

40-100

PLAT NO. 7B EASTPOINTE COUNTRY CLUB

(A PLANNED UNIT DEVELOPMENT)

BEING A REPLAT OF LOTS 9, 10, 11 AND 12 AND A PORTION
OF TRACT 1 OF PLAT NO. 7A EASTPOINTE COUNTRY CLUB,
RECORDED IN PLAT BOOK 39, PAGES 195 THROUGH 197 INCLUSIVE.

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

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

DESCRIPTION

COMMENCE AT THE POINT OF INTERSECTION OF THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 8 OF TRACT 1 WITH THE NORTHERLY LINE OF PLAT NO. 7A, EASTPOINTE COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 39, PAGES 195, 196 AND 197, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 60°-18'-39" EAST ALONG THE NORTHERLY LINE OF SAID PLAT NO. 7A, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 60°-18'-39" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 29°-41'-21" WEST, A DISTANCE OF 155.00 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF BRANDON STREET AS SHOWN ON SAID PLAT NO. 7A; THENCE NORTH 60°-18'-39" WEST ALONG THE NORTHERLY RIGHT OF WAY OF BRANDON STREET, A DISTANCE OF 200.00 FEET; THENCE NORTH 29°-41'-21" EAST, A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 31,000 SQUARE FEET.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, AND EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREBE, 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:

- THE UTILITY EASEMENTS AS SHOWN, IS HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC. OR A GOVERNMENTALLY APPROVED PUBLIC OR PRIVATE UTILITY.
- ALL OF THE PROPERTY IN TRACT 1, EXCEPT THE PROPERTY WITHIN EACH OF THE PARCELS DESIGNATED TEN AND ELEVEN, IS HEREBY DEDICATED FOR USE AS ACCESS TO PARCELS TEN AND ELEVEN, 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 TEN AND ELEVEN 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 14th DAY OF August, A.D., 1980.

ATTEST: *[Signature]* GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION
RAMON DIAZO, ATTESTING SECRETARY

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF August, A.D., 1980.

ATTEST: *[Signature]* EASTPOINTE HOMEOWNERS' ASSOCIATION, INC.
CLAIR ANDERSEN, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF DADE) SS

BEFORE ME PERSONALLY APPEARED RAMON R. CACICEDO AND RAMON DIAZO 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 14th DAY OF August, A.D., 1980.
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/15/1982

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF DADE) SS

BEFORE ME PERSONALLY APPEARED LEONARD MASS AND CLAIR ANDERSEN TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF THE ABOVE NAMED EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT, 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 14th DAY OF August, A.D., 1980.
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/31/80

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; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO GENERAL ELECTRIC CREDIT CORPORATION OF NEW YORK, AND EASTPOINTE HOMEOWNERS' ASSOCIATION, INC. OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THE PROPERTY TO BE FREE FROM ENCUMBRANCES.

August 4, 1980 *[Signature]*
PATRICK M. GORDON



NOTES:

THERE SHALL BE NO BUILDINGS OR STRUCTURES PLACED ON UTILITY EASEMENTS.

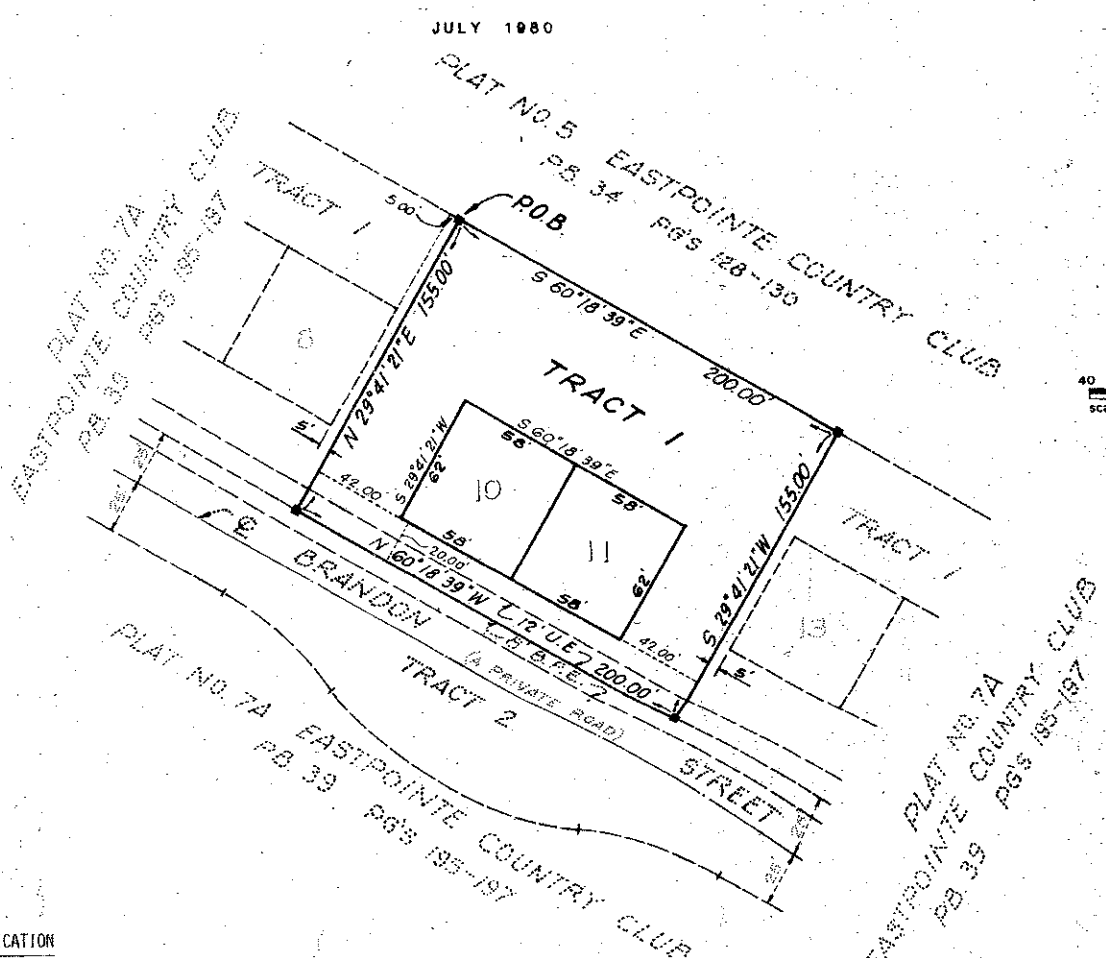
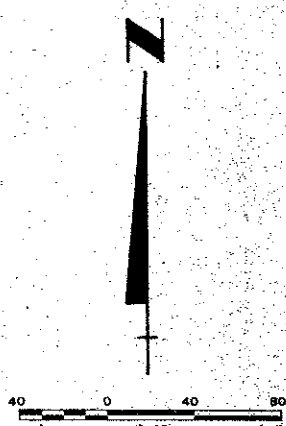
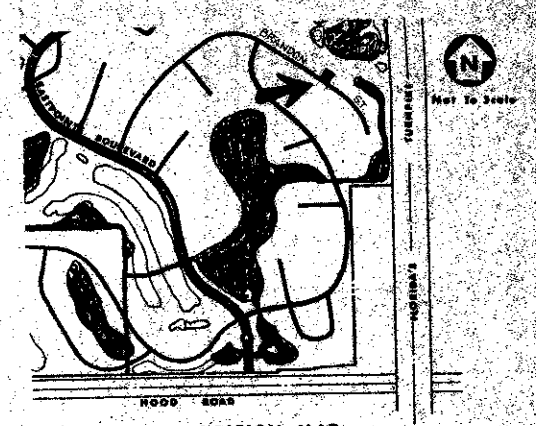
BEARING REFERENCE: PLAT NO. 7A, EASTPOINTE COUNTRY CLUB, PLAT BOOK 39, PAGES 195 THROUGH 197.

IMPROVEMENTS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS AS FILED IN O.R.B. 2543, PAGE 1230, OFFICIAL RECORDS OF PALM BEACH COUNTY.

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

- P.M. = PERMANENT REFERENCE MONUMENTS (P.R.M.)
- B.P.E. = BICYCLE-PEDESTRIAN PATH EASEMENT
- U.E. = UTILITY EASEMENT

AREA OF LOTS = 7192 SQ. FT.
AREA OF TRACT 1 = 23808 SQ. FT.
TOTAL = 31000 SQ. FT.



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on August 14, 1980 and duly recorded in Plat Book No. 40 on page 100
JOHN B. DUNKLE, Clerk Circuit Court
[Signature]



APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF August, 1980

BY: *[Signature]*
DENNIS F. KOHLER, CHAIRMAN

ATTEST:
JOHN B. DUNKLE, CLERK

BY: *[Signature]*
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF August, 1980

[Signature]
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.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW 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.

[Signature]
S. V. HOWARD
MOCK, ROOS & ASSOCIATES, INC.
ENGINEERS-SURVEYORS-PLANNERS
2900 OVERCHURCH BOULEVARD
WEST PALM BEACH, FLORIDA

0238-313