

PLAT NO. 10A EASTPOINTE SUBDIVISION (A PLANNED UNIT DEVELOPMENT)

138-008

170

BEING A PLAT IN SECTION 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST AND BEING A REPLAT OF TRACTS M, N, O, P, Q, R, S, T, U, AND V OF PLAT NO. 10 EASTPOINTE SUBDIVISION AS RECORDED IN PLAT BOOK 41, PAGES 65-68, PUBLIC RECORDS OF PALM BEACH, FLORIDA OCTOBER, 1988

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
This plat was filed for record on 11:28 AM this 24 day of MAY, A.D. 1989 and duly recorded in Plat Book No. 62 on Pages 172 thru 177
JOHN B. DUNKLE,
Clerk, Circuit Court
By John B. Dunkle
D.C.



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT GENERAL ELECTRIC CAPITAL CORPORATION, FORMERLY KNOWN AS GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON, LYING IN SECTION 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF TRACTS M, N, O, P, Q, R, S, T, U, AND V OF PLAT NO. 10 EASTPOINTE SUBDIVISION, AS RECORDED IN PLAT BOOK 41, PAGES 65-68, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 10A EASTPOINTE SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF TRACTS M, N, O, P, Q, R, S, T, U, AND V (INCLUSIVE) OF PLAT NO. 10 EASTPOINTE SUBDIVISION, AS RECORDED IN PLAT BOOK 41, PAGES 65-68, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
CONTAINING 5.944 ACRES MORE OR LESS.

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

1. EASEMENTS:

- A. UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES PUBLIC AND PRIVATE (WATER, SEWER, ELECTRICAL, CABLE T.V., ETC.).
- B. DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE ARE HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- C. ROOF OVERHANG EASEMENTS - THE ROOF OVERHANG EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT OR ITS SUCCESSORS AND ASSIGNS FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES.
- D. PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WHICH SERVES PUBLIC ROADS.

2. OPEN SPACE:

- A. TRACTS 0-1 THRU 0-6 INCLUSIVE, AS SHOWN, FOR OPEN SPACE, AND COMMON AREA, ARE HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

IN WITNESS WHEREOF, GENERAL ELECTRIC CAPITAL CORPORATION, FORMERLY KNOWN AS GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, 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 27 DAY OF March, 1988.

GENERAL ELECTRIC CAPITAL CORPORATION,
FORMERLY KNOWN AS GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION

BY: John C. Deterding
JOHN C. DETERDING, VICE PRESIDENT

ATTEST:

John V. Ogden
JOHN V. OGDEN, ATTESTING SECRETARY

ACKNOWLEDGEMENT:

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

BEFORE ME PERSONALLY APPEARED JOHN C. DETERDING AND JOHN V. OGDEN 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 CAPITAL CORPORATION, FORMERLY KNOWN AS GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, 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 27 DAY OF March, 1988.

MY COMMISSION EXPIRES: 3/31/89
NOTARY PUBLIC

EASTPOINTE HOMEOWNERS' ASSOCIATION, INC. ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS AND CONSENTS TO THE DEDICATION AS SHOWN HEREON AND HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN OF THE BOARD OF DIRECTORS AND ATTESTED BY ITS SECRETARY OF TREASURER AND ITS ASSOCIATION SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF MARCH, 1988.

EASTPOINTE HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

BY: Robert Poli
ROBERT POLI, CHAIRMAN OF THE BOARD OF DIRECTORS

ATTEST:

Art Mack
ART MACK, SECRETARY/TREASURER

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT POLI AND ART MACK TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN OF THE BOARD OF DIRECTORS AND ATTESTED BY THE SECRETARY OF TREASURER OF THE ABOVE NAMED EASTPOINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH CHAIRMAN OF THE BOARD OF DIRECTORS AND SECRETARY OF TREASURER, 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 10th DAY OF March, 1988.

MY COMMISSION EXPIRES: March 10th 1989
NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, RAMON R. CACICEDO, JR., 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 GENERAL ELECTRIC CAPITAL CORPORATION, FORMERLY KNOWN AS GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS FREE FROM ENCUMBRANCES.

DATE: 3-2-89

Ramon R. Cacicedo, Jr.
RAMON R. CACICEDO, JR.

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO NOR ARE THERE ANY MAINTENANCE RESPONSIBILITIES BEING INCURRED BY SAID DISTRICT ON THIS PLAT OR IN THE DEDICATIONS CITED HEREON AND THAT SAID DISTRICT'S WATER MANAGEMENT EASEMENTS, AS RECORDED IN OFFICIAL RECORD BOOK 5052 AT PAGES 1298 THROUGH 1307, INCLUSIVE, AND IN OFFICIAL RECORD BOOK 5052 AT PAGES 1313 THROUGH 1322, INCLUSIVE, ARE SHOWN HEREON.

DATE: 3/29/89

NORTHERN PALM BEACH COUNTY
WATER CONTROL DISTRICT

BY: William L. Kerslake
WILLIAM L. KERSLAKE, PRESIDENT
BOARD OF SUPERVISORS

ATTEST: Peter L. Pimentel
PETER L. PIMENTEL
SECRETARY

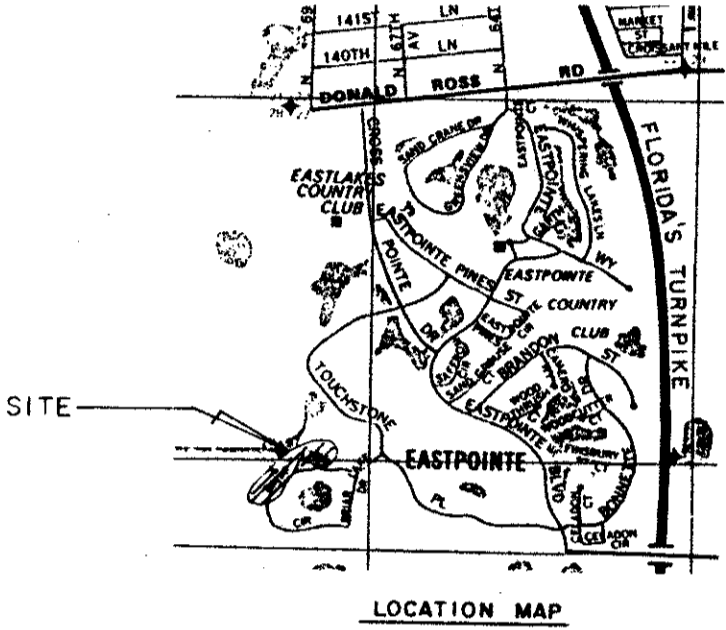
SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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; THAT SAID SURVEY COMPLES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND 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 FURTHERMORE THAT (P.C.P.'S) PERMANENT CONTROL POINTS (IF ANY) WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY 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: 3/29/89

Michael T. Kolodziejczyk
MICHAEL T. KOLODZIEJCZYK
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3864



P.U.D. TABULAR DATA:

OPEN SPACE TRACTS (TRACTS 0-1 THRU 0-6)	0.738 ACRES ±
LOTS 1 - 30	5.206 ACRES ±
TOTAL	5.944 ACRES ±
DWELLING UNITS	30 UNITS
DWELLING UNITS PER ACRE	5.047 D.U./ACRES
PETITION NO. 80-28	

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23rd DAY OF MAY, 1989

BY: Carol J. Elmqvist
CAROL J. ELMQUIST, AIRMAN

SEAL: BOARD OF COUNTY COMMISSIONERS

ATTEST: John B. Dunkle, CLERK
BY: Herbert F. Kahlert
DEPUTY CLERK

SEAL: DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23rd DAY OF MAY, 1989

BY: Herbert F. Kahlert
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

SEAL: COUNTY ENGINEER

NOTES:

- 1. NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- 2. BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 3. WHERE UTILITY AND DRAINAGE EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL TAKE PRECEDENCE.
- 4. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- 5. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS FOR WATER AND SEWER.
- 6. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY TYPE, TREES OR SHRUBS PLACED ON WATER MANAGEMENT TRACTS, WATER MANAGEMENT EASEMENTS, OR WATER MANAGEMENT MAINTENANCE EASEMENTS AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- 7. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- 8. BEARINGS SHOWN AND DESCRIBED HEREON ARE BASED ON THE WEST LINE OF PLAT NO. 10 EASTPOINTE SUBDIVISION BEING NORTH 01°08'26" EAST AND ALL OTHER BEARINGS HEREON ARE RELATIVE THERETO.
- 9. BPE -DENOTES BICYCLE PEDESTRIAN PATH EASEMENT
- 10. ■ -DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) - STAMPED P.L.S. NO. 3864
- 11. L.A.E. -DENOTES LIMITED ACCESS EASEMENT.
- 12. D.E. -DENOTES DRAINAGE EASEMENT.
- 13. U.E. -DENOTES UTILITY EASEMENT.
- 14. R.O.E. -DENOTES ROOF OVERHANG EASEMENT.
- 15. SETBACKS ARE TO MEET THE PALM BEACH COUNTY ZONING CODE.
- 16. (RAD) -DENOTES RADIAL LINE.
- 17. (NR) -DENOTES NON-RADIAL LINE.
- 18. WME -DENOTES WATER MANAGEMENT EASEMENTS.
- 19. WME -DENOTES WATER MANAGEMENT MAINTENANCE EASEMENTS.
- 20. THE UNDERLYING BOUNDARY SURVEY MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ADOPTED IN CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE SEPTEMBER 1, 1981.
- 21. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT WATER MANAGEMENT EASEMENTS UNLESS APPROVED, IN PERMIT FORM, BY SAID DISTRICT.

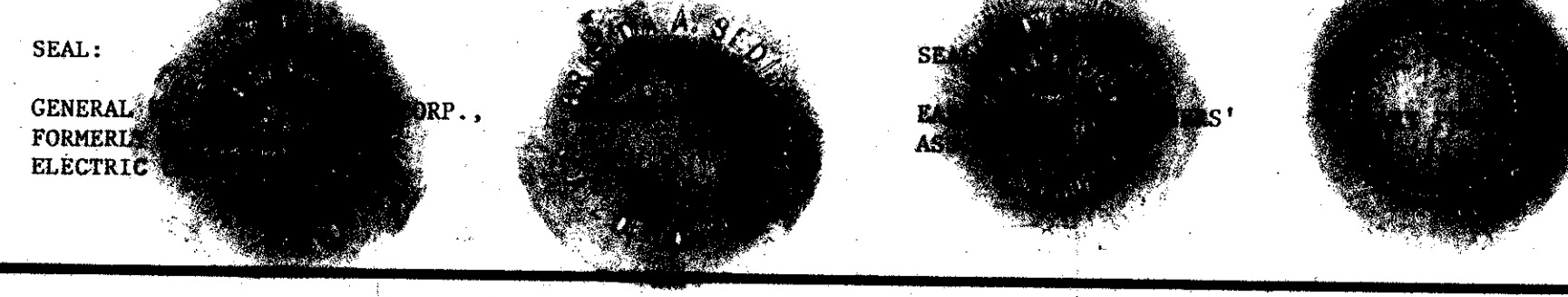
NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

THIS INSTRUMENT WAS PREPARED BY MICHAEL T. KOLODZIEJCZYK IN THE OFFICES OF METRIC ENGINEERING, INC., 1800 FOREST HILL BOULEVARD, SUITE A-9, WEST PALM BEACH, FLORIDA 33406

METRIC ENGINEERING INC.
ENGINEERS - PLANNERS - SURVEYORS
MIAMI - FT. LAUDERDALE
WEST PALM BEACH - PANAMA CITY

DESIGNED BY: W.N.K.
DRAWN BY: W.N.K.
CHECKED BY: M.T.K.
PLAT NO. 10A
EASTPOINTE SUBDIVISION
SHEET 1 OF 2

SUBDIVISION * EASTPOINTE SUBDIVISION
BOOK 62 PAGE 170-171
FLOOD MAP # 15-B
ZONING RE
QUAD # 34/41/2
SE 80-28 ZIP CODE 33418
PUS. MAP OF EAST POINTE TAZ 798



62/170

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