

PLAT No.12C EASTPOINTE SUBDIVISION

BEING A REPLAT OF LOTS 32-39 OF PLAT NO. 12 B EASTPOINTE SUBDIVISION, (A PLANNED UNIT DEVELOPMENT), AS RECORDED IN PLAT 53, PAGES 102 & 103, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MAY, 1988

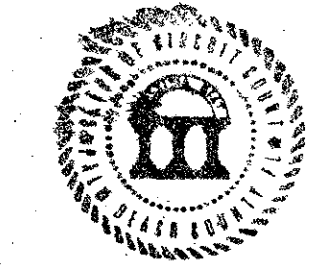
SHEET 1 OF 2

61

STATE OF FLORIDA
COUNTY OF PALM BEACH

This plat was filed for record at 11:30 AM this 28 day of Oct., A.D. 1988 and duly recorded in Plat Book No. 61 on Pages 161 thru 162

JOHN B. DUNKLE,
Clerk, Circuit Court
By *Robert A. Platt*
D.C.



APPROVALS:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF OCTOBER, 1988.

BY: *Carol Roberts*
CAROL ROBERTS, CLERK.

SEAL: BOARD OF COUNTY COMMISSIONERS

ATTEST: JOHN B. DUNKLE, CLERK

John B. Dunkle
DEPUTY CLERK

SEAL: DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF OCTOBER, 1988.

BY: *Herbert F. Kahler*
HERBERT F. KAHLER, P.E.
COUNTY ENGINEER

SEAL: 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 INTERSECT, THE DRAINAGE EASEMENT SHALL TAKE PRECEDENCE.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- 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 CENTERLINE OF TOUCHSTONE PLACE (A PRIVATE ROAD) AS SHOWN ON PLAT NO. 12 EASTPOINTE SUBDIVISION AS RECORDED IN PLAT BOOK 41 PAGES 168 - 172 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING NORTH 59°09'27" WEST AND ALL OTHER BEARINGS HEREON ARE RELATIVE THERETO.
- -DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) - STAMPED P.L.S. NO. 3864.
- 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.
- THE UNDERLYING BOUNDARY SURVEY MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ADOPTED IN CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE SEPTEMBER 1, 1981.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND 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 (IF ANY) 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 T. Kolodziejczyk
MICHAEL T. KOLODZIEJCZYK
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3864

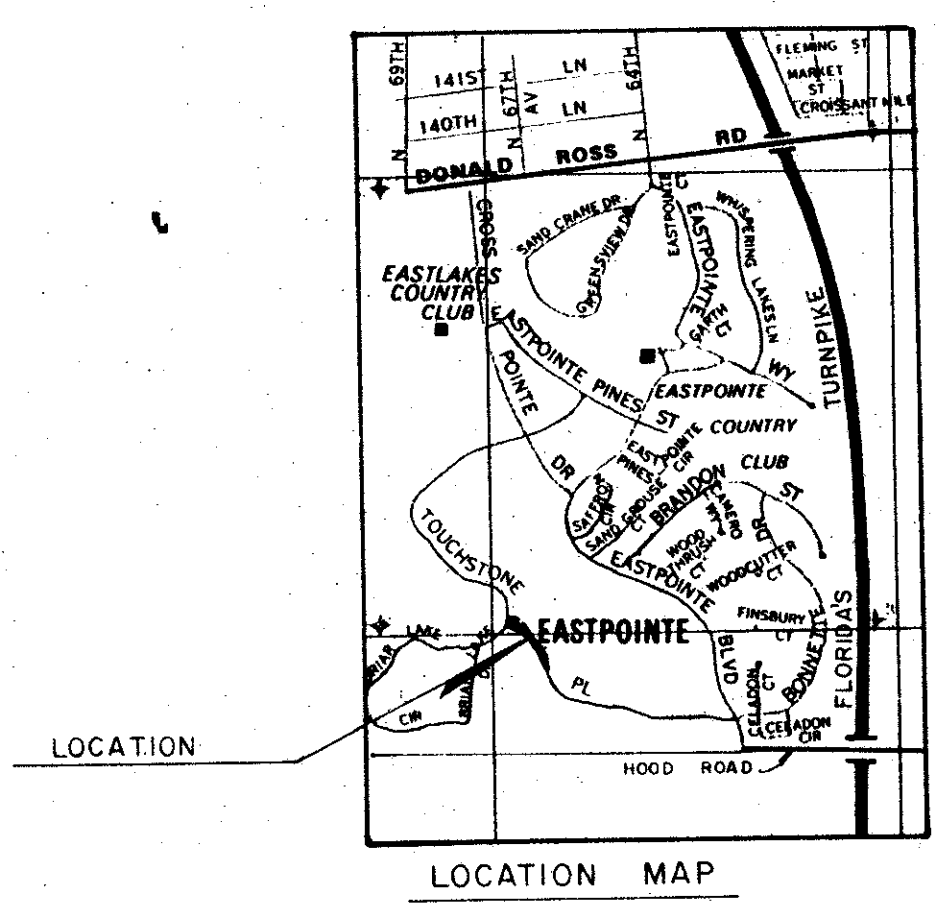
0238-006

THIS INSTRUMENT WAS PREPARED BY MICHAEL T. KOLODZIEJCZYK IN THE OFFICES OF METRIC ENGINEERING, INC., 1800 FOREST HILL BOULEVARD, SUITE A, PALM BEACH, FLORIDA 33406.

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

DESIGNED M.T.K. DRAWN W.N.M. CHECKED M.T.K.

PLAT NO. 12C
EASTPOINTE SUBDIVISION



P.U.D. TABULAR DATA

COMMON (HOMEOWNERS) AREA (TRACTS "P" & "O")	0.0187 ACRES+
LOTS 32-39	1.5713 ACRES+
TOTAL AREA	1.5900 ACRES+
DWELLING UNITS: 8	
DWELLING UNITS PER ACRE	5.03 D.U./ACRE

EASTPOINTE HOMEOWNERS' ASSOCIATION, INC. ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS AND CONSENTS TO THE DEDICATION AS SHOWN HEREON AND HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN OF THE BOARD OF DIRECTORS AND ATTESTED BY ITS PRESIDENT AND ITS ASSOCIATION SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7th DAY OF AUGUST, 1988.

EASTPOINTE HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

Robert Poli
ROBERT POLI, CHAIRMAN OF THE BOARD OF DIRECTORS

ATTEST:

Art Mack
ART MACK, SECRETARY/TREASURER

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT POLI AND ART MACK TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN OF THE BOARD OF DIRECTORS AND SECRETARY/TREASURER OF THE ABOVE NAMED EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH CHAIRMAN OF THE BOARD OF DIRECTORS AND PRESIDENT, 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 12th DAY OF August, 1988.

MY COMMISSION EXPIRES:

Judith M. ...
NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, RAMON R. CACICEDO, JR., 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, FORMERLY KNOWN AS GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA; 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: 8-23-88

Ramon R. Cacicedo, Jr.
RAMON R. CACICEDO, JR.

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO NOR ARE THERE ANY MAINTENANCE RESPONSIBILITIES BEING INCURRED BY SAID DISTRICT ON THIS PLAT OR IN THE DEDICATIONS CITED HEREON.

DATE: SEPT. 14, 1988

NORTHERN PALM BEACH COUNTY
WATER CONTROL DISTRICT

William L. Kerslake
WILLIAM L. KERSLAKE, PRESIDENT
BOARD OF SUPERVISORS

ATTEST: *Peter L. Pimentel*
PETER L. PIMENTEL
SECRETARY

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT GENERAL ELECTRIC CAPITAL CORPORATION, FORMERLY KNOWN AS GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF LOTS 32 THRU 39 OF PLAT NO. 12B EASTPOINTE SUBDIVISION, (A PLANNED UNIT DEVELOPMENT) AS RECORDED IN PLAT BOOK 53, PAGES 102 AND 103, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 12C EASTPOINTE SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 39 OF SAID PLAT NO. 12B EASTPOINTE SUBDIVISION FOR A POINT OF BEGINNING, RUN THENCE NORTH 59°09'27" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 39, A DISTANCE OF 152.00 FEET; THENCE NORTH 7°13'49" WEST, ALONG A RADIAL LINE, A DISTANCE OF 26.22 FEET TO A CIRCULAR CURVE CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 190°30'37" AND A RADIUS OF 50.00 FEET; THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 166.25 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 40°07'09" AND A RADIUS OF 120.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 84.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 67°37'17" WEST, A DISTANCE OF 78.64 FEET TO THE SOUTHEAST CORNER OF LOT 31 OF SAID PLAT NO. 12B EASTPOINTE SUBDIVISION, THE LAST FIVE (5) COURSES BEING COINCIDENT WITH THE BOUNDARY OF SAID PLAT NO. 12B EASTPOINTE SUBDIVISION; THENCE NORTH 22°22'43" EAST, ALONG THE EASTERLY LINE OF SAID LOT 31, A DISTANCE OF 129.84 FEET TO THE NORTHEAST CORNER OF SAID LOT 31, SAID NORTHEAST CORNER BEING ON A CIRCULAR CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 2°01'48", A RADIUS OF 140.00 FEET AND WHOSE RADIAL POINT BEARS NORTH 8°08'44" EAST FROM SAID NORTHEAST CORNER OF LOT 31; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 4.96 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 83°53'04" EAST, A DISTANCE OF 237.42 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 84°52'51", AND A RADIUS OF 40.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 59.26 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 34°24'02" AND A RADIUS OF 150.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 90.06 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO WEST HAVING A CENTRAL ANGLE OF 75°07'00" AND A RADIUS OF 130.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 170.43 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 35°48'27" AND A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 18.75 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE EAST, HAVING A CENTRAL ANGLE OF 136°40'40", AND RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.86 FEET TO THE POINT OF TANGENCY; THENCE, RADIALLY, SOUTH 30°50'33" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, THE LAST EIGHT (8) COURSES BEING COINCIDENT WITH THE BOUNDARY OF SAID PLAT NO. 12B EASTPOINTE SUBDIVISION.

CONTAINING 1.590 ACRES MORE OR LESS.

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

1. OPEN SPACE

TRACT "P" 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.

2. OVERHANG EASEMENTS

THE OVERHANG EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE BUILDING ROOF LINE OVERHANGS INTO SAID EASEMENT OR ITS SUCCESSORS AND ASSIGNS FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES.

IN WITNESS WHEREOF, GENERAL ELECTRIC CAPITAL CORPORATION, FORMERLY KNOWN AS GENERAL ELECTRIC CREDIT 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 ATTESTED BY ITS ATTESTING SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF August, 1988.

GENERAL ELECTRIC CAPITAL CORPORATION,
FORMERLY KNOWN AS GENERAL ELECTRIC
CREDIT CORPORATION,
A NEW YORK CORPORATION

ATTEST:

John C. Deterding
JOHN C. DETERDING, VICE PRESIDENT

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, FORMERLY KNOWN AS GENERAL ELECTRIC CREDIT 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 15th DAY OF August, 1988.

EVAMARIA WILSON
NOTARY PUBLIC

MY COMMISSION EXPIRES My Commission Expires Mar. 31, 1991
Evamaria Wilson
NOTARY PUBLIC

7742 797
SUBDIVISION + Contingent # 12C
BOOK 61 PAGE 115B
PLAT NO. 12C
CHUBB # 27
RE 80-28
EXP. 3/31/91