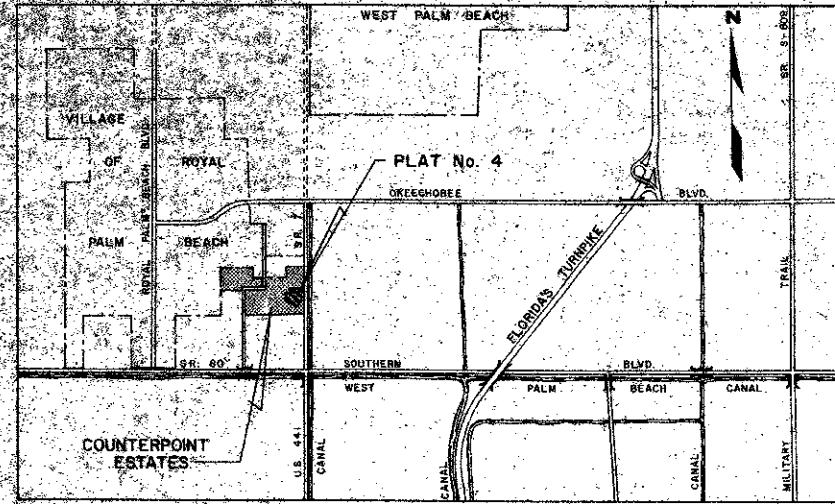


COUNTERPOINT ESTATES PLAT No. 4

IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

137



VICINITY MAP
NOT TO SCALE

DEDICATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT McINTOSH HOLDINGS, INC., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREBY, BEING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREBY AS COUNTERPOINT ESTATES PLAT NO. 4, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCELS OF LAND LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: (FOR THE PURPOSE OF THIS DESCRIPTION, THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF SAID SECTION 25 IS ASSUMED TO BEAR NORTH 00°38'49" EAST AND ALL BEARINGS ARE RELATIVE THERETO)

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE NORTH 00°38'49" EAST ALONG THE EAST LINE OF SAID SECTION 25 A DISTANCE OF 1,167.63 FEET; THENCE NORTH 79°49'47" WEST A DISTANCE OF 101.44 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 AS SAID RIGHT-OF-WAY LINE IS SHOWN ON THE STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, JOB NUMBER 9327-101, SHEET 1 OF 5 (SAID POINT OF INTERSECTION ALSO BEING THE NORTHEAST CORNER OF THE PLAT OF COUNTERPOINT ESTATES PLAT NO. 1, RECORDED IN PLAT BOOK NUMBER 32, PAGE 156 OF THE PUBLIC RECORDS OF SAID COUNTY) AND THE POINT OF BEGINNING; THENCE NORTH 00°44'42" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 458.44 FEET; THENCE NORTH 89°15'18" WEST A DISTANCE OF 101.00 FEET; THENCE NORTH 80°30'11" WEST A DISTANCE OF 52.61 FEET; THENCE NORTH 89°15'18" WEST A DISTANCE OF 956.00 FEET; THENCE SOUTH 00°44'42" WEST, A DISTANCE OF 71.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 86.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 135.09 FEET TO A TANGENT LINE; THENCE NORTH 89°15'18" WEST, ALONG SAID TANGENT LINE, A DISTANCE OF 189.81 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF SAID SECTION 25 (SAID EAST LINE ALSO BEING THE EAST BOUNDARY OF COUNTERPOINT ESTATES PLAT NO. 3, RECORDED IN PLAT BOOK NUMBER 33, PAGE 159 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE SOUTH 00°47'34" WEST ALONG SAID EAST LINE AND SAID EAST BOUNDARY OF PLAT NO. 3 A DISTANCE OF 253.91 FEET TO THE NORTHEAST CORNER OF THE PLAT OF COUNTERPOINT ESTATES PLAT NO. 2, RECORDED IN PLAT BOOK NUMBER 33, PAGE 74 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°47'34" WEST ALONG THE EAST BOUNDARY OF SAID PLAT NO. 2 A DISTANCE OF 224.69 FEET TO THE SOUTHEAST CORNER OF SAID PLAT NO. 2 AND A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 314.00 FEET AND A CENTRAL ANGLE OF 56°11'49" A RADIUS LINE OF SAID CURVE THROUGH SAID POINT OF INTERSECTION BEARS SOUTH 04°32'53" WEST; SAID POINT OF INTERSECTION AND SAID SOUTHEAST CORNER BEING ON THE BOUNDARY OF COUNTERPOINT ESTATES PLAT NO. 1, RECORDED IN PLAT BOOK NUMBER 32, PAGE 156 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE, TRAVELING ALONG A PORTION OF THE BOUNDARY OF SAID PLAT NO. 1 THROUGH THE FOLLOWING NINE CURSES AND DISTANCES TO THE POINT OF BEGINNING:

1. EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 307.98 FEET THROUGH AN ANGLE OF 56°11'49" TO THE POINT OF TANGENCY OF SAID CURVE (A RADIUS LINE OF SAID CURVE THROUGH SAID POINT OF TANGENCY BEARS SOUTH 60°44'42" WEST)
2. SOUTH 29°15'18" EAST A DISTANCE OF 243.97 FEET
3. NORTH 60°44'42" EAST A DISTANCE OF 110.00 FEET
4. NORTH 39°42'30" EAST A DISTANCE OF 55.72 FEET
5. NORTH 60°44'42" EAST A DISTANCE OF 223.35 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 526.77 FEET AND A CENTRAL ANGLE OF 51°33'22"
6. NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 474.00 FEET TO A NON-TANGENT LINE
7. SOUTH 80°48'40" EAST ALONG SAID NON-TANGENT LINE, A DISTANCE OF 100.00 FEET
8. SOUTH 68°11'07" EAST A DISTANCE OF 53.19 FEET
9. SOUTH 79°49'47" EAST A DISTANCE OF 111.67 FEET

CONTAINING 19,227 ACRES, MORE OR LESS.

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

1. STREETS: THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. EASEMENTS:
 - A. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
 - B. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
 - C. DRAINAGE EASEMENTS - A DRAINAGE EASEMENT OVER THE ENTIRETY OF THE STORMWATER MANAGEMENT TRACT (TRACT A-1) IDENTIFIED ON THIS PLAT IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF MAINTENANCE OF DRAINAGE ONLY.
3. WATER MANAGEMENT TRACT: THE WATER MANAGEMENT TRACT (TRACT A-1) AS SHOWN IS TO BE CONVEYED AND IS HEREBY DEDICATED, SUBJECT TO THE EASEMENT DEDICATED HEREINAFORE, TO COUNTERPOINT ESTATES PROPERTY OWNERS' ASSOCIATION, INC., FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COUNTERPOINT ESTATES PROPERTY OWNERS' ASSOCIATION, INC.
4. THE WATER MANAGEMENT TRACT A-1 WHICH IS TO BE CONVEYED AND WHICH IS HEREBY DEDICATED TO COUNTERPOINT ESTATES PROPERTY OWNERS' ASSOCIATION, INC., IS NOT HEREBY DEDICATED FOR THE USE OF THE GENERAL PUBLIC BUT IS DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN COUNTERPOINT ESTATES AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO COUNTERPOINT ESTATES DATED October 5th, 1979. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAUL THIBEAUD, ITS PRESIDENT AND ATTESTED BY DIANA M. BROWN, ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21st DAY OF October, 1979.

ATTEST:

ROBERT McINTOSH HOLDINGS, INC., A CORPORATION OF THE STATE OF FLORIDA

DIANA M. BROWN, ITS SECRETARY

PAUL THIBEAUD, ITS PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PAUL THIBEAUD AND DIANA M. BROWN CO-NEELED TOGETHER AND TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF ROBERT McINTOSH HOLDINGS, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO ME AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO SAID 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 21st DAY OF October, 1979.

MY COMMISSION EXPIRES:

Notary Public Seal

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, PAUL THIBEAUD, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO ROBERT McINTOSH HOLDINGS, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREBY; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: November 2, 1979

Attorney at Law Seal

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF Nov, 1979.

Bill Bailey, Chairman

COUNTY ENGINEER
PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF Nov, 1979.

County Engineer Seal

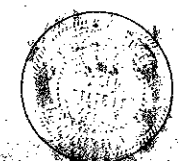
ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

Deputy Clerk Seal

BOARD OF COUNTY COMMISSIONERS Seal

COUNTY ENGINEER'S SEAL

CORPORATE SEAL
ROBERT McINTOSH HOLDINGS, INC.



0225-308

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THIS INSTRUMENT WAS PREPARED BY RAFAEL SALADRIGAS OF FLORIDA SURVEYING AND MAPPING, INC., 941 NORTH MILITARY TRAIL, WEST PALM BEACH, FLORIDA 33408. TELEPHONE NUMBER (305) 689-5414.

FLORIDA SURVEYING & MAPPING, INC.
REGISTERED LAND SURVEYORS
WEST PALM BEACH, FLORIDA
COUNTERPOINT ESTATES
PLAT NO. 4