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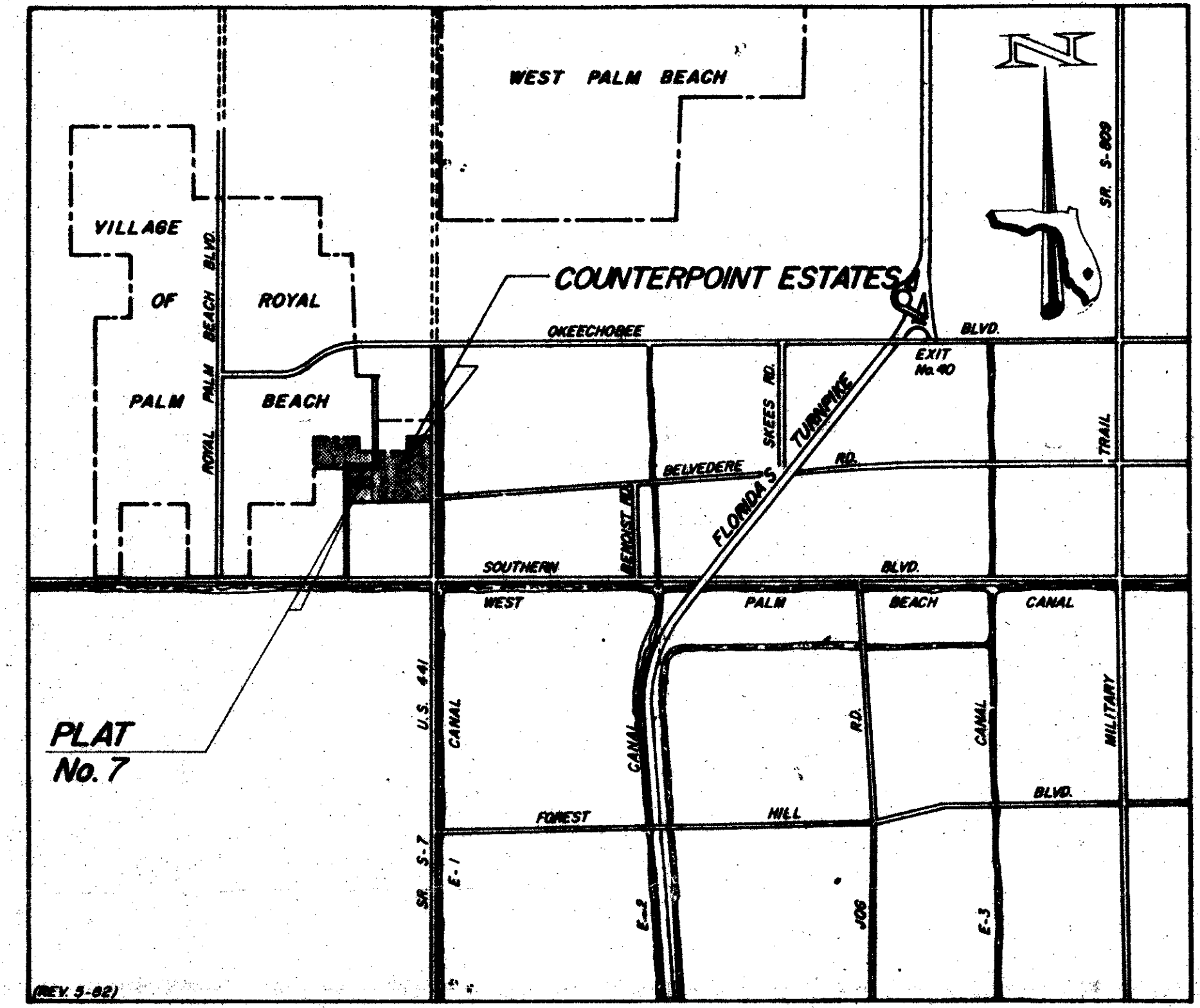
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COUNTERPOINT ESTATES PLAT No. 7

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

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COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This was filed for record at 9:52 A.M.
 this 26 day of August
 1982, and duly recorded in Plat Book No.
 44 on page 148-150
 JOHN P. LUNNIE, Clerk, Circuit Court
 by *John Shreff*



VICINITY MAP
NOT TO SCALE

DEDICATIONS:

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. 7, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARINGS RECITED HEREON ARE ON THE SAME BEARING DATUM SHOWN ON COUNTERPOINT ESTATES PLAT NO. 1 AS SAID PLAT IS RECORDED IN PLAT BOOK 32 AT PAGE 156 OF THE PUBLIC RECORDS OF SAID COUNTY).

COMMENCING AT THE SOUTH QUARTER (S 1/4) CORNER OF SAID SECTION 25; THENCE NORTH 00°56'26" EAST, ALONG THE NORTH-SOUTH QUARTER LINE (N-S 1/4) OF SAID SECTION 25, A DISTANCE OF 33.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID COUNTERPOINT ESTATES PLAT NO. 1; THENCE TRAVERSING ALONG A PORTION OF THE SOUTH AND WEST LINES OF SAID COUNTERPOINT ESTATES PLAT NO. 1 THROUGH THE FOLLOWING 5 NUMBERED COURSES AND DISTANCES:

1. SOUTH 89°07'51" WEST, ALONG SAID SOUTH LINE OF COUNTERPOINT ESTATES PLAT NO. 1 A DISTANCE OF 50.00 FEET, MORE OR LESS TO THE SOUTHWEST (SW) CORNER OF SAID PLAT NO. 1; THENCE
2. NORTH 00°25'40" WEST A DISTANCE OF 532.08 FEET TO THE POINT OF BEGINNING; THENCE
3. NORTH 00°25'40" WEST A DISTANCE OF 367.15 FEET; THENCE
4. NORTH 01°39'40" EAST A DISTANCE OF 106.91 FEET; THENCE
5. NORTH 01°35'50" WEST A DISTANCE OF 45.47 FEET;

THENCE, DEPARTING FROM SAID WEST LINE OF SAID PLAT NO. 1, SOUTH 89°34'20" WEST A DISTANCE OF 110.12 FEET; THENCE NORTH 70°21'23" WEST A DISTANCE OF 55.36 FEET; THENCE SOUTH 89°34'20" WEST A DISTANCE OF 924.79 FEET; THENCE NORTH 64°45'03" WEST A DISTANCE OF 57.70 FEET; THENCE SOUTH 89°34'20" WEST TO THE EAST RIGHT-OF-WAY LINE OF THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT CANAL, BEING ALSO THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 25, A DISTANCE OF 108.33 FEET, MORE OR LESS; THENCE SOUTH 01°05'35" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 529.19 FEET; THENCE, DEPARTING FROM SAID EAST RIGHT-OF-WAY LINE, NORTH 89°34'20" EAST A DISTANCE OF 122.38 FEET; THENCE SOUTH 58°49'13" EAST, A DISTANCE OF 61.06 FEET; THENCE NORTH 89°34'20" EAST, A DISTANCE OF 924.79 FEET; THENCE SOUTH 87°44'28" EAST A DISTANCE OF 52.06 FEET; THENCE NORTH 89°34'20" EAST A DISTANCE OF 107.15 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 15.3321 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY 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. EASEMENTS:
 - A. 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.
 - B. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT A. McINTOSH ITS VICE PRESIDENT, AND ATTESTED BY PAUL THIBADEAU, ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF August, 1982.

ATTEST: *Paul Thibadeau*
 PAUL THIBADEAU, ITS SECRETARY

ROBERT McINTOSH HOLDINGS, INC., A CORPORATION OF THE STATE OF FLORIDA
Robert A. McIntosh
 ROBERT A. McINTOSH, ITS VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT A. McINTOSH AND PAUL THIBADEAU TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE 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 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 14th DAY OF Aug., 1982.

MY COMMISSION EXPIRES:

Linda J. Jacob
 NOTARY PUBLIC

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

DATE: August 12, 1982

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



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, AND THERE ARE NO OTHER ENCUMBRANCES.

DATE: August 2, 1982

Paul Thibadeau
 ATTORNEY AT LAW

TURNOUT REQUIRED

0225-306
 25-43-41

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF August, 1982.

Norman Gregory
 BY: NORMAN GREGORY
 CHAIRMAN

COUNTY ENGINEER
 PALM BEACH COUNTY
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF August, 1982.

H. F. Kahlert
 BY: H. F. KAHLERT
 COUNTY ENGINEER

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

BY: *Elizabeth Rishard*
 DEPUTY CLERK

OFFICIAL SEAL BOARD OF COUNTY COMMISSIONERS COUNTY ENGINEER'S SEAL ROBERT McINTOSH HOLDINGS, INC.



LAND USE TABULATION

TOTAL NUMBER OF UNITS	=	66 UNITS
TOTAL ACREAGE	=	15.3321 ACRES
PLAT DENSITY	=	4.30 UNITS/ACRE

THIS INSTRUMENT WAS PREPARED BY RAFAEL SALADRIGAS OF FLORIDA SURVEYING AND MAPPING, INC., 941 NORTH MILITARY TRAIL, WEST PALM BEACH, FLORIDA 33406 TELEPHONE NUMBER: (305) 689-6414

FLORIDA SURVEYING & MAPPING, INC.
 REGISTERED LAND SURVEYORS

WEST PALM BEACH FLORIDA

COUNTERPOINT ESTATES
 PLAT NO. 7

DESIGNED BY: R.S.	APPROVED: N.A.	SCALE: 1/8" = 40'	DATE: 17551
DRAWN BY: T.A./P.B.	CHECKED BY: G.C.P.	DATE: MAY 1982	DATE: 75-44-51

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