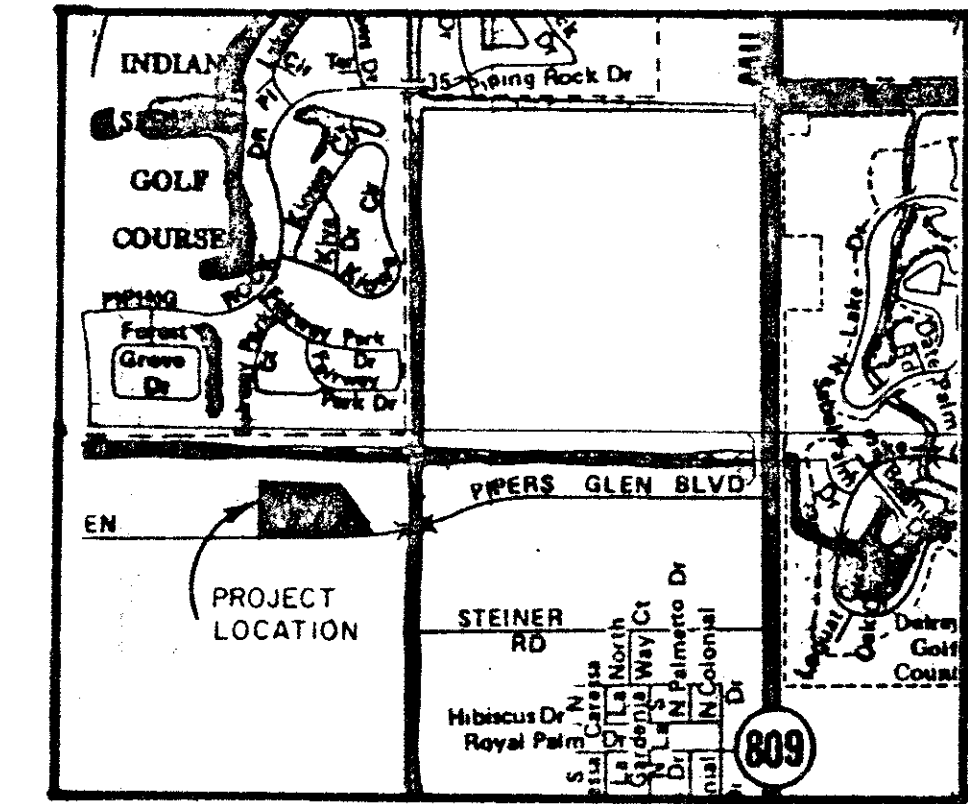


# NORTHPOINTE II

## A PART OF PIPERS GLEN, A P.U.D.

SITUATE IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A1" OF PIPERS GLEN PLAT NO.1(PB.43 P 97-101).

MARCH, 1984 SHEET 1 OF 2



LOCATION MAP  
N.T.S.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED  
RECORD AT  
THIS 12th DAY OF  
APRIL, 1984 AND DULY  
RECORDED IN PLAT BOOK  
47  
PAGES 175 AND 176  
JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY *[Signature]*

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DCA AT WESTCHESTER, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS NORTHPOINTE II, SITUATE IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF HOUSING TRACT "A1" OF PIPERS GLEN PLAT NO. 1, AS RECORDED IN PLAT BOOK 43 ON PAGES 97 THROUGH 101 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A1", THENCE ALONG THE PERIMETER OF SAID TRACT "A1", N89°23'28"E A DISTANCE OF 375.00 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 760.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 22°50'36", A DISTANCE OF 303.00 FEET TO THE SIDELINE OF THAT CERTAIN PLATTED DRAINAGE EASEMENT AS SHOWN ON SAID PLAT NO. 1; THENCE, DEPARTING FROM SAID PERIMETER AND ALONG SAID SIDELINE, N21°14'28"W A DISTANCE OF 380.21 FEET; THENCE S79°42'59"W A DISTANCE OF 114.39 FEET; THENCE, N42°14'28"W A DISTANCE OF 50.00 FEET; THENCE S11°37'46"E A DISTANCE OF 24.70 FEET; THENCE S57°00'00"W A DISTANCE OF 73.86 FEET TO A POINT ON THE ARC OF A CURVE, HAVING A RADIUS OF 91.00 FEET, FROM WHICH A RADIAL LINE BEARS S13°37'18"W; THENCE WESTERLY ALONG SAID ARC, SUBTENDING A CENTRAL ANGLE OF 12°37'18", A DISTANCE OF 20.05 FEET TO THE END OF SAID CURVE; THENCE N89°00'00"W A DISTANCE OF 76.10 FEET; THENCE N44°00'00"W A DISTANCE OF 35.36 FEET; THENCE S01°00'00"W A DISTANCE OF 79.66 FEET; THENCE N89°00'00"W A DISTANCE OF 130.00 FEET TO THE AFORESAID PERIMETER OF SAID TRACT "A1"; THENCE S01°00'00"W ALONG SAID PERIMETER, A DISTANCE OF 356.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.5398 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE NORTHPOINTE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, INCLUDING, BUT NOT LIMITED TO, INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE NORTHPOINTE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS D AND E ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE NORTHPOINTE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE WATER MANAGEMENT TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE NORTHPOINTE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS B & C ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE NORTHPOINTE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- LOTS 32-38, TOGETHER WITH BLOCKS 6, 7, 12, 13, AND 14, ARE HEREBY RESERVED FOR RESIDENTIAL HOUSING PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE FEE SIMPLE OWNER AND HIS DESIGNATED GRANTEEES AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

NOTE: THE ABOVE REFERENCES TO THE "NORTHPOINTE HOMEOWNER'S ASSOCIATION INC." ARE AN ABBREVIATED FORM OF THE ACTUAL ASSOCIATION NAME WHICH IS "NORTHPOINTE HOMEOWNER'S ASSOCIATION INC. OF PALM BEACH COUNTY."

IN WITNESS WHEREOF, DCA AT WESTCHESTER, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29th DAY OF March, 1984.

ATTEST: *[Signature]*  
LUIS A. CLARK, SECRETARY

BY: *[Signature]*  
CARL PALMISCIANO, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED CARL PALMISCIANO AND LUIS A. CLARK, 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 DCA AT WESTCHESTER, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 29th DAY OF March, 1984.

MY COMMISSION EXPIRES: June 27, 1986  
DATE NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF CALIFORNIA )  
COUNTY OF SAN FRANCISCO )

THE ROYAL BANK OF CANADA, A CANADIAN BANKING CORPORATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF TWO MORTGAGES UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGES WHICH ARE DESCRIBED IN OFFICIAL RECORD BOOK 318 AT PAGE 719, AND OFFICIAL RECORD BOOK 3996 AT PAGE 0391 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, THE ROYAL BANK OF CANADA, A CANADIAN BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT MANAGER, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5th DAY OF March, 1984.

BY: *[Signature]*  
JAMES H. HANNAN, ASSISTANT MANAGER, NATIONAL ACCOUNTS

### ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF SAN FRANCISCO )

ON March 5, 1984 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED JAMES H. HANNAN, ASSISTANT MANAGER, NATIONAL ACCOUNTS PERSONALLY KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE AGENT OF A CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH SUBJECT CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BYLAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF March, 1984.

MY COMMISSION EXPIRES: June 27, 1986  
DATE NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, PHYLLIS SHAMPANIER, 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 DCA AT WESTCHESTER, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCLINDED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

MEYER, WEISS, ROSE, ARKIN,  
SHAMPANIER, ZIEGLER & BARASH, P.A.

BY: *[Signature]*  
PHYLLIS SHAMPANIER, ESQUIRE

DATE: 2/15/84

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 211H-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 28th DAY OF March, 1984.

*[Signature]*  
WESLEY B. PHAS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3708

### SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S89°56'07"E ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST.  
U.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
L.A.E. DENOTES LIMITED ACCESS EASEMENT.  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THIS:   
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THIS:
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.  
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.  
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- IF BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- BEARINGS ARE EQUAL TO THE BEARING DATUM OF PIPERS GLEN, A P.U.D., AS RECORDED IN PLAT BOOK 43, PAGES 97-101 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF April, 1984.

BY: *[Signature]*  
KEN SPILLIAS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF April, 1984.

BY: *[Signature]*  
HERBERT F. HANLERT, P.E., COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

BY: *[Signature]*  
DEPUTY CLERK

0298-301  
SEE BACK

THIS INSTRUMENT WAS PREPARED BY JOHN R. HANSON IN THE OFFICES OF MERIDIAN SURVEYING, INC., 208 SOUTH CROSSBERRY AVENUE, WEST PALM BEACH, FLORIDA 33406.

47/175  
Meridian Surveying and mapping  
WEST PALM BEACH, FLORIDA

DRAWN	M.E.	DATE	DEC 1983
CHECKED		SCALE	NONE
DRAWING NO.	83-P-056		

NORTHPOINT

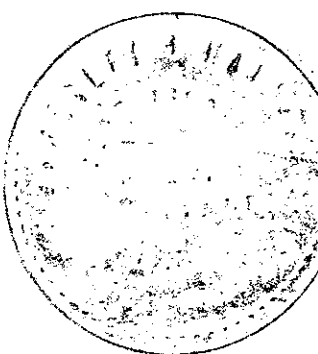
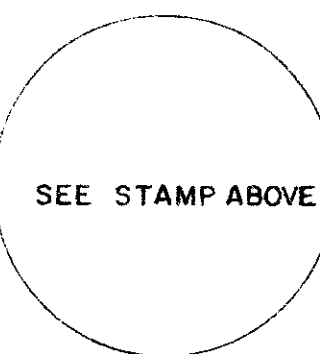
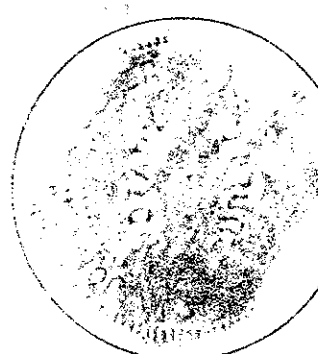
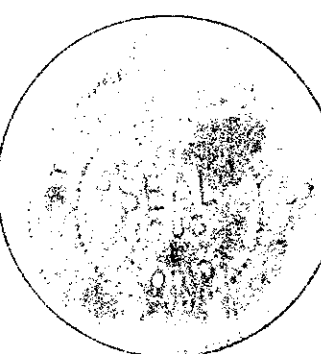
SEAL  
DCA AT WESTCHESTER, INC.

SEAL  
NOTARY

SEAL  
NOTARY

SEAL  
PROFESSIONAL  
LAND SURVEYOR

SEAL  
COUNTY ENGINEER



SEE STAMP ABOVE

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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RECORDED BY NUMBER 0298