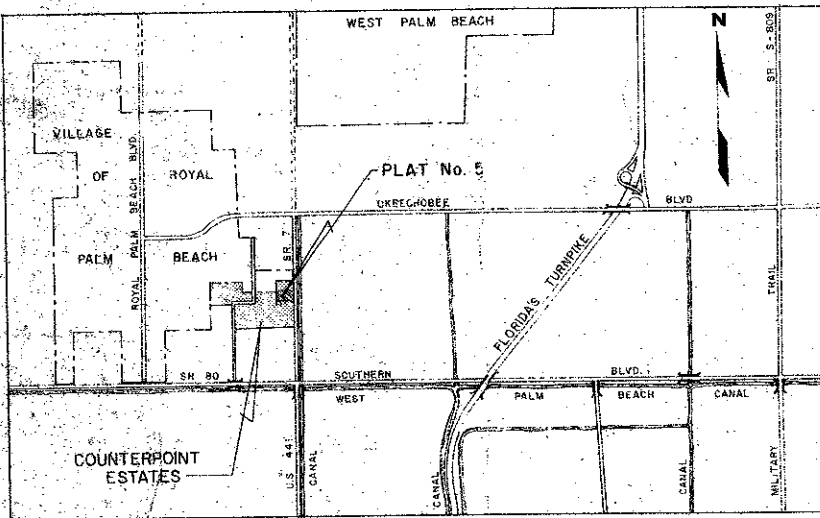


40-138

# COUNTERPOINT ESTATES PLAT No. 5

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

138



VICINITY MAP  
NOT TO SCALE

### DEDICATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT McINTOSH HOLDINGS, INC., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS COUNTERPOINT ESTATES PLAT NO. 5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL 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 SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 25 IS ASSIGNED 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 1,648.47 FEET; THENCE SOUTH 29°15'18" WEST A DISTANCE OF 105.17 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. 4, RECORDED IN PLAT BOOK NUMBER 36 PAGE 137 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 521.50 FEET; THENCE NORTH 89°15'18" WEST A DISTANCE OF 101.00 FEET; THENCE NORTH 77°50'21" WEST A DISTANCE OF 53.05 FEET; THENCE NORTH 89°15'18" WEST A DISTANCE OF 964.00 FEET; THENCE SOUTH 53°31'27" WEST A DISTANCE OF 65.30 FEET; THENCE NORTH 89°15'18" WEST A DISTANCE OF 104.77 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 25; THENCE SOUTH 00°47'34" WEST ALONG SAID EAST LINE, A DISTANCE OF 109.12 FEET TO THE NORTHEAST CORNER OF THE PLAT OF COUNTERPOINT ESTATES PLAT NO. 1, RECORDED IN PLAT BOOK NUMBER 33, PAGE 159 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°47'34" WEST ALONG THE EAST BOUNDARY OF SAID PLAT NO. 1 A DISTANCE OF 532.18 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PLAT NO. 4; THENCE TRAVELING ALONG A PORTION OF THE NORTHERLY, WESTERLY AND NORTHERLY BOUNDARY OF SAID PLAT NO. 4 THROUGH THE FOLLOWING SIX COURSES AND DISTANCES, TO THE POINT OF BEGINNING:

1. SOUTH 89°15'18" EAST, A DISTANCE OF 189.51 FEET TO A POINT IN A CURVE (A TANGENT LINE PASSING THROUGH SAID POINT BEARS SOUTH 29°15'18" (LAST) COURSE NORTHEASTERLY, HAVING A RADIUS OF 86.00 FEET AND A CENTRAL ANGLE OF 90°00'00"
2. WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 135.09 FEET TO A TANGENT LINE
3. NORTH 00°44'42" EAST, ALONG SAID TANGENT LINE, A DISTANCE OF 71.00 FEET
4. SOUTH 89°15'18" EAST, A DISTANCE OF 956.09 FEET
5. SOUTH 00°30'31" EAST, A DISTANCE OF 52.61 FEET
6. SOUTH 89°15'18" EAST, A DISTANCE OF 101.00 FEET

CONTAINING 14.871 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON 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.
3. RECREATIONAL TRACT: THE RECREATIONAL TRACT (TRACT B-1) AS SHOWN IS TO BE CONVEYED AND IS HEREBY DEDICATED 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 RECREATIONAL TRACT B-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 September 2, 1980. 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 ROBERT H. McINTOSH, ITS PRESIDENT AND ATTESTED BY PAUL THIBADEAU, ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28 DAY OF August, 1980.

ATTEST:  
  
 PAUL THIBADEAU, ITS SECRETARY

BY:   
 ROBERT H. McINTOSH, ITS PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT H. McINTOSH AND PAUL THIBADEAU TO ME WELL KNOWN, AND KNOWN 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 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF August, 1980.

BY COMMISSION EXPIRES:  
  
 DIANA BREDA NEENAN  
 NOTARY PUBLIC

### 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 MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P. C. P. 'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE POSIBLE WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: AUGUST 27, 1980

GEORGE C. PAVES  
 REGISTERED SURVEYOR NO. 1076  
 STATE OF FLORIDA

### TITLE CERTIFICATION

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

WE, LAWYERS TITLE INSURANCE CORPORATION, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE 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 HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: August 27, 1980

LAWYERS TITLE INSURANCE CORPORATION  
 BY:   
 ROBERT J. JEYARAJ

### APPROVALS:

BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF Sept, 1980.

DENNIS P. KOEHLER  
 CHAIRMAN

COUNTY ENGINEER  
 PALM BEACH COUNTY

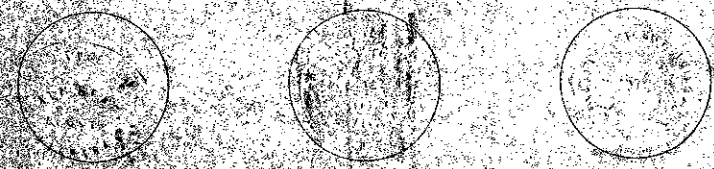
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF Sept, 1980.

BY:   
 H. F. KAHLER  
 COUNTY ENGINEER

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

BY:   
 JOHN B. DUNKLE  
 DEPUTY CLERK

OFFICIAL SEAL BOARD OF COUNTY COMMISSIONERS  
 COUNTY ENGINEER'S SEAL  
 CORPORATE SEAL ROBERT McINTOSH HOLDINGS, INC.



F.S. 13  
 4/4  
 JWP

0225-001  
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TURNOUT REQUIRED  
 JEWELL REQUIRED

THIS INSTRUMENT WAS PREPARED BY RAFAEL SALAZARAS OF FLORIDA SURVEYING & MAPPING, INC., 841 NORTH WALKER TRAIL, WEST PALM BEACH, FLORIDA 33406. TELEPHONE NUMBER: (305) 839-6413.

FLORIDA SURVEYING & MAPPING, INC.  
 REGISTERED LAND SURVEYORS  
 WEST PALM BEACH, FLORIDA

COUNTERPOINT ESTATES  
 PLAT NO. 5

NOV 1979	NOV 1979	NOV 1979	NOV 1979
NOV 1979	NOV 1979	NOV 1979	NOV 1979