

CH-14

PART OF A PLANNED UNIT DEVELOPMENT

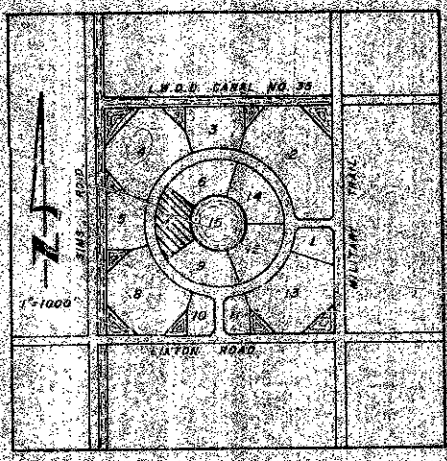
KINGS POINT PLAT NO. SEVEN

A PART OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT F.H.K. BUILDERS, INC., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON AS BEING IN SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAS HEREBY CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND SO HEREBY DEDICATES AS FOLLOWS:

- 1. EASEMENTS:
 - a. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- 2. COMMON AREAS:
 - a. TRACT 30 AS SHOWN HEREON IS HEREBY DEDICATED TO THE PLANNED UNIT DEVELOPMENT, ASSOCIATION, INC. A FLORIDA CORPORATION, FOR USE AS COMMON AREAS AND AS THE PERPETUAL OBLIGATION OF THE PLANNED UNIT DEVELOPMENT, ASSOCIATION, INC.
 - b. TRACT 30 AS SHOWN HEREON IS HEREBY DEDICATED TO THE CLEANER CONDOMINIUM ASSOCIATION, INC. A FLORIDA CORPORATION, FOR USE AS COMMON AREAS AND AS THE PERPETUAL OBLIGATION OF THE CLEANER CONDOMINIUM ASSOCIATION, INC.



LOCATION MAP

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 SUPERVISION AND DIRECTION AND SUBSCRIPTION AND THAT SAID SURVEY WAS MADE IN ACCORDANCE WITH THE USE OF MY KNOWLEDGE AND BELIEF AND THAT ALL NECESSARY REFERENCE INSTRUMENTS HAVE BEEN FILED AND THAT THE SURVEY DATA EMPLOYED WERE ACCORDING TO THE RECORDED INSTRUMENTS IN THE FLORIDA STATE ARCHIVES AS REFERRED TO AND AS BEING CORRECTLY TRANSCRIBED FROM THE ORIGINAL RECORDS.

E. BRETT GULPEREN
REGISTERED SURVEYOR
FLORIDA LICENSE NO. 1234

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

VICTOR L. STONE, DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO KINGS POINT HOUSING CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON, AND THAT I FIND THAT ALL INSTRUMENTS HAS BEEN PAID AND ARE TRUE AND CORRECT AS OF DATE 08.21.82

V. L. Stone
VICTOR L. STONE
ATTORNEY AT LAW

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF January A.D. 1982
Dennis P. Koerber, Chairman

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF January A.D. 1982
W. R. Kohler, County Engineer
J. L. Tully, Clerk

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED MORTGAGEE CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE HEREIN DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO BY THE OWNER THEREOF AND AGREEES THAT HIS MORTGAGE (S), LIEN(S) OR OTHER ENCUMBRANCE(S) WHICH IS (ARE) RECORDED IN OFFICIAL RECORD BOOK(S) 2270, PAGE(S) 1208 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON

Elan M. Halloran
Virginia J. Bennett

Charles M. Jackson
Charles M. Jackson
Vice President
KINGS POINT HOUSING CORP.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED CHARLES M. JACKSON, VICE PRESIDENT TO ME TO BE THE PERSONS DESIGNATED AS HAVING AUTHORITY TO EXECUTE THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSLY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF September A.D. 1982

Elan M. Halloran
Notary Public
My Commission Expires April 9, 1983

SURVEY NOTES

- 1. C.R.M. INDICATES PERMANENT REFERENCE MONUMENTS
- 2. BEARING REFERENCE EAST SIDE OF THE SECTION 23 IS A CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST IS BEARING TO CORNER A-1 AND A-2
- 3. THERE SHALL BE NO DISTURBANCE OR INTERFERENCE WITH THE CONSTRUCTION OR USE OF UTILITIES OR DRAINAGE SYSTEMS OR ANY OTHER PUBLIC UTILITIES WHICH SHALL BE NECESSARY FOR THE PROPOSED DEVELOPMENT.
- 4. THERE SHALL BE NO BUILDING OF OTHER PERMANENT STRUCTURES HEREON IN THE MANNER OF THE UTILITIES EASEMENTS WHICH SPECIFICALLY SUPPORT UTILITIES SAID AND OTHER NECESSARY PUBLIC UTILITIES.
- 5. C.R.M. INDICATES NECESSARY CONVEYAL DOCUMENTS REQUIRED.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE MARKED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21 DAY OF September A.D. 1982

ATTEST
Kathleen E. Sierra
KATHLEEN E. SIERRA
ASSIST. SECRETARY
F.H.K. BUILDERS, INC.
A CORPORATION OF THE STATE OF FLORIDA
BY: M. P. Solich
M. P. SOLICH
VICE - PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED M.E. SADEA AND KATHLEEN E. SIERRA TO ME WERE KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSLY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF M.O.V. A.D. 1982

MY COMMISSION EXPIRES 5-25-83
Virginia J. Bennett
Notary Public

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23, COUNTY OF PALM BEACH, FLORIDA, AND BEING THE CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BEARING TO A POINT OF INTERSECTION WITH THE LARSEN LINE (FORMERLY KNOWN AS BEAVER DRIVE), THENCE S15°15'30" E 130.00 FEET TO A POINT OF INTERSECTION WITH THE SECTION 23 CORNER, THENCE S70°30'00" E 130.00 FEET TO A POINT OF INTERSECTION WITH THE SECTION 23 CORNER, THENCE S89°30'00" E 130.00 FEET TO A POINT OF INTERSECTION WITH THE SECTION 23 CORNER, THENCE S15°15'30" E 130.00 FEET TO THE POINT OF BEGINNING.

P.U.D. TABULATION

AREA	ACRES
ACCESS WAYS	10.00
TRAILWAYS	1.00
ROADWAYS	10.00
LANDSCAPE MAINTENANCE	10.00
PUBLIC AREAS	10.00
GREEN SPACES	10.00

PREPARED BY
E. BRETT GULPEREN
C.F.S. and ASSOCIATES, INC.
CONSULTING ENGINEERS
FT. MERCE, FLORIDA

