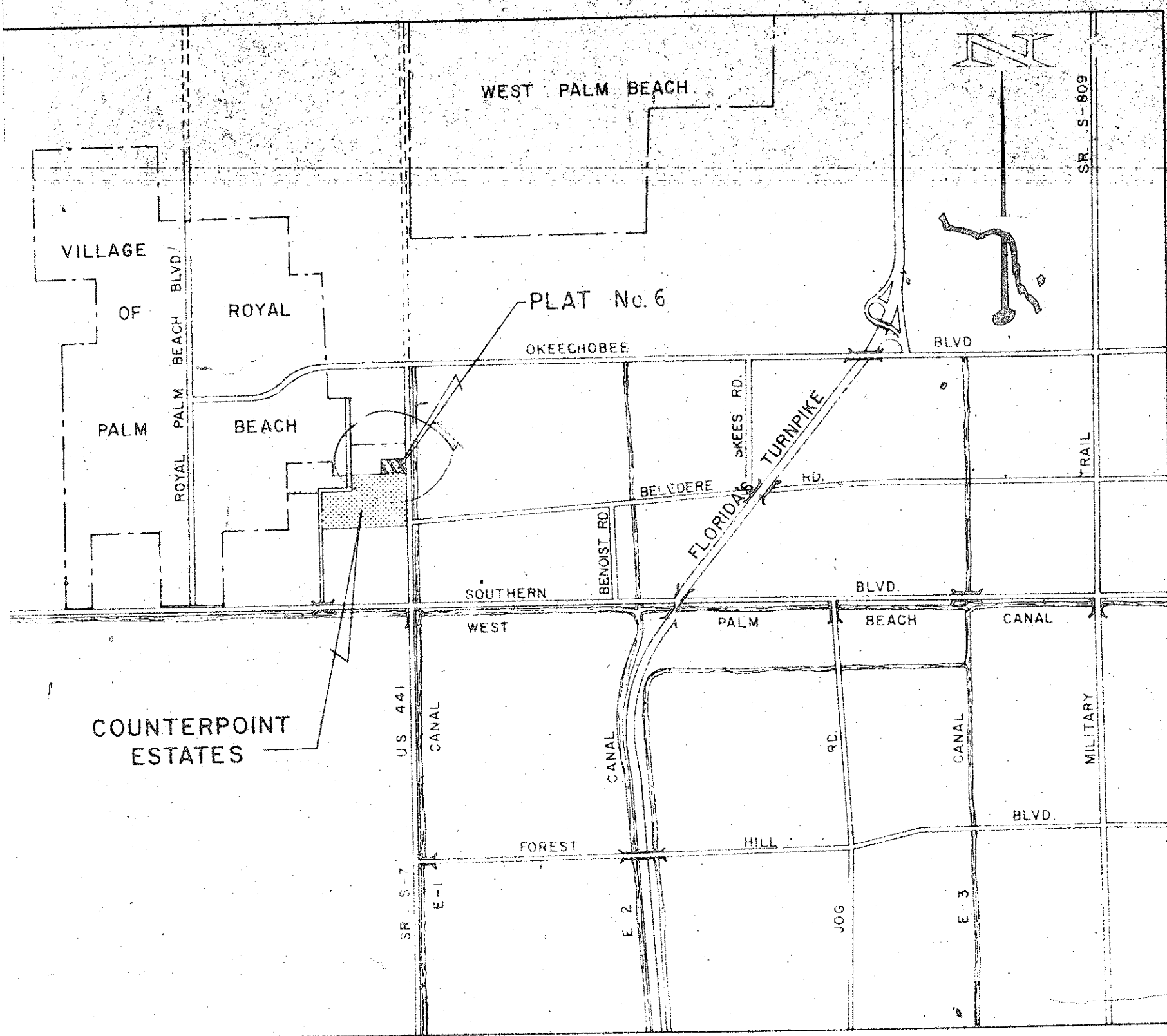


448/177

# COUNTERPOINT ESTATES PLAT No. 6

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

### APRIL 1982



VICINITY MAP

NOT TO SCALE

RECORDED IN  
 20 MAY 1982  
 441 8485+26  
 S. J. DUNN, CLERK

#### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT HE 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 WAS INITIALLY GRANTED TO RICHARD B. BURKE AND RECORDED IN OFFICIAL RECORD BOOK 3641 AT PAGE 1601 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND WHICH WAS SUBSEQUENTLY ASSIGNED TO ME AS TRUSTEE BY AN INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 3658 AT PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I, LOUIS R. McBANE, AS TRUSTEE, DO HEREBY SET MY HAND AND SEAL THIS 29 DAY OF April, 1982.

WITNESSES:

*[Signature]*  
 Philip E. Reynolds

*[Signature]*  
 LOUIS R. McBANE, AS TRUSTEE

#### ACKNOWLEDGEMENT

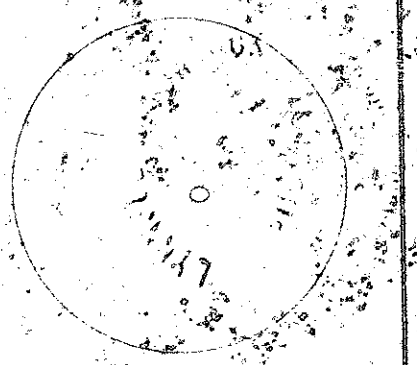
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LOUIS R. McBANE, AS TRUSTEE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF April, 1982.

MY COMMISSION EXPIRES: July 18, 1984

*[Signature]*  
 NOTARY PUBLIC



#### DEDICATIONS:

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. 6, 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 EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 25 IS ASSUMED TO BEAR NORTH 00°39'49" EAST AND ALL BEARINGS ARE RELATIVE THERETO)

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 89°59'02" WEST ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) A DISTANCE OF 103.35 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 9327-191, SHEET 1 OF 5, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 89°59'02" WEST ALONG SAID NORTH LINE A DISTANCE OF 1,211.89 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4); THENCE SOUTH 00°43'59" WEST ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) A DISTANCE OF 374.31 FEET TO THE NORTHWEST CORNER OF THE PLAT OF COUNTERPOINT ESTATES PLAT NO. 5, RECORDED IN PLAT BOOK NUMBER 40, PAGE 138 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHWEST ALONG A PORTION OF THE NORTHERLY BOUNDARY OF SAID PLAT NO. 5, THROUGH THE FOLLOWING FIVE COURSES AND DISTANCES:

1. SOUTH 89°15'18" EAST, A DISTANCE OF 103.27 FEET
2. NORTH 53°41'27" EAST, A DISTANCE OF 65.40 FEET
3. SOUTH 89°15'18" EAST, A DISTANCE OF 104.00 FEET
4. SOUTH 77°54'21" EAST, A DISTANCE OF 53.95 FEET
5. SOUTH 89°15'18" EAST, A DISTANCE OF 191.00 FEET TO A POINT OF INTERSECTION WITH THE SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD 7

THENCE, DEPARTING FROM THE BOUNDARY OF SAID PLAT NO. 5, NORTH 00°44'42" EAST ALONG THE SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 A DISTANCE OF 550.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.965 ACRES, MORE OR LESS.

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

1. STREET: 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. EASEMENTS:
  - A. 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.
  - B. 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.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT H. McINTOSH, ITS PRESIDENT AND ATTESTED BY PAUL THIBADEAU, ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29 DAY OF April, 1982

ATTEST:

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

BY: ROBERT H. McINTOSH, ITS PRESIDENT

PAUL THIBADEAU, ITS SECRETARY

#### ACKNOWLEDGEMENT:

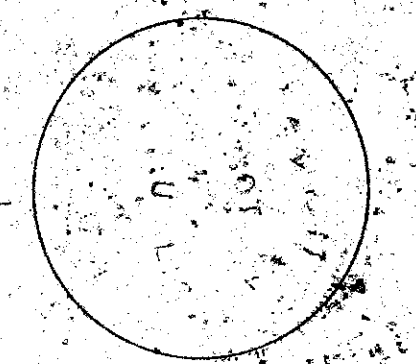
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT H. McINTOSH AND PAUL THIBADEAU TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT TO AND BEFORE 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 29 DAY OF April, 1982.

MY COMMISSION EXPIRES: July 18, 1984

NOTARY PUBLIC



#### 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.

DATE: 4/30/82

REGISTERED SURVEYOR NO. 2346  
 STATE OF FLORIDA

#### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, LAWYERS TITLE INSURANCE CORPORATION, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE 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 WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

LAWYERS TITLE INSURANCE CORPORATION

DATE: 4/29/82

25-43-41

0225-002

#### APPROVALS:

BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF May, 1982.

BY: *[Signature]*  
 NORMAN GREGORY  
 CHAIRMAN

COUNTY ENGINEER  
 PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF May, 1982.

BY: *[Signature]*  
 I. F. KAHLERT  
 COUNTY ENGINEER

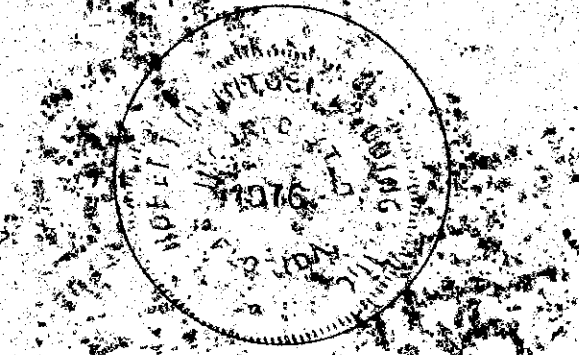
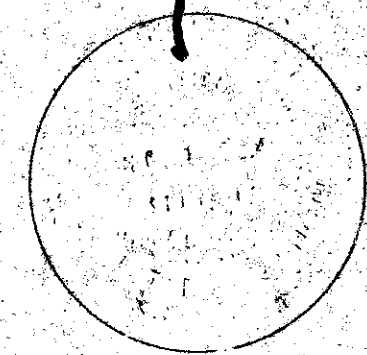
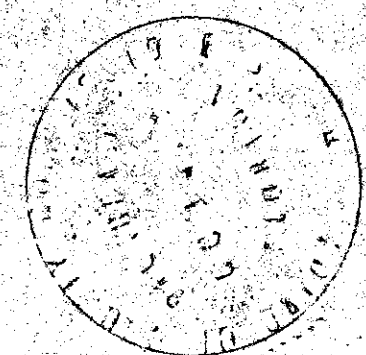
ATTEST: JOHN B. DUNKLE, CLERK  
 BOARD OF COUNTY COMMISSIONERS

BY: *[Signature]*  
 KATHRYN D. MILLER  
 DEPUTY CLERK

OFFICIAL SEAL  
 BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER'S SEAL

CORPORATE SEAL  
 ROBERT McINTOSH HOLDINGS, INC.



THIS INSTRUMENT WAS PREPARED BY  
 RAFAEL SALADRIGAS OF FLORIDA  
 SURVEYING AND MAPPING, INC., 941  
 N. MILITARY TRAIL, WEST PALM  
 BEACH, FLORIDA 33406  
 TELEPHONE NUMBER (305) 689-6414

Revision	Date	Description	By
FLORIDA SURVEYING & MAPPING, INC. REGISTERED LAND SURVEYORS WEST PALM BEACH, FLORIDA			
COUNTERPOINT ESTATES PLAT NO 6			
DESIGNED BY	RS	APPROVED	N.A.
DRAWN BY	LV	DATE	JAN 1981
CHECKED BY	GCP	SCALE	75-40 17551
			75-43-75 1 3