

# PLAT NO. 3

(A PLANNED UNIT DEVELOPMENT)

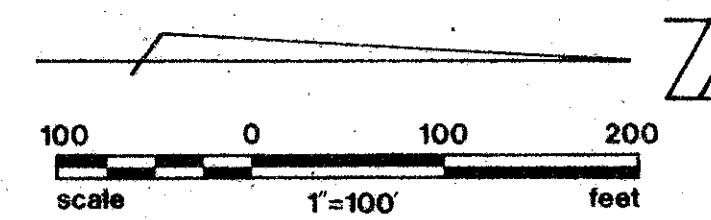
## EASTPOINTE COUNTRY CLUB

IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

IN 3 SHEETS SHEET NO. 2

NOVEMBER 1977



17

**NOTES:**

THERE SHALL BE NO BUILDINGS OR STRUCTURES PLACED ON UTILITY EASEMENTS.  
THERE SHALL NOT BE ANY TYPE OF CONSTRUCTION OR THE PLANTING OF TREES OR SHRUBS ON DRAINAGE EASEMENTS.

BEARING REFERENCE: PLAT BOOK 33, PAGES 130-132.

IMPROVEMENTS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS AS FILED IN O.R.B. 2543, PAGE 1230, OFFICIAL RECORDS OF PALM BEACH COUNTY.

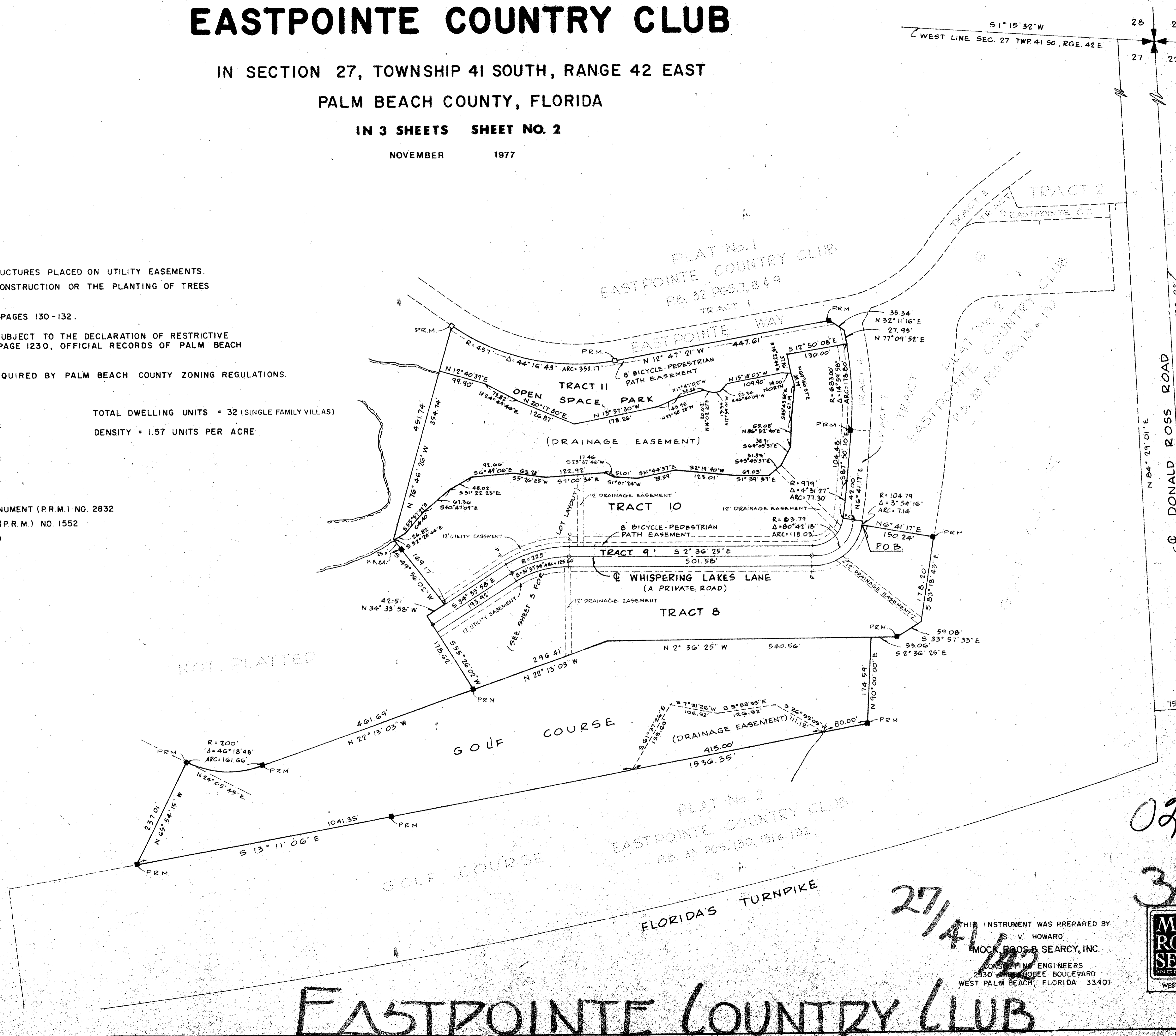
BUILDING SETBACKS SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

AREA TRACT 8 = 3.766 AC.  
AREA TRACT 9 = 0.905 AC.  
AREA TRACT 10 = 4.070 AC.  
AREA TRACT 11 (OPEN SPACE) = 1.775 AC.  
DRAINAGE EASEMENT AREA = 2.834 AC.  
GOLF COURSE AREA = 7.070 AC.

TOTAL DWELLING UNITS = 32 (SINGLE FAMILY VILLAS)  
DENSITY = 1.57 UNITS PER ACRE

TOTAL AREA = 20.420 AC.

- = FOUND PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 2832
- = PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 1552
- = PERMANENT CONTROL POINT (P.C.P.)



NOT PLATTED

NOT PLATTED

0238-317

34-17

27/41/102

EASTPOINTE COUNTRY CLUB

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

