

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

124

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE EASTLAKES PROPERTY 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.

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.,
A FLORIDA NOT FOR PROFIT CORPORATION
BY: David Ascutto
DAVID ASCIUTTO, PRESIDENT

WITNESS (1): Ryan Merzell
PRINT NAME: Ryan Merzell

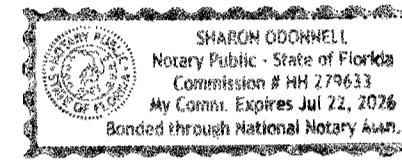
WITNESS (2): Lina Martin
PRINT NAME: Lina Martin

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 DAVID ASCIUTTO, AS PRESIDENT FOR EASTLAKES PROPERTY 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



Sharon O'Donnell
SIGNATURE
SHARON O'DONNELL
(PRINTED NAME) - NOTARY PUBLIC

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENT AND THE WATER MANAGEMENT ACCESS EASEMENT, AS SHOWN HEREON AND HEREBY ACKNOWLEDGES THAT NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS NO MAINTENANCE OBLIGATION, IN, OVER, UNDER OR UPON THE LANDS OVER WHICH SAID EASEMENTS LIE, AND HEREBY ACCEPTS THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, REPAIR, REPLACE, UPGRADE, INSPECT AND MAINTAIN ITS FACILITIES LYING WITHIN SAID WATER MANAGEMENT EASEMENTS.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY SUSAN P. SCHEFF, ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS THIS 12th DAY OF March, 2024.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT 14

ATTEST: Susan P. Scheff
SUSAN P. SCHEFF, ASSISTANT SECRETARY
BOARD OF SUPERVISORS

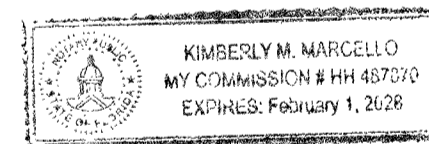
BY: Matthew J. Boykin
MATTHEW J. BOYKIN, PRESIDENT
BOARD OF SUPERVISORS

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 12 DAY OF MARCH, 2024, MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, ON BEHALF OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 2/1/2028



Kimberly Marcello
SIGNATURE
KIMBERLY MARCELLO
(PRINTED NAME) - NOTARY PUBLIC

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT 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 IS RECORDED IN OFFICIAL RECORD BOOK 34757 AT PAGE 455, AND AS PARTIALLY RELEASED IN OFFICIAL RECORD BOOK 34776 AT PAGE 592, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS 6th DAY OF March, 2024.

EPBG, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS (1): Theresa White
PRINT NAME: Theresa White

BY: Michael J. Smolak
MICHAEL J. SMOLAK, AUTHORIZED SIGNATORY

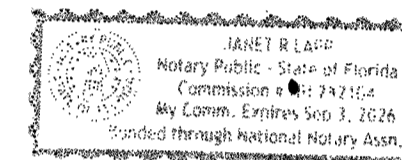
WITNESS (2): Ryan Merzell
PRINT NAME: Ryan Merzell

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 6 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 AS IDENTIFICATION.

MY COMMISSION EXPIRES: 1/3/2026



Janet R. Lipp
SIGNATURE
Janet R. Lipp
(PRINTED NAME) - NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Alyce Nicole Daniels, 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 IN 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; THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 3/5/2024 BY: Alyce Nicole Daniels
ALYCE NICOLE DANIELS, ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA BAR NO. 354600

NOTES

COORDINATES, BEARINGS AND DISTANCES:

1. 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).
2. 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.
3. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.
4. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.0000303 (GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE)

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

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@alssurvey.net