

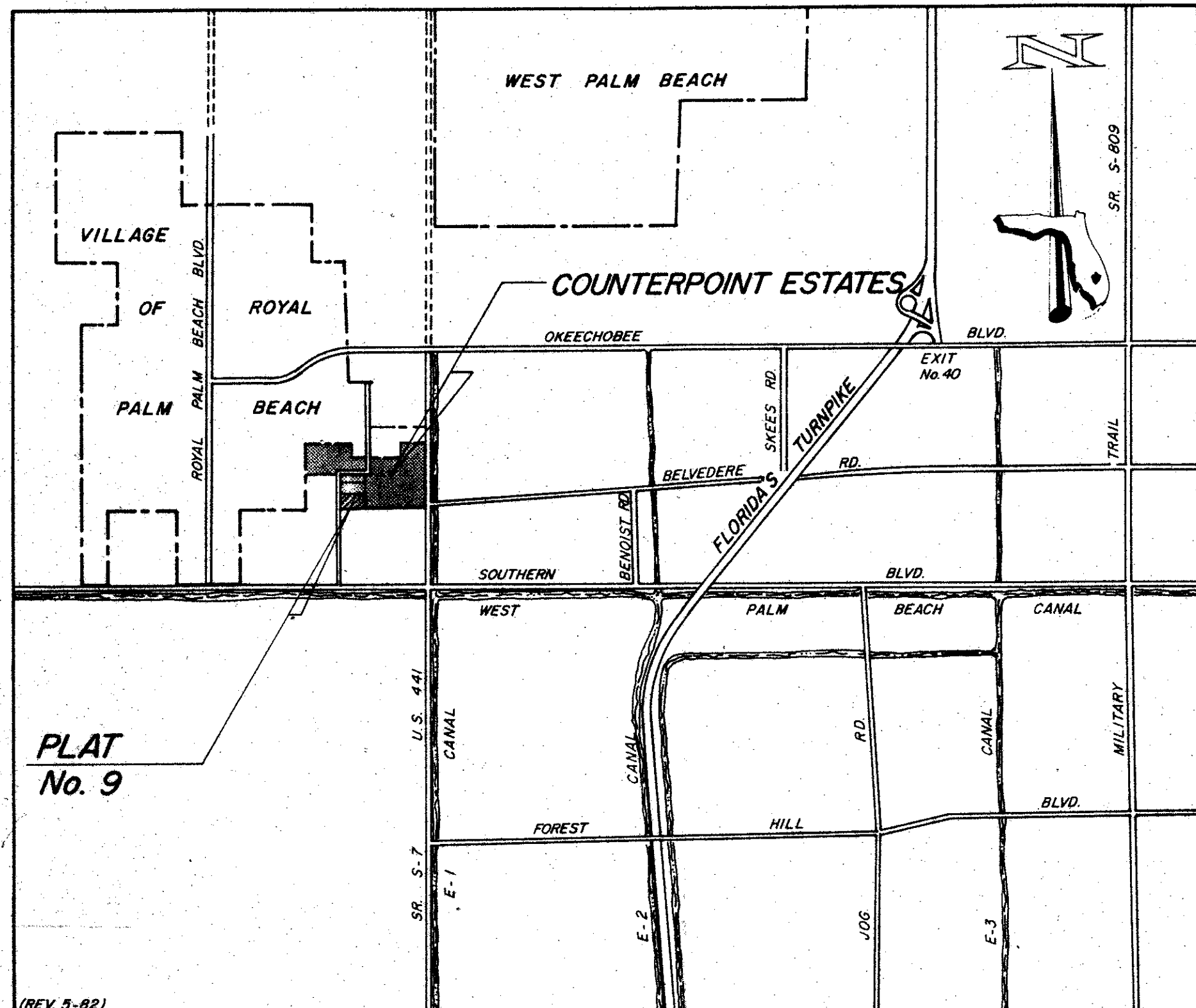
45/106

COUNTERPOINT ESTATES PLAT No. 9

106

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

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:35 AM
this 9 day of March
1983 and will be recorded in Plat Book No.
45 of page 106-108
JOHN B. DUNKLE, Clerk Circuit Court
By: *John B. Dunkle*



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. 9, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARINGS RECITED HEREON ARE ON THE SAME BEARING DATUM SHOWN ON COUNTERPOINT ESTATES PLAT NO. 1 AS SAID PLAT IS RECORDED IN PLAT BOOK 32 AT PAGE 156 OF THE PUBLIC RECORDS OF SAID COUNTY).

BEGINNING AT THE SOUTH QUARTER (S 1/4) CORNER OF SAID SECTION 25; THENCE NORTH 00°56'26" EAST, ALONG THE NORTH-SOUTH QUARTER LINE (N-S 1/4) OF SAID SECTION 25, A DISTANCE OF 33.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID COUNTERPOINT ESTATES PLAT NO. 1; THENCE TRAVERSING ALONG A PORTION OF THE SOUTH AND WEST LINES OF SAID COUNTERPOINT ESTATES PLAT NO. 1 THROUGH THE FOLLOWING 2 NUMBERED COURSES AND DISTANCES:

1. SOUTH 89°07'51" WEST A DISTANCE OF 50.00 FEET MORE OR LESS TO THE SOUTHWEST (SW) CORNER OF SAID PLAT NO. 1; THENCE
2. NORTH 00°25'40" WEST A DISTANCE OF 532.08 FEET TO THE SOUTHEAST CORNER OF COUNTERPOINT ESTATES PLAT NO. 7 AS SAID PLAT IS RECORDED IN PLAT BOOK 44 AT PAGE 148 OF THE PUBLIC RECORDS OF SAID COUNTY;

THENCE, TRAVERSING ALONG THE SOUTH LINE OF SAID COUNTERPOINT ESTATES PLAT NO. 7 THROUGH THE FOLLOWING 5 NUMBERED COURSES AND DISTANCES:

1. SOUTH 89°34'20" WEST, A DISTANCE OF 107.15 FEET; THENCE
2. NORTH 87°44'28" WEST, A DISTANCE OF 52.06 FEET; THENCE
3. SOUTH 89°34'20" WEST, A DISTANCE OF 924.79 FEET; THENCE
4. NORTH 58°49'13" WEST, A DISTANCE OF 61.06 FEET; THENCE
5. SOUTH 89°34'20" WEST, A DISTANCE OF 122.38 FEET, MORE OR LESS TO THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 25, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF THE 160 FOOT RIGHT-OF-WAY OF THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT CANAL;

THENCE, SOUTH 01°05'35" WEST, ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 25 AND SAID EAST CANAL RIGHT-OF-WAY, A DISTANCE OF 593.04 FEET MORE OR LESS TO THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF SAID SECTION 25; THENCE NORTH 89°50'42" EAST ALONG SAID SOUTH LINE A DISTANCE OF 1323.29 FEET, MORE OR LESS TO THE SOUTH QUARTER CORNER OF SAID SECTION 25 AND THE POINT OF BEGINNING.

CONTAINING 16.5353 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. 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.
3. RECREATIONAL TRACT: THE RECREATIONAL TRACT (TRACT B-4) 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., ITS SUCCESSORS OR ASSIGNS.
4. THE RECREATIONAL TRACT B-4 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 , 1983. 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 A. McINTOSH, ITS VICE 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 10th DAY OF SEPT, 1982.

ATTEST:

Paul Thibadeau
PAUL THIBADEAU, ITS SECRETARY

ROBERT McINTOSH HOLDINGS, INC., A CORPORATION OF THE STATE OF FLORIDA
Robert A. McIntosh
ROBERT A. McINTOSH, ITS VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT A. 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 VICE 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 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 10th DAY OF SEPT, 1982.

MY COMMISSION EXPIRES:

Janet Patterson
NOTARY PUBLIC
Notary Public, State of Florida at Large
My Commission Expires July 14, 1985

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 GUARANTEES POSTED 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: 9/10/82

Rafael Saladrigas
RAFAEL SALADRIGAS
REGISTERED SURVEYOR NO. 2345
STATE OF FLORIDA



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, PAUL THIBADEAU, 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 ROBERT McINTOSH HOLDINGS, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES.

DATE: 9/10/82 Jan 10, 1983

Paul Thibadeau
ATTORNEY AT LAW

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2 DAY OF February, 1983.

Peggy B. Watt
PEGGY B. WATT
CHAIRMAN

COUNTY ENGINEER
PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF February, 1983.

BY: *H. F. Kahlert*
H. F. KAHLERT
COUNTY ENGINEER

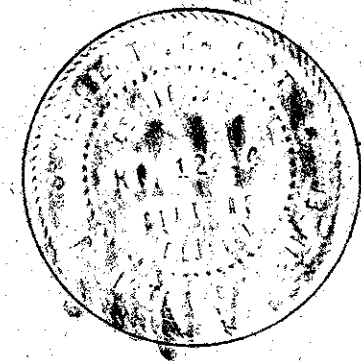
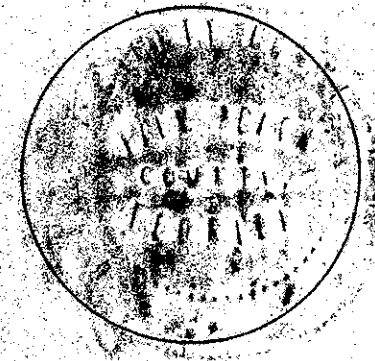
ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: *Elizabeth Richards*
DEPUTY CLERK

OFFICIAL SEAL
BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER'S SEAL

CORPORATE SEAL
ROBERT McINTOSH HOLDINGS, INC.



LAND USE TABULATION

TOTAL NUMBER OF UNITS	=	66 UNITS
TOTAL ACREAGE	=	16.5353 ACRES
PLAT DENSITY	=	3.99 UNITS/ACRE

0225-305
45/106
TURNOUT REQUIRED
RS
Page 14
15-19
95/11/81

THIS INSTRUMENT WAS PREPARED BY RAFAEL SALADRIGAS OF FLORIDA SURVEYING AND MAPPING, INC., 3361 BELVEDERE ROAD, SUITE N, WEST PALM BEACH, FLORIDA 33406. TELEPHONE NUMBER (305) 689-6414

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

COUNTERPOINT ESTATES
PLAT NO. 9

DESIGNED BY: R.S.	APPROVED: N.A.	182-39	17551
DRAWN BY: T.A./R.B.	DATE: MAY 1982	75-44-37	1 3
RECORD BY: G.C.P.			