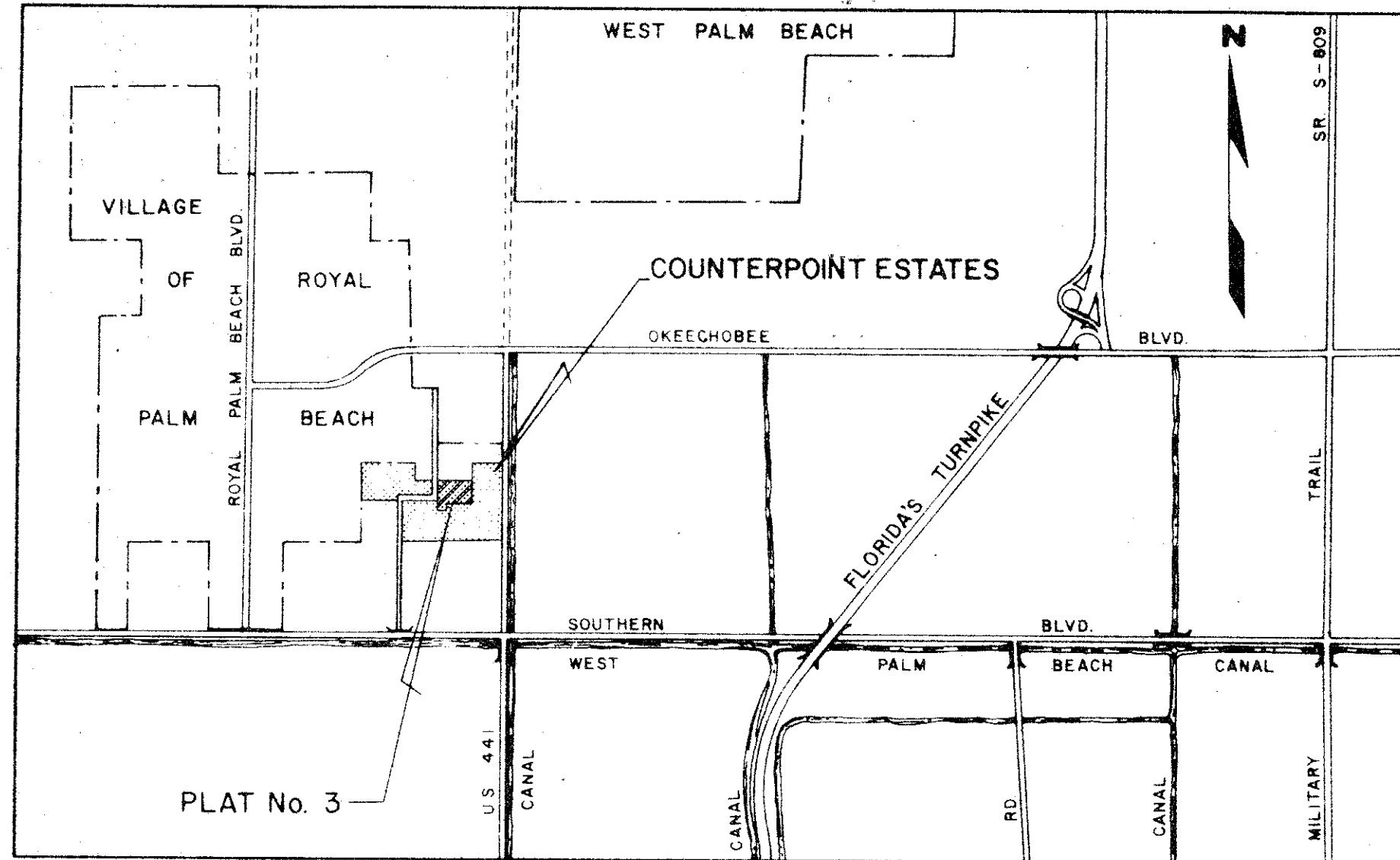


# COUNTERPOINT ESTATES PLAT No. 3

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

159

JULY 1977



VICINITY MAP

NOT TO SCALE

**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 15<sup>th</sup> DAY OF November, 1977

BY: *Lake Lital*  
 LAKE LITAL  
 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: *Margie B. Jennings*  
 Margie B. Jennings  
 Deputy Clerk

SURVEYOR'S SEAL

COUNTY ENGINEER'S SEAL

OFFICIAL SEAL  
 BOARD OF COUNTY COMMISSIONERS

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. 3 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, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: (FOR THE PURPOSE OF THIS DESCRIPTION, THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 25 IS ASSUMED TO BEAR N 89°47'28" W AND ALL BEARINGS ARE RELATIVE THERETO)

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 25 (SAID NORTHWEST CORNER ALSO BEING A CORNER OF THE PLAT OF COUNTERPOINT ESTATES, PLAT NO. 1, RECORDED IN PLAT BOOK NUMBER 32, PAGE 156 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE TRAVERSING ALONG A PORTION OF THE BOUNDARY OF SAID PLAT NO. 1 OF COUNTERPOINT ESTATES, THROUGH THE FOLLOWING FIVE COURSES AND DISTANCES:

1. S 00°56'26" W A DISTANCE OF 110.96 FEET
2. S 01°35'50" E A DISTANCE OF 201.71 FEET
3. S 46°35'50" E A DISTANCE OF 63.64 FEET
4. N 88°24'10" E A DISTANCE OF 369.15 FEET
5. S 89°15'18" E A DISTANCE OF 46.85 FEET

THENCE, DEPARTING FROM THE BOUNDARY OF SAID PLAT NO. 1 OF COUNTERPOINT ESTATES AND TRAVERSING ALONG A PORTION OF THE BOUNDARY OF THE PLAT OF COUNTERPOINT ESTATES, PLAT NO. 2, RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF SAID COUNTY, THROUGH THE FOLLOWING SIX COURSES AND DISTANCES:

1. N 00°44'42" E A DISTANCE OF 105.00 FEET
2. N 00°11'50" W A DISTANCE OF 52.01 FEET
3. N 00°44'42" E A DISTANCE OF 100.00 FEET
4. S 89°15'18" E A DISTANCE OF 680.85 FEET
5. S 67°15'35" E A DISTANCE OF 56.08 FEET
6. S 89°15'18" E A DISTANCE OF 116.14 FEET TO A POINT IN THE EAST LINE OF THE WEST ONE HALF (W 1/2) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 25;

THENCE N 00°47'34" E (DEPARTING FROM SAID PORTION OF THE BOUNDARY OF SAID PLAT NO. 2 OF COUNTERPOINT ESTATES), ALONG SAID EAST LINE A DISTANCE OF 786.09 FEET TO THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST ONE QUARTER (NW 1/4), OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 25; THENCE N 89°47'28" W ALONG SAID NORTH LINE A DISTANCE OF 1,156.90 FEET TO A LINE PARALLEL WITH AND 160.00 FEET EAST OF THE NORTH LINE OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 25; THENCE, S 00°56'26" W ALONG SAID PARALLEL LINE A DISTANCE OF 669.78 FEET TO THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 25; THENCE N 89°35'56" W ALONG SAID NORTH LINE A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING; CONTAINING 23.376 ACRES, MORE OR LESS.

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

1. 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.
2. 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.
3. RECREATIONAL AREAS: THE RECREATIONAL AREAS (TRACTS B-1 AND B-3) AS SHOWN ARE TO BE CONVEYED AND DEDICATED TO COUNTERPOINT ESTATES PROPERTY OWNERS' ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID COUNTERPOINT ESTATES PROPERTY OWNERS' ASSOCIATION, INC.
4. THOSE RECREATIONAL AREAS MENTIONED ABOVE TO BE CONVEYED AND DEDICATED TO 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, PLAT NO. 3, DATED 14 November, 1977. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.
5. THE AREAS INDICATED AS LIMITED ACCESS STRIPS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS 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 27<sup>th</sup> DAY OF July, 1977.

ATTEST:

*Diana M. Brown*  
 DIANA M. BROWN, ITS SECRETARY

ROBERT MCINTOSH HOLDINGS, INC., A CORPORATION OF THE STATE OF FLORIDA  
*Paul Thibadeau*  
 PAUL THIBADEAU, ITS PRESIDENT

**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 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 27<sup>th</sup> DAY OF July, 1977.

MY COMMISSION EXPIRES:

*Rafael Saladrigas*  
 RAFAEL SALADRIGAS  
 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.

DATE: July 27, 1977

*Paul Thibadeau*  
 PAUL THIBADEAU  
 ATTORNEY AT LAW

**MORTGAGEE'S CONSENT NO. 1**

CITY OF TORONTO  
 MUNICIPALITY OF METROPOLITAN TORONTO  
 JUDICIAL DISTRICT OF YORK  
 PROVINCE OF ONTARIO  
 DOMINION OF CANADA

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 2693 AT PAGE 509 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK OF NOVA SCOTIA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL MANAGER AND ATTESTED TO BY ITS SOLICITOR AND ITS OFFICIAL SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20<sup>th</sup> DAY OF JULY, 1977.

ATTEST:

*W. H. H. H.*  
 A NOTARY PUBLIC IN AND FOR THE PROVINCE OF ONTARIO  
 ACKNOWLEDGEMENT:

THE BANK OF NOVA SCOTIA  
*[Signature]*  
 GENERAL MANAGER  
*[Signature]*  
 ASSISTANT SECRETARY

CITY OF TORONTO  
 MUNICIPALITY OF METROPOLITAN TORONTO  
 JUDICIAL DISTRICT OF YORK  
 PROVINCE OF ONTARIO  
 DOMINION OF CANADA

BEFORE ME PERSONALLY APPEARED Frank Inkley AND Louise M. Boyd, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL MANAGER AND ASSISTANT SECRETARY OF THE BANK OF NOVA SCOTIA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANK OF NOVA SCOTIA, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID BANK OF NOVA SCOTIA AND THAT IT WAS DEED OF SAID BANK OF NOVA SCOTIA.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20<sup>th</sup> DAY OF July, 1977.

MY COMMISSION EXPIRES: 15 FOR LIFE

*[Signature]*  
 NOTARY PUBLIC - ONTARIO

**MORTGAGEE'S CONSENT NO. 2**

STATE OF FLORIDA  
 COUNTY OF DADE

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 2693 AT PAGE 499 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID SOUTHEAST FIRST NATIONAL BANK OF MIAMI HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT VICE PRESIDENT AND ATTESTED TO BY ITS COMM. BANKING OFFICER AND ITS OFFICIAL SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26<sup>th</sup> DAY OF July, 1977.

ATTEST:

*[Signature]*  
 ACKNOWLEDGEMENT:

STATE OF FLORIDA  
 COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED J. Marshall W. Dethlefs AND Richard W. Dethlefs, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASST. VICE PRESIDENT AND COMM. BANKING OFFICER OF THE SOUTHEAST FIRST NATIONAL BANK OF MIAMI, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID SOUTHEAST FIRST NATIONAL BANK OF MIAMI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID SOUTHEAST FIRST NATIONAL BANK OF MIAMI AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID SOUTHEAST FIRST NATIONAL BANK OF MIAMI.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26<sup>th</sup> DAY OF July, 1977.

MY COMMISSION EXPIRES: Aug. 2, 1978

*[Signature]*  
 NOTARY PUBLIC

CORPORATE SEAL  
 ROBERT MCINTOSH HOLDINGS, INC.  
 NOTARY PUBLIC

25/43/41

0225-309

	REVISED DATE OF DEDICATION	
REVISION	DATE	DESCRIPTION
R. A. GONZALEZ AND COMPANY, INC. CONSULTING ENGINEERS FLORIDA SURVEYING AND MAPPING, INC. REGISTERED LAND SURVEYORS NORTH PALM BEACH, FLORIDA WEST PALM BEACH		
COUNTERPOINT ESTATES PLAT NO. 3		
DESIGNED BY	R.S.	APPROVED BY
DRAWN BY	J.M.	CHECKED BY
CHECKED BY	G.C.P.	DATE

COUNTERPOINT ESTATES

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