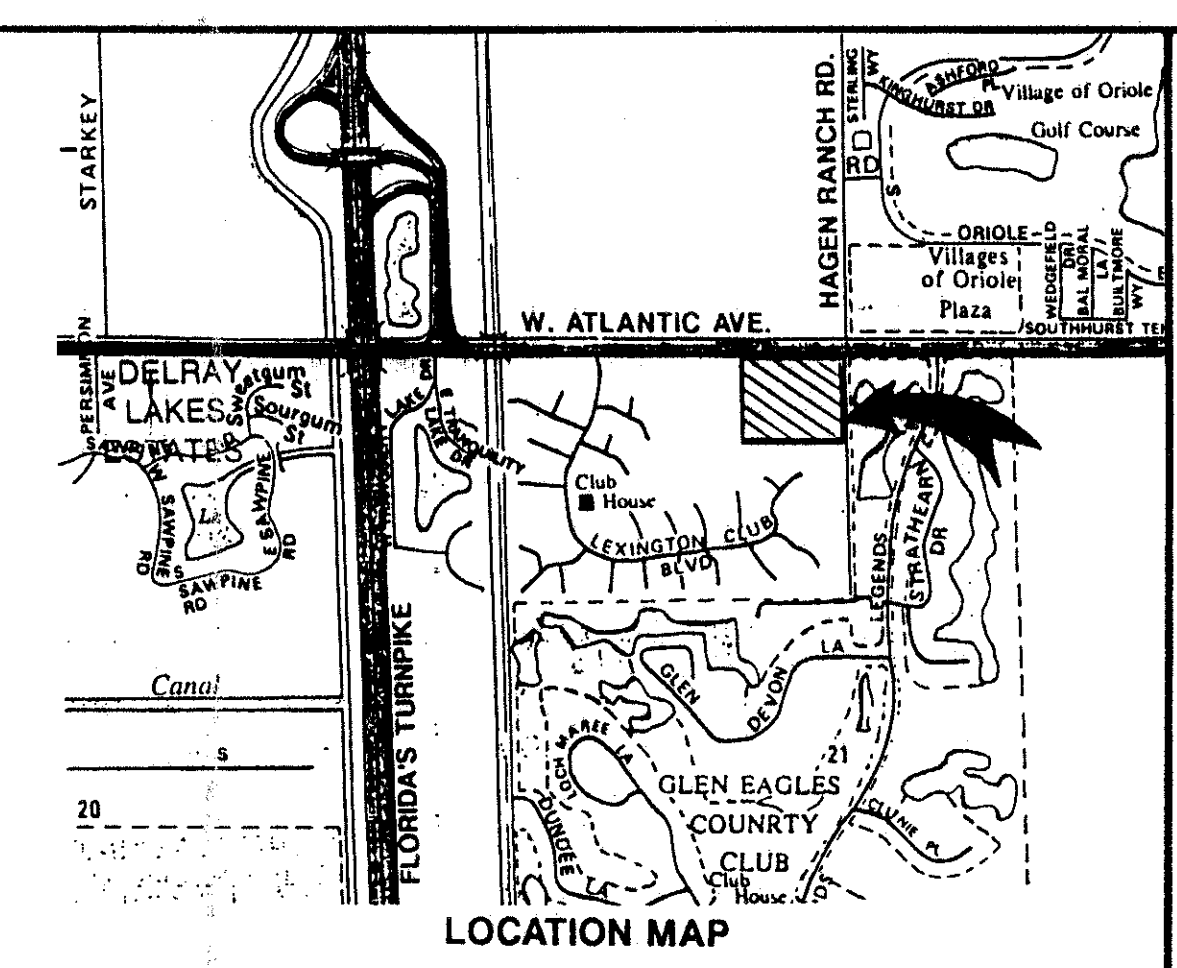


EAGLE POINT

A REPLAT OF TRACTS 9 AND 10, AND PORTIONS OF TRACTS 11, 22, 23, AND 24, PALM BEACH FARMS COMPANY PLAT No.1, RECORDED IN PLAT BOOK 2, AT PAGES 26 - 28, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

MARCH 1995
SHEET 1 OF 2

0641-001



COUNTY OF PALM BEACH)
STATE OF FLORIDA) ss
This Plat was filed for record at 10:29 AM
this 13 day of July 19 95
and duly recorded in Plat Book No. 32
on page 78-79
DOROTHY H. WILKEN, Clerk of Circuit Court
by *John B. Swartz* D.C.

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT MEADOWLAND DEVELOPMENT CORP. A FLORIDA CORPORATION AND CROSSROADS CONSTRUCTION, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS EAGLE POINT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A REPLAT OF ALL OF TRACTS 9 AND 10, TOGETHER WITH A PORTION OF TRACTS 11, 22, 23 AND 24, TOGETHER WITH A PORTION OF THAT CERTAIN 15 FOOT ROAD RIGHT-OF-WAY LYING EASTERLY OF AND ADJACENT TO TRACTS 9 AND 24, ALL IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH FARMS COMPANY, PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGES 26 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTH ONE-QUARTER (1/4) CORNER OF SAID SECTION 21; THENCE BEAR SOUTH 01°54'12" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 21, A DISTANCE OF 30.01 FEET FOR A POINT OF BEGINNING (P.O.B.); THENCE CONTINUE SOUTH 01°54'12" EAST, ALONG SAID LINE A DISTANCE OF 759.30 FEET; THENCE SOUTH 09°19'22" WEST, A DISTANCE OF 889.80 FEET; THENCE NORTH 09°41'38" WEST, A DISTANCE OF 708.38 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE L-34 CANAL, AS RECORDED IN DEED BOOK 113, PAGE 76, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°22'48" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 297.14 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF SAID TRACT 10; THENCE NORTH 01°53'48" WEST, ALONG THE WEST LINE OF SAID TRACT 10, A DISTANCE OF 54.01 FEET TO THE NORTHWEST CORNER OF SAID TRACT 10; THENCE NORTH 89°22'48" EAST, ALONG THE NORTH LINE OF SAID TRACTS 9 AND 10 AND ITS EASTERLY PROLONGATION, A DISTANCE OF 677.56 FEET TO THE POINT OF BEGINNING (P.O.B.).

CONTAINING: 729,747 SQUARE FEET OR 16.75 ACRES MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

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

1. **STREETS:**
TRACT F, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE HOMEOWNERS' ASSOCIATION OF EAGLE POINT, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. **WATER MANAGEMENT TRACT:**
TRACT D, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE HOMEOWNERS' ASSOCIATION OF EAGLE POINT, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. **LITTORAL ZONE:**
TRACT G, AS SHOWN HEREON, IS HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE HOMEOWNERS' ASSOCIATION OF EAGLE POINT, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

4. **DRAINAGE AND LAKE MAINTENANCE/ACCESS EASEMENTS:**
THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HOMEOWNERS' ASSOCIATION OF EAGLE POINT, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE HOMEOWNERS' ASSOCIATION OF EAGLE POINT, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

5. **UTILITY EASEMENTS:**
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

6. **LANDSCAPE EASEMENTS:**
THE LANDSCAPE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR LANDSCAPE PURPOSES. THE MAINTENANCE OF ALL LANDSCAPING LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HOMEOWNERS' ASSOCIATION OF EAGLE POINT, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. **LIMITED ACCESS EASEMENTS:**
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

8. **ROOF OVERHANG AND RECIPROCAL MAINTENANCE EASEMENTS:**
THE ROOF OVERHANG AND RECIPROCAL MAINTENANCE EASEMENTS (R.R.M.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

- 9. **RECREATION AREA:**
TRACT E, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE HOMEOWNERS' ASSOCIATION OF EAGLE POINT, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 10. **OPEN SPACE TRACTS:**
TRACTS A, B, C, H, I, AND J, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE HOMEOWNERS' ASSOCIATION OF EAGLE POINT, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, MEADOWLAND DEVELOPMENT CORP., A FLORIDA CORPORATION AND CROSSROADS CONSTRUCTION, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2nd DAY OF May, 1995, AND CROSSROADS CONSTRUCTION, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2nd DAY OF May, 1995.

MEADOWLAND DEVELOPMENT CORP. A FLORIDA CORPORATION
ATTEST: *William R. Seach* BY: *David R. Seach*
WILLIAM R. SEACH VICE PRESIDENT DAVID R. SEACH, PRESIDENT

CROSSROADS CONSTRUCTION, INC. A FLORIDA CORPORATION
ATTEST: *Karen Seach* BY: *Mark R. Seach*
KAREN SEACH SECRETARY MARK R. SEACH, PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED DAVID R. SEACH AND WILLIAM R. SEACH WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED FL. DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF MEADOWLAND DEVELOPMENT CORP., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 2 DAY OF May, 1995.
MY COMMISSION EXPIRES: Nov 4, 1996
Christine S. Mock
NOTARY PUBLIC
CHRISTINE S. MOCK
My Commission Expires
Nov. 4, 1996
Comm. No. CC 240448

ACKNOWLEDGEMENT
STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED MARK R. SEACH AND KAREN SEACH WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED FLORIDA DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF CROSSROADS CONSTRUCTION, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 May, 1995.
MY COMMISSION EXPIRES: 3/22/97
#CC 265862
Denise L. Sandler
NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS
STATE OF FLORIDA COUNTY OF PALM BEACH
THE HOMEOWNERS' ASSOCIATION OF EAGLE POINT, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 2nd DAY OF May, 1995.
HOMEOWNERS' ASSOCIATION OF EAGLE POINT, INC. A FLORIDA CORPORATION NOT FOR PROFIT
ATTEST: *William R. Seach* BY: *David R. Seach*
WILLIAM R. SEACH VICE PRESIDENT DAVID R. SEACH, PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED DAVID R. SEACH AND WILLIAM R. SEACH WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED FL. DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF THE HOMEOWNERS' ASSOCIATION OF EAGLE POINT, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 2 DAY OF May, 1995.
MY COMMISSION EXPIRES: Nov 4, 1996
Christine S. Mock
NOTARY PUBLIC

TABULAR DATA

PETITION NUMBER	DRC 86-7
TOTAL AREA	16.75 ACRES
DWELLING UNITS	67 SINGLE FAMILY
DENSITY	4 UNITS/ACRE
REC/OOPEN SPACE	1.85 ACRES

MORTGAGEE'S CONSENT
STATE OF FLORIDA COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 8358 AT PAGES 1549 THROUGH 1561, INCLUSIVE, AND IN OFFICIAL RECORD BOOK 8671 AT PAGES 558 THROUGH 578, INCLUSIVE, 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 SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2 DAY OF May, 1995.

PRIME BANK A FLORIDA CORPORATION
ATTEST: *Barbara Walsh* BY: *James D. Irwin*
BARBARA WALSH VICE PRESIDENT JAMES D. IRWIN SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JAMES D. IRWIN AND BARBARA WALSH WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED FL. DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF PRIME BANK, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 May, 1995.
MY COMMISSION EXPIRES: MARCH 13, 1996
Gaytha D. Thomas
NOTARY PUBLIC - M.A.D. THOMAS
CC187564

TITLE CERTIFICATION
STATE OF FLORIDA COUNTY OF PALM BEACH
WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO MEADOWLAND DEVELOPMENT CORP. AND CROSSROADS CONSTRUCTION, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

FIRST AMERICAN TITLE INSURANCE COMPANY
ATTEST: *Glenda Bellamy*
GLENDA BELLAMY ASSISTANT VICE PRESIDENT

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE RECORD IMPROVEMENT AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
Paul J. Fotorny
PAUL J. FOTORNY, P.L.S.
LICENSE NO. 2297
STATE OF FLORIDA

NOTARY
GAYTHA D. THOMAS
Notary Public, State of Florida
My Comm. Exp. March 13, 1996
No. CC 187564

COUNTY APPROVALS
BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:
1995. THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11 DAY OF July, 1995.
BY: *Ken L. Foster*
KEN L. FOSTER, CHAIRMAN

DEPUTY CLERK
DOROTHY H. WILKEN, CLERK
BY: *Julia Stewart*
DEPUTY CLERK
COUNTY ENGINEER:
1995. THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11 DAY OF July, 1995.
George J. Webb
GEORGE J. WEBB, P.E.
COUNTY ENGINEER

- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 01°54'12" EAST ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
 - = DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.)
○ = DENOTES SET PERMANENT CONTROL POINT (P.C.P.)
R.R.M.E. = DENOTES ZERO LOT LINE ON THE SIDE OF THE LINE SHOWN.
○ = DENOTES ROOF OVERHANG AND RECIPROCAL MAINTENANCE EASEMENT.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT REFLECTED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
 - NO BUILDING OR ANY TYPE OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 - IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES.
 - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE DEVELOPMENT SHOWN HEREON.
 - INES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

SUBDIVISION * Eagle Point
BOOK 75 PAGE 78
FLOOD MAP # 315A
QUAD # 52 ZONING RTU
SE 86-76 ZIP CODE 33446
PUD NAME Same
211/46142

TAB 468

PET. 86-7
ALLOC. #0001
5/3/3/K

0641-001

75/78

MEADOWLAND CROSSROADS NOTARY NOTARY EAGLE POINT NOTARY PRIME BANK

OFFICIAL SEAL CHRISTINE S. MOCK My Commission Expires Nov. 4, 1996 Comm. No. CC 240448

OFFICIAL SEAL DENISE L. SANDLER Notary Public, State of Florida My Commission Expires March 22, 1997, Commission No. CC 265862

OFFICIAL SEAL CHRISTINE S. MOCK My Commission Expires Nov. 4, 1996 Comm. No. CC 240448

EAGLE POINT

Dailey-Fotorny, Inc.
land surveyors, planners, engineers
5802 10th Avenue North, Suite F - Lake Worth, Florida 33463-2862
Phone: 561-464-9777