

PLAT NO.4

(A PLANNED UNIT DEVELOPMENT)

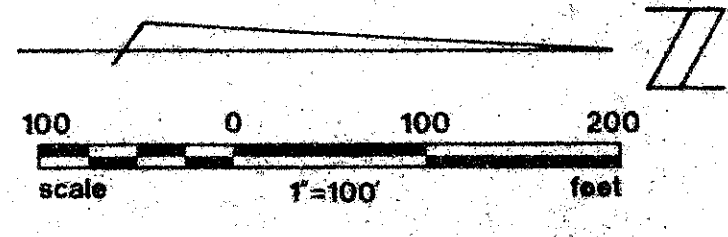
EASTPOINTE COUNTRY CLUB

IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

IN 5 SHEETS SHEET NO. 2

MARCH 1978



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat was filed for record on this day of 1978 and duly recorded in Plat Book No. on page JOHN B. DUNKLE Clerk Circuit Court By D.C.

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.B. 2543, PAGE 1230, OFFICIAL RECORDS OF PALM BEACH COUNTY.

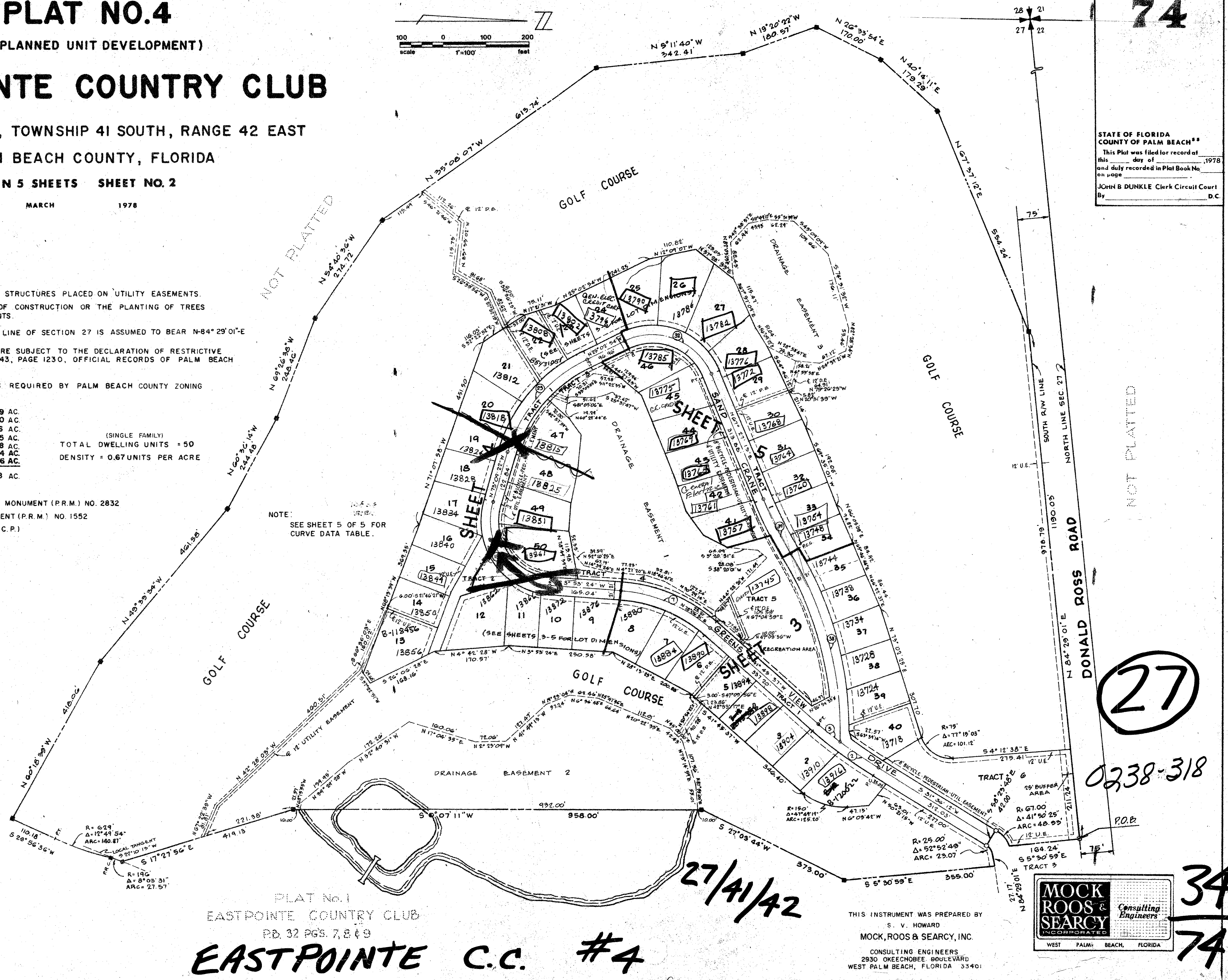
BUILDING SETBACKS SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

AREA OF LOTS	= 13.69 AC.
AREA TRACTS 1-2	= 3.30 AC.
AREA TRACTS 5 (RECREATION)	= 1.16 AC.
AREA TRACTS 3-4 (OPEN SP.)	= 0.25 AC.
AREA TRACT 6	= 1.48 AC.
DRAINAGE EASEMENTS 1,2&3	= 8.04 AC.
GOLF COURSE AREA	= 46.36 AC.
TOTAL AREA	= 74.28 AC.

(SINGLE FAMILY)
 TOTAL DWELLING UNITS = 50
 DENSITY = 0.67 UNITS PER ACRE

- = FOUND PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 2832
- = PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 1552
- = PERMANENT CONTROL POINT (P.C.P.)
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT

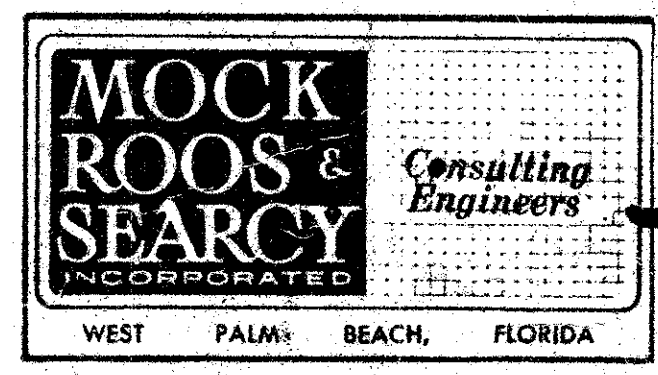
NOTE:
 SEE SHEET 5 OF 5 FOR CURVE DATA TABLE.



PLAT No. 1
 EASTPOINTE COUNTRY CLUB
 PB. 32 PGS. 7, 8 & 9

EASTPOINTE C.C. #4

THIS INSTRUMENT WAS PREPARED BY
 S. V. HOWARD
 MOCK, ROOS & SEARCY, INC.
 CONSULTING ENGINEERS
 2930 OKEECHOBEE BOULEVARD
 WEST PALM BEACH, FLORIDA 33401



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