

PLAT NO. 7A EASTPOINTE COUNTRY CLUB

(A PLANNED UNIT DEVELOPMENT)

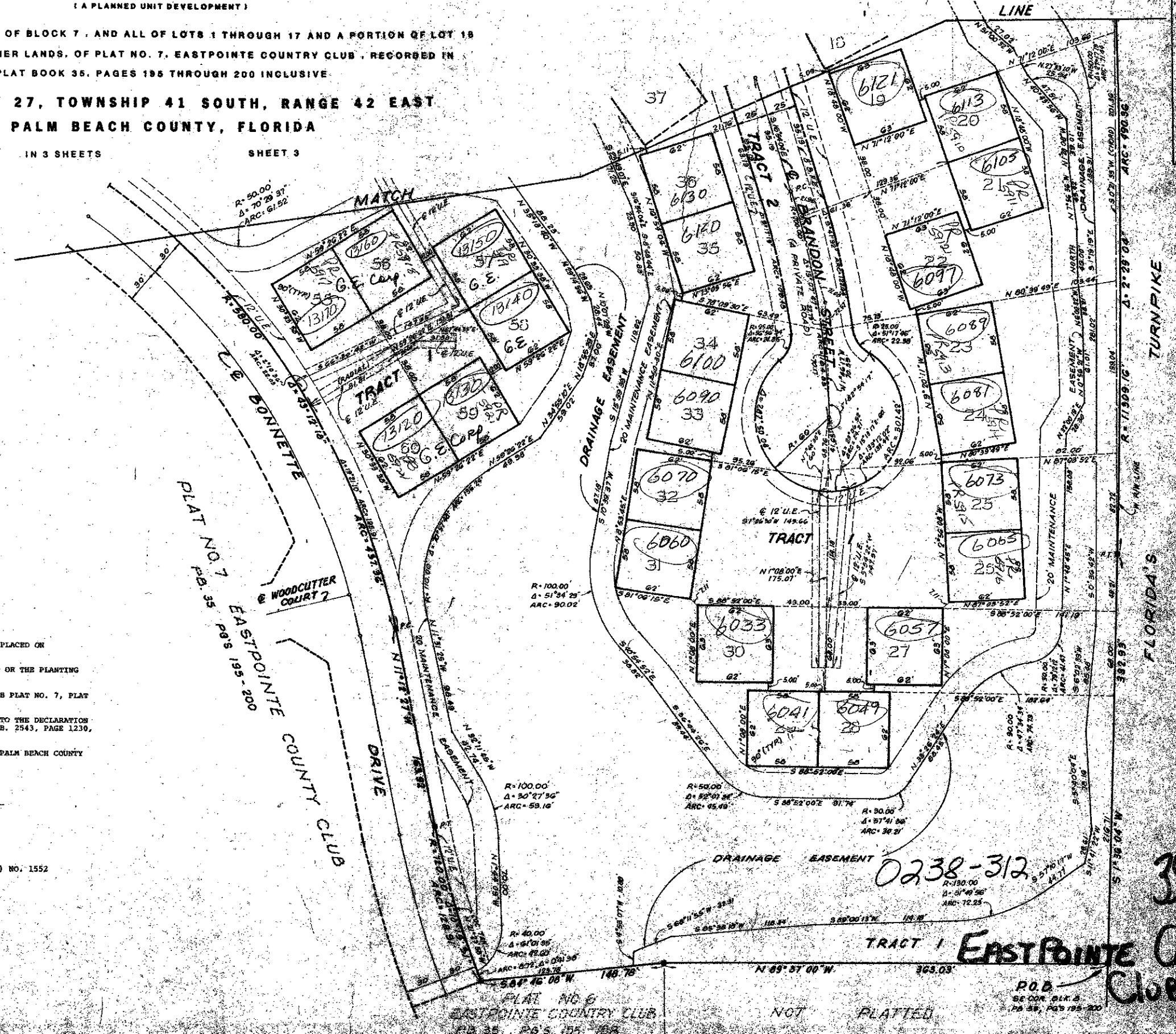
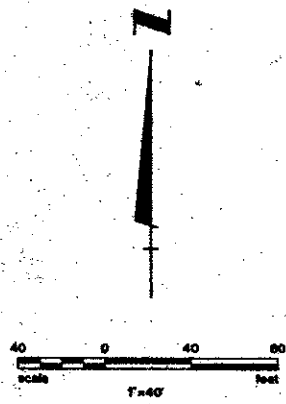
BEING A REPLAT OF ALL OF BLOCK 7, AND ALL OF LOTS 1 THROUGH 17 AND A PORTION OF LOT 18 OF BLOCK 8 AND OTHER LANDS, OF PLAT NO. 7, EASTPOINTE COUNTRY CLUB, RECORDED IN PLAT BOOK 35, PAGES 195 THROUGH 200 INCLUSIVE

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

IN 3 SHEETS

SHEET 3

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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: EASTPOINTE COUNTRY CLUB PLAT NO. 7, PLAT BOOK 35, PAGES 195 THROUGH 200.

IMPROVEMENTS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS AS FILED IN O.R.B. 2943, PAGE 1230, OFFICIAL RECORDS OF PALM BEACH COUNTY.

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

AREA OF TRACT 1	= 14.261 ACRES
AREA OF TRACT 2	= 1.760 ACRES
DRAINAGE EASEMENT	= 5.376 ACRES
TOTAL AREA	21.397 ACRES

TOTAL DWELLING UNITS (SINGLE FAMILY) = 60
DENSITY = 2.80 UNITS PER ACRE

- - PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 1552
- - PERMANENT CONTROL POINT (P.C.P.)
- D.E. - DRAINAGE EASEMENT
- U.E. - UTILITY EASEMENT
- D.P.E. - BICYCLE PEDESTRIAN PATH EASEMENT

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EASTPOINTE COUNTRY CLUB # 7A

PLAT NO. 6
EASTPOINTE COUNTRY CLUB
P.B. 35, PAGES 195-200

NOT PLATTED

P.O.B.
88 000' 00" N
88 000' 00" W
P.B. 35, PAGES 195-200