

EASTPOINTE COUNTRY CLUB PUD PLAT 15

BEING A REPLAT OF TRACTS "C", "E", AND THE WATER MANAGEMENT TRACT, TOGETHER WITH TRACT "B", OF PLAT NO. 14 EASTPOINTE SUBDIVISION, AS RECORDED IN PLAT BOOK 56, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ALSO TOGETHER WITH A PORTION OF THE WATER MANAGEMENT TRACT AND GOLF COURSE, AS SHOWN ON PLAT NO. 12 EASTPOINTE SUBDIVISION, AS RECORDED IN PLAT BOOK 41, PAGE 168, SAID PUBLIC RECORDS; ALSO TOGETHER WITH A PORTION OF TRACT "H", PLAT NO. 14A EASTPOINTE SUBDIVISION, AS RECORDED IN PLAT BOOK 59, PAGE 136, SAID PUBLIC RECORDS; LYING IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

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STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD
AT _____ THIS _____ DAY
OF _____, 2022
AND DULY RECORDED IN PLAT BOOK
NO. _____ ON PAGES _____
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
BY: _____
DEPUTY CLERK

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Paul K. Hines, 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 COUNTRY CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: May 25, 2022
Paul K. Hines
PAUL K. HINES, ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA BAR NO. 0386774

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF TRACTS W1, W2, AND W3, INCLUSIVE, AS SHOWN HEREON AND HEREBY ACKNOWLEDGES THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TRACTS AND FURTHER, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENTS AND THE WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN HEREON AND HEREBY ACKNOWLEDGES THAT NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS NO MAINTENANCE OBLIGATION, IN, OVER, UNDER OR UPON THE LANDS OVER WHICH SAID EASEMENTS LIE, AND HEREBY ACCEPTS THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, REPAIR, REPLACE, UPGRADE, INSPECT AND MAINTAIN ITS FACILITIES LYING WITHIN SAID WATER MANAGEMENT EASEMENTS.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY SUSAN P. SCHEFF, ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS THIS 25th DAY OF February, 2022.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT 14

ATTEST: Susan P. Scheff
SUSAN P. SCHEFF, ASSISTANT SECRETARY
BOARD OF SUPERVISORS
BY: Matthew J. Boykin
MATTHEW J. BOYKIN, PRESIDENT
BOARD OF SUPERVISORS

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 25th DAY OF February, 2022, MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, ON BEHALF OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, WHO IS X PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 2/17/2023
Kathleen E. Rundtree
SIGNATURE
Kathleen E. Rundtree
(PRINTED NAME) - NOTARY PUBLIC

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 30844 AT PAGE 1033, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS 22nd DAY OF February, 2022.

EPBG, LLC, A FLORIDA LIMITED LIABILITY COMPANY
WITNESS (1): Jacob Rosuck
PRINT NAME: Jacob Rosuck
WITNESS (2): Diana Rocchio
PRINT NAME: Diana Rocchio

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 22nd DAY OF February, 2022, BY Michael J. Smolak, AS MANAGER FOR EPBG, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY, WHO IS X PERSONALLY KNOWN TO ME OR HAS PRODUCED Drivers License AS IDENTIFICATION.

MY COMMISSION EXPIRES: 08/15/2025
Lauree Priel
SIGNATURE
Lauree Priel
(PRINTED NAME) - NOTARY PUBLIC

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 32725 AT PAGE 1560, 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 ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21st DAY OF February, 2022.

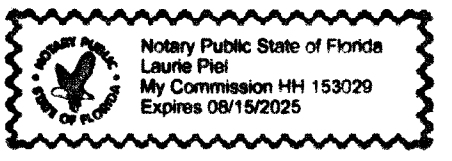
VALLEY NATIONAL BANK
A NATIONAL BANKING ASSOCIATION
WITNESS (1): Jacob Rosuck
PRINT NAME: Jacob Rosuck
WITNESS (2): Diana Rocchio
PRINT NAME: Diana Rocchio

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21st DAY OF February, 2022, BY Robert Penuros, AS SENIOR VICE PRESIDENT FOR VALLEY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, ON BEHALF OF SAID ASSOCIATION, WHO IS X PERSONALLY KNOWN TO ME OR HAS PRODUCED Drivers License AS IDENTIFICATION.

MY COMMISSION EXPIRES: 08/15/2025
Lauree Priel
SIGNATURE
Lauree Priel
(PRINTED NAME) - NOTARY PUBLIC



PREPARING SURVEYOR & MAPPER'S STATEMENT
THIS INSTRUMENT WAS PREPARED BY STEPHEN L. SHIRLEY, PROFESSIONAL SURVEYOR AND MAPPER NO. 3818, IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 801 NORTHPOINT PARKWAY, SUITE 35, WEST PALM BEACH, FL 33407

- NOTES
COORDINATES, BEARINGS AND DISTANCES:
1. THE BEARING BASIS (BASE BEARING), AS SHOWN HEREON, IS BASED ON THE ASSUMED BEARING OF SOUTH 01°15'32" WEST, ALONG THE WEST LINE OF PLAT NO. 14 EASTPOINTE SUBDIVISION, AS SHOWN HEREON, AND ALL OTHER BEARINGS ARE RELATIVE THERETO. BEARING ROTATION PLAT TO GRID IS 00°00'46" (COUNTERCLOCKWISE).
2. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT.
3. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.
4. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.0000303 (GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE)

ASSOCIATED LAND SURVEYORS, INC.
801 NORTHPOINT PARKWAY, SUITE 35
WEST PALM BEACH, FL 33407
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LB NO. 7344 EMAIL: als@alssurvey.net