

41-11

# PLAT NO. 9 EASTPOINTE SUBDIVISION

(A PLANNED UNIT DEVELOPMENT)

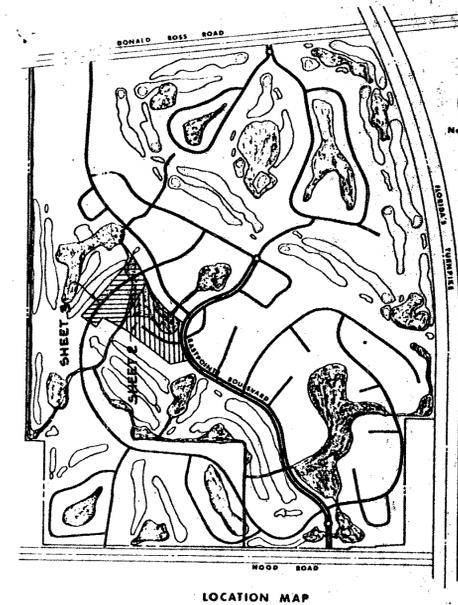
IN SECTION 27 TOWNSHIP 41 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

SHEET 1

MOCK, ROOS & ASSOCIATES, INC.  
ENGINEERS-SURVEYORS-PLANNERS  
WEST PALM BEACH, FLORIDA

AUGUST 1980



11

STATE OF FLORIDA ) SS  
COUNTY OF PALM BEACH )  
THIS PLAT WAS FILED FOR  
RECORD AT 9:12 AM  
THIS 13 DAY OF November  
1980, AND DULY RECORDED IN  
PLAT BOOK NO. 41 ON  
PAGE 11, 12 & 13  
JOHN B. DUNKLE, CLERK CIRCUIT  
COURT  
BY *[Signature]* D.C.

### DESCRIPTION

PLAT NO. 9 EASTPOINTE SUBDIVISION

A CERTAIN PARCEL IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PLAT 8A EASTPOINTE COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 39, PAGES 86 AND 87, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF EASTPOINTE BOULEVARD ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGES 113 AND 137, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID RIGHT OF WAY BEING IN THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 500 FEET, TANGENT PASSING THROUGH SAID POINT OF BEGINNING BEARS SOUTH 16°-56'-58" WEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 49°-56'-55", A DISTANCE OF 435.89 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 600 FEET AND SUBTENDING A CENTRAL ANGLE OF 13°-10'-12", A DISTANCE OF 137.92 FEET; THENCE SOUTH 74°-32'-51" WEST, A DISTANCE OF 362.76 FEET; THENCE NORTH 44°-05'-09" WEST, A DISTANCE OF 777.57 FEET; THENCE NORTH 57°-45'-09" WEST, A DISTANCE OF 326.31 FEET; THENCE SOUTH 32°-14'-51" WEST, A DISTANCE OF 145.95 FEET; THENCE NORTH 57°-45'-09" WEST, A DISTANCE OF 230.00 FEET; THENCE NORTH 32°-14'-51" EAST, A DISTANCE OF 1127.00 FEET TO THE NORTHWEST CORNER OF SAID PLAT NO. 8A, SAID CORNER BEING IN THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 450 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 32°-47'-52", A DISTANCE OF 257.59 FEET TO THE END OF SAID CURVE; THENCE SOUTH 17°-35'-09" EAST, A DISTANCE OF 315.78 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 950 FEET AND A CENTRAL ANGLE OF 38°-55'-59"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 645.54 FEET TO THE END OF SAID CURVE; THENCE SOUTH 56°-31'-08" EAST, A DISTANCE OF 70.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.612 ACRES, MORE OR LESS.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK 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. 9, EASTPOINTE SUBDIVISION, AND MORE PARTICULARLY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS 2 AND 3 FOR PRIVATE ROAD PURPOSES AND THE BICYCLE-PEDESTRIAN PATH EASEMENT IS HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE UTILITY EASEMENTS AS SHOWN, AND TRACTS 2 AND 3 ARE HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC. OR A GOVERNMENTALLY APPROVED PUBLIC OR PRIVATE UTILITY.
- THE DRAINAGE EASEMENTS, THE ACCESS AND UTILITY EASEMENTS AND THE MAINTENANCE EASEMENT 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.
- ALL OF THE PROPERTY IN TRACT 1, EXCEPT THE PROPERTY WITHIN EACH OF THE PARCELS DESIGNATED ONE THROUGH FORTY-NINE INCLUSIVE, ITS HEREBY DEDICATED FOR USE AS ACCESS TO PARCELS ONE THROUGH FORTY-NINE INCLUSIVE, FOR HOMEOWNERS, THEIR MORTGAGEES, AND AS MAY BE NECESSARY FOR UTILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EASTPOINTE HOMEOWNERS' ASSOCIATION, INC.
- GENERAL ELECTRIC CREDIT CORPORATION HEREBY EXPRESSLY RESERVES THE RIGHT AND PRIVILEGES TO ASSIGN AS LIMITED COMMON PROPERTY, CERTAIN AREAS DESIGNATED AS PARKING SPACES, ACCESSORY TO THE INDIVIDUAL PARCELS HEREIN DESIGNATED AS PARCELS ONE THROUGH FORTY-NINE, INCLUSIVE, FOR THE EXCLUSIVE USE, AS A PARKING LOT BY THE OWNER OF EACH OF SAID INDIVIDUAL PARCELS.
- THE GOLF PATH EASEMENTS AS SHOWN HEREON ARE FOR USE AS ACCESS TO THE GOLF COURSE AND ARE TO BE THE MAINTENANCE OBLIGATION OF THE GOLF COURSE.
- THE WATER MANAGEMENT TRACTS AND THE WATER MANAGEMENT EASEMENTS AS SHOWN ARE HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE EASTPOINTE HOMEOWNERS ASSOCIATION, INC. OR A GOVERNMENTALLY APPROVED AGENCY.

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 13 DAY OF November A.D., 1980

ATTEST: GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION  
BY *[Signature]*  
RAMON R. CACICEDO, VICE PRESIDENT

### ACKNOWLEDGMENT

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 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 13 DAY OF November A.D., 1980.  
*[Signature]*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/19/1982

### NOTES:

THERE SHALL BE NO BUILDINGS OR STRUCTURES PLACED ON UTILITY EASEMENTS OR MAINTENANCE EASEMENTS.  
THERE SHALL NOT BE ANY TYPE OF CONSTRUCTION OR THE PLANTING OF TREES OR SHRUBS ON DRAINAGE EASEMENTS.  
BEARING REFERENCE: EASTPOINTE COUNTRY CLUB PLAT NO. 8A, PLAT BOOK 39, PAGES 86 AND 87.

IMPROVEMENTS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS AS FILED IN O.R.B. 2543, PAGE 1230, OFFICIAL RECORDS OF PALM BEACH COUNTY.

BUILDING SETBACKS SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

AREA OF TRACT 1 & PARCELS	= 13.174 ACRES
AREA OF TRACT 2	= 1.335 ACRES
AREA OF TRACT 3	= 0.253 ACRES
WATER MANAGEMENT TRACTS	= 6.850 ACRES

TOTAL AREA 21.612 ACRES

TOTAL DWELLING UNITS (SINGLE-FAMILY) = 49

DENSITY = 2.27 UNITS PER ACRE

- = PERMANENT REFERENCE MONUMENT (P.R.M.)
- ⊙ = PERMANENT CONTROL POINT (P.C.P.)
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- B.P.E. = BICYCLE-PEDESTRIAN PATH EASEMENT
- A.U. & D.E. = ACCESS, UTILITY EASEMENT AND DRAINAGE EASEMENT
- W.M.E. = WATER MANAGEMENT EASEMENT.

### APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10th DAY OF November, 1980.

BY: *[Signature]*  
CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK

BY: *[Signature]*  
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10th DAY OF November, 1980.

*[Signature]*  
H. F. KAHLERT, COUNTY ENGINEER

### 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 TO GENERAL ELECTRIC CREDIT CORPORATION OF NEW YORK, AND EASTPOINTE HOMEOWNER'S ASSOCIATION, INC. OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THE PROPERTY TO BE FREE FROM ENCUMBRANCES.

DATE: 10/20/80  
BY: *[Signature]*  
PATRICK M. GORDON

0238-305

### 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 (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE PLACED AFTER CONSTRUCTION OF ROADS UNDER GUARANTEE POSTED WITH PALM BEACH COUNTY, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, PART I, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 10-20-80  
BY: *[Signature]*  
REGISTERED SURVEYOR NO. 1552  
STATE OF FLORIDA

EASTPOINTE Sub. #1.9

THIS INSTRUMENT WAS PREPARED BY  
S. V. HOWARD  
MOCK, ROOS & ASSOCIATES, INC.  
ENGINEERS-SURVEYORS-PLANNERS  
2930 OKEECHOBEE BOULEVARD  
WEST PALM BEACH, FLORIDA

