

DRAWING NUMBER
53/102

DRAWING NUMBER
53/102

DRAWING NUMBER
53/102

DRAWING NUMBER
53/102

PLAT No.12 B EASTPOINTE SUBDIVISION

(A PLANNED UNIT DEVELOPMENT)

BEING A REPLAT OF A PORTION OF PLAT NO. 12 A EASTPOINTE SUBDIVISION, AS RECORDED IN PLAT BOOK 49, PAGES 124 - 126, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. JANUARY, 1986 SHEET 1 OF 2

102
STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 10:56 AM this 23rd day of May, A.D. 1986 and duly recorded in Plat Book No. 53 on Pages 102 thru 103
JOHN B. DUNKLE,
Clerk, Circuit Court
By *[Signature]*
D.C.



DEDICATION:
KNOWN ALL MEN BY THESE PRESENTS, THAT GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF PLAT NO. 12A EASTPOINTE SUBDIVISION, AS RECORDED IN PLAT BOOK 49, PAGES 124 THROUGH 126, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 12B EASTPOINTE SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF BEGINNING OF PARCEL 3 AS SHOWN ON SAID PLAT NO. 12A EASTPOINTE SUBDIVISION, SAID POINT OF BEGINNING ALSO BEING A POINT ON A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 150.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 31° 58' 57" WEST; THENCE NORTHEASTERLY, 22.04 FEET, ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY LINE OF SAID PARCEL 3, THROUGH A CENTRAL ANGLE OF 08° 25' 11", TO A POINT OF TANGENCY; THENCE NORTH 66° 26' 18" EAST, CONTINUING ALONG SAID NORTHERLY LINE OF PARCEL 3, A DISTANCE OF 8.00 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE RUN ALONG THE NORTHERLY, NORTHEASTERLY AND SOUTHEASTERLY LINES OF SAID PARCEL 3 THROUGH THE FOLLOWING COURSES AND DISTANCES OF CURVES:

THENCE CONTINUE NORTH 66° 26' 18" EAST, A DISTANCE OF 102.43 FEET, TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY, 38.76 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89° 46' 30", TO A POINT OF TANGENCY, THENCE SOUTH 24° 44' 03" EAST, A DISTANCE OF 170.76 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 140.00 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY, 66.27 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27° 07' 19", TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 145.00 FEET; THENCE SOUTHERLY AND SOUTHEASTERLY, 117.76 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46° 31' 58", TO A POINT OF TANGENCY; THENCE SOUTH 44° 08' 41" EAST, A DISTANCE OF 61.00 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 140.00 FEET; THENCE SOUTHEASTERLY, 97.10 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29° 44' 22", TO A POINT OF TANGENCY, THENCE SOUTH 83° 53' 09" EAST, A DISTANCE OF 257.42 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY, 51.25 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84° 52' 51", TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHEASTERLY, 90.06 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34° 24' 02", TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY, 170.43 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 75° 07' 09", TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY, 18.75 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33° 48' 27", TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY, 23.86 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 175° 40' 40", TO A POINT ON A LINE RADIAL TO THE LAST DESCRIBED CURVE; THENCE SOUTH 30° 50' 13" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 20.00 FEET, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TOUCHSTONE PLACE AS SHOWN ON PLAT NO. 12 EASTPOINTE SUBDIVISION, AS RECORDED IN PLAT BOOK 49, PAGES 124 THROUGH 126, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE NORTH 59° 09' 27" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF TOUCHSTONE PLACE, A DISTANCE OF 152.00 FEET, TO A POINT ON THE SOUTHEASTERLY LINE OF TRACT "M" AS SHOWN ON SAID PLAT NO. 12A EASTPOINTE SUBDIVISION;

THENCE RUN ALONG THE SOUTHEASTERLY AND NORTHEASTERLY LINES OF SAID TRACT "M" THROUGH THE FOLLOWING COURSES AND DISTANCES OF CURVES:

THENCE NORTH 07° 13' 48" WEST, A DISTANCE OF 26.22 FEET, TO A POINT ON A CURVE RADIAL TO THE LAST DESCRIBED LINE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY, NORTHERLY, NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY, 156.25 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 190° 49' 39", TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, 84.03 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40° 07' 10", TO A POINT OF TANGENCY; THENCE NORTH 67° 37' 17" WEST, A DISTANCE OF 136.32 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 350.00 FEET; THENCE NORTHWESTERLY, 347.45 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58° 43' 06", TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 610.00 FEET; THENCE NORTHWESTERLY, 185.42 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39° 13' 20", TO A POINT OF TANGENCY; THENCE NORTH 22° 43' 03" WEST, A DISTANCE OF 103.02 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE PREVIOUSLY MENTIONED POINT OF BEGINNING OF PARCEL 3 AS SHOWN ON SAID PLAT NO. 12A EASTPOINTE SUBDIVISION, SAID POINT ALSO BEING A POINT ON THE PREVIOUSLY MENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF TOUCHSTONE PLACE; THENCE SOUTH 17° 55' 09" EAST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF TOUCHSTONE PLACE, A DISTANCE OF 291.33 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 970.00 FEET; THENCE SOUTH 72° 13' 13" WEST, AT RIGHT ANGLES TO THE PREVIOUS COURSE AND ALONG A LINE RADIAL TO THE CURVE MENTIONED IN THE PREVIOUS COURSE, A DISTANCE OF 60.00 FEET, TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF TOUCHSTONE PLACE AS SHOWN ON SAID PLAT NO. 12 EASTPOINTE SUBDIVISION, SAID POINT BEING A POINT ON A CURVE RADIAL TO THE LAST DESCRIBED LINE, SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 430.00 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE SOUTHEASTERLY, 310.74 FEET, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF TOUCHSTONE PLACE, THROUGH A CENTRAL ANGLE OF 41° 24' 18", TO A POINT OF TANGENCY; THENCE SOUTH 59° 09' 27" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF TOUCHSTONE PLACE, A DISTANCE OF 50.31 FEET, TO THE POINT OF INTERSECTION WITH THE BOUNDARY OF TRACT "M" AS SHOWN ON SAID PLAT NO. 12A EASTPOINTE SUBDIVISION;

THENCE RUN ALONG THE BOUNDARY OF SAID TRACT "M" THROUGH THE FOLLOWING COURSES AND DISTANCES OR CURVES:

THENCE SOUTH 00° 46' 46" WEST, A DISTANCE OF 22.73 FEET, TO THE BEGINNING OF A CURVE NON-TANGENT TO THE LAST DESCRIBED LINE, SAID CURVE BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 78.70 FEET, A RADIAL LINE TO SAID BEGINNING POINT BEARS SOUTH 19° 32' 28" EAST; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, 61.65 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44° 53' 01", TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 120.77 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY, 69.56 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33° 00' 00", TO A POINT OF TANGENCY; THENCE SOUTH 82° 20' 33" WEST, A DISTANCE OF 177.97 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, 160.86 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54° 12' 57", TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 51.85 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY, 96.17 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 106° 41' 21", TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 271.21 FEET; THENCE NORTHEASTERLY, 164.65 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34° 47' 04" TO A

POINT OF TANGENCY; THENCE NORTH 28° 27' 47" EAST, A DISTANCE OF 71.36 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 68.56 FEET; THENCE NORTHEASTERLY, 17.48 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10° 25' 47", TO A POINT ON A LINE NON-TANGENT TO THE LAST DESCRIBED CURVE; THENCE SOUTH 47° 46' 08" EAST, A DISTANCE OF 40.11 FEET, TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF TOUCHSTONE PLACE; THENCE SOUTH 17° 45' 09" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF TOUCHSTONE PLACE, A DISTANCE OF 22.00 FEET, TO THE POINT OF BEGINNING.

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

- 1. EASEMENTS:
 - A. UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 - B. DRAINAGE EASEMENTS - THE DRAINAGE EASEMENT, AS SHOWN, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE, IS HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
 - C. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS, AS SHOWN, ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
 - D. WATER MANAGEMENT EASEMENT - THE WATER MANAGEMENT EASEMENT, AS SHOWN, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. OPEN SPACE:
TRACTS "N", "O" & "P", AS SHOWN, FOR OPEN SPACE AND COMMON AREA, ARE HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND ARE THE CONSTRUCTION AND PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK 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 27th DAY OF May 1986.

GENERAL ELECTRIC CREDIT CORPORATION,
A NEW YORK CORPORATION
BY: *[Signature]*
RAMON K. CACICERO, VICE PRESIDENT

ATTEST:
[Signature]
RAMON DIAZO, ATTESTING SECRETARY

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF DADE
BEFORE ME PERSONALLY APPEARED RAMON K. CACICERO AND RAMON DIAZO, BOTH 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 6th DAY OF May, 1986.
MY COMMISSION EXPIRES: June 14, 1988
[Signature]
NOTARY PUBLIC

IN WITNESS WHEREOF, EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN OF THE BOARD OF DIRECTORS AND ATTESTED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28th DAY OF April, 1986.

EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT
BY: *[Signature]*
JAMES REEDY, CHAIRMAN OF THE BOARD OF DIRECTORS

ATTEST:
[Signature]
ROBERT POLI, PRESIDENT

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JAMES REEDY AND ROBERT POLI TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN OF THE BOARD OF DIRECTORS AND PRESIDENT OF THE ABOVE NAMED EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH CHAIRMAN OF THE BOARD OF DIRECTORS AND 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 23rd DAY OF May, 1986.
MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

ACCEPTANCE:
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE WATER MANAGEMENT EASEMENT, AS SHOWN HEREON, AND HEREBY ACCEPTS THE PERPETUAL MAINTENANCE RESPONSIBILITY FOR THE LANDS AND WATERS THEREIN.

DATE: May 29, 1986
NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT
ATTEST: *[Signature]*
DONALD C. WALKER, PRESIDENT BOARD OF SUPERVISORS

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED DONALD C. WALKER AND MADISON F. FACETTI, 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 THE ABOVE NAMED NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 29th DAY OF April, 1986.
MY COMMISSION EXPIRES: June 14, 1988
[Signature]
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:
STATE OF FLORIDA
COUNTY OF PALM BEACH

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 FURTHERMORE THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE COORDINATES POSTED WITH PALM BEACH COUNTY 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.

[Signature]
WAYNE LARRY FISH
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3238

R.P.M. TABULAR DATA:

TOTAL AREA:	
LOTS 22 - 39	3.435 ACRES
LOTS 63 - 69 & TRACTS "N" & "O"	1.693 ACRES
TOTAL AREA:	5.128 ACRES
DWELLING UNITS	25 UNITS
DWELLING UNITS PER ACRE:	4.88 D.U./ACRE

APPROVALS:
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF May, 1986.
BY: *[Signature]*
KAREN T. MARCOS, CHAIR.

ATTEST: JOHN B. DUNKLE, CLERK
BY: *[Signature]*
DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29th DAY OF May, 1986.
BY: *[Signature]*
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

27/4/82
SUBDIVISION * *Calypso Subdiv*
BOOK 53 PAGE 102 Plat 12B
FLOOD ZONE - B FLOOD MAP *
QUAD # 27 ZONING RE
SEICAT RUD ZIP CODE Per 80-20
COUNTY ENGINEER *[Signature]*
STATE OF FLORIDA *[Signature]*
COUNTY OF PALM BEACH *[Signature]*
TITLE: *[Signature]*
NO SIGNED STAMP
FSZ-03

7. 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, A NEW YORK CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT I FIND THE PROPERTY IS FREE FROM ENCUMBRANCES; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.
[Signature]
PATRICK M. GORDON

DATE: April 28, 1986
0238-311

- NOTES:**
- NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
 - WHERE UTILITY AND DRAINAGE EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL TAKE PRECEDENCE.
 - NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
 - APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
 - BEARINGS SHOWN AND DESCRIBED HEREON ARE BASED ON BEARING STRUCTURE OF PLAT NO. 12A, EASTPOINTE SUBDIVISION (A.P.U.), AS SAID PLAT IS RECORDED IN PLAT BOOK 49, PAGES 124 THROUGH 126, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND - STAMPED P.L.S. NO. 3596.
 - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) - STAMPED P.L.S. NO. 3238.
 - L.A.E. - DENOTES LIMITED ACCESS EASEMENT.
 - D.E. - DENOTES DRAINAGE EASEMENT.
 - U.E. - DENOTES UTILITY EASEMENT.
 - (NR) - DENOTES NON-RADIAL LINE.
 - (RAD) - DENOTES RADIAL LINE.
- THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH AND DEMETRIO RIVERA IN THE OFFICES OF METRIC ENGINEERING, INC., 1800 FOREST HILL BLVD., SUITE A-2, WEST PALM BEACH, FLORIDA 33406.

METRIC ENGINEERING INC.
ENGINEERS - PLANNERS - SURVEYORS
MIAMI - WEST PALM BEACH

DESIGNED
W.L.F.
DRAWN
G.M.
CHECKED
N.G.
NOTED
W.L.F.

PLAT 12 B
EASTPOINTE SUBDIVISION
SHEET 1 OF 2