

PLAT NO. 2

(A PLANNED UNIT DEVELOPMENT)

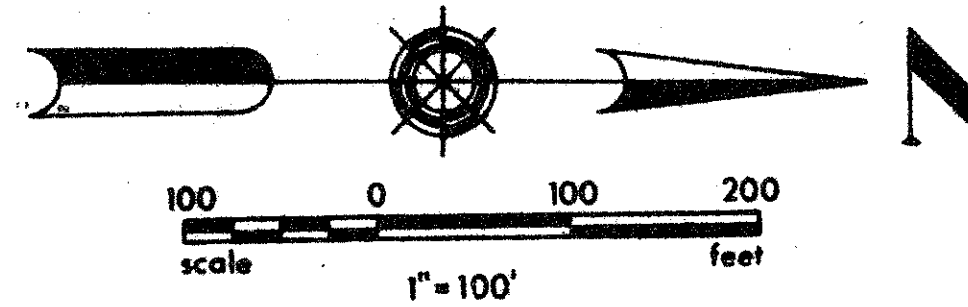
EASTPOINTE COUNTRY CLUB

IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

IN 3 SHEETS SHEET NO. 2

131



S-1°15'32" W 7000
WEST LINE SEC 27 TWP 41 S0, RGE 42 E

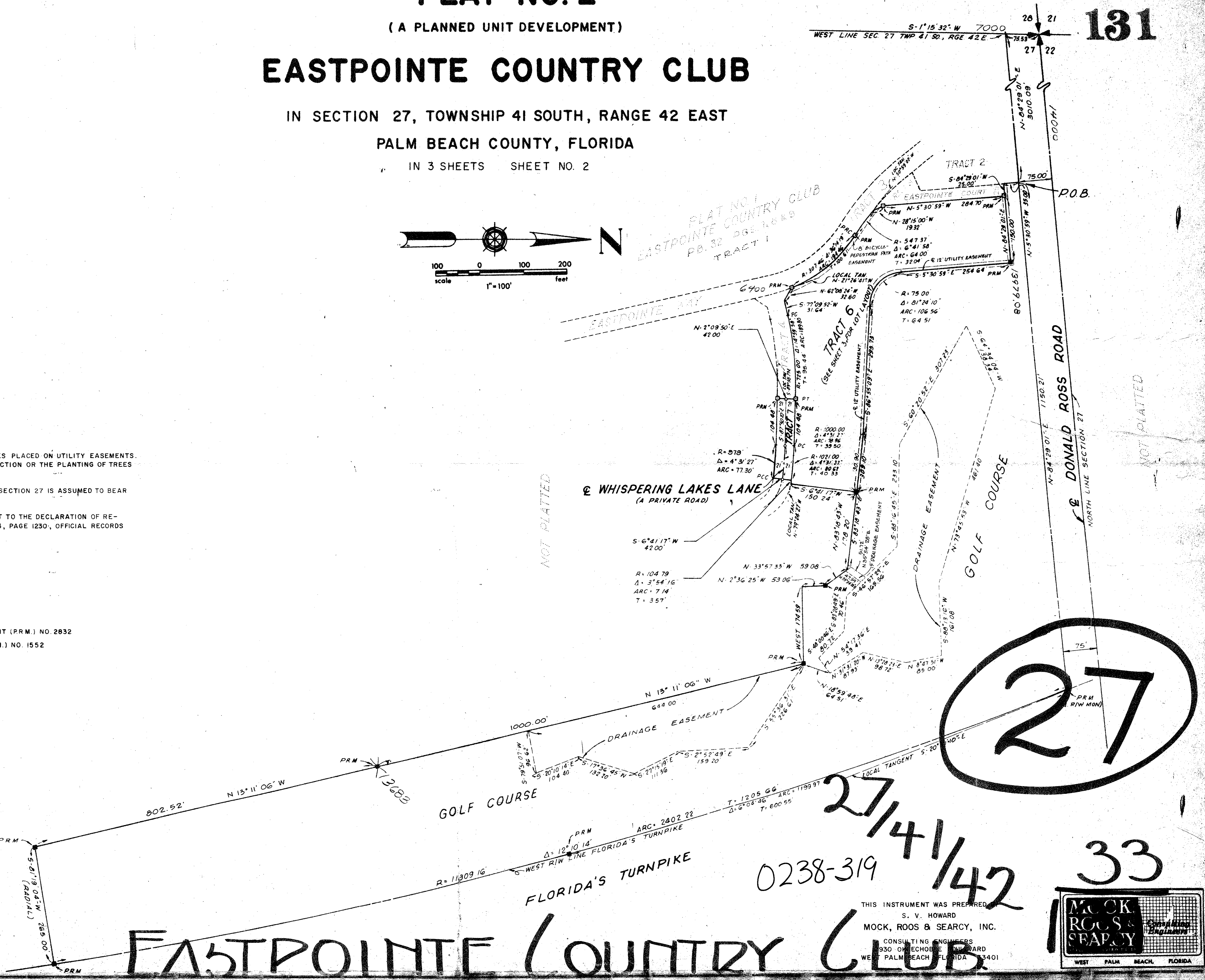
NOTES:
THERE SHALL BE NO BUILDINGS OR STRUCTURES PLACED ON UTILITY EASEMENTS. THERE SHALL NOT BE ANY TYPE OF CONSTRUCTION OR THE PLANTING OF TREES OR SHRUBS ON DRAINAGE EASEMENTS
BEARING REFERENCE: THE NORTH LINE OF SECTION 27 IS ASSUMED TO BEAR N-84°29'01"-E.
IMPROVEMENTS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS AS FILED IN O. R. 2543, PAGE 1230, OFFICIAL RECORDS OF PALM BEACH COUNTY.

NOTES:
□ • FOUND PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 2832
■ • PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 1552
○ • PERMANENT CONTROL POINT (P.C.P.)

MINIMUM SETBACK REQUIREMENTS
FRONT = 25 FEET
SIDE (INTERIOR) = 15 FEET
SIDE (CORNER) = 25 FEET
REAR = 25 FEET

AREA TRACT 6 = 3.060 AC.
AREA TRACT 7 = 0.177 AC.
GOLF COURSE AREA = 23.405 AC.
TOTAL AREA = 26.642 AC.

TOTAL DWELLING UNITS = 12
DENSITY = 0.45 UNITS PER ACRE
TOTAL OPEN AREA THIS PLAT = 25.730 AC. P.R.M.



27

27/41/42

0238-319

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EASTPOINTE COUNTRY CLUB

THIS INSTRUMENT WAS PREPARED BY
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