

PLAT NO. 13A EASTPOINTE SUBDIVISION

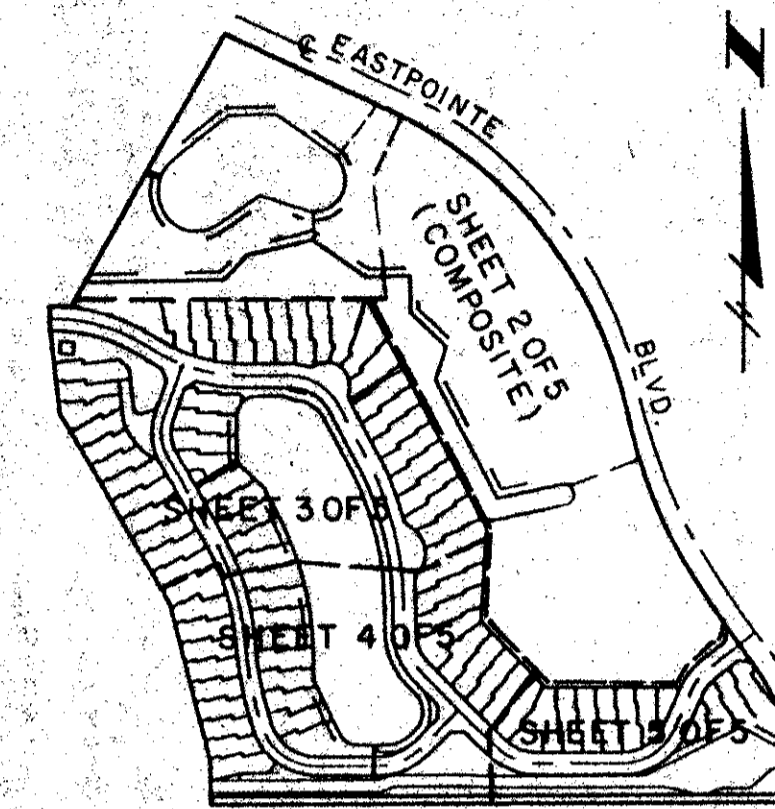
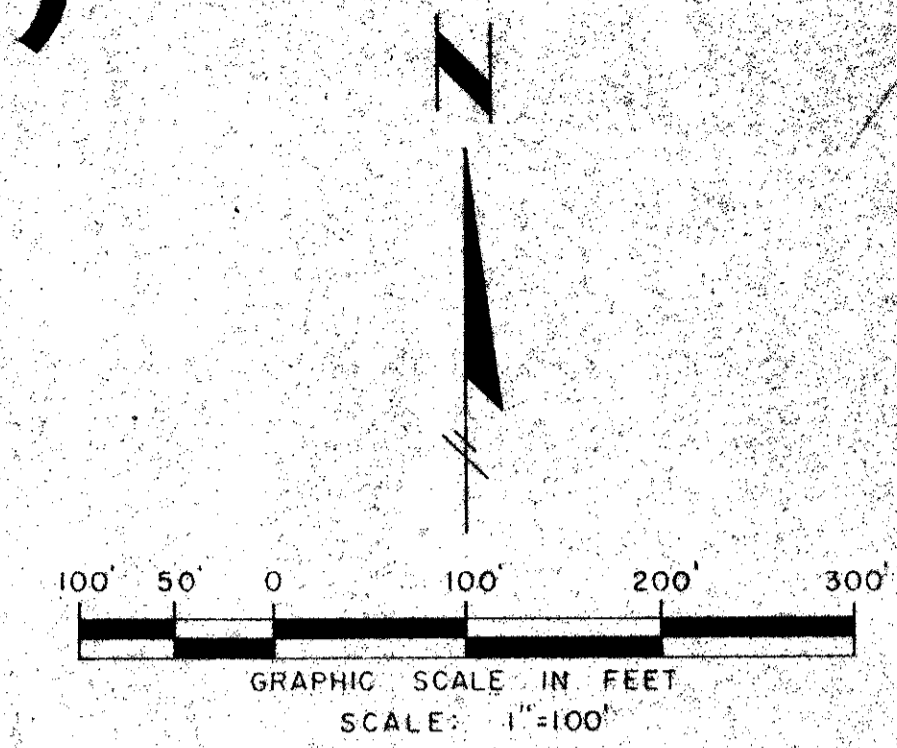
100

(A PLANNED UNIT DEVELOPMENT)

BEING A PLAT OF A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

AUGUST, 1988

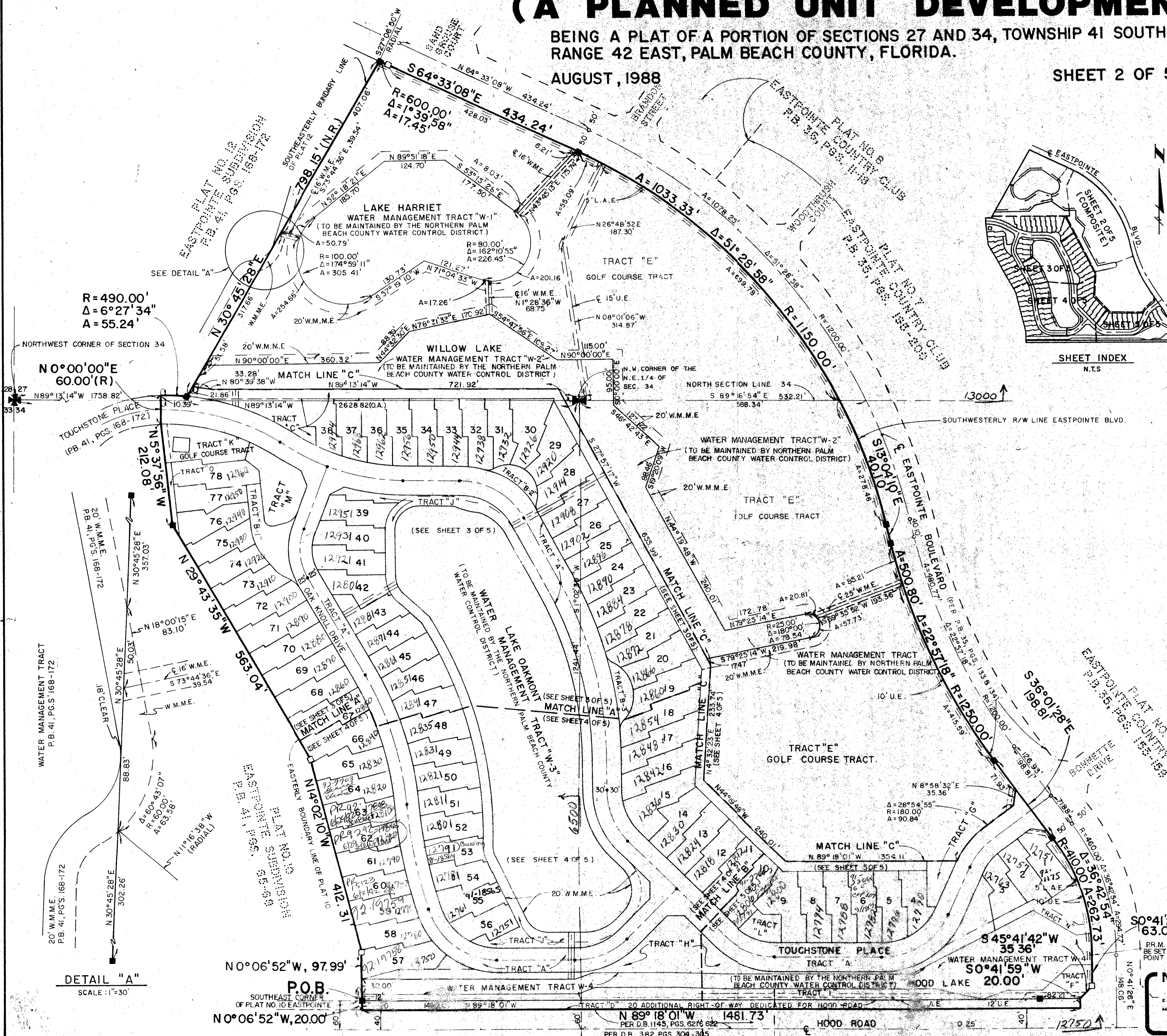
SHEET 2 OF 5



P.U.D. TABULAR DATA:

DESCRIPTION	ACRES
RIGHTS-OF-WAY AREA (TRACT "A")	5.488 ACRES ±
ACCESS TRACT AREA (TRACT "H")	0.202 ACRES ±
20' ADDITIONAL R.O.W. HOOD ROAD (TRACT "D")	0.670 ACRES ±
GOLF COURSE TRACT (TRACTS "E" & "M")	19.131 ACRES ±
OPEN SPACE TRACTS (TRACTS "C", "G", "I", "J", "L", "N", AND "O")	2.633 ACRES ±
BUFFER AND MAINTENANCE EASE. AREA (TRACT "1" & "P")	0.672 ACRES ±
WATER MANAGEMENT TRACTS (LAKE HARRIET, LAKE OAKMONT, HOOD LAKE, WILLOW LAKE, & WATER MANAGEMENT TRACTS)	11.230 ACRES ±
LOTS 1 - 78	14.923 ACRES ±
TOTAL	54.949 ACRES ±

DWELLING UNITS: 78 UNITS
DWELLING UNITS PER ACRE: 1.419 D.U./ACRES



- NOTES:
- NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
 - BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
 - WHERE UTILITY AND DRAINAGE EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL TAKE PRECEDENCE.
 - CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
 - NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS FOR WATER AND SEWER.
 - THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY TYPE, TREES OR SHRUBS PLACED ON WATER MANAGEMENT TRACTS, WATER MANAGEMENT EASEMENTS, OR WATER MANAGEMENT MAINTENANCE EASEMENTS AS SHOWN HEREON, 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 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST, BEING NORTH 89°13'14" WEST AND ALL OTHER BEARINGS HEREON ARE RELATIVE THERETO.
 - -DENOTES PERMANENT CONTROL POINT (P.C.P.) FOUND - STAMPED P.L.S. NO. 1552.
 - -DENOTES PERMANENT CONTROL POINT (P.C.P.) - STAMPED P.L.S. NO. 3596.
 - -DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) - STAMPED P.L.S. NO. 3596.
 - -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.
 - WME -DENOTES WATER MANAGEMENT EASEMENTS.
 - WMME -DENOTES WATER MANAGEMENT MAINTENANCE EASEMENTS.
 - 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 WAYNE LARRY FISH AND MICHAEL BONIN IN THE OFFICES OF METRIC ENGINEERING, INC., 1800 FOREST HILL BOULEVARD, SUITE A-9, WEST PALM BEACH, FLORIDA 33406.

SUBDIVISION: Eastpointe
FROM: 61
TO: 27
RE: 8028
38418
TAZ 717

DETAIL "A"
SCALE: 1"=30'

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

DESIGNED: D.R.
DRAWN: W.M.
CHECKED: M.K.

PLAT No. 13
EASTPOINTE SUBDIVISION
SHEET 2 OF 5
OVERALL BOUNDARY