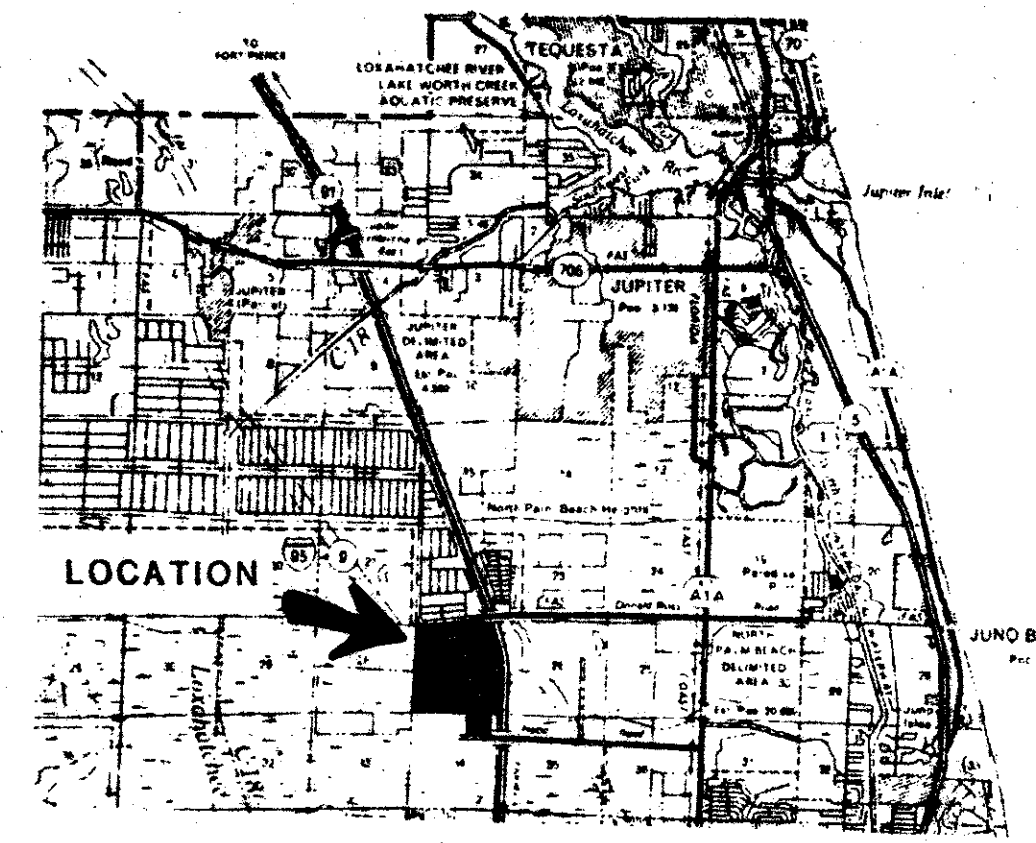


PLAT NO. 8 EASTPOINTE COUNTRY CLUB

(A PLANNED UNIT DEVELOPMENT)
IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
IN 8 SHEETS SHEET NO. 1

MOCK, ROOS & SEARCY, INC.
CONSULTING ENGINEERS
WEST PALM BEACH, FLORIDA
AUGUST 1978



11

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 11:30
this 16 day of November, 1978,
and duly recorded in Plat Book No. 36
on page 11-18
JOHN B. DUNKLE Clerk Circuit Court
By *John B. Dunkle* D.C.

DESCRIPTION

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

BEGINNING AT THE SOUTHEAST CORNER OF PLAT NO. 4, EAST-
POINTE COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF RECORDED
IN PLAT BOOK 34, PAGES 73 THROUGH 77, PUBLIC RECORDS OF PALM
BEACH COUNTY, FLORIDA; RUN THENCE NORTH 60°-18'-39" WEST
ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT NO. 4, A DISTANCE OF
418.06 FEET; THENCE NORTH 49°-39'-34" WEST, A DISTANCE OF
461.58 FEET; THENCE NORTH 60°-36'-14" WEST, A DISTANCE OF
244.48 FEET; THENCE NORTH 69°-26'-38" WEST, A DISTANCE OF
248.46 FEET; THENCE NORTH 54°-40'-36" WEST, A DISTANCE OF
274.72 FEET; THENCE NORTH 35°-08'-07" WEST, A DISTANCE OF
469.44 FEET; THENCE SOUTH 82°-22'-39" WEST AND DEPARTING
FROM THE SOUTHERLY BOUNDARY OF SAID PLAT NO. 4, A DISTANCE OF
396.29 FEET TO A POINT IN THE ARC OF A CURVE CONCAVE EASTERLY,
HAVING A RADIUS OF 1470.00 FEET; LOCAL TANGENT PASSING THROUGH
SAID POINT BEARS SOUTH 6°-01'-49" EAST; THENCE SOUTHERLY ALONG
THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 1°-22'-25",
A DISTANCE OF 35.24 FEET; THENCE SOUTH 82°-35'-46" WEST RADIAL
TO SAID CURVE, A DISTANCE OF 60.00 FEET TO A POINT IN THE ARC
OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1530.00 FEET
AND BEING CONCENTRIC WITH THE HEREBEFORE DESCRIBED 1470.00
FOOT RADIUS CURVE; THENCE SOUTHERLY ALONG THE ARC OF SAID
CURVE, SUBTENDING A CENTRAL ANGLE OF 8°-02'-10" A DISTANCE
OF 214.59 FEET TO THE END OF SAID CURVE; THENCE SOUTH
15°-26'-23" EAST, A DISTANCE OF 56.13 FEET TO THE BEGINNING OF
A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1030.00
FEET AND A CENTRAL ANGLE OF 34°-56'-38"; THENCE SOUTHEASTERLY
ALONG THE ARC OF SAID CURVE, A DISTANCE OF 628.18 FEET TO THE
END OF SAID CURVE; THENCE SOUTH 50°-23'-01" EAST, A DISTANCE
OF 307.88 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTH-
WESTERLY, HAVING A RADIUS OF 620.00 FEET AND A CENTRAL ANGLE
OF 32°-47'-52"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID
CURVE, A DISTANCE OF 354.91 FEET TO THE END OF SAID CURVE;
THENCE SOUTH 17°-35'-09" EAST, A DISTANCE OF 315.78 FEET TO
THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A
RADIUS OF 780.00 FEET AND A CENTRAL ANGLE OF 38°-55'-59";
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE
OF 530.02 FEET TO THE END OF SAID CURVE; THENCE SOUTH 56°-31'-
08" EAST, A DISTANCE OF 20.75 FEET; THENCE SOUTH 13°-25'-48"
EAST, A DISTANCE OF 34.16 FEET TO A POINT ON THE WESTERLY
RIGHT OF WAY LINE OF EASTPOINTE BOULEVARD, ACCORDING TO THE
PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 133-134
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH
60°-20'-29" EAST AND RUNNING ON A LINE RADIAL TO THE SAID
RIGHT OF WAY OF EASTPOINTE BOULEVARD, A DISTANCE OF 100.00
FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF SAID EAST-
POINTE BOULEVARD, SAID POINT BEING IN THE ARC OF A CURVE CON-
CAVE EASTERLY, HAVING A RADIUS OF 700.00 FEET; THENCE SOUTHERLY
ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF
7°-16'-19", A DISTANCE OF 88.84 FEET TO A POINT OF COMPOUND
CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE
EASTERLY, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE
OF 55°-23'-09", A DISTANCE OF 386.67 FEET TO A POINT OF COM-
POUND CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE
CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 500.00 FEET AND 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 DIS-
TANCE OF 338.15 FEET; THENCE NORTH 36°-46'-27" EAST AND
DEPARTING THE RIGHT OF WAY OF SAID EASTPOINTE BOULEVARD AND
NOW RUNNING ALONG THE WESTERLY BOUNDARY OF PLAT NO. 7, EAST-
POINTE COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF RECORDED
IN PLAT BOOK 35, PAGES 195 - 200, A DISTANCE OF
235.27 FEET; THENCE NORTH 33°-28'-58" EAST, A DISTANCE OF
438.62 FEET; THENCE NORTH 34°-03'-23" EAST, A DISTANCE OF
177.72 FEET; THENCE NORTH 36°-30'-57" EAST, A DISTANCE OF
74.67 FEET; THENCE NORTH 42°-13'-25" EAST, A DISTANCE OF
98.59 FEET; THENCE NORTH 48°-30'-31" EAST, A DISTANCE OF
92.19 FEET; THENCE NORTH 52°-32'-46" EAST, A DISTANCE OF
30.38 FEET; THENCE NORTH 53°-32'-48" EAST, A DISTANCE OF
283.42 FEET; THENCE NORTH 88°-30'-32" EAST, A DISTANCE OF
343.08 FEET; THENCE SOUTH 69°-59'-48" EAST, A DISTANCE OF
185.90 FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF PLAT NO.
5, EASTPOINTE COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 34, PAGES 128 THROUGH 130, PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 51°-24'-
06" WEST AND NOW RUNNING ALONG THE SOUTHERLY BOUNDARY OF
SAID PLAT NO. 5, A DISTANCE OF 259.86 FEET; THENCE NORTH
55°-14'-15" WEST, A DISTANCE OF 429.69 FEET; THENCE NORTH
63°-58'-01" WEST, A DISTANCE OF 337.21 FEET; THENCE NORTH
70°-57'-26" WEST, A DISTANCE OF 340.64 FEET TO THE POINT OF
BEGINNING.

EXCEPTING THEREFROM THE RIGHT OF WAY OF SAID EASTPOINTE
BOULEVARD.

CONTAINING 71.663 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT GENERAL ELECTRIC CREDIT CORPORA-
TION, A NEW YORK CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING
IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY,
FLORIDA, SHOWN HEREON AS PLAT NO. 8, EASTPOINTE COUNTRY CLUB, AND
MORE PARTICULARLY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE
SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) THE PRIVATE ROADS AND BICYCLE PEDESTRIAN PATH EASEMENTS
AS SHOWN ARE HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS'
ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLI-
GATION OF SAID ASSOCIATION.
- 2) THE UTILITY EASEMENTS, AS SHOWN, AND PRIVATE ROADS ARE
HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF
UTILITIES AND DRAINAGE FACILITIES AND ARE THE PERMANENT
MAINTENANCE OBLIGATION OF THE EASTPOINTE HOMEOWNERS' ASSOCI-
ATION, INC. OR A GOVERNMENTALLY APPROVED PUBLIC OR PRIVATE
UTILITY.
- 3) THE DRAINAGE EASEMENTS, AS SHOWN, AND THE MAINTENANCE
EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED TO THE EASTPOINTE
HOMEOWNERS' ASSOCIATION, INC. FOR THE CONSTRUCTION AND
MAINTENANCE OF DRAINAGE AND ARE THE PERPETUAL MAINTENANCE
OBLIGATION OF SAID ASSOCIATION.
- 4) THE AREAS DESIGNATED AS RECREATION AREAS AND OPEN SPACES
ARE HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS' ASSOCI-
ATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF
SAID ASSOCIATION.
- 5) THE LIMITED ACCESS EASEMENT, AS SHOWN, IS 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 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 DAY OF A.D., 19

ATTEST: GENERAL ELECTRIC CREDIT CORPORATION,
A NEW YORK CORPORATION
BY: *Ramon R. Cacicedo*
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 CORPORA-
TION, 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 16 DAY OF November
A.D., 1978
Notary Public
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/10/1982

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.

DATE: 1-8-78
ATTORNEY-AT-LAW LICENSED IN FLORIDA

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14
DAY OF November, 1978

BY: *Peggy B. Smith*
PEGGY B. SMITH, CHAIRMAN

ATTEST:
JOHN B. DUNKLE, CLERK

BY: *Manjira B. J...*
MANJIRA B. J...

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14
DAY OF November, 1978

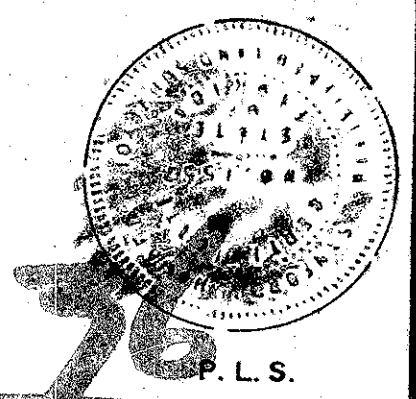
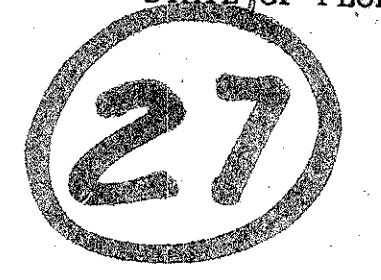
H. F. Kahlert
H. F. KAHLERT, COUNTY ENGINEER

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 MONU-
MENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND (P.C.P.'S) PERMANENT
CONTROL POINTS WILL BE PLACED AFTER CONSTRUCTION OF ROADS UNDER
GUARANTEES POSTED WITH PALM BEACH COUNTY, AND FURTHER THAT THE SURVEY
DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STAT-
UTES, PART I, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

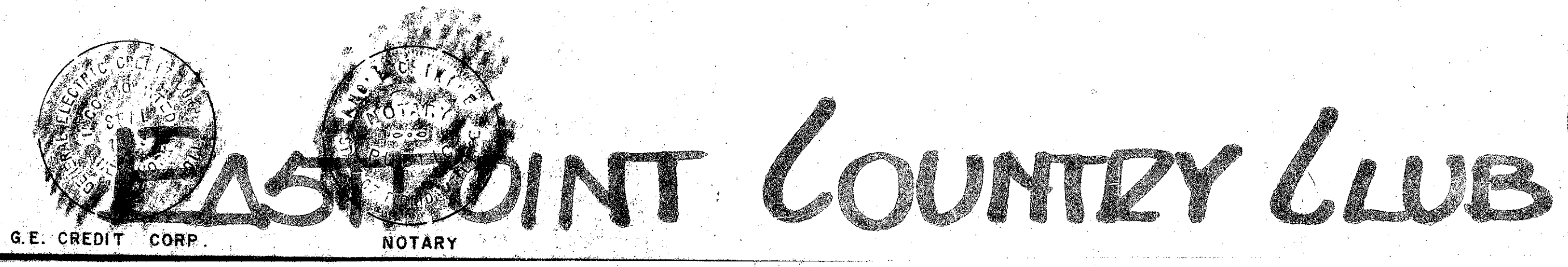
Sanford V. Howard
REGISTERED SURVEYOR NO. 1552
STATE OF FLORIDA 11-9-78

27/41/42



THIS INSTRUMENT WAS PREPARED BY

S. V. HOWARD
MOCK, ROOS & SEARCY, INC.
CONSULTING ENGINEERS
2930 OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA 33409



*Impact Fees to be Collected
255.00 5FD
7/14*