

# PLAT NO. 7A EASTPOINTE COUNTRY CLUB

(A PLANNED UNIT DEVELOPMENT)

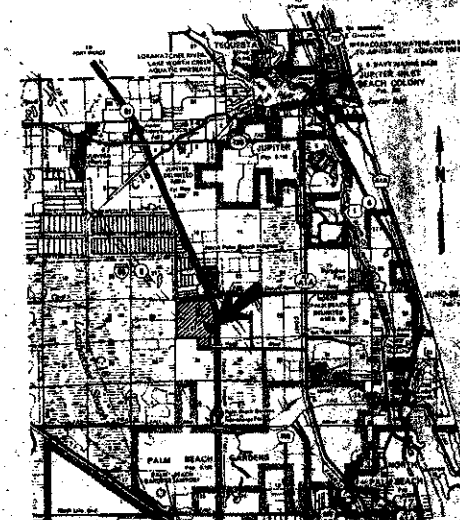
BEING A REPLAT OF ALL OF BLOCK 7 AND ALL OF LOTS 1 THROUGH 17 AND A PORTION OF LOT 18 OF BLOCK 8 AND OTHER LANDS OF PLAT NO. 7, EASTPOINTE COUNTRY CLUB, RECORDED IN PLAT BOOK 35, PAGES 195 THROUGH 200 INCLUSIVE

IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA

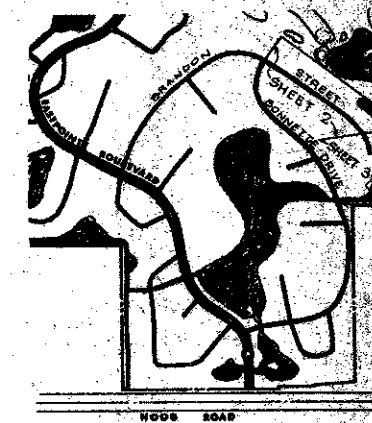
IN 3 SHEETS SHEET 1

MOCK, ROOS & ASSOCIATES, INC.  
ENGINEERS-SURVEYORS-PLANNERS  
WEST PALM BEACH, FLORIDA

JANUARY 1980



LOCATION MAP  
N.T.S.



KEY MAP  
N. T. S.

195

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record on 1/15/80  
at 10:00 AM, 1980  
and duly recorded in Plat Book No. 35  
at page 195 through 200  
JOHN B. DUNKLE, Clerk  
By: *[Signature]*

DESCRIPTION

A CERTAIN PARCEL IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING ALL OF BLOCK 7, AND ALL OF LOTS 1 THROUGH 17 AND A PORTION OF LOT 18 OF BLOCK 8 AND OTHER LANDS, OF PLAT NO. 7, EASTPOINTE COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGES 195 THROUGH 200 INCLUSIVE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 8, PLAT NO. 7 EASTPOINTE COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGES 195 THROUGH 200, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; RUN THENCE NORTH 89°-37'-00" WEST ALONG THE SOUTH LINE OF SAID BLOCK 8, A DISTANCE OF 363.03 FEET; THENCE SOUTH 84°-46'-08" WEST, A DISTANCE OF 149.78 FEET TO A POINT IN THE EAST LINE OF BONNETTE DRIVE AS SHOWN ON SAID PLAT NO. 7; SAID RIGHT OF WAY BEING IN THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 720 FEET, LOCAL TANGENT PASSING THROUGH SAID POINT BEARS NORTH 21°-27'-56" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 10°-13'-31", A DISTANCE OF 128.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 11°-12'-27" WEST, A DISTANCE OF 163.92 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 580 FEET AND A CENTRAL ANGLE OF 43°-12'-18"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 437.36 FEET TO THE END OF SAID CURVE; THENCE NORTH 54°-24'-45" WEST, A DISTANCE OF 214.22 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 370 FEET AND A CENTRAL ANGLE OF 61°-32'-04"; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 397.37 FEET TO THE END OF SAID CURVE; THENCE NORTH 7°-07'-19" EAST, A DISTANCE OF 147.01 FEET TO A POINT IN THE CENTERLINE OF BRANDON STREET, AS SHOWN ON SAID PLAT NO. 7; SAID CENTERLINE BEING THE ARC OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 425 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 2°-12'-01", A DISTANCE OF 16.32 FEET; THENCE NORTH 16°-27'-54" EAST, ALONG THE EXTENSION OF A LINE RADIAL TO LAST SAID CURVE, A DISTANCE OF 178.32 FEET TO A POINT IN THE NORTHERLY LINE OF SAID BLOCK 8; THENCE SOUTH 69°-59'-48" EAST AND RUNNING ALONG THE NORTHERLY BOUNDARY OF BLOCK 8, A DISTANCE OF 108.34 FEET; THENCE SOUTH 51°-24'-06" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 60°-18'-39" EAST, A DISTANCE OF 1071.70 FEET TO A POINT IN THE EASTERLY LINE OF SAID BLOCK 8, ALSO BEING THE WESTERLY LINE OF FLORIDA'S TURNPIKE, SAID POINT BEING IN THE ARC OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 11,309.16 FEET, LOCAL TANGENT PASSING THROUGH SAID POINT, BEARS SOUTH 0°-53'-00" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 2°-29'-04", A DISTANCE OF 490.36 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°-36'-04" WEST, A DISTANCE OF 332.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.397 ACRES, MORE OR LESS.

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, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 7A, 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:

- TRACT 2 FOR PRIVATE ROAD PURPOSES AND THE BICYCLE-PEDESTRIAN PATH EASEMENT IS HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE UTILITY EASEMENTS AS SHOWN, AND TRACT 2 ARE HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC. OR A GOVERNMENTALLY APPROVED PUBLIC OR PRIVATE UTILITY.
- THE DRAINAGE EASEMENTS AS SHOWN AND THE MAINTENANCE EASEMENT 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.
- ALL OF THE PROPERTY IN TRACT 1, EXCEPT THE PROPERTY WITHIN EACH OF THE PARCELS DESIGNATED ONE THROUGH SIXTY INCLUSIVE, IS HEREBY DEDICATED FOR USE AS ACCESS TO PARCELS ONE THROUGH SIXTY INCLUSIVE, FOR HOMEOWNERS, THEIR MORTGAGEES, AND AS MAY BE NECESSARY FOR UTILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EASTPOINTE HOMEOWNERS' ASSOCIATION, INC.
- GENERAL ELECTRIC CREDIT CORPORATION HEREBY EXPRESSLY RESERVES THE RIGHT AND PRIVILEGES TO ASSIGN, AS LIMITED COMMON PROPERTY, CERTAIN AREAS DESIGNATED AS PARKING SPACES, ACCESSORY TO THE INDIVIDUAL PARCELS HEREIN DESIGNATED AS PARCELS ONE THROUGH SIXTY, INCLUSIVE, FOR THE EXCLUSIVE USE, AS A PARKING LOT BY THE OWNER OF EACH OF SAID INDIVIDUAL PARCELS.

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 15th DAY OF APRIL, A.D., 1980.

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 15th DAY OF APRIL, A.D., 1980.

ATTEST:  
*[Signature]*  
RAMON R. CACICEDO, VICE PRESIDENT  
SECRETARY

GENERAL ELECTRIC CREDIT CORPORATION,  
A NEW YORK CORPORATION  
BY: *[Signature]*  
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 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 15th DAY OF APRIL, A.D., 1980.  
*[Signature]*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 10, 1982

APPROVALS

BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF May, 1980.  
*[Signature]*  
DENNIS P. KOEHLER, CHAIRMAN

ATTEST:  
JOHN B. DUNKLE, CLERK

BY: *[Signature]*  
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF May, 1980.  
*[Signature]*  
H. F. KAHLERT, COUNTY ENGINEER

TITLE CERTIFICATION

I, PATRICK M. GORDON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, AND I FIND THE TITLE TO THE PROPERTY IS VESTED TO GENERAL ELECTRIC CREDIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THE PROPERTY TO BE FREE FROM ENCUMBRANCES.

May 5, 1980  
*[Signature]*  
PATRICK M. GORDON

0238-312

EASTPOINTE Country Club  
#7A



THIS INSTRUMENT WAS PREPARED BY  
MOCK, ROOS & ASSOCIATES, INC.  
ENGINEERS-SURVEYORS-PLANNERS  
WEST PALM BEACH, FLORIDA