

32/7

COMMENCING AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; RUN THENCE SOUTH 1° 52' 32" WEST ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 75.53 FEET TO A POINT IN A LINE BEARING NORTH 84° 29' 01" WEST FROM THE POINT OF BEGINNING OF SAID SECTION 27; THENCE NORTH 84° 29' 01" EAST ALONG SAID BEARING LINE, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF DONALD ROSS, A DISTANCE OF 2810.17 FEET TO THE POINT OF BEGINNING OF THE HERETOFORE DESCRIBED PARCEL; THENCE SOUTH 8° 48' 11" EAST, A DISTANCE OF 154.00 FEET TO A POINT IN THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 57 FEET, LOGAN TAVENANT PASSING THROUGH SAID POINT BEARS SOUTH 73° 26' 17" WEST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, EXTENDING A CENTRAL ANGLE OF 41° 50' 25", A DISTANCE OF 49.43 FEET TO THE END OF SAID CURVE; THENCE SOUTH 58° 42' 48" WEST, A DISTANCE OF 421.0 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 29 FEET AND A CENTRAL ANGLE OF 54° 52' 49", TANGENT TO SAID CURVE BEARS NORTH 81° 16' 22" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 43.07 FEET TO THE END OF SAID CURVE; THENCE NORTH 84° 29' 01" EAST, A DISTANCE OF 167.27 FEET; THENCE SOUTH 89° 53' 44" WEST, A DISTANCE OF 173.00 FEET; THENCE SOUTH 0° 07' 11" WEST, A DISTANCE OF 358.00 FEET; THENCE SOUTH 17° 27' 56" EAST, A DISTANCE OF 47.50 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 136 FEET AND A CENTRAL ANGLE OF 72° 31' 17"; THENCE NORTHEASTERLY ALONG SAID CURVE BEARS NORTH 24° 56' 11" EAST, EXTENDING A CENTRAL ANGLE OF 72° 31' 17"; THENCE NORTH 24° 56' 11" EAST, A DISTANCE OF 24.73 FEET TO THE END OF SAID CURVE; THENCE NORTH 80° 46' 12" EAST, A DISTANCE OF 37.80 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 429 FEET AND A CENTRAL ANGLE OF 22° 56' 32"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 121.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 16° 27' 45" EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 89° 53' 44" WEST, A DISTANCE OF 173.00 FEET; THENCE SOUTH 0° 07' 11" WEST, A DISTANCE OF 358.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 85 FEET AND A CENTRAL ANGLE OF 95° 21' 53"; THENCE NORTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 85.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 32° 29' 28" EAST, A DISTANCE OF 161.49 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 45 FEET AND A CENTRAL ANGLE OF 157° 42' 37"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 352.17 FEET TO THE END OF SAID CURVE; THENCE NORTH 12° 47' 21" WEST, A DISTANCE OF 447.51 FEET; THENCE NORTH 12° 47' 21" WEST, A DISTANCE OF 447.51 FEET; THENCE NORTH 77° 09' 52" WEST, A DISTANCE OF 111.85 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 683 FEET AND A CENTRAL ANGLE OF 34° 58' 58"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 170.00 FEET TO THE END OF SAID CURVE; THENCE NORTH 24° 04' 48" EAST, ALONG A LINE BEARING TO A POINT TO BE DESCRIBED, A DISTANCE OF 40.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 73 FEET AND A CENTRAL ANGLE OF 44° 58' 51"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 189.50 FEET TO THE END OF SAID CURVE; THENCE SOUTH 09° 52' 32" WEST, A DISTANCE OF 114.64 FEET; THENCE NORTH 89° 07' 10" WEST, A DISTANCE OF 32.00 FEET TO A POINT IN THE ARC OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 309.48 FEET AND A CENTRAL ANGLE OF 149° 00' 32"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, BEARING NORTH 71° 26' 31" WEST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, BEARING SOUTH 71° 26' 31" WEST, A DISTANCE OF 424.48 FEET TO A POINT ON THE BEARING LINE OF DONALD ROSS, BEARING SOUTH 84° 29' 01" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2.50 FEET TO THE POINT OF BEGINNING.

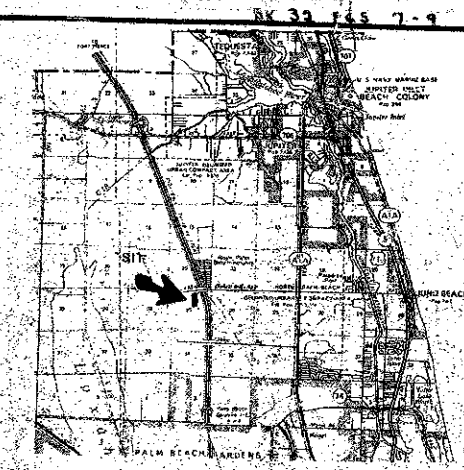
PLAT NO. 1

(A PLANNED UNIT DEVELOPMENT)

EASTPOINTE COUNTRY CLUB

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

IN 3 SHEETS SHEET NO. 1
APRIL 1976



VICINITY SKETCH
NOT TO SCALE

COUNTY OF PALM BEACH, FLORIDA
This Plan was filed for record with the County Clerk on this 12th day of May 1976 and duly recorded in the Public Records of Palm Beach County, Florida, in book 125, page 997. Witness my hand and the Seal of said County, Clerk of said County, this 12th day of May 1976.

CONTAINING 11 PARCELS, MORE OR LESS
APPROVAL - PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS
This plan is hereby approved for filing on this 15th day of May 1976.
John B. Dunkle
County Engineer

ATTEST JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
By: *John B. Dunkle*
(REPLIES HEREIN)

DEDICATION
THE UNDERSIGNED HAS BY THESE PRESENTS HERETOFORE DEVELOPMENT COMPANY HAS HEREBY DEDICATED TO THE PUBLIC THE LAND SHOWN HERETO BEING IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HERETO AS PLAT NO. 1 EASTPOINTE COUNTRY CLUB, AND HAS HEREBY PARTICULARLY DESCRIBED HERETO, HAVE CAUSED THE SAME TO BE RECORDED AND PLACED AS SHOWN HERETO AND TO HEREBY DEDICATE AS FOLLOWS:

1. TRACES 1, 4, AND 5 FOR PRIVATE ROAD PURPOSES ARE HEREBY DEDICATED TO THE EASTPOINTE HOME OWNERS' ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
2. THE UTILITY EASEMENTS AS SHOWN, AND TRACES 3, 6, AND 7 ARE HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE EASTPOINTE HOME OWNERS' ASSOCIATION, INC. OR A GOVERNMENTALLY APPROVED PUBLIC OR PRIVATE UTILITY.
3. THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE EASTPOINTE HOME OWNERS' ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
4. ALL OF THE PROPERTY IN TRACE 2, EXCEPT THE PROPERTY WITHIN EACH OF THE PARCELS DESIGNATED, BE THROUGH EASEMENTS IN CURBING, IS HEREBY DEDICATED TO THE PUBLIC AS ACCESS TO PARCELS SET THROUGH 21. THESE EASEMENTS, FOR THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, INC.
5. THE EASTPOINTE DEVELOPMENT COMPANY HEREBY EXPRESSLY RESERVES THE RIGHT AND PRIVILEGE TO ASSIGN, AS LIMITED COMMON PROPERTY, CERTAIN AREAS DESIGNATED AS "IMPROVED AREAS," ACCESSORY TO THE INDIVIDUAL PARCELS HEREIN DESIGNATED AS PARCELS ONE THROUGH 11 INCLUSIVE, FOR THE EXCLUSIVE USE AS A PARKING LOT, IN THE CARE OF EACH OF SAID INDIVIDUAL PARCELS.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND THE CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12th DAY OF May, 1976.

ATTEST: EASTPOINTE DEVELOPMENT COMPANY
John J. Bogard
Secretary
By: *Charles G. Anderson*
Chief U. Anderson, President

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH) SS
BEFORE ME PERSONALLY APPEARED OLIVER G. ANDERSON and GEORGE J. STANGER, who executed the foregoing instrument as PRESIDENT and SECRETARY and SEVERALLY ADOPTED AND SIGNED AND BEFORE ME THEY EXECUTED SUCH INSTRUMENT AS SUCH, WITNESSED, AND BEFORE ME THEY EXECUTED SUCH INSTRUMENT AND THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION, AND THEIR SIGNED AND AFFIXED BY THE PRESIDENT AND SECRETARY TO SAID INSTRUMENT THE SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

NOTES
THERE SHALL BE NO BUILDINGS OR STRUCTURES PLACED ON THE PARCELS, THERE SHALL NOT BE ANY TYPE OF CONSTRUCTION OR THE PLANTING OF TREES OR SHRUBS OR DRAINAGE EASEMENTS.
BEARING REFERENCE TO THE NORTH CORNER OF SECTION 27 IS MADE IN PARCELS 1-4.
IMPROVEMENTS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS AS FILED IN O.R. 16-111, BOOK 115, PUBLIC RECORDS OF PALM BEACH COUNTY.

MORTGAGEE'S CONSENT

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD) SS
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE (Lien) OR OTHER ENCUMBRANCE UPON THE PERSON DESCRIBED PROPERTY AND DOES HEREBY CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE LIEB, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2028, PAGE 864 AND OFFICIAL RECORD BOOK 2089, PAGE 821 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HERETO.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 12th DAY OF May, 1976.

Charles G. Anderson
President
John J. Bogard
Secretary

ACKNOWLEDGMENT
STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD) SS

BEFORE ME PERSONALLY APPEARED JOHN V. STANGER and CHARLES D. WINTER, who executed the foregoing instrument as PRESIDENT and ATTESTING SECRETARY OF THE ABOVE NAMED GENERAL ELECTRIC CREDIT CORPORATION, A 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 A CORPSEAL SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY THE SAID RESPECTIVE CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 12th DAY OF May, 1976.
Charles J. Jasso
Notary Public
MY COMMISSION EXPIRES: March 31, 1977

TITLE CERTIFICATION
STATE OF FLORIDA) SS
COUNTY OF DADE)

I, JEFFREY M. FIRM, A QUALIFIED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERETO DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THE EASTPOINTE DEVELOPMENT COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE DECEDENT'S ESTATE OF THE MORTGAGE SHOWN HERETO, AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE

Jeffrey M. Firm
Notary Public

SURVEYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY MADE UNDER MY PERSONAL DIRECTION AND BELIEF TO BE ACCURATE AND BELIEVED TO BE TRUE AND CORRECT BY ME AND BY THE PUBLIC SURVEYING CONTROL POINTS HAVE BEEN ESTABLISHED BY LAW AND FURTHER THAT THE SURVEY DATA IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 173, FLORIDA STATUTES, AND THE STANDARDS OF THE BOARD OF SURVEYORS OF PALM BEACH COUNTY, FLORIDA.

John J. Jasso
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 552
5-15-76

THIS INSTRUMENT WAS PREPARED BY
S. V. HOWARD
MOORE, ROOS & SEARCY, INC.
CONSULTING ENGINEERS
2930 ONECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA 33401

