

PLAT OF EASTPOINTE BOULEVARD

(A PLANNED UNIT DEVELOPMENT)

IN SECTION 27 AND 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET NO. 1

MOCK, ROOS & SEARCY, INC.
CONSULTING ENGINEERS
WEST PALM BEACH, FLORIDA

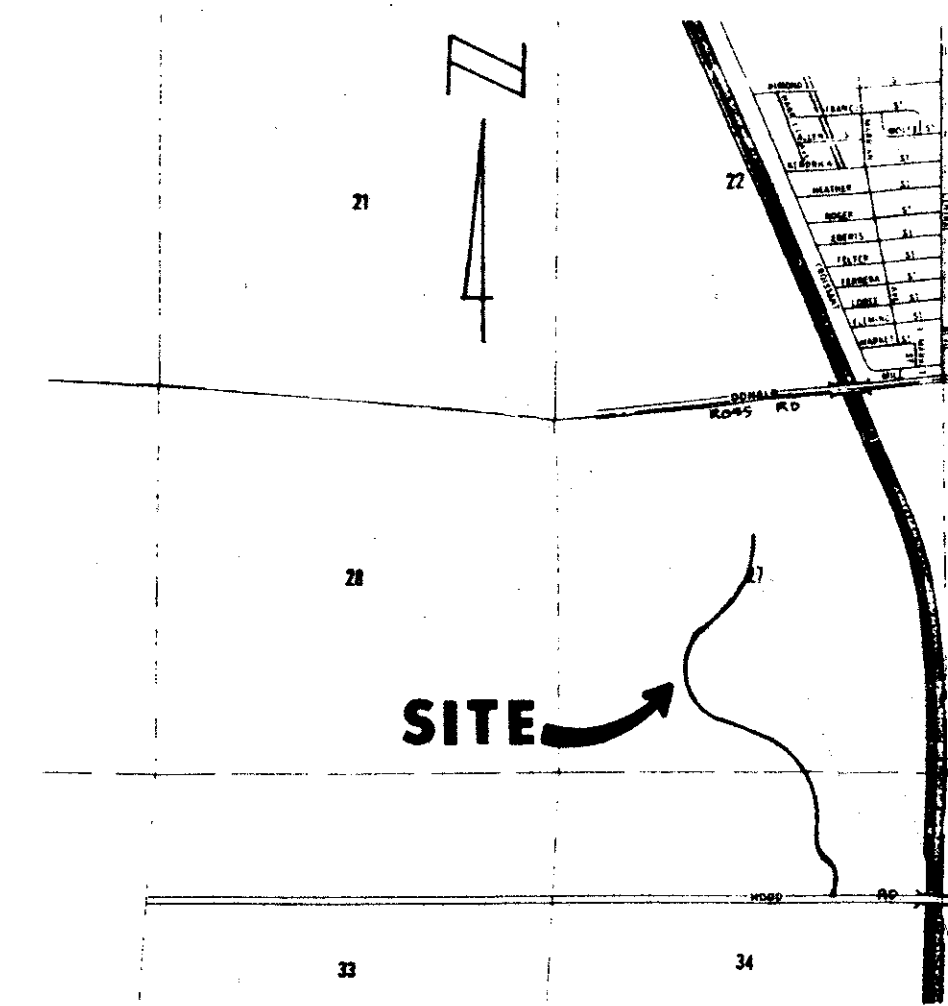
JUNE 1978

DESCRIPTION

A CERTAIN PARCEL IN SECTION 27 AND SECTION 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$) OF SAID SECTION 34 (SAID CORNER BEING MARKED WITH A PALM BEACH COUNTY DISC SET IN CONCRETE); RUN THENCE SOUTH 89°-16'-54" EAST ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 532.21 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, SAID POINT BEING IN THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1150.00 FEET AND A LOCAL TANGENT OF NORTH 26°-56'-35" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 37°-36'-33", A DISTANCE OF 754.87 FEET TO THE END OF SAID CURVE; THENCE NORTH 64°-33'-08" WEST, A DISTANCE OF 434.24 FEET TO THE POINT OF CURVATURE OF SAID CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 31°-33'-11", A DISTANCE OF 330.42 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 55°-23'-09", A DISTANCE OF 483.33 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 800.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 36°-08'-11", A DISTANCE OF 504.56 FEET TO THE END OF SAID CURVE; THENCE NORTH 58°-31'-23" EAST, A DISTANCE OF 204.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 700.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 31°-34'-52", A DISTANCE OF 385.84 FEET TO THE END OF SAID CURVE; THENCE NORTH 26°-56'-31" EAST, A DISTANCE OF 237.46 FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF PLAT NO. 4, EASTPOINTE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGES 73 THROUGH 77, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 60°-18'-39" EAST ALONG SAID SOUTHERLY BOUNDARY OF PLAT NO. 4, A DISTANCE OF 29.03 FEET TO THE SOUTHEASTERLY CORNER OF SAID PLAT NO. 4; THENCE SOUTH 70°-57'-26" EAST ALONG THE SOUTHERLY BOUNDARY OF PLAT NO. 5, EASTPOINTE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGES 128 THROUGH 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 71.68 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY OF SAID PLAT NO. 5, RUN SOUTH 26°-56'-31" WEST, A DISTANCE OF 243.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 800.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 31°-34'-52", A DISTANCE OF 440.96 FEET TO THE END OF SAID CURVE; THENCE SOUTH 58°-31'-23" WEST, A DISTANCE OF 204.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 700.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 36°-08'-11", A DISTANCE OF 441.49 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 55°-23'-09", A DISTANCE OF 386.67 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 31°-33'-11", A DISTANCE OF 275.35 FEET TO THE END OF SAID CURVE; THENCE SOUTH 64°-33'-08" EAST, A DISTANCE OF 434.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1250.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 39°-59'-12", A DISTANCE OF 872.37 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION 34; THENCE CONTINUE SOUTHEASTERLY ALONG SAID 1250.00-FOOT RADIUS CURVE, SUBTENDING A CENTRAL ANGLE OF 11°-29'-46", A DISTANCE OF 250.81 FEET TO THE END OF SAID CURVE; THENCE SOUTH 13°-04'-10" EAST, A DISTANCE OF 40.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 22°-57'-18", A DISTANCE OF 460.74 FEET TO THE END OF SAID CURVE; THENCE SOUTH 36°-01'-28" EAST, A DISTANCE OF 198.81 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 510.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 36°-42'-54", A DISTANCE OF 326.81 FEET TO THE END OF SAID CURVE; THENCE SOUTH 0°-41'-26" WEST, A DISTANCE OF 63.09 FEET; THENCE SOUTH 44°-18'-18" EAST, A DISTANCE OF 35.35 FEET; THENCE SOUTH 0°-41'-58" WEST, A DISTANCE OF 20.00 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF HOOD ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 382, PAGE 304, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 39°-18'-02" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF HOOD ROAD, A DISTANCE OF 150.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE RUN NORTH 0°-41'-58" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 45°-41'-42" EAST, A DISTANCE OF 35.36 FEET; THENCE NORTH 0°-41'-26" EAST, A DISTANCE OF 63.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 410.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 36°-42'-54", A DISTANCE OF 262.73 FEET TO THE END OF SAID CURVE; THENCE NORTH 36°-01'-28" WEST, A DISTANCE OF 198.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1250.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 22°-57'-18", A DISTANCE OF 500.80 FEET TO THE END OF SAID CURVE; THENCE NORTH 13°-04'-10" WEST, A DISTANCE OF 40.10 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 13°-52'-25", A DISTANCE OF 278.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.834 ACRES, MORE OR LESS.



VICINITY SKETCH
NOT TO SCALE

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STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 10:01
this 28 day of September 1978,
and duly recorded in Plat Book No. 85
on page 133 + 134.
JOHN B. DUNKLE, Clerk Circuit Court
By *John B. Dunkle* D.C.

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 AND SECTION 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT OF EASTPOINTE BOULEVARD, AND MORE PARTICULARLY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- EASTPOINTE BOULEVARD FOR PRIVATE ROAD PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES IS HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS' ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE ADDITIONAL RIGHT OF WAY FOR HOOD ROAD AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

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 28 DAY OF June A.D., 1978.

GENERAL ELECTRIC CREDIT CORPORATION
A NEW YORK CORPORATION

ATTEST:

Ramon Diago
RAMON DIAGO, ATTESTING
SECRETARY

Ramon R. Cacicedo
BY: 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 28 DAY OF JUNE A.D., 1978.

Notary Public
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/10/1982

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF DADE) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2098, PAGE 853 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28 DAY OF June A.D., 1978.

CONTEXT DEVELOPMENT COMPANY,
A DELAWARE CORPORATION

William M. Porter
BY: WILLIAM M. PORTER
PRESIDENT

William M. Porter
BY: WILLIAM M. PORTER
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF DADE) SS

BEFORE ME PERSONALLY APPEARED WILLIAM M. PORTER AND R. DIANE ARCH, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED CONTEXT DEVELOPMENT COMPANY, A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND 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 28 DAY OF June A.D., 1978.

Miriam Blauas
NOTARY PUBLIC

MY COMMISSION EXPIRES: Aug. 14, 1980

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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; 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.

6-13-78
DATE

Patrick M. Gordon
ATTORNEY-AT-LAW LICENSED IN FLORIDA

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF September 1978.

Peggy B. Bratt
PEGGY B. BRATT, CHAIRMAN

ATTEST:

JOHN B. DUNKLE, CLERK

Margie B. Jennings
MARGIE B. JENNINGS, DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF September 1978.

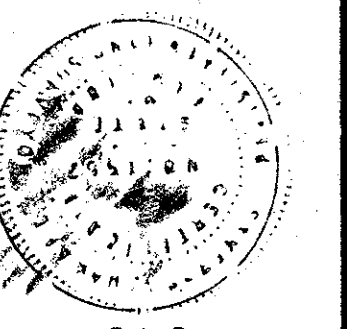
H. F. Kahle
H. F. KAHLE, COUNTY ENGINEER

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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 UNDR GUARANTEES 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.

REGISTERED SURVEYOR NO. 1552
STATE OF FLORIDA 9-11-78



27+34/41/42

35/133
THE INSTRUMENT WAS PREPARED BY
S. V. HOWARD
MOCK, ROOS & SEARCY, INC.
CONSULTING ENGINEERS
30 OKEECHOOPE BOULEVARD
WEST PALM BEACH, FLORIDA 33409

