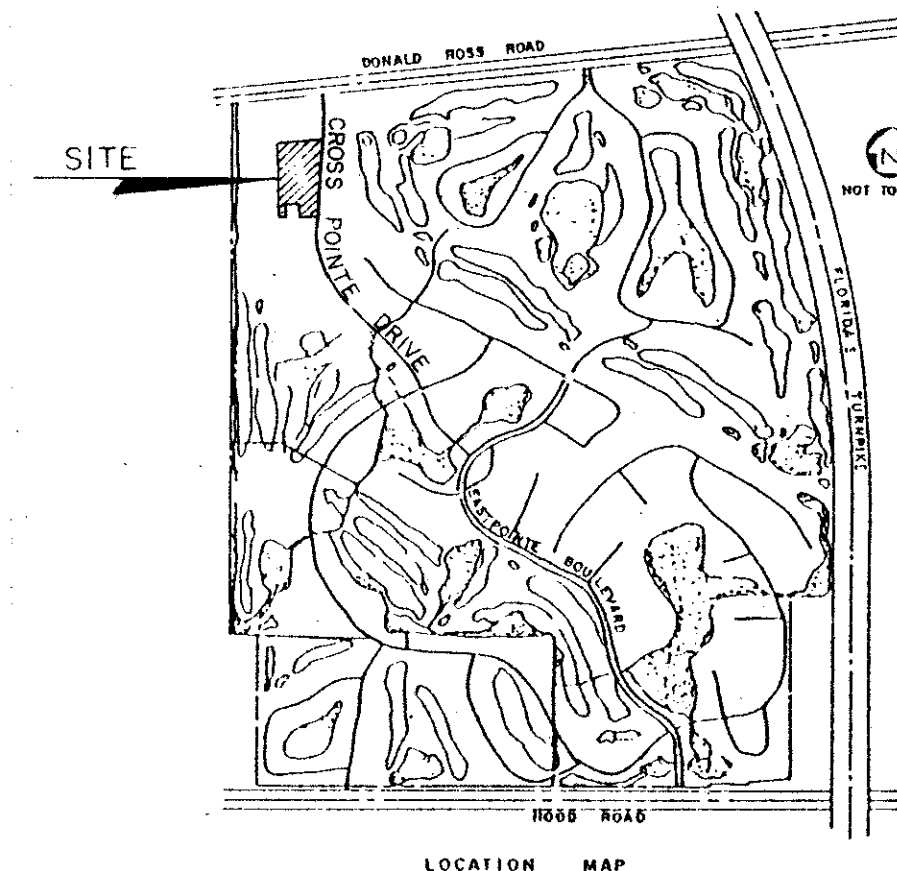
PLAT No.14A EASTPOINTE SUBDIVISION

(A PLANNED UNIT DEVELOPMENT)

BEING A PORTION OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, ALSO BEING A REPLAT OF TRACT "D" OF PLAT No. 14 EASTPOINTE SUBDIVISION AS RECORDED IN PLAT BOOK 56, PAGES 29 AND 30, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
JANUARY, 1988

SHEET 1 OF 2

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STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 11:45 A.M. this 17 day of May, A.D. 1988 and duly recorded in Plat Book No. 59 on Pages 136 thru 137.
JOHN B. DUNKLE,
Clerk, Circuit Court
By *John B. Dunkle*
D.C.



P.U.D. TABULAR DATA

ACCESS TRACT AREA (TRACT "G")	0.815 ACRES ±
COMMON (HOMEOWNERS) AREA (TRACT "H")	1.682 ACRES ±
LOTS 1-20	3.113 ACRES ±
TOTAL AREA	5.610 ACRES ±
DWELLING UNITS: 20	
DWELLING UNITS PER ACRE	3.57 D.U./ACRE

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS, THAT GENERAL ELECTRIC CAPITAL CORPORATION, A NEW YORK CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTIONS 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ALSO BEING A REPLAT OF TRACT "D" OF PLAT No. 14 EASTPOINTE SUBDIVISION, AS RECORDED IN PLAT BOOK 56, PAGES 29 AND 30, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT No. 14A EASTPOINTE SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH 01°15'32" WEST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 27, A DISTANCE OF 75.53 FEET, TO THE NORTHWEST CORNER OF SAID PLAT 14, EASTPOINTE SUBDIVISION, SAID CORNER ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DONALD ROSS ROAD, SAID SOUTHERLY RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 75.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 27; THENCE NORTH 84°29'01" EAST, ALONG THE NORTH LINE OF SAID PLAT 14 AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 630.42 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CROSS POINTE DRIVE, AS SHOWN ON PLAT No. 11 EASTPOINTE SUBDIVISION, AS RECORDED IN PLAT BOOK 41, PAGES 166 AND 167, OF SAID PUBLIC RECORDS;
THENCE RUN ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CROSS POINTE DRIVE, AS SHOWN ON SAID PLAT No. 11 EASTPOINTE SUBDIVISION AND AS SHOWN ON PLAT No. 8 EASTPOINTE SUBDIVISION, AS RECORDED IN PLAT BOOK 36, PAGES 11 THROUGH 18, INCLUSIVE, OF SAID PUBLIC RECORDS, THROUGH THE FOLLOWING CURVES AND COURSES AND DISTANCES:
THENCE SOUTH 50°30'59" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 05°30'59" EAST, A DISTANCE OF 220.08 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 640.00 FEET; THENCE SOUTHERLY, 44.96 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°01'29", TO THE NORTHEAST CORNER OF SAID TRACT "D" OF PLAT No. 14 EASTPOINTE SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF CROSS POINTE DRIVE, THROUGH THE FOLLOWING CURVES AND DISTANCES:
THENCE WESTERLY 70.86 FEET, CONTINUING ALONG THE ARC OF THE LAST DESCRIBED CURVE, THROUGH A CENTRAL ANGLE OF 06°20'37" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 815.00 FEET; THENCE SOUTHERLY AND SOUTHEASTERLY, 249.24 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°31'20", TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 645.00 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY, 170.13 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°06'47", TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 210.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY 106.02 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°55'33", TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 350.00 FEET; THENCE SOUTHWESTERLY AND SOUTHERLY 177.41 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°02'34", TO THE SOUTHEAST CORNER OF SAID TRACT "D" OF PLAT No. 14 EASTPOINTE SUBDIVISION, SAID CORNER ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PALM GROVE COURT, AS SHOWN ON SAID PLAT 14, EASTPOINTE SUBDIVISION;
THENCE RUN ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT "D", AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PALM GROVE COURT THROUGH THE FOLLOWING COURSES AND DISTANCES:
THENCE SOUTH 46°09'46" WEST, A DISTANCE OF 34.63 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 47.47 FEET;
THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF PALM GROVE COURT, CONTINUES ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT "D", THROUGH THE FOLLOWING COURSES AND DISTANCES:
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 102.68 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 102.68 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PALM GROVE COURT;
THENCE NORTH 90°00'00" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 41.74 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "D";
THENCE NORTH 00°00'00" EAST ALONG THE WEST BOUNDARY LINE OF SAID TRACT "D", A DISTANCE OF 747.81 FEET TO THE NORTHWEST CORNER OF SAID TRACT "D";
THENCE SOUTH 90°00'00" EAST ALONG THE NORTH BOUNDARY LINE OF SAID TRACT "D", A DISTANCE OF 14.48 FEET; THENCE NORTH 84°29'01" EAST, CONTINUING ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 332.65 FEET TO THE POINT OF BEGINNING.

- ACCESS TRACT:**
TRACT "G", AS SHOWN, AS AN ACCESS TRACT FOR PRIVATE INGRESS AND EGRESS AND PUBLIC AND PRIVATE UTILITIES AND DRAINAGE PURPOSES, IS HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- EASEMENTS:**
 - UTILITY EASEMENTS-THE UTILITY EASEMENT, AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES PUBLIC AND PRIVATE (WATER, SEWER, ELECTRICAL, CABLE T.V., ETC.).
 - DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE ARE HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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.
 - LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
 - PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WHICH SERVES PUBLIC ROADS.
- OPEN SPACE:**
 - TRACT "H", AS SHOWN, FOR OPEN SPACE, COMMON AREA AND PUBLIC AND PRIVATE UTILITIES AND DRAINAGE, IS HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AND IS THE CONSTRUCTION AND PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

IN WITNESS WHEREOF, GENERAL ELECTRIC CAPITAL CORPORATION, A NEW YORK CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTING SECRETARY AND ITS CORPORATE SEAL, TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18th DAY OF March, 1988.

GENERAL ELECTRIC CAPITAL CORPORATION
A NEW YORK CORPORATION

BY: *John C. Deterding*
JOHN C. DETERDING, VICE PRESIDENT

ATTEST:
John V. Ogden
JOHN V. OGDEN, ATTESTING SECRETARY

ACKNOWLEDGEMENT:
STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

BEFORE ME PERSONALLY APPEARED JOHN C. DETERDING AND JOHN V. OGDEN 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 CAPITAL CORPORATION, A NEW YORK CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ATTESTING 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 18th DAY OF March, 1988.

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT

ACKNOWLEDGEMENT:
THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NOT DEDICATIONS TO THE DISTRICT NOR ARE ANY MAINTENANCE RESPONSIBILITIES BEING INCURRED BY THE SAID DISTRICT ON THIS PLAT OR IN THE DEDICATION HEREIN.

ATTEST: *Peter L. Pimentel* PETER L. PIMENTEL, SECRETARY
William L. Kerlake WILLIAM L. KERLAKE, PRESIDENT PRO TEM, BOARD OF SUPERVISORS

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 TO GENERAL ELECTRIC CAPITAL CORPORATION, A NEW YORK CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT I FIND THE PROPERTY IS FREE FROM ENCUMBRANCES; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: March 30, 1988

Patrick M. Gordon
PATRICK M. GORDON, ESQUIRE

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 FURTHERMORE THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH 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.

Michael F. Sexton
MICHAEL F. SEXTON
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3596

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10TH DAY OF MAY, 1988.

BY: *Carol Elwood* CAROL ELWOOD, VICE-CHAIR
SEAL: BOARD OF COUNTY COMMISSIONERS

ATTEST: JOHN B. DUNKLE, CLERK
BY: *John B. Dunkle*
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10TH DAY OF MAY, 1988.

BY: *Herbert F. Kahert, P.E.*
HERBERT F. KAHERT, P.E., COUNTY ENGINEER

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

NOTES:

- NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- WHERE UTILITY AND DRAINAGE EASEMENTS OVERLAP AND/OR INTERSECT, THE DRAINAGE EASEMENT SHALL TAKE PRECEDENCE.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS FOR WATER AND SEWER.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- BEARINGS SHOWN AND DESCRIBED HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST BEING NORTH 01°15'32" EAST AND ALL OTHER BEARINGS HEREON ARE RELATIVE THERETO.
- DENOTES PERMANENT CONTROL POINT (P.C.P.) FOUND.
- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.).
- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND.
- L.A.E.—DENOTES LIMITED ACCESS EASEMENT.
- D.E.—DENOTES DRAINAGE EASEMENT.
- U.E.—DENOTES UTILITY EASEMENT.
- R.O.E.—DENOTES ROOF OVERHANG EASEMENT.
- SETBACKS ARE TO MEET THE PALM BEACH COUNTY ZONING CODE.
- (RAD) —DENOTES RADIAL LINE.
- (NR) —DENOTES NON-RADIAL LINE.

0238-004

THIS INSTRUMENT WAS PREPARED BY MICHAEL F. SEXTON AND DEMETRIO RIVERA IN THE OFFICES OF METRIC ENGINEERING, INC., 1800 FOREST HILL BOULEVARD, SUITE A-9, WEST PALM BEACH, FLORIDA 33406.

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METRIC ENGINEERING, INC.
ENGINEERS - PLANNERS - SURVEYORS
MIAMI - FORT LAUDERDALE
WEST PALM BEACH - PANAMA CITY

DEVELOPED BY: *M.F.S.*
D.R.
N.G.
CHECKED
M.F.S.

PLAT No. 14A
EASTPOINTE SUBDIVISION
SHEET 1 OF 2

SUBDIVISION # 14A PALM BEACH COUNTY SUB
 BOOK 56 PAGE 136
 FLOOD ZONE FLOOD MAP # 15B
 QUAD # 20 ZONING R-5
 SE PD 80-28
 PUD NAME N/D

TAZ 797

SEAL: *John C. Deterding*
GENERAL ELECTRIC CAPITAL CORP.

SEAL: *John V. Ogden*
NOTARY PUBLIC *John V. Ogden*