

41-65

PLAT NO. 10 EASTPOINTE SUBDIVISION

(A PLANNED UNIT DEVELOPMENT)

IN SECTIONS 27 AND 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST

IN 4 SHEETS PALM BEACH COUNTY, FLORIDA SHEET 1

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

SEPTEMBER 1980

65

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record on 9/20/80
at 11:15 AM by Dennis P. Koehler
and duly recorded in Public Records of
Palm Beach County, Florida, Book 10, Page 1000
JOHN B. DUNKLE, Clerk (Public Seal)
By: Dennis P. Koehler

DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF THE WEST ONE-HALF (1/2) OF THE WEST ONE-HALF (1/2) OF THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; RUN THENCE SOUTH 89°-13'-14" EAST ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 944.85 FEET; THENCE NORTH 30°-58'-33" EAST, A DISTANCE OF 26.61 FEET; THENCE NORTH 14°-09'-22" WEST, A DISTANCE OF 25.16 FEET; THENCE SOUTH 59°-09'-27" EAST, A DISTANCE OF 108.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 410 FEET AND A CENTRAL ANGLE OF 30°-50'-32"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 220.70 FEET TO THE END OF SAID CURVE; THENCE EAST A DISTANCE OF 177.4 FEET; THENCE SOUTH 65°-15'-28" EAST, A DISTANCE OF 212.19 FEET; THENCE SOUTH 22°-44'-42" EAST, A DISTANCE OF 561.00 FEET; THENCE SOUTH 14°-02'-10" EAST, A DISTANCE OF 412.31 FEET; THENCE SOUTH, A DISTANCE OF 137.99 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF HOOD ROAD AS DESCRIBED IN DEED BOOK 1139, PAGE 415, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°-18'-01" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 1855.39 FEET TO THE EAST LINE OF THE WEST ONE-HALF (1/2) OF THE WEST ONE-HALF (1/2) OF THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 34; THENCE NORTH 1°-08'-26" EAST, A DISTANCE OF 1264.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 47.66 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 SECTIONS 27 AND 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 10, EASTPOINTE SUBDIVISION, AND MORE PARTICULARLY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT 1 FOR PRIVATE ROAD PURPOSES AND THE ACCESS, UTILITY AND BICYCLE PEDESTRIAN PATH EASEMENT AS SHOWN 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 1 ARE HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES 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 EASEMENTS, 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;
- THE ADDITIONAL RIGHT-OF-WAY FOR HOOD ROAD, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES;
- THE LIMITED ACCESS EASEMENT, AS SHOWN, IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS;
- THE AREA DESIGNATED AS BUFFER AREA IS DEDICATED TO THE EASTPOINTE HOMEOWNERS' ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION;
- THE WATER MANAGEMENT TRACTS AND WATER MANAGEMENT EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC. OR A GOVERNMENTALLY APPROVED AGENCY.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ATTESTING SECRETARY WHO HAS APPLIED HIS CORPORATE SEAL TO BE APPLIED HERETO BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS, THIS 16th DAY OF November, 1980.

ATTEST:
GENERAL ELECTRIC CREDIT CORPORATION,
A NEW YORK CORPORATION
By: Ramon R. Cacerdo
RAMON R. CACERDO, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF DADE) SS
BEFORE ME PERSONALLY APPEARED RAMON R. CACERDO 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 APPLIED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE TRUE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 17th DAY OF November, 1980.
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/10/82

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF November, 1980.
By: Dennis P. Koehler
DENNIS P. KOEHLER, CHAIRMAN

ATTEST:
JOHN B. DUNKLE, CLERK

By: Kathryn S. Miller
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF November, 1980.
[Signature]
H. F. KAHLERT, COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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

November 5th, 1980
DATE
[Signature]
PATRICK M. GORDON



LOCATION MAP

SURVEYOR'S CERTIFICATE

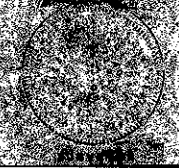
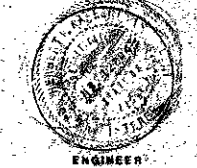
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.S.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND (P.C.F.'S) PERMANENT CONTROL POINTS WILL BE PLACED AFTER CONSTRUCTION OF ROADS UNDER GUARANTEE POSTED WITH PALM BEACH COUNTY, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 117, FLORIDA STATUTES, PART 1, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

11-10-80
DATE
[Signature]
REGISTERED SURVEYOR NO. 1347
STATE OF FLORIDA

0238-306

EASTPOINTE Sub. #10

4/65



THIS INSTRUMENT WAS FILED FOR RECORD ON 9/20/80 AT 11:15 AM BY DENNIS P. KOEHLER AND DULY RECORDED IN PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BOOK 10, PAGE 1000.
MOCK, ROOS & ASSOCIATES, INC.
ENGINEERS-SURVEYORS-PLANNERS
25367 OCEAN BLVD., SUITE 200
WEST PALM BEACH, FLORIDA 33411