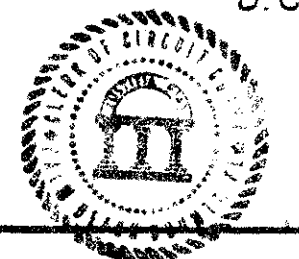


27 | 41 | 742
 SUBDIVISION * California
 BOOK 50 PAGE 29
 FLOOD ZONE 9 FLOOD MAP * 1150
 QUAD * 27 ZONING
 SE ZIP CODE 33418
 PUD NAME Plan 14

87 071825

29
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This plat was filed for record at 1:48 P.M. this 29th day of March, A.D. 1987 and duly recorded in Plat Book No. 56 on Pages 29 thru 30
 JOHN B. DUNKLE,
 Clerk, Circuit Court
 By *Archie A. Platt*
 D.C.


PLAT No. 14 EASTPOINTE SUBDIVISION

(A PLANNED UNIT DEVELOPMENT)

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON, BEING IN THE NORTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 14 EASTPOINTE SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF PLAT NO. 12 EASTPOINTE SUBDIVISION, AS RECORDED IN PLAT BOOK 41, PAGES 168 THROUGH 172, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 27; THENCE NORTH 01°15'32" EAST, ALONG SAID WEST LINE A DISTANCE OF 1339.41 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DONALD ROSS ROAD, SAID SOUTHERLY RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 75.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 27; THENCE NORTH 84°29'01" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 630.42 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CROSS POINTE DRIVE, AS SHOWN ON PLAT NO. 11 EASTPOINTE SUBDIVISION, AS RECORDED IN PLAT BOOK 41, PAGES 166 AND 167, OF SAID PUBLIC RECORDS;

THENCE RUN ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CROSS POINTE DRIVE, AS SHOWN ON SAID PLAT NO. 11 EASTPOINTE SUBDIVISION AND AS SHOWN ON PLAT NO. 8 EASTPOINTE SUBDIVISION, AS RECORDED IN PLAT BOOK 36, PAGES 11 THROUGH 18, INCLUSIVE, OF SAID PUBLIC RECORDS, THROUGH THE FOLLOWING CURVES AND COURSES AND DISTANCES:

THENCE SOUTH 50°30'59" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 05°30'59" EAST, A DISTANCE OF 220.08 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 640.00 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY, 115.82 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°22'06", TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 815.00 FEET; THENCE SOUTHERLY AND SOUTHEASTERLY, 249.25 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°31'20", TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 645.00 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY, 170.13 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°06'47", TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 210.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY 106.02 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°55'33", TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 350.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY, 228.46 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°23'55", TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1530.00 FEET; THENCE SOUTHEASTERLY, 251.27 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°24'35", TO A POINT OF TANGENCY; THENCE SOUTH 15°26'23" EAST, A DISTANCE OF 56.13 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1030.00 FEET; THENCE SOUTHEASTERLY, 406.19 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°35'43", TO A POINT ON A LINE NON-TANGENT TO APORESAID CURVE, SAID POINT BEING A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID PLAT NO. 12 EASTPOINTE SUBDIVISION;

THENCE RUN ALONG SAID NORTHERLY BOUNDARY LINE OF PLAT NO. 12 EASTPOINTE SUBDIVISION THROUGH THE FOLLOWING COURSES AND DISTANCES:

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 209.80 FEET; THENCE SOUTH 26°33'54" WEST, A DISTANCE OF 122.88 FEET; THENCE SOUTH 89°35'45" WEST, A DISTANCE OF 249.81 FEET; THENCE NORTH 08°38'05" WEST, A DISTANCE OF 470.24 FEET; THENCE SOUTH 89°59'01" WEST, A DISTANCE OF 317.46 FEET TO THE POINT OF BEGINNING.

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

- STREETS:**
 TRACT "A", AS SHOWN, AS AN ACCESS TRACT FOR PRIVATE INGRESS AND EGRESS AND PUBLIC UTILITIES AND DRAINAGE PURPOSES, IS HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- EASEMENTS:**
 - 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.
 - DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE ARE 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.
 - LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
 - WATER MANAGEMENT EASEMENT - THE WATER MANAGEMENT EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR WATER MANAGEMENT PURPOSES, THE MAINTENANCE OF THE LANDS AND WATERS THEREIN BEING THE RESPONSIBILITY OF THE FEE SIMPLE OWNERS OF THE TRACTS OVER WHICH SAID EASEMENT LIES.
 - PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WHICH SERVES PUBLIC ROADS.
- WATER MANAGEMENT TRACT:**
 THE WATER MANAGEMENT TRACT, AS SHOWN, IS HEREBY DEDICATED IN FEE SIMPLE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND THE LANDS AND WATERS WITHIN SAID AREA ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- GOLF AND RAQUET CLUB AND GOLF DRIVING RANGE TRACTS:**
 - TRACT "B", AS SHOWN, FOR GOLF AND RAQUET CLUB PURPOSES, IS HEREBY DEDICATED TO GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

BEING A PLAT OF A PORTION OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. JUNE, 1986 SHEET 1 OF 2

- TRACT "C", AS SHOWN, FOR A GOLF DRIVING RANGE AND OTHER PROPER PURPOSES, IS HEREBY DEDICATED TO GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- MAINTENANCE TRACT:**
 TRACT "E", AS SHOWN, FOR MAINTENANCE AND OTHER PROPER PURPOSES, IS HEREBY DEDICATED TO GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- FOUNTAIN TRACT:**
 TRACT "F", AS SHOWN, FOR FOUNTAIN AND DECORATIVE WALLS, IS HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

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 2nd DAY OF February, 1987.

GENERAL ELECTRIC CREDIT CORPORATION
 A NEW YORK CORPORATION
 BY: *Ramon Cacicedo*
 RAMON CACICEDO, VICE PRESIDENT

ATTEST:
E.R. Buzard
 EUGENE R. BUZARD, ATTESTING SECRETARY

ACKNOWLEDGEMENT:
 STATE OF FLORIDA
 COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED RAMON R. CACICEDO AND EUGENE R. BUZARD 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 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 2nd DAY OF February, 1987.

MY COMMISSION EXPIRES: January 20, 1992
Wanda L. Dineen
 NOTARY PUBLIC

EASTPOINTE HOMEOWNERS' ASSOCIATION, INC. ACCEPTANCE:
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS AND CONSENTS TO THE DEDICATION AS SHOWN HEREON AND THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN OF THE BOARD OF DIRECTORS AND ATTESTED BY ITS PRESIDENT AND ITS ASSOCIATION SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28th DAY OF January, 1987.

EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT
 BY: *Robert Poli*
 ROBERT POLI, CHAIRMAN OF THE BOARD OF DIRECTORS

ATTEST:
Alan Kaplan
 ALAN KAPLAN, PRESIDENT

SEAL: GENERAL ELECTRIC CREDIT CORP.
 SEAL: NOTARY PUBLIC
 SEAL: EASTPOINTE HOMEOWNERS' ASSOCIATION, INC.
 SEAL: NOTARY PUBLIC
 SEAL: NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT

ACKNOWLEDGEMENT:
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT POLI AND ALAN KAPLAN 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 28th DAY OF January, 1987.

MY COMMISSION EXPIRES: October 15th, 1988
James J. Baker
 NOTARY PUBLIC

ACCEPTANCE:
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, AND HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENT, AS SHOWN HEREON, AND ACKNOWLEDGE SAID DISTRICT HAS NO MAINTENANCE RESPONSIBILITY WITHIN SAID EASEMENT.

DATE Feb. 6, 1987
 NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT

ATTEST: *Peter L. Pimentel*
 PETER L. PIMENTEL, SECRETARY
 BY: *William L. Kerslake*
 WILLIAM L. KERSLAKE, PRESIDENT BOARD OF SUPERVISORS

ACKNOWLEDGEMENT:
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM L. KERSLAKE AND PETER L. PIMENTEL, 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 THEY 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 6th DAY OF February, 1987.

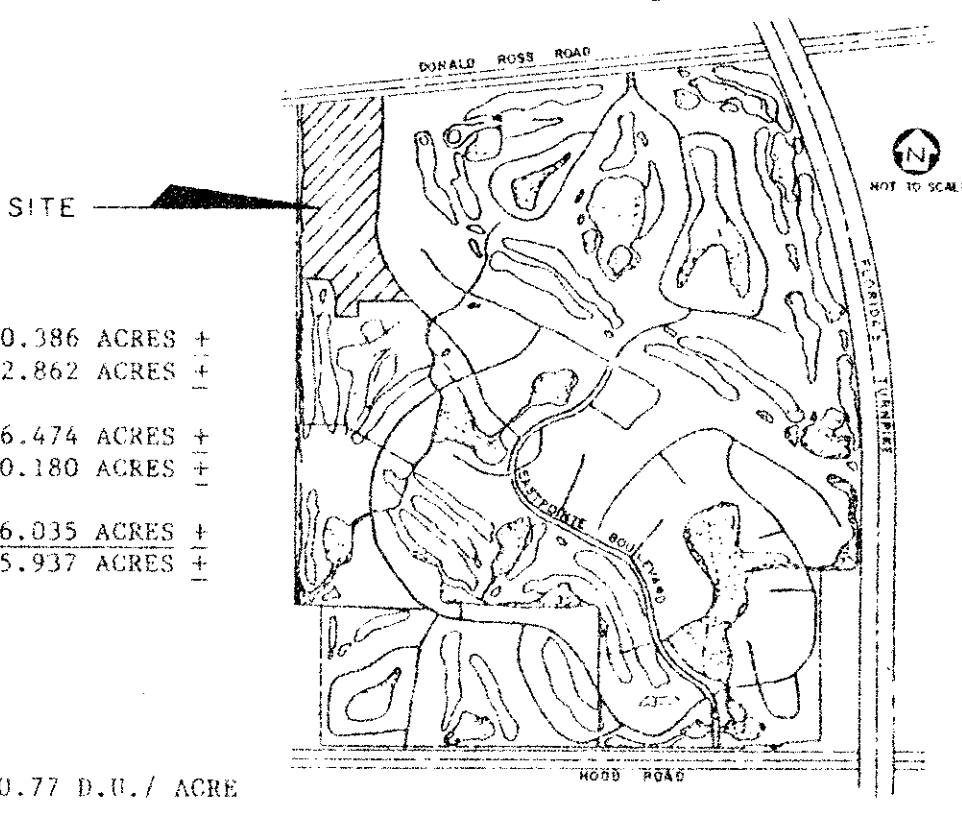
MY COMMISSION EXPIRES: June 14, 1989
J. Paul Holmes
 NOTARY PUBLIC

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 GUARANTEES 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.

Wayne Larry Fish
 WAYNE LARRY FISH
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 3238

SEAL: NOTARY PUBLIC
 SEAL: NOTARY PUBLIC
 SEAL: PROFESSIONAL LAND SURVEYOR



P.U.D. TABULAR DATA

ACCESS TRACT AREA (TRACT "A")	0.386 ACRES ±
WATER MANAGEMENT TRACT (TRACTS "B", "C" & "E")	2.862 ACRES ±
COMMON (HOMEOWNERS) AREA (TRACT "F")	16.474 ACRES ±
LOTS 1-4 AND FUTURE DEVELOPMENT TRACT (TRACT "D")	0.180 ACRES ±
TOTAL AREA	6.035 ACRES ±
	25.937 ACRES ±

DWELLING UNITS:
 CURRENT 4 UNITS
 FUTURE 16 UNITS
 TOTAL 20 UNITS
 DWELLING UNITS PER ACRE: 0.77 D.U./ACRE

APPROVALS:
 BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF March, 1987.

ATTEST: JOHN B. DUNKLE, CLERK
 BY: *Kathryn S. Miller*
 DEPUTY CLERK

COUNTY ENGINEER
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF March, 1987.

BY: *Herbert F. Kahlekt*
 HERBERT F. KAHLERKT, P.E.
 COUNTY ENGINEER

SEAL: COUNTY ENGINEER

TITLE CERTIFICATION:
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

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, 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.

DATE: 2/14/87
Patrick M. Gordon
 PATRICK M. GORDON

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 THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, BEING NORTH 01°15'32" EAST AND ALL OTHER BEARINGS HEREON ARE RELATIVE THERETO.
- - DENOTES PERMANENT CONTROL POINT (P.C.P.) FOUND - STAMPED P.L.S. NO. 1552.
- - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) - STAMPED P.L.S. NO. 3238.
- - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND - STAMPED P.L.S. NO. 1552.
- L.A.E. - DENOTES LIMITED ACCESS EASEMENT.
- P.E. - DENOTES DRAINAGE EASEMENT.
- P.U.E. - DENOTES UTILITY EASEMENT.
- SETBACKS ARE TO MEET THE PALM BEACH COUNTY ZONING CODE.
- THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY TYPE, TREES OR SHRUBS PLACED ON THE WATER MANAGEMENT EASEMENT UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

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

RECORDED
 W.L.F.
 DATE
 N.G.
 CHECKED
 W.L.F.

0238-003
PLAT No. 14
EASTPOINTE SUBDIVISION
 SHEET 1 OF 2