

PLAT NO.5A EASTPOINTE COUNTRY CLUB

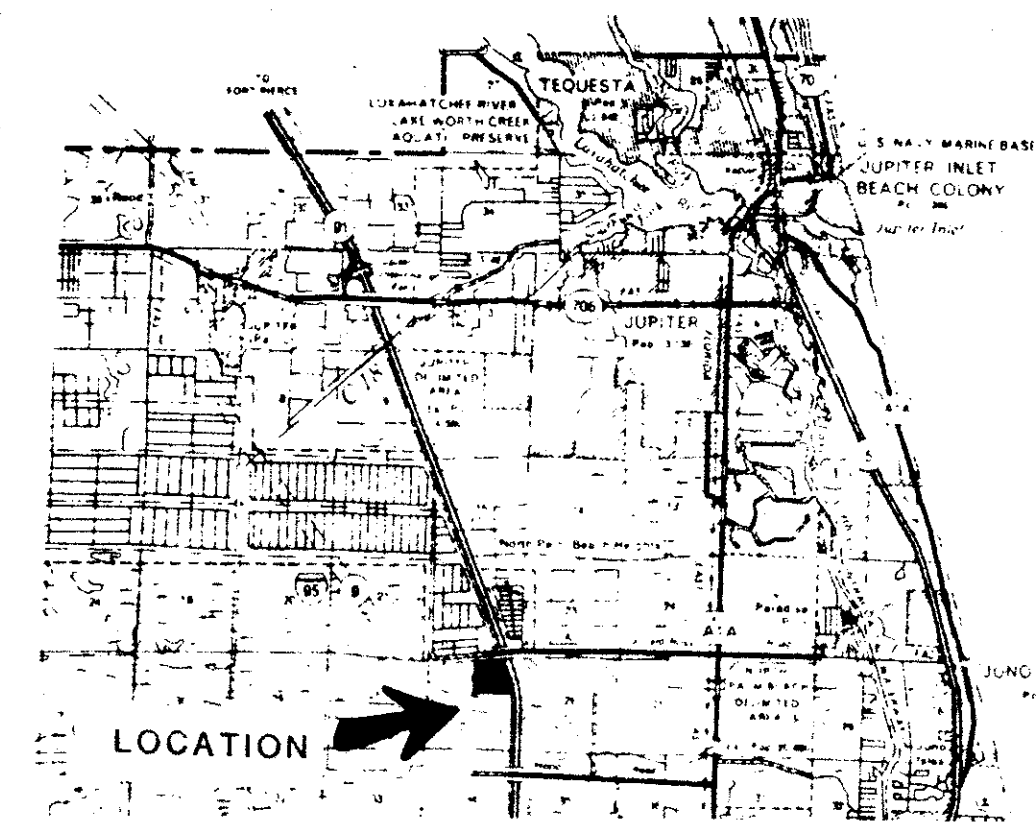
(A PLANNED UNIT DEVELOPMENT)

IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST
BEING A REPLAT OF A PORTION OF TRACT 11,
EASTPOINTE COUNTRY CLUB PLAT NO. 5,
PLAT BOOK 34, PAGES 128-130, AND OTHER LANDS
PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS SHEET NO. 1
MOCK, ROOS & SEARCY, INC.

CONSULTING ENGINEERS
WEST PALM BEACH, FLORIDA

AUGUST 1978



LOCATION SKETCH

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 10:43
this 19 day of August, 1978,
and duly recorded in Plat Book No. 35
on page 153-154
JOHN B. DUNKLE, Clerk Circuit Court
By: *[Signature]* D.C.

DESCRIPTION

A CERTAIN PARCEL IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 11, PLAT NO. 5, EASTPOINTE COUNTRY CLUB ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGES 128 THROUGH 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; RUN THENCE NORTH 55°-40'-10" WEST ALONG THE NORTH LINE OF EASTPOINTE WAY AS SHOWN ON SAID PLAT NO. 5, A DISTANCE OF 83.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1021.00 FEET AND A CENTRAL ANGLE OF 11°-22'-21"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 202.66 FEET TO THE END OF SAID CURVE; THENCE NORTH 67°-02'-31" WEST, A DISTANCE OF 227.10 FEET; THENCE NORTH 22°-57'-29" EAST, A DISTANCE OF 51.50 FEET; THENCE NORTH 52°-41'-32" EAST, A DISTANCE OF 34.38 FEET; THENCE NORTH 56°-18'-36" EAST, A DISTANCE OF 115.38 FEET; THENCE NORTH 69°-04'-32" EAST, A DISTANCE OF 72.80 FEET; THENCE NORTH 50°-31'-39" EAST, A DISTANCE OF 22.02 FEET; THENCE NORTH 24°-53'-15" EAST, A DISTANCE OF 106.93 FEET; THENCE NORTH 71°-06'-50" EAST, A DISTANCE OF 40.16 FEET; THENCE SOUTH 66°-02'-15" EAST, A DISTANCE OF 19.70 FEET; THENCE NORTH 74°-31'-43" EAST, A DISTANCE OF 116.21 FEET; THENCE SOUTH 59°-02'-10" EAST, A DISTANCE OF 23.32 FEET; THENCE SOUTH 23°-25'-43" EAST, A DISTANCE OF 65.39 FEET; THENCE SOUTH 10°-42'-47" EAST, A DISTANCE OF 37.66 FEET; THENCE SOUTH 1°-32'-04" WEST, A DISTANCE OF 112.04 FEET; THENCE SOUTH 12°-19'-10" EAST, A DISTANCE OF 178.10 FEET; THENCE SOUTH 40°-39'-42" EAST, A DISTANCE OF 102.83 FEET TO A POINT IN THE WEST LINE OF SAID TRACT 11; THENCE SOUTH 65°-24'-24" WEST ALONG THE WEST LINE OF SAID TRACT 11, A DISTANCE OF 35.21 FEET; THENCE SOUTH 34°-19'-50" WEST AND DEPARTING THE WEST LINE OF SAID TRACT 11, A DISTANCE OF 102.88 FEET TO A POINT IN THE NORTH LINE OF SAID EASTPOINTE WAY; THENCE NORTH 55°-40'-10" WEST, A DISTANCE OF 62.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.81 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 5A, EASTPOINTE COUNTRY CLUB, AND MORE PARTICULARLY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A" FOR PRIVATE ROAD PURPOSES AND THE BICYCLE-PEDESTRIAN PATH EASEMENT ARE HEREBY DEDICATED TO THE EASTPOINTE HOME OWNERS' ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
2. THE UTILITY EASEMENTS AS SHOWN, AND TRACT "A" ARE HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE EASTPOINTE HOME OWNERS' ASSOCIATION, INC. OR A GOVERNMENTALLY APPROVED PUBLIC OR PRIVATE UTILITY.
3. THE DRAINAGE EASEMENT AS SHOWN, IS HEREBY DEDICATED TO THE EASTPOINTE HOME OWNERS' ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
4. TRACT "B" FOR RECREATION PURPOSES IS HEREBY RESERVED FOR CONVEYENCE TO THE EASTPOINTE COUNTRY CLUB, INC.

IN WITNESS WHEREOF, THE SAID 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 27 DAY OF August, A.D., 1978.

ATTEST:
[Signature]
RAMON DIAGO, ATTESTING SECRETARY
GENERAL ELECTRIC CREDIT CORPORATION,
A NEW YORK CORPORATION.
BY: *[Signature]*
RAMON R. CACICEDO, VICE-PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF DADE) SS

BEFORE ME PERSONALLY APPEARED RAMON R. CACICEDO AND RAMON DIAGO 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 27th DAY OF August, A.D., 1978.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/10/1982

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF DADE) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2098, PAGE 853 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30th DAY OF August, A.D., 1978.

ATTEST:

[Signature] SECRETARY
BY: *[Signature]* PRESIDENT
CONTEXT DEVELOPMENT COMPANY,
A DELAWARE CORPORATION

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF DADE) SS

BEFORE ME PERSONALLY APPEARED WILLIAM M. PORTER AND R. DIANE ARCH, 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 CONTEXT DEVELOPMENT COMPANY, A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND 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 30th DAY OF August, A.D., 1978.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: Aug. 14, 1980

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 OF NEW YORK; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: 9-11-78
[Signature]
ATTORNEY-AT-LAW LICENSED IN FLORIDA

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF August, 1978.

BY: *[Signature]* CHAIRMAN
PEGGY B. EVATT

ATTEST:
JOHN B. DUNKLE, CLERK

BY: *[Signature]* DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF August, 1978.

H. F. KAHLERT COUNTY ENGINEER



SURVEYOR'S CERTIFICATE

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 (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE PLACED AFTER CONSTRUCTION OF ROADS UNDER GUARANTEES POSTED WITH PALM BEACH COUNTY, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, PART I, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

REGISTERED SURVEYOR NO. 1552
STATE OF FLORIDA

27/41/42 0238-321

THIS INSTRUMENT WAS PREPARED BY
S. V. HOWARD
MOCK, ROOS & SEARCY, INC.
CONSULTING ENGINEERS
80 CREEK BEE BOWL ROAD
WEST PALM BEACH, FLORIDA 33409
P.L.S.

EASTPOINTE - 5A