

42/92

PART OF A PLANNED UNIT DEVELOPMENT

TITLE CERTIFICATION

KINGS POINT, BOUNDARY PLAT NO. FIFTEEN

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

I, MORRIS J. WATSKY, (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 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 MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AS OF 1-30-81

2-5-81
DATE
M. J. Watsky
MORRIS J. WATSKY
ATTORNEY AT LAW

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 08th DAY OF April, A.D. 1981.
BY Frank Foster
FRANK FOSTER, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 28th DAY OF April, A.D. 1981.
ATTEST: JOHN B. DUNKLE, CLERK BY: Kathryn S. Miller
BOARD OF COUNTY COMMISSIONERS COUNTY ENGINEER
H. F. KAHLERT, P.E.
DEPUTY CLERK

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE HEREON 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 AGREES THAT ITS MORTGAGE(S), LIEN(S) OR OTHER ENCUMBRANCE(S) WHICH IS(ARE) RECORDED IN OFFICIAL RECORD BOOK(S) 2772, PAGES(S) 1262 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASST. SECY. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF OCTOBER 1980.

KINGS POINT HOUSING CORP.
A CORPORATION OF THE STATE OF FLORIDA
BY: Martin L. Rieff
MARTIN L. RIEFF, VICE PRES.
ATTEST: Diane Taylor
DIANE TAYLOR - ASSIST. SECY.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARTIN L. RIEFF AND DIANE TAYLOR, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSIST. SECY. OF THE KINGS POINT HOUSING CORP. 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 16th DAY OF October 1980.

SURVEY NOTES

- 1. P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT
- 2. BEARING REFERENCE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST IS ASSUMED TO BEAR N. 0° 43' 14" E.
- 3. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED SO AS TO INTERFERE WITH ANY DRAINAGE AS DEFINED UNDER DRAINAGE EASEMENTS (ORD 73-4)
- 4. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON THAT PORTION OF THE UTILITY EASEMENTS WHICH SPECIFICALLY SUPPORT WATER, SEWER AND OTHER APPLICABLE PUBLIC UTILITIES.
- 5. P.C.P. INDICATES PERMANENT CONTROL POINT - NONE REQUIRED.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT F & R 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, SHOWN HEREON AS KINGS POINT PLAT NO. FIFTEEN HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. WATER MANAGEMENT AREA:
- 2. WATER MANAGEMENT TRACT A-14 AS SHOWN HEREON IS HEREBY DEDICATED TO THE LAS VERDES PROPERTY OWNERS ASSOCIATION, INC., FOR RECREATION AND WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 3. EASEMENTS:
- a. TRACT A-14 AS SHOWN HEREON IS SUBJECT TO A DRAINAGE EASEMENT OVER THE ENTIRE TRACT.
- b. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13 DAY OF OCTOBER 1980

F & R BUILDERS, INC.
A CORPORATION OF THE STATE OF FLORIDA
BY: M. E. Saleda
M. E. SALEDA, VICE PRESIDENT
ATTEST: Betty Tabbetts
ASSISTANT SECRETARY

ACKNOWLEDGEMENT

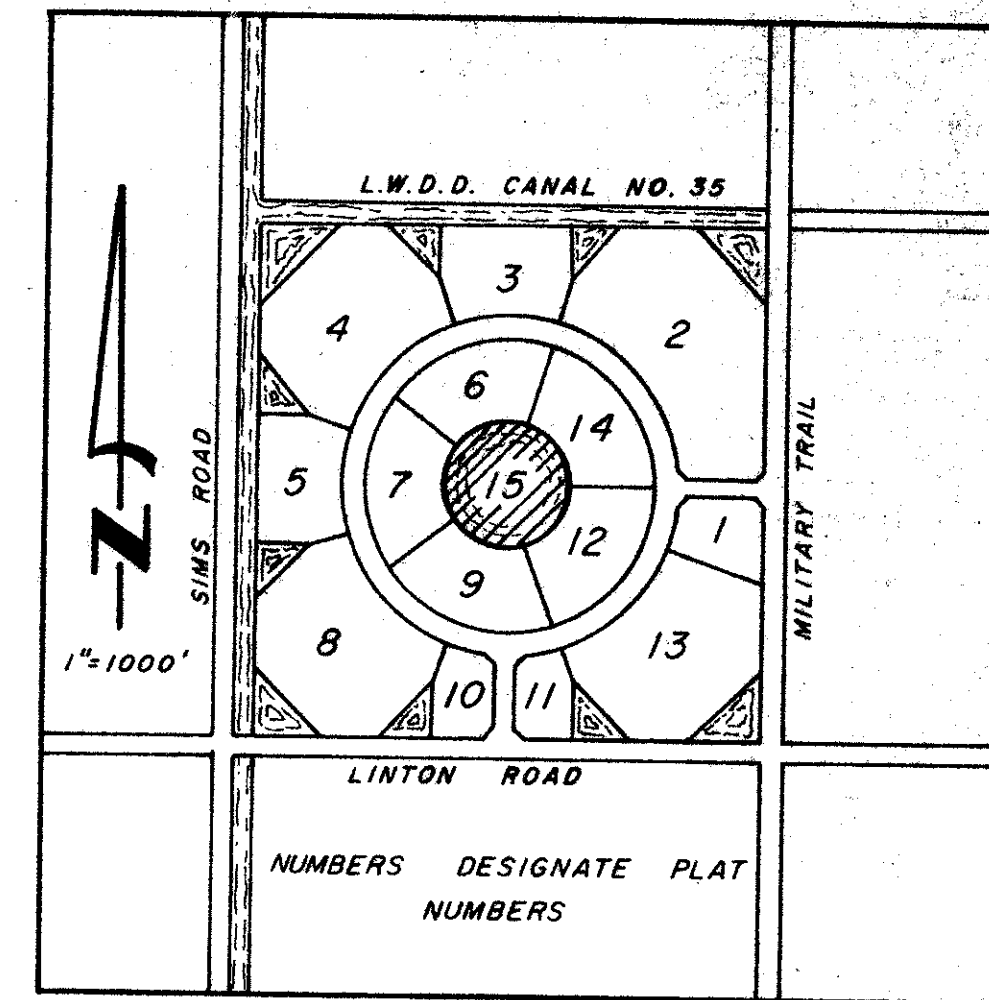
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED M. E. Saleda AND Betty Tabbetts TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF F & R BUILDERS, 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 13 DAY OF OCTOBER 1980.

Norme J. Uggell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-20-81



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 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 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.

E. Brett Culpepper
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3333
E. BRETT CULPEPPER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF April, A.D., 1981
Charlotte A. Keninman
NOTARY PUBLIC
MY COMMISSION EXPIRES August 26, 1983

LEGAL DESCRIPTION

A CIRCULAR TRACT OF LAND WITH A RADIUS OF 331.432 FEET THE CENTER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, RUN N 0° 43' 14" E ALONG THE EAST LINE OF SECTION 23, 1354.20 FEET TO A POINT OF INTERSECTION WITH EAST VERDES DRIVE (FORMERLY KINGS RETREAT DRIVE); THENCE RUN N 0° 16' 49" W ALONG THE CENTERLINE AND THE EXTENSION OF THE CENTERLINE OF EAST VERDES DRIVE 1289.32 FEET TO A POINT; SAID POINT BEING THE CENTER OF THE ABOVE DESCRIBED CIRCLE.

P.U.D. TABULATION

GROSS AREA 7.92 ACRES
OPEN SPACE 7.92 ACRES

0263-300

Kings Point Boundary Plat
E. BRETT CULPEPPER
C F S and ASSOCIATES, INC.
CONSULTING ENGINEERS
FT. PIERCE, FLORIDA
42/92

(SHEET 1 OF 2)

Seal areas for: MORTGAGEE'S CORPORATE SEAL, NOTARY SEAL (MORTGAGEE'S CONSENT), COUNTY SEAL, F & R CORPORATE SEAL, NOTARY SEAL (DEDICATION), and SURVEYOR'S SEAL.

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 3:35pm on this 30 day of April 1981 and duly recorded in Plat Book No. 42 on page 12193
JOHN B. DUNKLE, Clerk Circuit Court
By Kyle Sheriff D. C.