

KINGDOM VILLAS

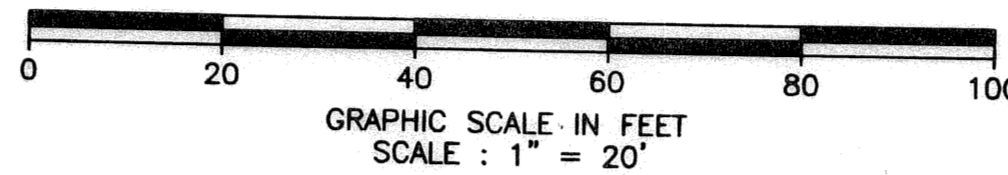
A PLAT OF A PORTION OF SECTION 27, TOWNSHIP 44 SOUTH, RANGE 43 EAST
 AND ALSO BEING A REPLAT OF LOTS 3, 4, 5, 6 AND 7, BLOCK 95
 THE PALM BEACH FARMS COMPANY PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2,
 PAGES 29 TO 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

SHEET 2 OF 2
 JANUARY 2005



SECTION 27, TOWNSHIP 44 SOUTH, RANGE 43 EAST

160
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF
 _____ A.D. 2005 AND DULY
 RECORDED IN PLAT BOOK
 _____ ON PAGES _____
 AND _____
 SHARON R. BOCK
 CLERK CIRCUIT COURT
 BY : _____
 DEPUTY CLERK

LEGEND :
 C CENTERLINE
 N NORTH
 E EAST
 S SOUTH
 W WEST
 PRM PERMANENT REFERENCE MONUMENT
 DE DRAINAGE EASEMENT
 P.B. PLAT BOOK
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE

SURVEYORS STATEMENT
 THIS INSTRUMENT WAS PREPARED BY :
 FREDERICK M. LEHMAN IN THE OFFICES OF
 JOHN A. GRANT, JR., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 3333 NORTH FEDERAL HIGHWAY
 BOCA RATON, FLORIDA 33431
 PHONE NUMBER : (561) 395-3333
 FAX NUMBER : (561) 395-3315
 LICENSED BUSINESS NO. : LB-50

NOTES :
 BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED
 BEARING OF N 00°01'53" W, ALONG THE EAST
 RIGHT-OF-WAY LINE OF SOUTH FEDERAL HIGHWAY.

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.

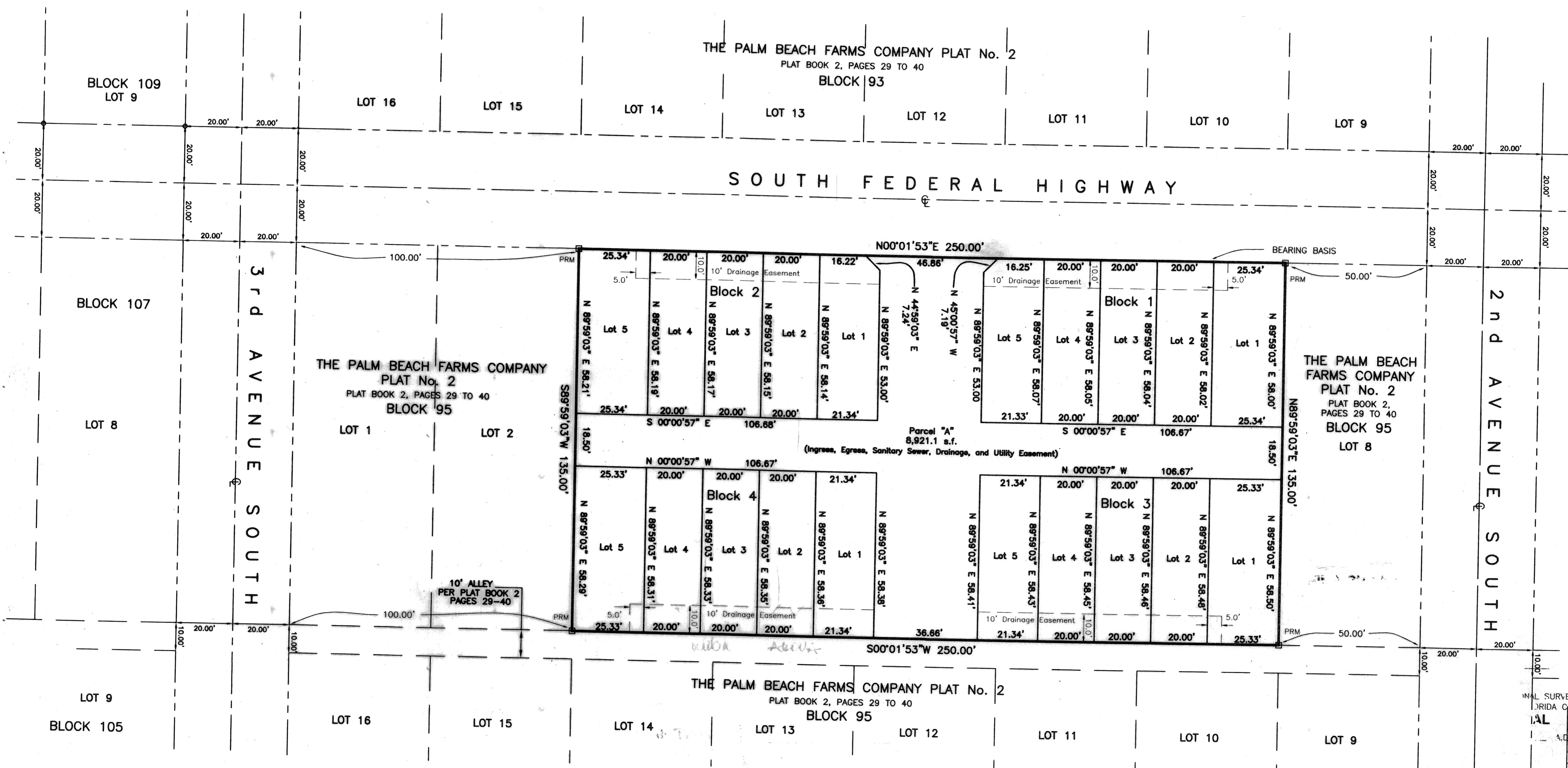
THE CITY OF LAKE WORTH IS HEREBY GRANTED THE
 RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE
 PURPOSES.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY
 CURRENT CITY OF LAKE WORTH ZONING REGULATIONS.

THERE SHALL BE NO BUILDINGS OR ANY KIND OF
 CONSTRUCTION PLACED ON UTILITY OR DRAINAGE
 EASEMENTS, CONSTRUCTION OR LANDSCAPE UPON
 MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS
 MUST BE IN CONFORMANCE WITH ALL BUILDING AND
 ZONING CODES AND/OR ORDINANCES OF THE CITY OF
 LAKE WORTH.

THERE SHALL BE NO TREES, SHRUBS OR LANDSCAPING
 PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED
 FOR WATER OR SEWER FACILITIES OR OTHER UTILITIES
 WITHOUT THE CONSENT OF ALL UTILITY COMPANIES
 OCCUPYING SAID EASEMENT(S).

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT
 TYPES CROSS OR OTHERWISE COINCIDE, SANITARY SEWER
 EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE
 EASEMENTS SHALL HAVE SECOND PRIORITY, UTILITY
 EASEMENTS SHALL HAVE THIRD PRIORITY, ACCESS
 EASEMENTS SHALL HAVE FOURTH PRIORITY, AND ALL
 OTHER EASEMENTS SHALL BE SUBORDINATE TO
 THESE WITH THEIR PRIORITIES BEING DETERMINED
 BY USE RIGHTS GRANTED.



LOT AREA TABLE

LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET
Block 1		Block 2	
LOT 1	1,227.3	LOT 1	1,227.3
LOT 2	1,160.6	LOT 2	1,162.9
LOT 3	1,160.9	LOT 3	1,163.2
LOT 4	1,161.2	LOT 4	1,163.5
LOT 5	1,225.9	LOT 5	1,474.7
Block 3		Block 4	
LOT 1	1,494.8	LOT 1	1,245.7
LOT 2	1,169.8	LOT 2	1,167.1
LOT 3	1,169.1	LOT 3	1,166.8
LOT 4	1,169.8	LOT 4	1,166.5
LOT 5	1,246.4	LOT 5	1,477.1
Parcel "A"	8,921.1		

FILE NUMBER: 06-100-9143
 FILE NAME: \MAGY\CAD02\069143\PLAN KING\PLAT.DWG - Plat

March 10, 2004

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