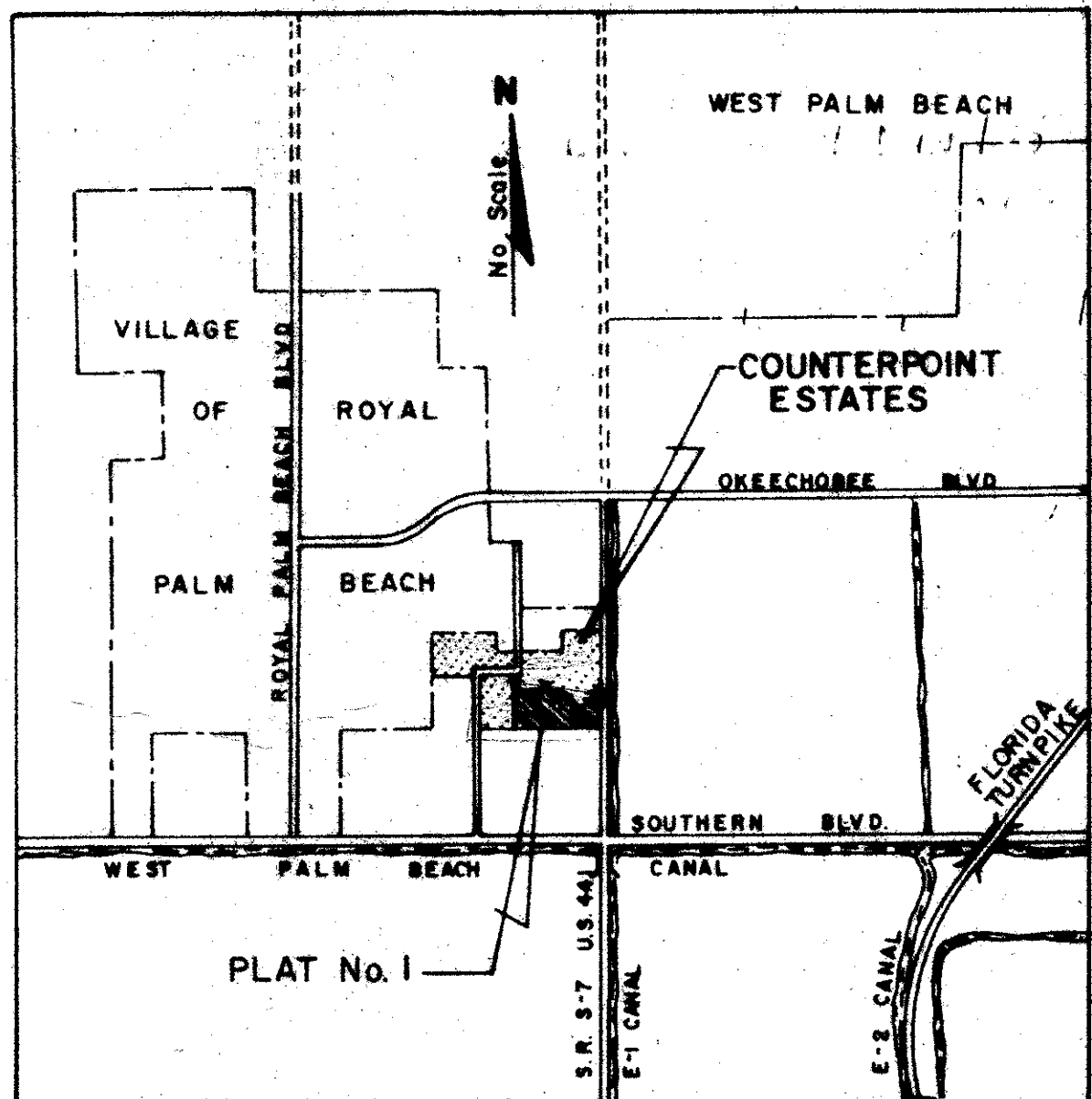


COUNTERPOINT ESTATES PLAT No. 1

IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA
MARCH 1977

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was first recorded at 3:04 P.M.
on the 24 day of March, 1977
and duly recorded in Plat Book No. 32 on page 156. Then 160
JOHN B. DUNKLE, Clerk Circuit Court
B. J. Lougou



LOCATION MAP

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT MCINTOSH HOLDINGS, INC., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS COUNTERPOINT ESTATES, PLAT NO. 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: (FOR THE PURPOSE OF THIS DESCRIPTION, THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) IS ASSUMED TO BEAR N 89°12'57" W AND ALL BEARINGS ARE RELATIVE THERETO)

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE N 89°12'57" W ALONG THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (SE 1/4) A DISTANCE OF 107.98 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 AS SAID RIGHT-OF-WAY LINE IS SHOWN ON THE STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, JOB NUMBER 9327-101, SHEET 1 OF 5, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N 09°44'42" E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1180.15 FEET, TO THE EASTERLY PROLONGATION OF A LINE RADIAL TO A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 678.77 FEET, AND A CENTRAL ANGLE OF 50°34'29"; THENCE N 79°49'47" W ALONG SAID EASTERLY PROLONGATION A DISTANCE OF 111.67 FEET TO SAID CURVE; THENCE N 68°11'07" W A DISTANCE OF 53.19 FEET TO A POINT IN A CURVE CONCENTRIC WITH SAID HEREINBEFORE DESCRIBED CURVE (R=678.77 FEET) AND HAVING A RADIUS OF 626.77 FEET; THENCE N 80°48'40" W ALONG A LINE RADIAL TO SAID LAST ABOVE MENTIONED CURVE (R=626.77 FEET) A DISTANCE OF 100.00 FEET TO A POINT IN A CURVE CONCENTRIC WITH SAID FIRST ABOVE MENTIONED CURVE (R=678.77 FEET) AND HAVING A RADIUS OF 526.77 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID LAST ABOVE MENTIONED CURVE (R=526.77 FEET) AND THROUGH AN ANGLE OF 51°33'22" A DISTANCE OF 474.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 60°44'42" W ALONG THE SAID TANGENT A DISTANCE OF 223.35 FEET; THENCE S 39°42'30" W A DISTANCE OF 55.72 FEET; THENCE S 60°44'42" W A DISTANCE OF 110.00 FEET; THENCE N 29°15'18" W A DISTANCE OF 243.97 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 314.00 FEET AND A CENTRAL ANGLE OF 60°00'00"; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 328.82 FEET TO THE END OF SAID CURVE; THENCE N 89°15'18" W ALONG THE TANGENT TO SAID CURVE A DISTANCE OF 70.12 FEET; THENCE N 44°15'18" W A DISTANCE OF 35.36 FEET; THENCE N 00°44'42" E A DISTANCE OF 44.31 FEET; THENCE N 89°15'18" W A DISTANCE OF 52.00 FEET; THENCE S 00°44'42" W A DISTANCE OF 56.31 FEET; THENCE S 45°44'42" W A DISTANCE OF 35.36 FEET; THENCE N 89°15'18" W A DISTANCE OF 701.85 FEET; THENCE S 88°24'10" W A DISTANCE OF 369.15 FEET; THENCE N 46°35'50" W A DISTANCE OF 63.64 FEET; THENCE N 01°35'50" W A DISTANCE OF 201.71 FEET TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 25; THENCE N 00°56'26" E ALONG SAID WEST LINE A DISTANCE OF 110.96 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION; THENCE S 89°34'20" W ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION A DISTANCE OF 80.02 FEET TO A LINE PARALLEL WITH AND 80.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) THE SAID WEST LINE OF THE SAID SOUTHEAST ONE-QUARTER (SE 1/4); THENCE S 00°56'26" W ALONG SAID PARALLEL LINE A DISTANCE OF 109.04 FEET; THENCE S 01°35'50" E A DISTANCE OF 223.45 FEET; THENCE S 01°39'40" W A DISTANCE OF 106.91 FEET; THENCE S 00°25'40" E A DISTANCE OF 899.23 FEET TO THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4); THENCE N 89°07'51" E ALONG SAID SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF THE SAID SOUTHEAST ONE-QUARTER (SE 1/4); THENCE S 89°12'57" E ALONG SAID SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) A DISTANCE OF 2536.07 FEET TO THE POINT OF BEGINNING; CONTAINING 58.59 ACRES, MORE OR LESS.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PAUL THIBADEAU AND DIANA M. BROWN, 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 ROBERT MCINTOSH HOLDINGS, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SUCH 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 14th DAY OF March, 1977

MY COMMISSION EXPIRES: June 10, 1978

Senia A. Cullen
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Paul Thibadeau, 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 TO ROBERT MCINTOSH HOLDINGS, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

Paul Thibadeau
ATTORNEY AT LAW

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

- STREETS: THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- EASEMENTS:
 - UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
 - LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
 - DRAINAGE EASEMENTS - DRAINAGE EASEMENTS OVER THE ENTIRETY OF THE STORMWATER MANAGEMENT TRACTS IDENTIFIED ON THIS PLAT ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF MAINTENANCE OF DRAINAGE ONLY.
- WATER MANAGEMENT TRACTS: THE WATER MANAGEMENT TRACTS AS SHOWN ARE TO BE CONVEYED AND DEDICATED SUBJECT TO THE EASEMENTS DEDICATED HEREINABOVE, TO COUNTERPOINT ESTATES PROPERTY OWNERS' ASSOCIATION, INC., FOR THE PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COUNTERPOINT ESTATES PROPERTY OWNERS' ASSOCIATION, INC.
- RECREATIONAL AREAS: THE RECREATIONAL AREA (TRACT B-2) AS SHOWN IS TO BE CONVEYED AND DEDICATED TO COUNTERPOINT ESTATES PROPERTY OWNERS' ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID COUNTERPOINT ESTATES PROPERTY OWNERS' ASSOCIATION, INC.
- THOSE AREAS AND TRACTS MENTIONED ABOVE TO BE CONVEYED AND DEDICATED TO THE COUNTERPOINT ESTATES PROPERTY OWNERS' ASSOCIATION, INC., ARE NOT DEDICATED HEREBY FOR THE USE OF THE GENERAL PUBLIC BUT ARE TO BE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN COUNTERPOINT ESTATES AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO COUNTERPOINT ESTATES DATED MARCH 17, 1977. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAUL THIBADEAU, ITS PRESIDENT AND ATTESTED BY DIANA M. BROWN, ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF March, 1977.

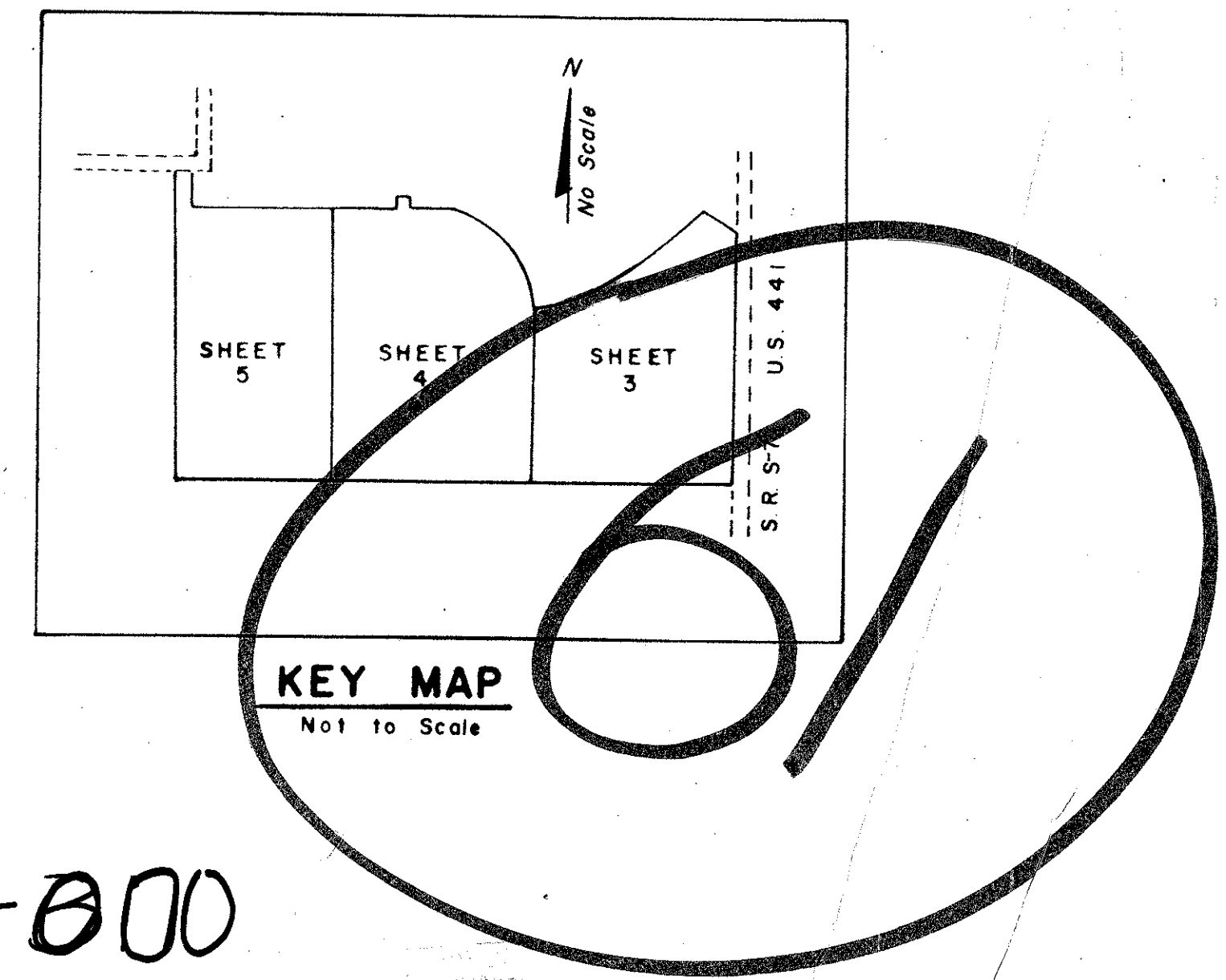
ATTEST:

ROBERT MCINTOSH HOLDINGS, INC., A CORPORATION OF THE STATE OF FLORIDA

Diana M. Brown
DIANA M. BROWN, ITS SECRETARY

Paul Thibadeau
PAUL THIBADEAU, ITS PRESIDENT

COUNTERPOINT EST.



0225-000

25/43/1

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 HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER, 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Rafael Saladrigas
RAFAEL SALADRIGAS
REGISTERED SURVEYOR NO. 2345
STATE OF FLORIDA

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22nd DAY OF March, 1977.

BY: *Lake Lytal*
LAKE LYTAL
CHAIRMAN

COUNTY ENGINEER
PALM BEACH COUNTY

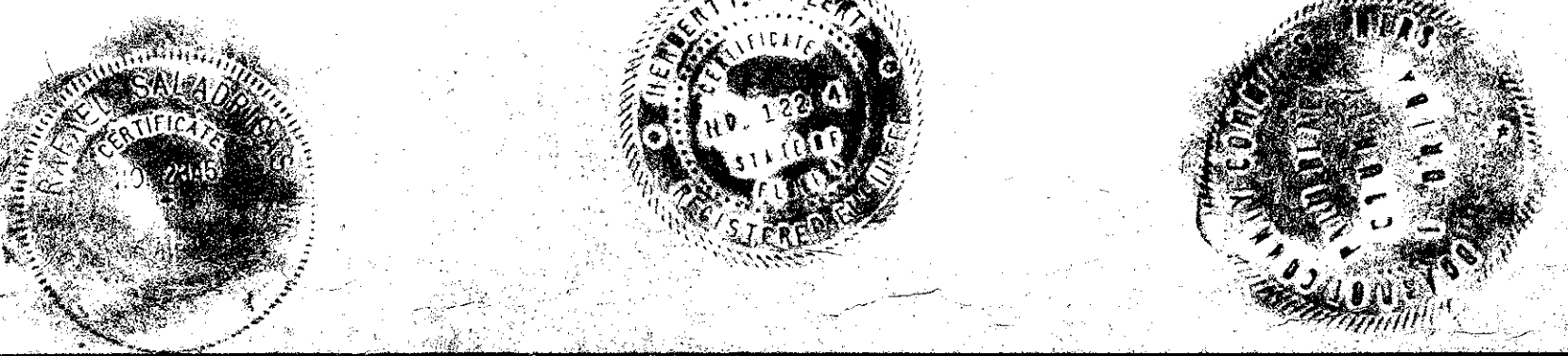
THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

H. F. Kahlert
H. F. KAHLERT, P.E.
COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: *Marjorie B. Jennings*

SURVEYOR'S SEAL COUNTY ENGINEER'S SEAL OFFICIAL SEAL BOARD OF COUNTY COMMISSIONERS



R.A. GORMAN AND COMPANY, INC. CONSULTING ENGINEERS			
FLORIDA SURVEYING & MAPPING, INC. REGISTERED LAND SURVEYORS			
NORTH PALM BEACH, FLORIDA			
COUNTERPOINT ESTATES PLAT NO. 1			
APPROVED	SCALE 1" = 60'	DATE 17551	17551
DATE 10/5/78	17551-3	SHEET 1 OF 5	

THIS INSTRUMENT WAS PREPARED BY
RAFAEL SALADRIGAS OF FLORIDA
SURVEYING AND MAPPING, INC.,
941 N. MILITARY TRAIL, WEST
PALM BEACH, FLORIDA 33406
TEL. NO. (305) 689-6414