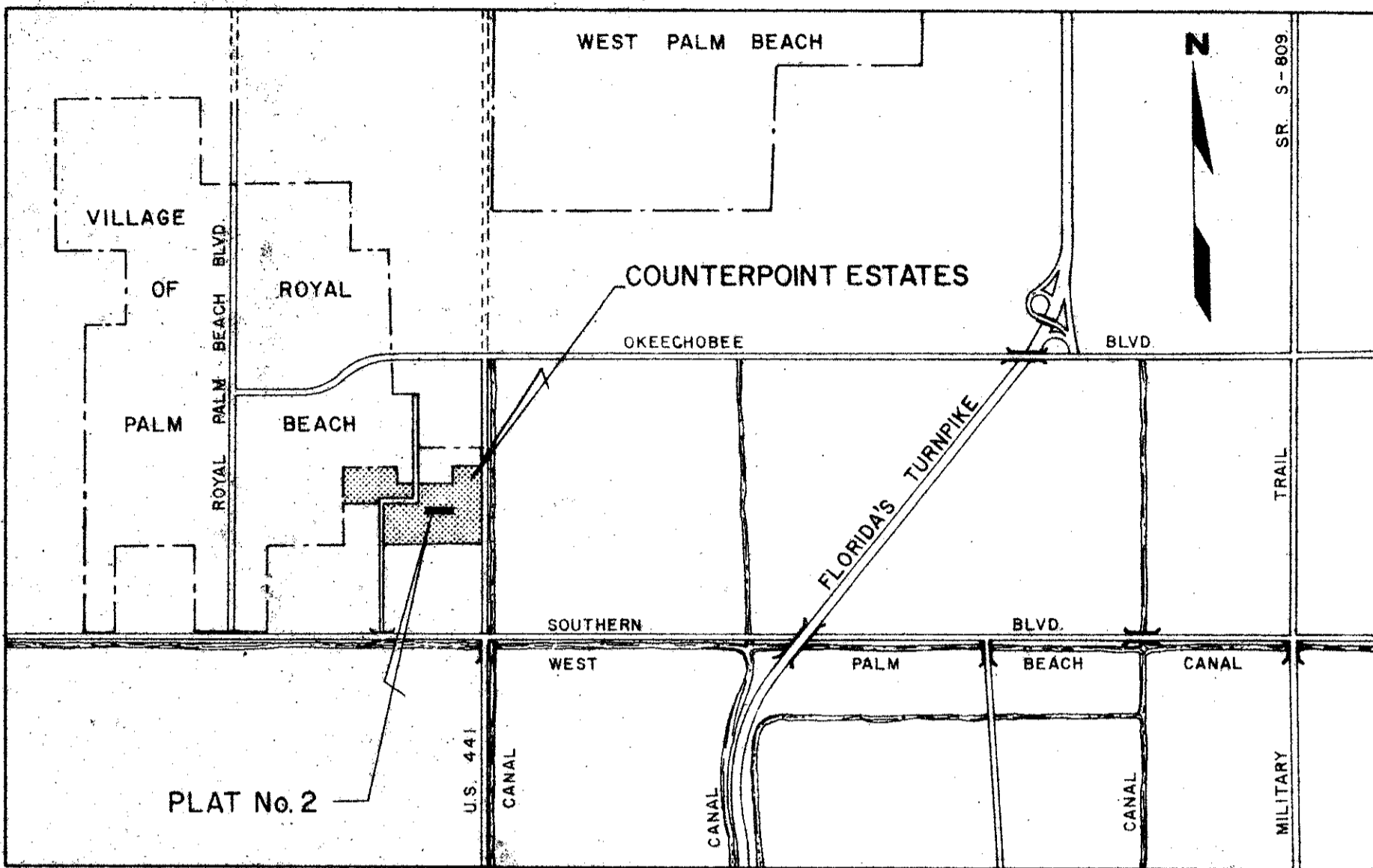


COUNTERPOINT ESTATES PLAT No. 2

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

JULY 1977



VICINITY MAP

NOT TO SCALE

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 COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER, 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

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

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF August, 1977

BY: *Lace Lytal*
 LAKE LYTAL
 CHAIRMAN

COUNTY ENGINEER
 PALM BEACH COUNTY

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

F. K. Singee
 F. K. SINGEE, P.E. R.E. Singee
 COUNTY ENGINEER
 ASSISTANT COUNTY

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

JOHN B. DUNKLE, CLERK
 Board of County Commissioners

John B. Dunkle

BY: *Lace Lytal*

SURVEYOR'S SEAL

COUNTY ENGINEER'S SEAL

OFFICIAL SEAL
 BOARD OF COUNTY COMMISSIONERS

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. 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: (FOR THE PURPOSE OF THIS DESCRIPTION, THE EAST LINE OF THE WEST HALF (W 1/2) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 25 IS ASSUMED TO BEAR N 00°47'34" E AND ALL BEARINGS ARE RELATIVE THERETO)

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 25 (SAID NORTHWEST CORNER ALSO BEING A CORNER OF THE PLAT OF COUNTERPOINT ESTATES, PLAT NO. 1, RECORDED IN PLAT BOOK NUMBER 32, PAGE 156 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE TRAVERSING ALONG A PORTION OF THE BOUNDARY OF SAID PLAT NO. 1 OF COUNTERPOINT ESTATES, THROUGH THE FOLLOWING FIVE COURSES AND DISTANCES TO THE POINT OF BEGINNING:

1. S 00°56'26" W A DISTANCE OF 110.96 FEET
2. S 01°35'50" E A DISTANCE OF 201.71 FEET
3. S 46°35'50" E A DISTANCE OF 63.64 FEET
4. N 88°24'10" E A DISTANCE OF 369.15 FEET
5. S 89°15'18" E A DISTANCE OF 46.85 FEET

THENCE, CONTINUING ALONG A PORTION OF THE BOUNDARY OF SAID PLAT NO. 1 OF COUNTERPOINT ESTATES THROUGH THE FOLLOWING EIGHT COURSES AND DISTANCES:

1. S 89°15'18" E A DISTANCE OF 655.00 FEET
2. N 45°44'42" E A DISTANCE OF 35.36 FEET
3. N 00°44'42" E A DISTANCE OF 56.31 FEET
4. S 89°15'18" E A DISTANCE OF 52.00 FEET
5. S 00°44'42" W A DISTANCE OF 44.31 FEET
6. S 44°15'18" E A DISTANCE OF 35.36 FEET
7. S 89°15'18" E A DISTANCE OF 70.12 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 314.00 FEET AND A CENTRAL ANGLE OF 03°48'11"
8. EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 20.84 FEET TO A POINT IN THE EAST LINE OF THE WEST ONE HALF (W 1/2) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 25 (A RADIUS LINE OF SAID CURVE THROUGH SAID POINT BEARING N 04°32'53" E);

THENCE N 00°47'34" E (DEPARTING FROM SAID PORTION OF THE BOUNDARY OF SAID PLAT NO. 1 OF COUNTERPOINT ESTATES), ALONG SAID EAST LINE A DISTANCE OF 224.69 FEET; THENCE N 89°15'18" W A DISTANCE OF 116.14 FEET; THENCE N 67°15'35" W A DISTANCE OF 56.08 FEET; THENCE N 89°15'18" W A DISTANCE OF 680.85 FEET; THENCE S 00°44'42" W A DISTANCE OF 100.00 FEET; THENCE S 00°11'50" E A DISTANCE OF 52.01 FEET; THENCE S 00°44'42" W A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING; CONTAINING 4.794 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO DEDICATE 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. 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.
3. THE AREAS INDICATED AS LIMITED ACCESS STRIPS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAUL THIBADEAU, ITS PRESIDENT AND ATTESTED BY DIANA M. BROWN, ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF July, 1977.

ATTEST:

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

Diana M. Brown
 DIANA M. BROWN, ITS SECRETARY

Paul Thibadeau
 PAUL THIBADEAU, ITS PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PAUL THIBADEAU AND DIANA M. BROWN 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 ROBERT MCINTOSH HOLDINGS, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 27th DAY OF July, 1977.

MY COMMISSION EXPIRES:

Donald G. Yates
 NOTARY PUBLIC

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.

DATE: July 27, 1977

Paul Thibadeau
 ATTORNEY AT LAW

MORTGAGEE'S CONSENT NO. 1

CITY OF TORONTO
 MUNICIPALITY OF METROPOLITAN TORONTO
 JUDICIAL DISTRICT OF YORK
 PROVINCE OF ONTARIO
 DOMINION OF CANADA

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2693 AT PAGE 509 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK OF NOVA SCOTIA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL MANAGER AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS OFFICIAL SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF July, 1977.

ATTEST:

General Manager
 THE BANK OF NOVA SCOTIA
 ASSISTANT SECRETARY

ACKNOWLEDGEMENT:

CITY OF TORONTO
 MUNICIPALITY OF METROPOLITAN TORONTO
 JUDICIAL DISTRICT OF YORK
 PROVINCE OF ONTARIO
 DOMINION OF CANADA

BEFORE ME PERSONALLY APPEARED GILBERT ERNEST HICKEN AND LOUIS MAY BOYD TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL MANAGER AND ASSISTANT SECRETARY OF THE BANK OF NOVA SCOTIA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANK OF NOVA SCOTIA, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID BANK OF NOVA SCOTIA AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK OF NOVA SCOTIA.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF July, 1977.

MY COMMISSION EXPIRES: 15 FOR LIFE

Notary Public
 NOTARY PUBLIC

MORTGAGEE'S CONSENT NO. 2

STATE OF FLORIDA
 COUNTY OF DADE

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2693 AT PAGE 499 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID SOUTHEAST FIRST NATIONAL BANK OF MIAMI HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24 DAY OF July, 1977.

ATTEST:

Richard Hudson
 SOUTHEAST FIRST NATIONAL BANK OF MIAMI
 ASSISTANT VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
 COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED J. MARSHALL MIDDLETON AND ROBERT M. DERR TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT VICE PRESIDENT AND ASSISTANT SECRETARY OF THE SOUTHEAST FIRST NATIONAL BANK OF MIAMI, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID SOUTHEAST FIRST NATIONAL BANK OF MIAMI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID SOUTHEAST FIRST NATIONAL BANK OF MIAMI AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID SOUTHEAST FIRST NATIONAL BANK OF MIAMI.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF July, 1977.

MY COMMISSION EXPIRES: Aug. 3, 1978

Notary Public
 NOTARY PUBLIC

CORPORATE SEAL
 ROBERT MCINTOSH HOLDINGS, INC.

NOTARY PUBLIC SEAL

REVISION	DATE	DESCRIPTION	BY
R. A. GONZALEZ AND COMPANY CONSULTING ENGINEERS FLORIDA SURVEYING & MAPPING, INC. REGISTERED SURVEYORS NORTH PALM BEACH - FLORIDA WEST PALM BEACH			
COUNTERPOINT ESTATES PLAT NO. 2			
Checked by: R.S.	APPROVED: J.N.A.	DATE: 7-5-77	FILE NO: 17551-5
Drawn by: J.M.	Checked by: J.M.	Scale: 1" = 200'	Sheet: 1 of 2

COUNTERPOINT ESTATES PLAT #2

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COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record on 9:36 A.M.
 this 11th day of August
 19 77, and duly recorded in Plat Book
33 on page 74 + 75
 JOHN B. DUNKLE, Clerk Circuit Court
 By: *John B. Dunkle*

