

EASTPOINTE COUNTRY CLUB PUD PLAT 16

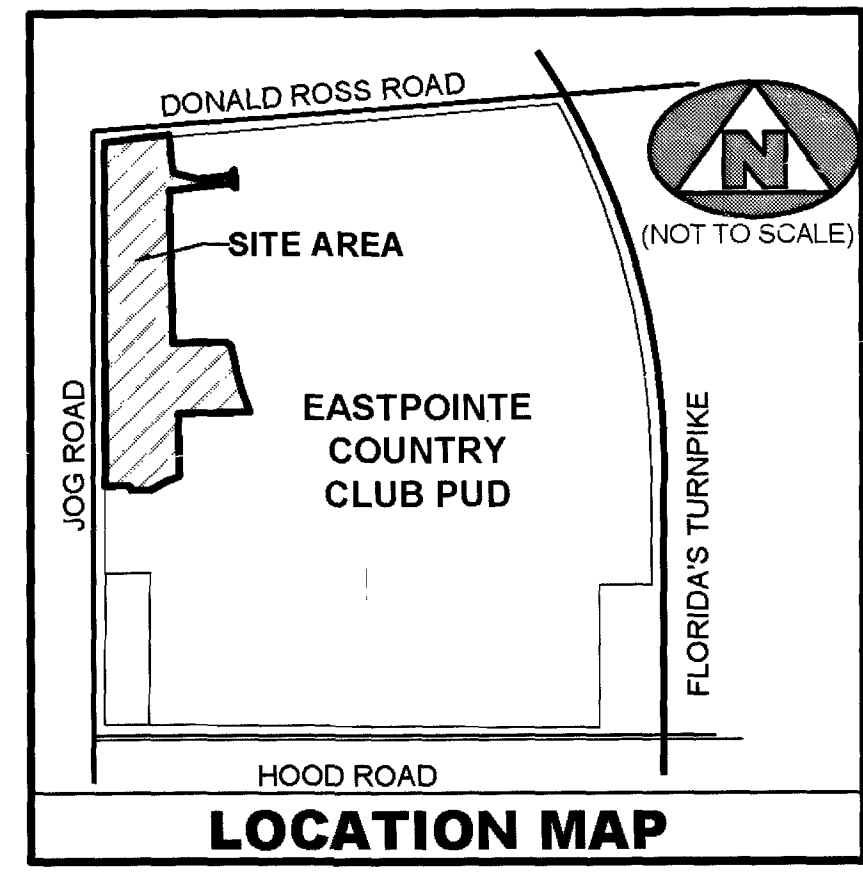
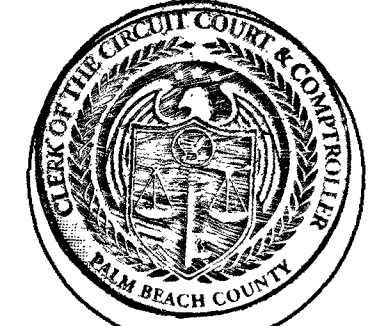
BEING A REPLAT OF TRACT C AND TRACT E, EASTPOINTE COUNTRY CLUB PUD PLAT 15, AS RECORDED IN PLAT BOOK 134, PAGE 9, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

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STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THIS PLAT WAS FILED FOR RECORD AT 3:06 PM, THIS 23 DAY OF April, 2024 AND DULY RECORDED IN PLAT BOOK NO. 137 ON PAGES 123-126

JOSEPH ABRUZZO CLERK OF THE CIRCUIT COURT AND COMPTROLLER BY: [Signature]



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS, THAT EASTPOINTE COUNTRY CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION, EPBG, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND GT HOMES EASTPOINTE, LP, A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS EASTPOINTE COUNTRY CLUB PUD PLAT 16, BEING A REPLAT OF TRACT C AND TRACT E, EASTPOINTE COUNTRY CLUB PUD PLAT 15, AS RECORDED IN PLAT BOOK 134, PAGE 9, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT C AND TRACT E, EASTPOINTE COUNTRY CLUB PUD PLAT 15, AS RECORDED IN PLAT BOOK 134, PAGE 9, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING: 792,444 SQUARE FEET OR 18.19 ACRES, MORE OR LESS.

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

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF EASTPOINTE HOME OWNERS' ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE WATER MANAGEMENT EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE INSTALLATION, CONSTRUCTION, OPERATION, INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF EASTPOINTE COUNTRY CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS GRANTEEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO PALM BEACH COUNTY, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT, REPAIR, REPLACE, UPGRADE AND MAINTAIN WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES WITHIN THESE EASEMENT AREAS.

TRACT F, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE EASTPOINTE HOME OWNERS' ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

THE WATER MANAGEMENT ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR UNOBSTRUCTED EQUIPMENT, PEDESTRIAN OR VEHICULAR INGRESS AND EGRESS, INCLUDING TEMPORARY PARKING OR STORAGE USAGE THEREOF, TO AND FOR THE MAINTENANCE OF ADJACENT OR NEARBY WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF EASTPOINTE HOME OWNERS' ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS GRANTEEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT O-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE EASTPOINTE HOME OWNERS' ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS O-2 THROUGH O-6, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

MAINTENANCE AND ROOF OVERHANG EASEMENTS ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT AND THE EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, THE ROOF OVERHANG, EAVE, GUTTERS, DRAINAGE AND UTILITY SERVICES, DECORATIVE ARCHITECTURAL TREATMENT, AND IMPACT SHUTTERS WITHIN AND ADJACENT TO EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF March, 2024.

EASTPOINTE COUNTRY CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS (1): [Signature] BY: [Signature] JEAN CORNET, PRESIDENT

PRINT NAME: Ryan Mezzell WITNESS (2): [Signature]

PRINT NAME: Maxceline Morinvil

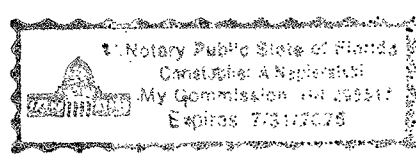
ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 6th DAY OF March, 2024, BY JEAN CORNET, AS PRESIDENT FOR EASTPOINTE COUNTRY CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 7/31/26

[Signature] SIGNATURE CHRIS NAPIERASKI (PRINTED NAME) - NOTARY PUBLIC



IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF March, 2024.

EPBG, LLC A FLORIDA LIMITED LIABILITY COMPANY

WITNESS (1): [Signature] BY: [Signature] MICHAEL J. SMOLAK, AUTHORIZED SIGNATORY

PRINT NAME: Ryan Mezzell WITNESS (2): [Signature] PRINT NAME: Theresa White

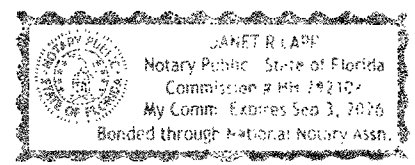
ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 4th DAY OF March, 2024, BY MICHAEL J. SMOLAK AS AUTHORIZED SIGNATORY FOR EPBG, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Drivers License IDENTIFICATION.

MY COMMISSION EXPIRES: 9/3/2026

[Signature] SIGNATURE JANE R. L... (PRINTED NAME) - NOTARY PUBLIC



IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, GT HOMES EASTPOINTE GP, INC., A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF March, 2024.

GT HOMES EASTPOINTE, LP, A FLORIDA LIMITED PARTNERSHIP

BY: GT HOMES EASTPOINTE GP, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER

WITNESS (1): [Signature] BY: [Signature] DOUG BRUK, VICE PRESIDENT

PRINT NAME: TREVOR BARRETT WITNESS (2): [Signature] PRINT NAME: CHRISTOPHER LEBLANC

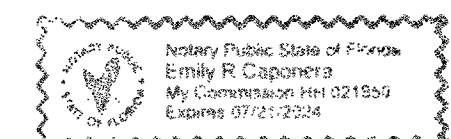
ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 6th DAY OF March, 2024, BY DOUG BRUK AS VICE PRESIDENT OF GT HOMES EASTPOINTE GP, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF GT HOMES EASTPOINTE, LP, A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE CORPORATION AND LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 7/31/2024

[Signature] SIGNATURE Emily Caponeva (PRINTED NAME) - NOTARY PUBLIC



ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE EASTPOINTE HOME OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 6th DAY OF March, 2024.

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

WITNESS (1): [Signature] BY: [Signature] IRA BERGER, PRESIDENT

PRINT NAME: Ryan Mezzell WITNESS (2): [Signature] PRINT NAME: Lisa Martin

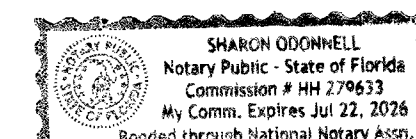
ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 6th DAY OF March, 2024, BY IRA BERGER, AS PRESIDENT FOR EASTPOINTE HOME OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 7-22-2026

[Signature] SIGNATURE Sharon O'Donnell (PRINTED NAME) - NOTARY PUBLIC



COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SECTION 177.07(1)(2), F.S., THIS 22 DAY OF APRIL, 2024 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1), F.S.

BY: [Signature] DAVID L. RICKS, P.E. - COUNTY ENGINEER

SURVEYOR & MAPPER'S NOTES:

- 1. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
2. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
6. THE BEARING BASIS (BASE BEARING), AS SHOWN HEREON, IS BASED ON THE ASSUMED BEARING OF SOUTH 01°15'32" WEST, ALONG THE WEST LINE OF EASTPOINTE COUNTRY CLUB PUD PLAT 15, AS SHOWN HEREON, AND ALL OTHER BEARINGS ARE RELATIVE THERETO. BEARING ROTATION PLAT TO GRID IS 00°00'46" (COUNTERCLOCKWISE).
7. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT.
8. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.
9. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.0000303 (GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE)
10. THE LAND SHOWN HEREON IS SUBJECT TO AN BLANKET EASEMENT TO HOTWIRE COMMUNICATIONS, LTD., RECORDED IN OFFICIAL RECORDS BOOK 30849, PAGE 773, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
11. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED IN, OVER, UNDER OR UPON THE WATER MANAGEMENT EASEMENTS OR WATER MANAGEMENT ACCESS EASEMENTS, AS SHOWN HEREON, UNLESS AND UNTIL APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

PREPARING SURVEYOR & MAPPER'S STATEMENT

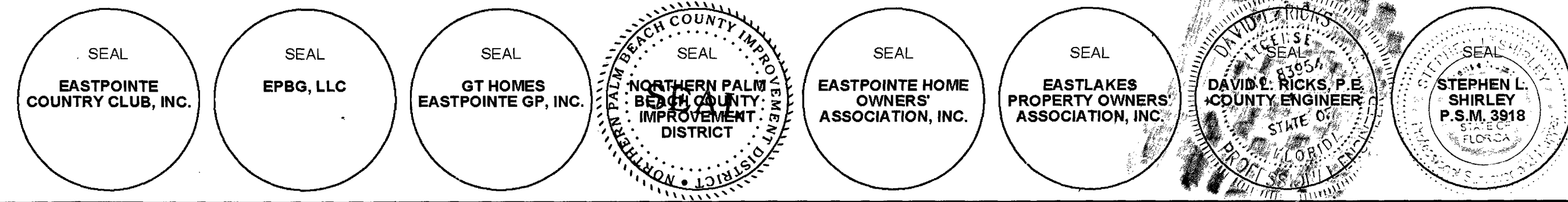
THIS INSTRUMENT WAS PREPARED BY STEPHEN L. SHIRLEY, PROFESSIONAL SURVEYOR AND MAPPER NO. 3918, IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 3200 SUMMIT BLVD #19717, WEST PALM BEACH, FL 33416

SURVEYOR & MAPPER'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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.09(1)(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 3/5/2024

[Signature] SIGNATURE Stephen L. Shirley (PRINTED NAME) - NOTARY PUBLIC



SITE DATA: Control No. 1980-00028

ASSOCIATED LAND SURVEYORS, INC. 3200 SUMMIT BLVD #19717 WEST PALM BEACH, FL 33416 PHONE: (561) 848-2102 FAX: (561) 844-9659 LB NO. 7344 EMAIL: als@allsurvey.net

CFN 20240138005 PL BK 137 PG 123