

# PLAT No. 11A EASTPOINTE SUBDIVISION

## (A PLANNED UNIT DEVELOPMENT)

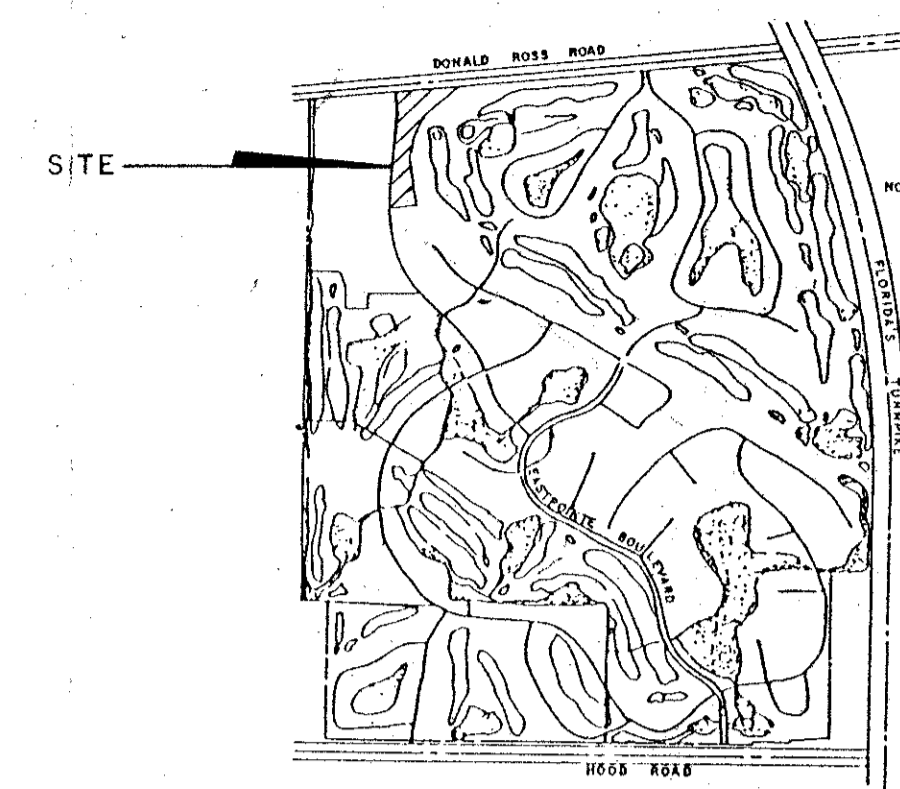
# 176

STATE OF FLORIDA  
COUNTY OF PALM BEACH

This plat was filed for record at 1:17 PM this 10 day of June, A.D. 1988 and duly recorded in Plat Book 59 on Pages 176 thru 177.

JOHN B. DUNKLE,  
Clerk, Circuit Court

By *Barbara O. Platt*  
D.C.



P.U.D. TABULAR DATA	
ACCESS TRACT AREA (TRACT "A")	1.148 ACRES ±
WATER MANAGEMENT TRACT	.949 ACRES ±
COMMON (HOMEOWNERS) AREA (TRACTS "B", "C", "D", "E")	1.445 ACRES ±
LOTS 1-19	3.940 ACRES ±
TOTAL AREA	7.482 ACRES ±
DWELLING UNITS: 19	
DWELLING UNITS PER ACRE	2.54 D.U./ACRE

BEING A PLAT OF A PORTION OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. BEING A REPLAT OF PLAT II EASTPOINTE SUBDIVISION, AS RECORDED IN PLAT BOOK 41, PAGES 166 AND 167 MARCH, 1988 SHEET 1 OF 2

DEDICATION: KNOW ALL MEN BY THESE PRESENTS, THAT GENERAL ELECTRIC CAPITAL CORPORATION, FORMERLY KNOWN AS GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN THE NORTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING A PLAT NO. 11 EASTPOINTE SUBDIVISION, AS RECORDED IN PLAT BOOK 41, PAGES 166 AND 167, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 11A EASTPOINTE SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 84°29'01" EAST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1611.23 FEET; THENCE SOUTH 05°30'59" EAST, A DISTANCE OF 75.00 FEET, TO THE NORTHEAST CORNER OF SAID PLAT NO. 11 EASTPOINTE SUBDIVISION, SAID NORTHEAST CORNER ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE RUN ALONG THE EASTERLY BOUNDARY LINE OF SAID PLAT NO. 11 EASTPOINTE SUBDIVISION, ALSO BEING THE WEST LINE OF PLAT NO. 4 EASTPOINTE COUNTRY CLUB AS RECORDED IN PLAT BOOK 34, PAGES 73-77 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS MONUMENTED, THROUGH THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 67°37'21" WEST, A DISTANCE OF 554.41 FEET; THENCE SOUTH 40°15'53" WEST, A DISTANCE OF 179.35 FEET; THENCE SOUTH 26°29'12" WEST, A DISTANCE OF 169.85 FEET; THENCE SOUTH 19°17'50" EAST, A DISTANCE OF 180.60 FEET; THENCE SOUTH 05°12'51" EAST, A DISTANCE OF 342.49 FEET; THENCE SOUTH 35°09'52" EAST, A DISTANCE OF 144.20 FEET, TO THE SOUTHEAST CORNER OF SAID PLAT NO. 11 EASTPOINTE SUBDIVISION, SAID CORNER ALSO BEING A POINT ON THE BOUNDARY LINE BETWEEN SAID PLAT NO. 11 EASTPOINTE SUBDIVISION AND PLAT NO. 8 EASTPOINTE COUNTRY CLUB, AS RECORDED IN PLAT BOOK 36, PAGES 11 THROUGH 18, INCLUSIVE, OF SAID PUBLIC RECORDS;

THENCE SOUTH 82°22'39" WEST, ALONG SAID BOUNDARY LINE BETWEEN PLAT NO. 11 EASTPOINTE SUBDIVISION AND PLAT NO. 8 EASTPOINTE COUNTRY CLUB, A DISTANCE OF 397.06 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CROSS POINTE DRIVE AS SHOWN ON SAID PLAT NO. 11 EASTPOINTE SUBDIVISION, SAID POINT ALSO BEING A POINT ON A CURVE NON-TANGENT TO THE LAST DESCRIBED LINE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 290.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 83°58'12" WEST;

THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF CROSS POINTE DRIVE THROUGH THE FOLLOWING COURSES AND DISTANCES OR CURVES:

THENCE NORTHERLY AND NORTHEASTERLY, 189.29 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°23'55", TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY, 136.31 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°55'33", TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 705.00 FEET; THENCE NORTHERLY AND NORTHWESTERLY, 185.96 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°02'47", TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 745.00 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY, 275.40 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°10'49", TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 720.00 FEET; THENCE NORTHERLY, 176.26 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°01'36", TO A POINT OF TANGENCY; THENCE NORTH 05°30'59" WEST, A DISTANCE OF 128.12 FEET; THENCE NORTH 39°29'01" EAST, A DISTANCE OF 35.36 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DONALD ROSS ROAD, AS SAID SOUTHERLY RIGHT-OF-WAY IS DESCRIBED IN DEED BOOK 1041, PAGE 489, OF SAID PUBLIC RECORDS; THENCE NORTH 84°29'01" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DONALD ROSS ROAD, A DISTANCE OF 859.72 FEET, TO THE POINT OF BEGINNING.

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

### 1. ACCESS TRACT:

TRACT "A", AS SHOWN, AS AN ACCESS TRACT FOR PRIVATE INGRESS AND EGRESS AND PUBLIC AND PRIVATE 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.

### 2. EASEMENTS:

- A. UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES PUBLIC AND PRIVATE (WATER, SEWER, ELECTRICAL, CABLE T.V., ETC.).
- B. 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, 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.
- C. 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.

- D. WATER MANAGEMENT EASEMENT - THE WATER MANAGEMENT EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE MAINTENANCE OF THE LANDS AND WATERS THEREIN BEING THE RESPONSIBILITY OF THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT AND WITHOUT RECOURSE TO PALM BEACH COUNTY.
- E. PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WHICH SERVES PUBLIC ROADS.

### 3. 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.

### 4. ENTRANCE FEATURE TRACT:

TRACT "B", AS SHOWN, FOR 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.

### 5. OPEN SPACE:

TRACTS "C", "D" AND "E", AS SHOWN, FOR OPEN SPACE, COMMON AREA AND PUBLIC AND PRIVATE UTILITIES AND DRAINAGE, ARE HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AND ARE THE CONSTRUCTION AND 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 CAPITAL CORPORATION, FORMERLY KNOWN AS GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, 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 22nd DAY OF May, 1988.

GENERAL ELECTRIC CAPITAL CORPORATION,  
FORMERLY KNOWN AS GENERAL ELECTRIC CREDIT CORPORATION,  
A NEW YORK CORPORATION

BY: *John C. Deterding*  
JOHN C. DETERDING, VICE PRESIDENT

ATTEST: *John V. Ogden*  
JOHN V. OGDEN, ATTESTING SECRETARY

ACKNOWLEDGEMENT:  
STATE OF CONNECTICUT  
COUNTY OF FAIRFIELD

BEFORE ME PERSONALLY APPEARED JOHN C. DETERDING AND JOHN V. OGDEN 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 CAPITAL CORPORATION, FORMERLY KNOWN AS GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, 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 May, 1988.

MY COMMISSION EXPIRES: *Eva Maria Wilson*  
EVA MARIA WILSON  
NOTARY PUBLIC  
My Commission Exp. on Mar. 31, 1994

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 HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN OF THE BOARD OF DIRECTORS AND ATTESTED BY ITS SECRETARY TREASURER AND ITS ASSOCIATION SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF April, 1988.

EASTPOINTE HOMEOWNERS' ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

BY: *Robert Poli*  
ROBERT POLI, CHAIRMAN OF THE BOARD OF DIRECTORS

ATTEST: *Art Mack*  
ART MACK, SECRETARY TREASURER

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT POLI AND ART MACK 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 SEC. TREAS. 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 22nd DAY OF April, 1988.  
MY COMMISSION EXPIRES: *Patricia M. Gordon*  
PATRICIA M. GORDON, SOLEARY PUBLIC

### 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 CAPITAL CORPORATION, FORMERLY KNOWN AS GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA; 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.

BY: *Patrick M. Gordon*  
PATRICK M. GORDON, ESQUIRE

DATE: 4-22-88

### NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT 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 AND THE PERPETUAL MAINTENANCE OBLIGATION THEREOF AS CITED HEREON; AND HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENT, AS CITED HEREON, ACKNOWLEDGING THAT SAID DISTRICT HAS NO MAINTENANCE RESPONSIBILITY WITHIN SAID WATER MANAGEMENT EASEMENT; AND HEREBY ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO OR MAINTENANCE RESPONSIBILITIES INCURRED BY SAID DISTRICT ON THIS PLAT OR IN THE DEDICATION CITED HEREON.

DATE: May 4, 1988

NORTHERN PALM BEACH COUNTY  
WATER CONTROL DISTRICT

BY: *William L. Kerslake*  
WILLIAM L. KERSLAKE, PRESIDENT,  
BOARD OF SUPERVISORS

ATTEST: *Peter L. Pimentel*  
PETER L. PIMENTEL,  
SECRETARY

### 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; THAT SAID SURVEY COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND 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.

DATE: 5/13/88  
BY: *Michael F. Sexton*  
MICHAEL F. SEXTON  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3596

### APPROVALS:

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF JUNE, 1988.

BY: *Carol Roberts*  
CAROL ROBERTS, CHAIR.

ATTEST: JOHN B. DUNKLE, CLERK

BY: *Richard B. Campbell*  
RICHARD B. CAMPBELL,  
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF JUNE, 1988.

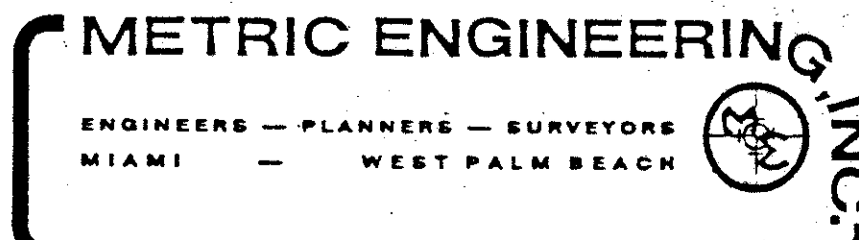
BY: *Herbert F. Kahler*  
HERBERT F. KAHLER, P.E.,  
COUNTY ENGINEER

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

### 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, OR UTILITY LINES FOR WATER AND SEWER.
- 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.
- 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 NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, BEING NORTH 84°29'01" 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.
- D.E. - DENOTES DRAINAGE EASEMENT.
- U.E. - DENOTES UTILITY EASEMENT.
- R.O.E. - DENOTES ROOF OVERHANG EASEMENT.
- SETBACKS ARE TO MEET THE PALM BEACH COUNTY ZONING CODE.
- (RAD) - DENOTES RADIAL LINE.
- (NR) - DENOTES NON-RADIAL LINE.
- THE UNDERLYING BOUNDARY SURVEY MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ADOPTED IN CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE SEPTEMBER 1, 1981.

THIS INSTRUMENT WAS PREPARED BY MICHAEL F. SEXTON IN THE OFFICES OF METRIC ENGINEERING, INC., 1800 FOREST HILL BOULEVARD, SUITE A-9, WEST PALM BEACH, FLORIDA 33406.



PLAT No. 11A  
EASTPOINTE SUBDIVISION  
SHEET 1 OF 2

807/14/88  
SUBDIVISION Eastpointe #11A  
BOOK 59 PAGE 176  
FLOOD MAP # 1150B  
ZONING RE  
ZIP CODE 33418  
REG. MARK PAGE