

48/170

DRAWING NUMBER

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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

DESCRIPTION

A certain 0.6966 acre parcel of land lying in the Southeast Quarter (SE 1/4) of Section 27, Township 41 South, Range 42 East, Palm Beach County, Florida, said parcel being all of Lots 33, 34, 35, and 36, and a part of TRACT 1 and a part of that certain parcel shown as DRAINAGE EASEMENT as all are shown on PLAT NO. 7A EASTPOINTE COUNTRY CLUB, as said plat is recorded in Plat Book 39 at pages 195, 196 and 197, Public Records of Palm Beach County, Florida, and said parcel being more particularly described as follows:

BEGINNING at the point of intersection of the easterly extension of the North Line of LOT 32, with the westerly right-of-way line of BRANDON STREET, as said LOT 32 and BRANDON STREET are shown on said PLAT NO. 7A EASTPOINTE COUNTRY CLUB, said point being a point on the 60.00 foot radius cul-de-sac at the southeasterly end of said BRANDON STREET and bearing (bearings cited herein are in the meridian of said PLAT NO. 7A EASTPOINTE COUNTRY CLUB) South 45°-16'-02" West from the center of said cul-de-sac; and from said POINT OF BEGINNING run, by the following numbered courses:

- 1. North 81°-06'-15" West, running along the said North Line of LOT 32 and its easterly and westerly extension, 137.08 feet, more or less, to a point in the easterly line of the said parcel shown as DRAINAGE EASEMENT; thence . . .
2. North 10°-39'-37" East, running along the said easterly line of the parcel shown as DRAINAGE EASEMENT, 0.97 feet; thence . . .
3. North 13°-12'-31" East, 132.16 feet; thence . . .
4. North 08°-48'-44" West, 11.60 feet; thence . . .
5. North 16°-54'-04" West, 78.90 feet; more or less, to a point in the said easterly line of the parcel shown as DRAINAGE EASEMENT; thence . . .
6. North 23°-49'-07" West, running along the said easterly line of that parcel shown as DRAINAGE EASEMENT, 4.25 feet, more or less, to a point in the southwesterly extension of the South line of LOT 37, as same is shown on said PLAT NO. 7A EASTPOINTE COUNTRY CLUB; thence . . .
7. North 55°-27'-35" East, running along the said South Line of LOT 37 and its westerly and easterly extension, 113.20 feet, more or less, to a point in the westerly right-of-way line of said BRANDON STREET; thence . . .
8. South 16°-54'-05" East, running along the said westerly right-of-way line of BRANDON STREET, 93.03 feet; thence . . .
9. Southerly, continuing along the said westerly right-of-way line of BRANDON STREET and along the arc of a 675.00 foot radius curve, concave westerly, having a central angle of 09°-17'-19" and whose 109.31 foot long chord bears South 12°-15'-25" East, an arc distance of 109.43 feet; thence . . .
10. Southwesterly, continuing along the said westerly right-of-way line of BRANDON STREET and along the arc of a 25.00 foot radius curve, concave westerly, having a central angle of 56°-56'-34", and whose 23.84 foot long chord bears South 20°-51'-32" West, an arc distance of 24.85 feet; thence . . .
11. Southerly, continuing along the said westerly right-of-way line of BRANDON STREET and along the arc of a 60.00 foot radius curve, concave easterly, having a central angle of 94°-03'-46", and whose 87.81 foot long chord bears South 02°-17'-55" West, an arc distance of 98.50 feet, more or less to the POINT OF BEGINNING.

CONTAINING 0.6966 acres, more or less.

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS, that EASTPOINT PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation, GENERAL ELECTRIC CREDIT CORPORATION, a New York Corporation licensed to do business in the State of Florida, and EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., a Florida Corporation, owners of the land shown hereon as EASTPOINTE COUNTRY CLUB PLAT NO. 7-C and as described hereon, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate and reserve as follows:

- 1. TRACT 1, as shown hereon, is hereby dedicated to the EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., its successors or assigns for use as access to PARCELS 33, 34, 35 and 36, as shown hereon, and as reasonable access to other parcels as shown in PLAT NO. 7A EASTPOINTE COUNTRY CLUB, for homeowners and their mortgagees, and as may be necessary for the operation and maintenance of utilities, and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to PALM BEACH COUNTY.
2. PARCELS 33, 34, 35 and 36, as shown hereon, are hereby dedicated to the GENERAL ELECTRIC CREDIT CORPORATION, a New York Corporation, in fee simple.
3. GENERAL ELECTRIC CREDIT CORPORATION hereby expressly reserves the right and privileges to assign, as limited common property, certain areas WITHIN TRACT 1, as shown hereon, designated as parking spaces, accessory to the individual parcels herein designated as PARCELS 33, 34, 35 and 36 for the exclusive use as a parking space by the owner of each of said individual parcels.
4. EASEMENTS
a) The utility easement, as shown hereon, is hereby dedicated in perpetuity for the construction and maintenance of utilities.
b) The maintenance easement, as shown hereon, is hereby dedicated to the NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT for the operation and maintenance of drainage facilities, and is the permanent maintenance obligation of the EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., its successors and assigns without recourse to Palm Beach County.

(CONT'D)

EASTPOINTE COUNTRY CLUB PLAT NO. 7-C

IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF LOTS 33, 34, 35 AND 36, AND A PORTION OF TRACT 1 AND A PORTION OF THAT TRACT SHOWN AS "DRAINAGE EASEMENT", PLAT NO. 7A EASTPOINTE COUNTRY CLUB, RECORDED IN PLAT BOOK 39, PAGES 195 THROUGH 197, INCLUSIVE.

ONE SHEET ONLY

MOCK, ROOS & ASSOCIATES, INC. - WEST PALM BEACH, FLORIDA

JUNE 1984

ACKNOWLEDGEMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

BEFORE ME personally appeared CLARENCE KAY to me well known, and known to me to be the individual described in and who executed the foregoing instrument as SECRETARY of the above named EASTPOINTE PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation, and he acknowledged to me and before me that he executed such instrument as such SECRETARY 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 3rd day of July A.D., 1984.

Teressa L. Kern, Notary Public

My Commission Expires 10-23-85

IN WITNESS WHEREOF, the said EASTPOINTE PROPERTY OWNERS ASSOCIATION, INC. has caused these presents to be signed by its SECRETARY and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 3rd day of July A.D., 1984.

EASTPOINTE PROPERTY OWNERS ASSOCIATION, INC.

ATTEST:
Clarence Kay, Secretary

Clarence Kay, Secretary

IN WITNESS WHEREOF, the said GENERAL ELECTRIC CREDIT 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 17 day of January A.D., 1984.

GENERAL ELECTRIC CREDIT CORPORATION A NEW YORK CORPORATION

ATTEST:
Ramon Diago, Attesting Secretary Ramon R. Cacicedo, Vice President

IN WITNESS WHEREOF, the said EASTPOINTE HOMEOWNERS' ASSOCIATION, INC. has caused these presents to be signed by its PRESIDENT and attested by its SECRETARY and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 17 day of January A.D., 1984.

EASTPOINTE HOMEOWNERS' ASSOCIATION, INC.

ATTEST:
Jeanne M. Tichy, Secretary Leonard Mass, President

ACKNOWLEDGEMENT

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 they 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 17 day of January A.D., 1984.

Notary Public

My Commission Expires: February 19, 1986

ACKNOWLEDGEMENT

STATE OF FLORIDA )
COUNTY OF DADE ) SS

BEFORE ME personally appeared LEONARD MASS and JEANNE M. TICHY, 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 EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., a Florida Corporation, and they 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 16th day of January A.D., 1984.

Notary Public

My Commission Expires: January 19, 1987

ACCEPTANCE

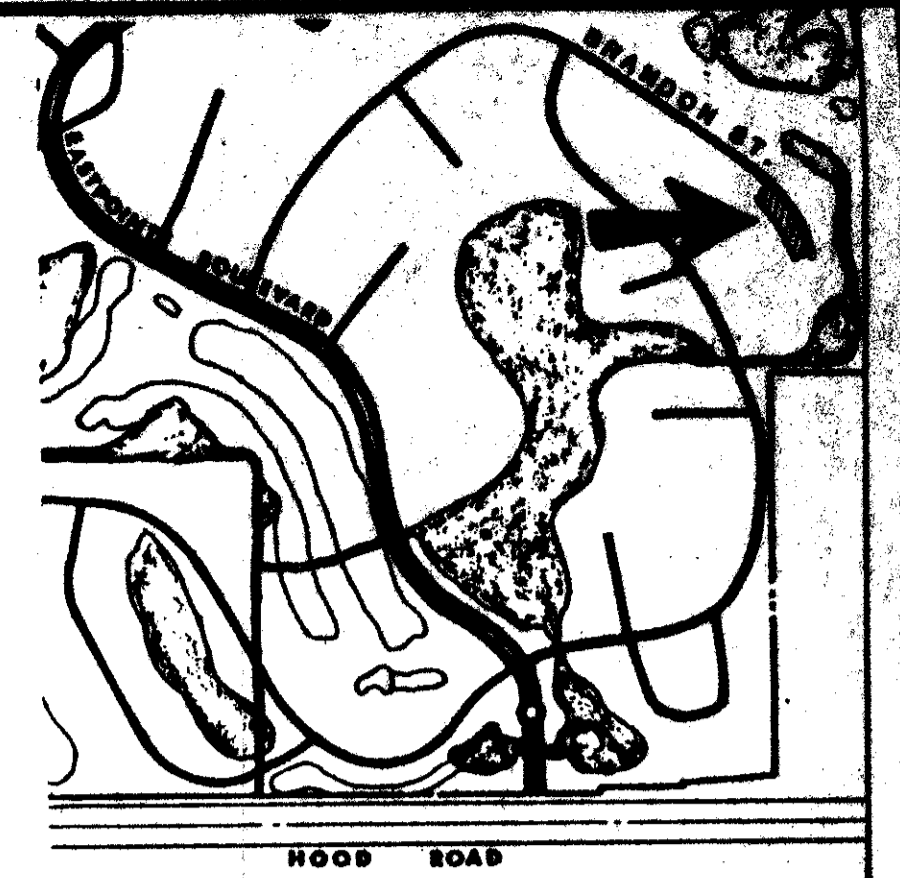
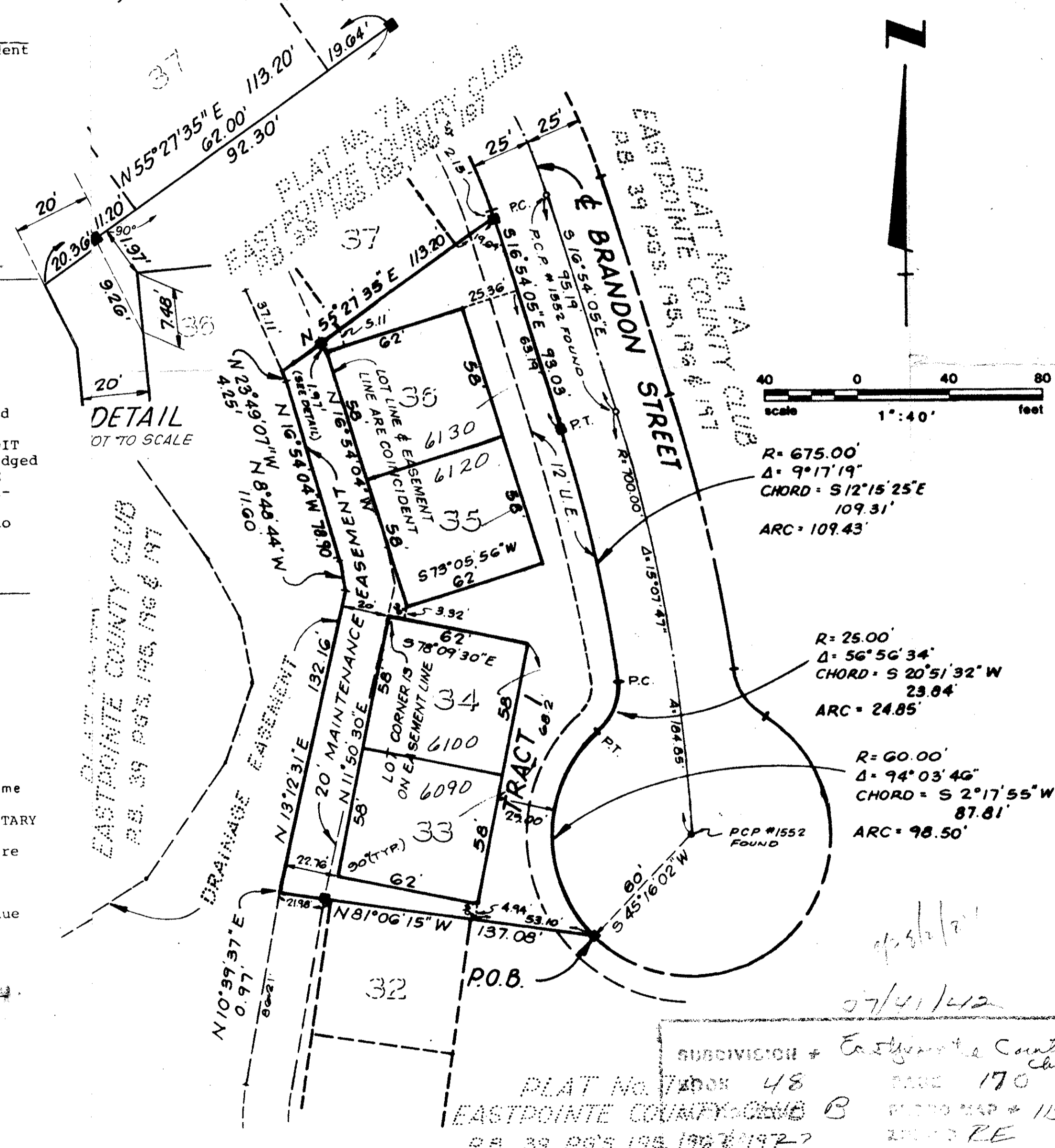
STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT hereby accepts the maintenance easement, as shown hereon.

Date January 31, 1984 Northern Palm Beach County Water Control District

Attest: Madison F. Pacetti, Secretary By: Donald C. Walker, President Board of Supervisors

THIS INSTRUMENT WAS PREPARED BY DAVID M. WHITE IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC. 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407



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STATE OF FLORIDA
COUNTY OF PALM BEACH
RECORDING OFFICE
DATE RECORDED: 10-27-84
PLAT NO. 7-C
PLAT BOOK 39
PAGES 195 THROUGH 197
INCLUSIVE

TITLE CERTIFICATION
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 in EASTPOINTE PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation, GENERAL ELECTRIC CREDIT CORPORATION, a New York Corporation, and EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., a Florida Corporation; that the current taxes have been paid; and that I find the property to be free from encumbrances.
Date: June 13, 1984
Patrick M. Gordon, Attorney at Law
NOTES
1. Building setbacks shall be as required by Palm Beach County Zoning Regulations.
2. Improvements within this Plat are subject to the Declaration of Restrictive Covenants as filed in O.R.B. 2543 at Page 1230, Public Records of Palm Beach County, Florida.
3. No buildings or any kind of construction shall be placed on utility or drainage easements.
4. No structures, trees or shrubs shall be placed on drainage easements.
5. Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.
6. Bearings cited hereon are in the meridian of PLAT NO. 7A EASTPOINTE COUNTRY CLUB (Plat Book 39, Pp. 195-197).
7. Permanent Reference Monuments (P.R.M.'s) are denoted thusly:
8. Areas
1. Lots = 0.3302 acres.
2. Tract 1 = 0.3664 acres.
TOTAL PLAT AREA = 0.6966 Acres.
COUNTY APPROVALS
BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA
This Plat is hereby approved for record this 7 day of July, 1984.
BY: Ken Spillias, Chairman Board of County Commissioners
ATTEST: John B. Dunkle, Clerk
COUNTY ENGINEER:
This Plat is hereby approved for record this 17 day of July, 1984.
BY: H. F. Kahlert, County Engineer

SURVEYOR'S CERTIFICATION
I HEREBY 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 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.
DATE: January 3, 1984
David M. White, P.L.S.
Florida Certificate No. 2201

VACATION OF PORTIONS OF PLAT 7-A, AS INDICATED IN THE TITLE OF THIS REPLAT, WAS APPROVED BY RESOLUTION R-84-851 DURING A PUBLIC HEARING HELD IN PALM BEACH COUNTY, FLORIDA, ON JUNE 19, 1984, BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA.
48/170
Notary Public stamps and signatures for G.E.C. Corp., Notary G.E.C., E.H.A., Notary E.H.A., N.P.B.C.W.C.D., County, Co. Engineer, Land Surveyor, E.P.O.A., Notary E.P.O.A.