

# PLAT NO. 9A

## EASTPOINTE SUBDIVISION

(A PLANNED UNIT DEVELOPMENT)

BEING A REPLAT OF PORTIONS OF PLAT NO. 9 EASTPOINTE SUBDIVISION  
RECORDED IN PLAT BOOK 41 PAGES 11, 12 & 13 AND PLAT NO. 12  
EASTPOINTE SUBDIVISION RECORDED IN PLAT BOOK 41 PAGES 168, 169,  
170, 171 & 172 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN SECTION 27 TOWNSHIP 41 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA.

IN 2 SHEETS

SHEET 1

MOCK, ROOS & ASSOCIATES, INC.

ENGINEERS - SURVEYORS - PLANNERS

WEST PALM BEACH, FLORIDA

APRIL 1984



LOCATION MAP

VACATION OF PORTIONS OF PLAT 9, AS INDICATED IN THE TITLE OF THIS REPLAT, WAS APPROVED BY RESOLUTION R-84-850 DURING A PUBLIC HEARING ON JUNE 19, 1984, BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA.

TITLE CERTIFICATION  
STATE OF FLORIDA ) SS  
COUNTY OF PALM BEACH )

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 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.

June 25<sup>th</sup>, 1984  
Date  
Patrick M. Gordon, Attorney at Law

STATE OF FLORIDA ) SS  
COUNTY OF PALM BEACH )

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACCEPTS THE WATER MANAGEMENT MAINTENANCE EASEMENT, AS SHOWN HEREON

Date June 27, 1984  
Attest: Madison F. Pacetti, Secretary  
DONALD C. WALKER, PRESIDENT  
BOARD OF SUPERVISORS

### 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 AND (P.C.C.'S) PERMANENT CONTROL POINTS, 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.

6-19-84  
DATE  
0238-302  
REGISTERED SURVEYOR NO. 1552  
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY  
S. V. HOWARD  
MOCK, ROOS & ASSOCIATES, INC.  
ENGINEERS-SURVEYORS-PLANNERS  
5720 CORPORATE WAY  
WEST PALM BEACH, FLORIDA

### DESCRIPTION

A CERTAIN PARCEL IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACT 1, ALL OF TRACT 3 AND ALL OF LOTS 1 THROUGH 24 AND A PORTION OF SOUTHPINE LAKE OF PLAT NUMBER 9, EASTPOINTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGES 11, 12, AND 13 AND A PORTION OF THE GOLF COURSE AREA OF PLAT NUMBER 12, EASTPOINTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGES 168 THROUGH 172, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE PARALLEL WITH AND 15 FEET SOUTHERLY FROM, THE SOUTH LINE OF SAID TRACT 1 OF PLAT NUMBER 9 WITH THE WESTERLY RIGHT OF WAY LINE OF EASTPOINTE BOULEVARD; RUN THENCE SOUTH 74°-32'-51" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 363.78 FEET; THENCE NORTH 44°-05'-09" WEST, A DISTANCE OF 794.66 FEET; THENCE NORTH 57°-45'-09" WEST, A DISTANCE OF 40.85 FEET; THENCE NORTH 38°-31'-00" EAST, A DISTANCE OF 189.15 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 46°-23'-30"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 56.68 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 29°-11'-01", A DISTANCE OF 66.22 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 135.00 FEET AND A CENTRAL ANGLE OF 112°-24'-31", A DISTANCE OF 264.86 FEET TO THE END OF SAID CURVE; THENCE SOUTH 11°-52'-00" EAST, A DISTANCE OF 88.80 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 96°-37'-16"; THENCE SOUTHERLY AND EASTERLY ALONG ARC OF SAID CURVE, A DISTANCE OF 50.59 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERY ALONG THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 64°-24'-07", A DISTANCE OF 67.44 FEET; THENCE SOUTH 44°-05'-09" EAST, A DISTANCE OF 104.40 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 62°-32'-56"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 43.67 FEET TO THE END OF SAID CURVE; THENCE SOUTH 18°-27'-47" WEST, A DISTANCE OF 56.93 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 62°-32'-56"; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 87.33 FEET TO THE END OF SAID CURVE; THENCE SOUTH 44°-05'-09" EAST, A DISTANCE OF 48.65 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 95°-04'-44"; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.27 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°-36'-05" EAST, A DISTANCE OF 46.48 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 54°-33'-58"; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 28.57 FEET TO THE END OF SAID CURVE; THENCE NORTH 76°-02'-06" EAST, A DISTANCE OF 35.00 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF EASTPOINTE BOULEVARD, AS SAID RIGHT OF WAY IS SHOWN IN PLAT BOOK 35, PAGES 133 AND 134, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING IN THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 500.00 FEET, LOCAL TANGENT PASSING THROUGH SAID POINT BEARS SOUTH 13°-57'-54" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 19°-02'-03", A DISTANCE OF 166.10 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 600.00 FEET SUBTENDING A CENTRAL ANGLE OF 14°-51'-04", A DISTANCE OF 155.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.449 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26<sup>th</sup> DAY OF JUNE, A.D., 1984.

ATTEST:  
JEANNE TICHY, SECRETARY  
LEONARD MASS, PRESIDENT

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 26<sup>th</sup> DAY OF JUNE, A.D., 1984.

ATTEST:  
GENERAL ELECTRIC CREDIT CORPORATION  
A NEW YORK CORPORATION  
BY: RAMON R. CACICEDO, VICE PRESIDENT  
G. BUZARD, ATTESTING SECRETARY

### ACKNOWLEDGMENT

STATE OF FLORIDA ) SS  
COUNTY OF DADE )

BEFORE ME PERSONALLY APPEARED RAMON R. CACICEDO AND G. BUZARD 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 26<sup>th</sup> DAY OF JUNE, A.D., 1984.

MY COMMISSION EXPIRES: 6-25-1985

### ACKNOWLEDGMENT

STATE OF FLORIDA ) SS  
COUNTY OF DADE )

BEFORE ME PERSONALLY APPEARED LEONARDO MASS AND JEANNE 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 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 26<sup>th</sup> DAY OF JUNE, A.D., 1984.

MY COMMISSION EXPIRES: 6-25-1987

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF JUNE, 1984.

BY: KENNETH SPILLIAS, CHAIRMAN

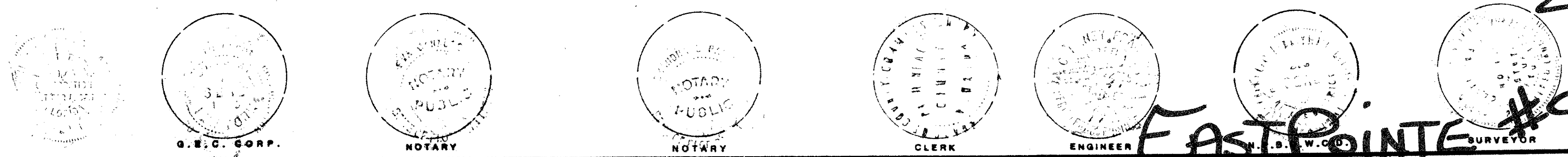
ATTEST:  
JOHN B. DUNKLE, CLERK

BY: DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF JUNE, 1984.

H. F. KAHLERT, COUNTY ENGINEER



EASTPOINTE #9A

DRAWING NUMBER 49/13

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record on 6-25-84  
this 16<sup>th</sup> day of August 1984  
and duly recorded in Plat Book No. 49  
on pages 3 & 4  
JOHN B. DUNKLE Clerk Circuit Court  
By: Dorothy Williams DC

