

PLAT NO. 14B EASTPOINTE SUBDIVISION

(A PLANNED UNIT DEVELOPMENT)

BEING A PLAT IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF LOTS 6 THROUGH 11 INCLUSIVE AND A PORTION OF TRACT "H" OF PLAT NO. 14A EASTPOINTE SUBDIVISION (A PLANNED UNIT DEVELOPMENT) AS RECORDED IN PLAT BOOK 59, PAGES 136 AND 137, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SEPT., 1988

SHEET 1 OF 2

116

STATE OF FLORIDA
COUNTY OF PALM BEACH

This plat was filed for record of 9:58 AM this 8 day of DEC, A.D. 1988 and duly recorded in Plat Book No. 61 on Pages 116 thru 117

JOHN B. DUNKLE,
Clerk, Circuit Court

By Barbara A. Platt
D.C.



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 SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF LOTS 6 THROUGH 11 INCLUSIVE AND A PORTION OF TRACT "H" OF PLAT NO. 14A EASTPOINTE SUBDIVISION (A PLANNED UNIT DEVELOPMENT) AS RECORDED IN PLAT BOOK 59, PAGES 136 AND 137, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 14B EASTPOINTE SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 5 OF SAID PLAT NO. 14A EASTPOINTE SUBDIVISION FOR A POINT OF BEGINNING; RUN THENCE NORTH 00°00'00" EAST, ALONG THE WEST LINE OF SAID LOTS 6 THROUGH 11 INCLUSIVE, A DISTANCE OF 317.55 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE NORTH 84°29'01" EAST ALONG A NORTH LINE OF SAID LOT 11, A DISTANCE OF 85.04 FEET; THENCE SOUTH 10°00'00" WEST, ALONG AN EASTERLY LINE OF SAID LOT 11, A DISTANCE OF 27.83 FEET; THENCE SOUTH 75°19'39" EAST, A DISTANCE OF 61.39 FEET TO A COMMON CORNER OF SAID LOT 11 AND LOT 12 OF SAID PLAT 14A EASTPOINTE SUBDIVISION; THENCE SOUTH 23°57'11" EAST, A DISTANCE OF 25.30 FEET; THENCE NORTH 84°29'01" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 05°30'59" EAST, A DISTANCE OF 38.00 FEET; THENCE RADIIALLY SOUTH 24°45'49" EAST, A DISTANCE OF 10.33 FEET TO AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 65°14'11", SAID CURVE BEING A WESTERLY LINE OF TRACT "C" OF SAID PLAT 14A; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 96.78 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°00'00" EAST, ALONG SAID WEST LINE OF TRACT "C" A DISTANCE OF 154.42 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 5 THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 90°00'00" WEST, A DISTANCE OF 48.00 FEET
- 2) NORTH 00°00'00" EAST, A DISTANCE OF 12.00 FEET
- 3) SOUTH 90°00'00" WEST, A DISTANCE OF 57.00 FEET
- 4) NORTH 00°00'00" EAST, A DISTANCE OF 6.00 FEET
- 5) SOUTH 90°00'00" WEST, A DISTANCE OF 15.00 FEET

TO THE POINT OF BEGINNING.

CONTAINING 0.9739 ACRES MORE OR LESS.

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

EASEMENTS:

- UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TV.
- OVERHANG EASEMENTS - THE OVERHANG EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE BUILDING ROOF LINE OVERHANGS INTO SAID EASEMENT OR ITS SUCCESSORS AND ASSIGNS FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES.

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 31st DAY OF October, 1988.

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

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 31st DAY OF October, 1988.

MY COMMISSION EXPIRES:

Brigida A. Seasta
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 HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN OF THE BOARD OF DIRECTORS AND ATTESTED BY ITS SECRETARY OF TREASURER AND ITS ASSOCIATION SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2nd DAY OF NOVEMBER, 1988.

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

ATTEST:

By: Robert Poli
ROBERT POLI, CHAIRMAN OF THE
BOARD OF DIRECTORS

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 ATTESTED BY THE SECRETARY OF TREASURER 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 SECRETARY OF TREASURER, 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 November, 1988.

MY COMMISSION EXPIRES:

Scott M. ...
NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

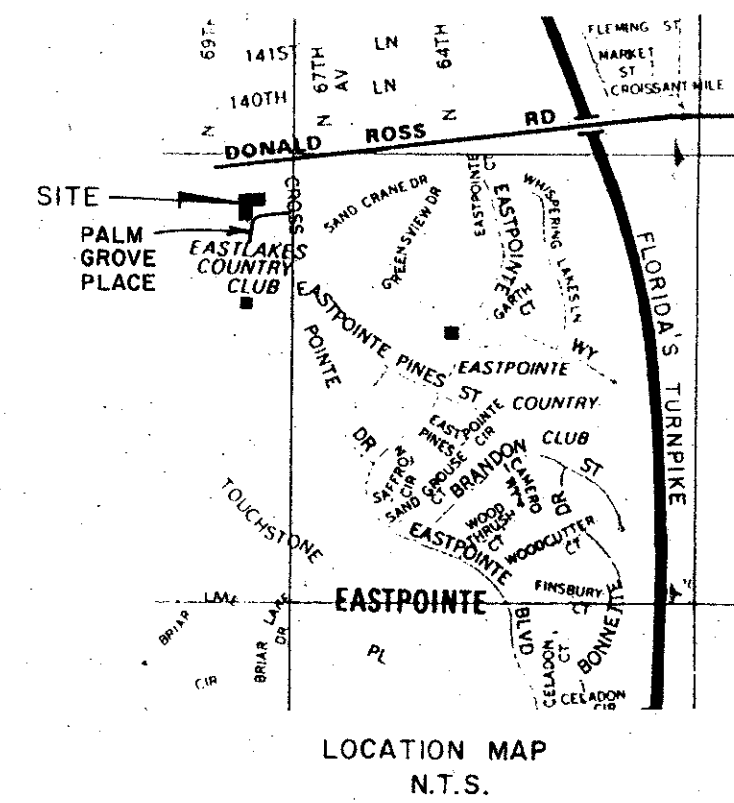
I, RAMON R. CACICEDO, JR., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO GENERAL ELECTRIC CAPITAL CORPORATION, FORMERLY KNOWN AS GENERAL ELECTRIC CREDIT CORPORATION, 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.

Ramon R. Cacicedo, Jr.
RAMON R. CACICEDO, JR. ATTORNEY AT LAW

DATE: NOVEMBER 1, 1988

P.U.D. TABULAR DATA

COMMON (HOMEOWNERS) AREA	0.0000 ACRES±
LOTS 6 - 11	0.9739 ACRES±
TOTAL AREA	0.9739 ACRES ±
DWELLING UNITS: 6	
DWELLING UNITS PER ACRE	6.16 D.U./ACRE



APPROVALS:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF DECEMBER, 1988.

Carol Elmquist
CHAIR
CAROL ELMQUIST

SEAL:
BOARD OF COUNTY COMMISSIONERS

ATTEST: JOHN B. DUNKLE, CLERK

SEAL:

Julia Rawalt
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF DECEMBER, 1988.

Herbert F. Kahlert
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

SEAL:
COUNTY ENGINEER

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO NOR ARE THERE ANY MAINTENANCE RESPONSIBILITIES BEING INCURRED BY SAID DISTRICT ON THIS PLAT OR IN THE DEDICATIONS CITED HEREON.

DATE: 11/4/88

NORTHERN PALM BEACH COUNTY
WATER CONTROL DISTRICT

Peter L. Pimentel
PETER L. PIMENTEL
SECRETARY

By: William L. Kerlake
WILLIAM L. KERSLAKE, PRESIDENT
BOARD OF SUPERVISORS

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS 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.N.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHERMORE THAT (P.C.P.'S) PERMANENT CONTROL POINTS (IF ANY) 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.

0238-007

Pct. 80-28
Correct

Michael T. Kolodziejczyk
MICHAEL T. KOLODZIEJCZYK
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3864

SEAL:
PROFESSIONAL
LAND SURVEYOR

METRIC ENGINEERING, INC. ENGINEERS - PLANNERS - SURVEYORS
MIAMI - FORT LAUDERDALE
WEST PALM BEACH - PANAMA CITY

PLAT No. 14B
EASTPOINTE SUBDIVISION
SHEET 1 OF 2

SUBDIVISION # Eastpointe # 14B
BOOK 61 EAST 116
PAGE 116
RE B0-28
CHAP # 27
52
FUB MAKE
TAX 797
27/1/82