

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 NORTHEAST CORNER OF PLAT NO. 6, EASTPOINTE COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 155 THROUGH 158, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; RUN THENCE SOUTH 84°-46'-08" WEST ALONG THE NORTHERLY LINE OF SAID PLAT NO. 6, A DISTANCE OF 148.78 FEET; THENCE SOUTH 68°-32'-02" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 21°-27'-58" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 55°-41'-29" WEST, A DISTANCE OF 92.31 FEET; THENCE NORTH 89°-54'-39" WEST, A DISTANCE OF 269.39 FEET; THENCE SOUTH 84°-17'-22" WEST, A DISTANCE OF 51.48 FEET; THENCE SOUTH 60°-56'-43" WEST, A DISTANCE OF 116.62 FEET; THENCE SOUTH 2°-51'-45" EAST, A DISTANCE OF 77.73 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION 27; THENCE NORTH 89°-16'-54" WEST, AND RUNNING ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 585.15 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF EASTPOINTE BOULEVARD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 133, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1250.00 FEET; LOCAL TANGENT PASSING THROUGH SAID POINT BEARS NORTH 24°-33'-56" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 39°-59'-12", A DISTANCE OF 872.37 FEET TO THE END OF SAID CURVE; THENCE NORTH 64°-33'-08" WEST, A DISTANCE OF 96.09 FEET; THENCE NORTH 36°-46'-27" EAST, A DISTANCE OF 235.27 FEET; THENCE NORTH 33°-28'-58" EAST, A DISTANCE OF 438.62 FEET; THENCE NORTH 34°-03'-23" EAST, A DISTANCE OF 177.72 FEET; THENCE NORTH 36°-30'-57" EAST, A DISTANCE OF 74.67 FEET; THENCE NORTH 42°-13'-25" EAST, A DISTANCE OF 98.59 FEET; THENCE NORTH 48°-30'-31" EAST, A DISTANCE OF 92.19 FEET; THENCE NORTH 52°-32'-46" EAST, A DISTANCE OF 30.38 FEET; THENCE NORTH 53°-32'-45" EAST, A DISTANCE OF 283.42 FEET; THENCE NORTH 88°-30'-32" EAST, A DISTANCE OF 343.08 FEET; THENCE SOUTH 69°-59'-48" EAST, A DISTANCE OF 185.90 FEET TO A POINT IN THE SOUTH LINE OF EASTPOINTE PLAT NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGES 128 THROUGH 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 51°-24'-06" EAST, AND RUNNING ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT 5, A DISTANCE OF 40.00 FEET; THENCE SOUTH 60°-18'-39" EAST, A DISTANCE OF 1071.70 FEET TO THE SOUTHEASTERLY CORNER OF SAID PLAT 5 AND A POINT IN THE WESTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE, SAID POINT BEING IN THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 11,309.16 FEET; LOCAL TANGENT PASSING THROUGH SAID POINT BEARS SOUTH 0°-53'-00" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 2°-29'-04", A DISTANCE OF 490.36 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°-36'-04" WEST, A DISTANCE OF 332.93 FEET TO A POINT IN THE NORTH LINE OF THE SOUTH ONE-HALF (SH) OF THE SOUTHEAST ONE-QUARTER (SEQ) OF THE SOUTHEAST ONE-QUARTER (SEQ) OF THE SOUTHEAST ONE-QUARTER (SEQ) OF SAID SECTION 27; THENCE NORTH 89°-37'-00" WEST ALONG SAID NORTH LINE, A DISTANCE OF 363.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 65.045 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. 7, 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 1 FOR PRIVATE ROAD PURPOSES AND FOR BICYCLE PEDESTRIAN PATH EASEMENTS AS SHOWN IS HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION
2) THE UTILITY EASEMENTS, AS SHOWN, AND TRACT 1 ARE HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AND ARE THE PERMANENT MAINTENANCE OBLIGATION OF THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC. OR A GOVERNMENTALLY APPROVED PUBLIC OR PRIVATE UTILITY.
3) THE DRAINAGE EASEMENTS, AS SHOWN, AND THE MAINTENANCE EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
4) THE AREAS DESIGNATED AS RECREATION AREAS AND OPEN SPACES ARE HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
5) THE LIMITED ACCESS EASEMENT, AS SHOWN, IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

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 29TH DAY OF AUGUST A.D., 1978

ATTEST: GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION BY: 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 29TH DAY OF AUGUST A.D., 1978

NOTARY PUBLIC

MY COMMISSION EXPIRES: MAY 10, 1982

PLAT NO. 7 EASTPOINTE COUNTRY CLUB

(A PLANNED UNIT DEVELOPMENT) IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA IN 6 SHEETS SHEET NO. 1

MOCK, ROOS & SEARCY, INC. CONSULTING ENGINEERS WEST PALM BEACH, FLORIDA

JULY 1978

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 HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30th DAY OF AUGUST, A.D., 1978

ATTEST: SECRETARY BY: William M. Porter, PRESIDENT

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 20th DAY OF August A.D., 1978

NOTARY PUBLIC

MY COMMISSION EXPIRES: Aug. 14, 1980

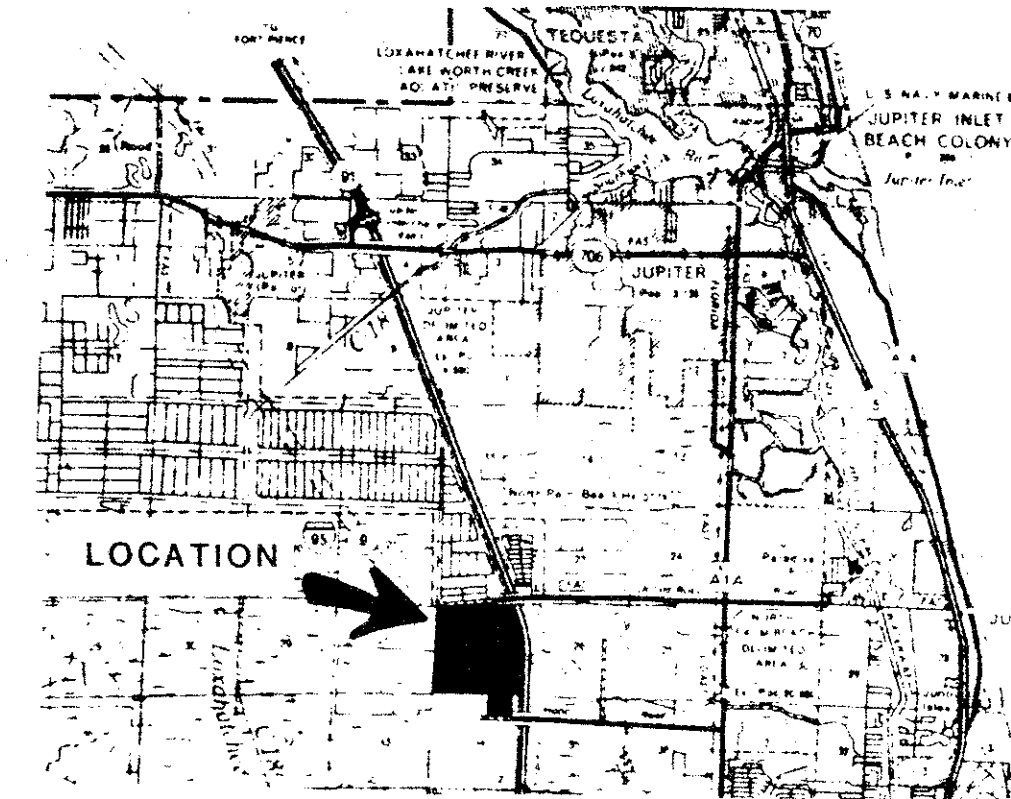
TITLE CERTIFICATION

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 PROPERTY 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

ATTORNEY-AT-LAW LICENSED IN FLORIDA



195

STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record on 10/17/78 this 7 day of November 1978, and duly recorded in Plat Book No. 35 on page 195-200 JOHN B DUNKLE Clerk Circuit Court By: Lyle Shreffler D.C.

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF November 1978

PEGGY B. EVATT CHAIRMAN

JOHN B. DUNKLE, CLERK

DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF November 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

0238-323

35/195



EASTPOINTE #7

THIS INSTRUMENT WAS PREPARED BY S. V. HOWARD MOCK, ROOS & SEARCY, INC. CONSULTING ENGINEERS 2930 OKEECHOBEE BOULEVARD WEST PALM BEACH, FLORIDA 33409