

DESCRIPTION

A CERTAIN PARCEL IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 6, OF PLAT NO. 2, EASTPOINTE COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGES 130, 131 AND 132, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; RUN THENCE NORTH 6°-41'-17" EAST ALONG THE BOUNDARY OF SAID PLAT 2, A DISTANCE OF 150.24 FEET; THENCE SOUTH 83°-18'-43" EAST, A DISTANCE OF 178.20 FEET; THENCE SOUTH 33°-57'-33" EAST, A DISTANCE OF 59.08 FEET; THENCE SOUTH 2°-36'-25" EAST, A DISTANCE OF 53.06 FEET; THENCE EAST, A DISTANCE OF 174.59 FEET; THENCE SOUTH 13°-11'-06" EAST, A DISTANCE OF 1536.35 FEET; THENCE NORTH 85°-54'-15" WEST AND DEPARTING THE BOUNDARY OF SAID PLAT 2, A DISTANCE OF 237.01 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 46°-18'-48"; TANGENT OF SAID CURVE BEARS NORTH 24°-05'-45" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 161.66 FEET TO THE END OF SAID CURVE; THENCE NORTH 22°-13'-03" WEST A DISTANCE OF 461.69 FEET; THENCE SOUTH 55°-26'-02" WEST, A DISTANCE OF 178.62 FEET; THENCE NORTH 34°-33'-58" WEST, A DISTANCE OF 42.51 FEET; THENCE SOUTH 49°-56'-02" WEST, A DISTANCE OF 169.17 FEET; THENCE NORTH 76°-46'-26" WEST, A DISTANCE OF 451.74 FEET TO A POINT IN THE EAST LINE OF TRACT 3 OF PLAT NO. 1, EASTPOINTE COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGES 7, 8 AND 9, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 457.00 FEET AND A CENTRAL ANGLE OF 44°-16'-43"; TANGENT OF SAID CURVE BEARS NORTH 31°-29'-22" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EAST LINE OF SAID TRACT 3, A DISTANCE OF 353.17 FEET TO THE END OF SAID CURVE; THENCE NORTH 12°-47'-21" WEST, A DISTANCE OF 447.61 FEET; THENCE NORTH 32°-11'-16" EAST, ALONG THE SOUTHERLY LINE OF TRACT 4 OF SAID PLAT 1, A DISTANCE OF 35.34 FEET; THENCE NORTH 77°-09'-52" EAST, A DISTANCE OF 27.93 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 683.00 FEET AND A CENTRAL ANGLE OF 14°-59'-58"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 178.80 FEET TO THE END OF SAID CURVE; THENCE SOUTH 87°-50'-10" EAST AND NOW RUNNING ALONG THE SOUTH LINE OF TRACT 7 OF SAID PLAT NO. 2, A DISTANCE OF 104.48 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 979.00 FEET AND A CENTRAL ANGLE OF 4°-31'-27"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.30 FEET TO THE END OF SAID CURVE; THENCE NORTH 6°-41'-17" EAST, A DISTANCE OF 42.00 FEET TO A POINT IN THE SOUTH LINE OF SAID TRACT 6; SAID POINT BEING IN THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 104.79 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 3°-54'-16", A DISTANCE OF 7.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.421 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 3, EASTPOINTE COUNTRY CLUB, AND MORE PARTICULARLY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACT 9 FOR PRIVATE ROAD PURPOSES AND THE BICYCLE-PEDESTRIAN PATH EASEMENT IS HEREBY DEDICATED TO THE EASTPOINTE HOME OWNERS' ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
2. THE UTILITY EASEMENTS AS SHOWN, AND TRACT 9 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 TRACTS 8 AND 10, EXCEPT THE PROPERTY WITHIN EACH OF THE PARCELS DESIGNATED THIRTY-FOUR THROUGH SIXTY-FIVE, INCLUSIVE, IS HEREBY DEDICATED FOR USE AS ACCESS TO PARCELS THIRTY-FOUR THROUGH SIXTY-FIVE, INCLUSIVE, FOR HOMEOWNERS, THEIR MORTGAGEES, AND AS MAY BE NECESSARY FOR UTILITIES; AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EASTPOINTE HOMEOWNERS ASSOCIATION, INC.
5. TRACT 11 FOR OPEN SPACE PARK IS HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
6. GENERAL ELECTRIC CREDIT CORPORATION HEREBY EXPRESSLY RESERVES THE RIGHT AND PRIVILEGES TO ASSIGN, AS LIMITED COMMON PROPERTY, CERTAIN AREAS DESIGNATED AS PARKING SPACES, ACCESSORY TO THE INDIVIDUAL PARCELS HEREIN DESIGNATED AS PARCELS THIRTY-FOUR THROUGH SIXTY-FIVE INCLUSIVE, FOR THE EXCLUSIVE USE, AS A PARKING LOT BY THE OWNER OF EACH OF SAID INDIVIDUAL PARCELS.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE 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 13TH DAY OF JANUARY A.D., 1978.

GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION
ATTEST: [Signature]
RAMON R. CACICEDO, VICE-PRESIDENT

ACKNOWLEDGMENT

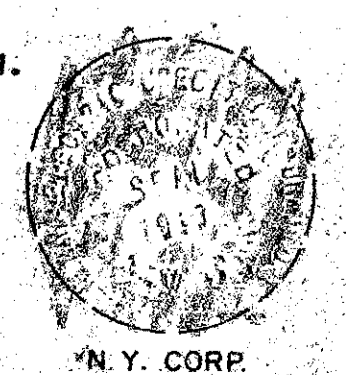
STATE OF FLORIDA )
COUNTY OF DADE ) SS

BEFORE ME PERSONALLY APPEARED RAMON R. CACICEDO AND RAMON DIAGO, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ATTESTING SECRETARY OF THE ABOVE NAMED GENERAL ELECTRIC CREDIT CORPORATION OF GEORGIA, A GEORGIA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ATTESTING SECRETARY, RESPECTIVELY, OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS A 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 13th DAY OF JANUARY A.D., 1978.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 9, 1978



EASTPOINTE COUNTRY CLUB
PLAT NO. 3
(A PLANNED UNIT DEVELOPMENT)
IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
IN 3 SHEETS SHEET NO. 1
NOVEMBER 1977
MOCK, ROOS & SEARCY, INC.
CONSULTING ENGINEERS
West Palm Beach, Florida

PLAT NO. 3

(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

NOVEMBER 1977

MOCK, ROOS & SEARCY, INC.

CONSULTING ENGINEERS

West Palm Beach, Florida

MORTGAGEE'S CONSENT

STATE OF FLORIDA )
COUNTY OF DADE ) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE HERON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2098, PAGE 864 AND OFFICIAL RECORD BOOK 2450, PAGE 757 AND OFFICIAL RECORD BOOK 2514, PAGE 111 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 VICE PRESIDENT AND ATTESTED BY ITS ATTESTING SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13TH DAY OF JANUARY A.D., 1978.

GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION
ATTEST: [Signature]
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA )
COUNTY OF DADE ) SS

BEFORE ME PERSONALLY APPEARED RAMON R. CACICEDO AND RAMON DIAGO TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ATTESTING SECRETARY OF THE ABOVE NAMED GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ATTESTING SECRETARY, RESPECTIVELY, 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 13th DAY OF JANUARY A.D., 1978.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 9, 1978

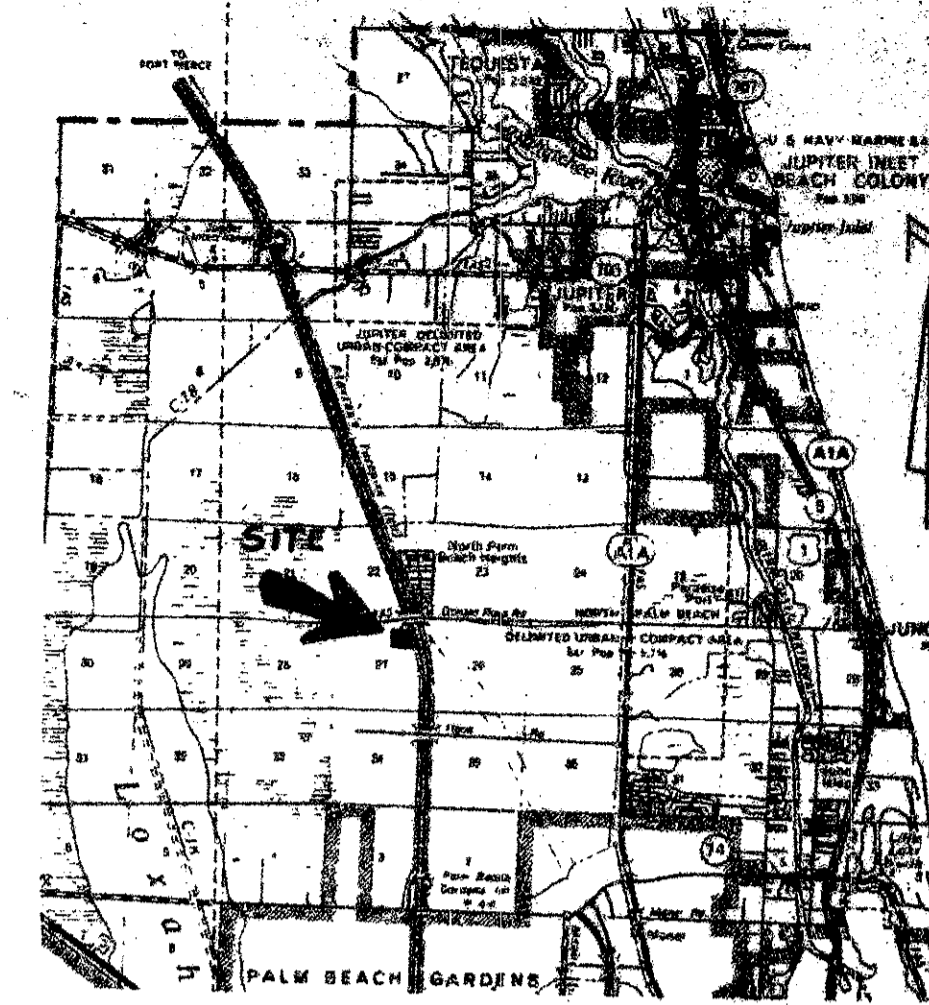
MORTGAGEE'S CONSENT

STATE OF FLORIDA )
COUNTY OF DADE ) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE HERON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2289, PAGE 821 AND OFFICIAL RECORD BOOK 2367, PAGE 750 AND OFFICIAL RECORD BOOK 2492, PAGE 828 AND OFFICIAL RECORD BOOK 2556, PAGE 1241 AND OFFICIAL RECORD BOOK 2612, PAGE 1849 AND OFFICIAL RECORD BOOK 2289, PAGE 831 AND OFFICIAL RECORD BOOK 2289, PAGE 835 AND OFFICIAL RECORD BOOK 2612, PAGE 1858 AND OFFICIAL RECORD BOOK 2612, PAGE 1860 AND OFFICIAL RECORD BOOK 2612, PAGE 1864 AND OFFICIAL RECORD BOOK 2623, PAGE 1029 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 VICE PRESIDENT AND ATTESTING SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13 DAY OF JANUARY A.D., 1978.

GENERAL ELECTRIC CREDIT CORPORATION OF GEORGIA, A GEORGIA CORPORATION
ATTEST: [Signature]
VICE PRESIDENT



VICINITY SKETCH

NOT TO SCALE

ACKNOWLEDGMENT

STATE OF FLORIDA )
COUNTY OF DADE ) SS

BEFORE ME PERSONALLY APPEARED RAMON R. CACICEDO AND RAMON DIAGO TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ATTESTING SECRETARY OF THE ABOVE NAMED GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ATTESTING SECRETARY, RESPECTIVELY 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 13th DAY OF JANUARY A.D., 1978.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 9, 1978

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 31st day of January, 1978.

[Signature]
Chairman

ATTEST: JOHN B. DUNKLE, CLERK

[Signature]
Deputy Clerk

COUNTY ENGINEER:

This plat is hereby approved for record this 31 day of January, 1978.

[Signature]
County Engineer

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 (P.C.F.'S) PERMANENT CONTROL POINTS WILL BE PLACED AFTER CONSTRUCTION OF ROADS WITHIN ONE YEAR OF RECORDING OF THE PLAT UNDER GUARANTEES POSTED WITH PALM BEACH COUNTY, AND FURTHER THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

[Signature]
REGISTERED SURVEYOR NO. 1552
STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

I, PATRICK M. GORDON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED IN THE FOREGOING INSTRUMENT; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO GENERAL ELECTRIC CREDIT CORPORATION OF NEW YORK; 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.

THIS INSTRUMENT WAS PREPARED BY [Signature]
MOCK, ROOS & SEARCY, INC.
CONSULTING ENGINEERS
2930 OREGON BOULEVARD
WEST PALM BEACH, FLORIDA 33409

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COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record in 9:51 AM
this 3rd day of February
1978, and duly recorded in Plat Book
31 on page 16, 17 & 18.
JOHN B. DUNKLE, Clerk Circuit Court
By [Signature]

