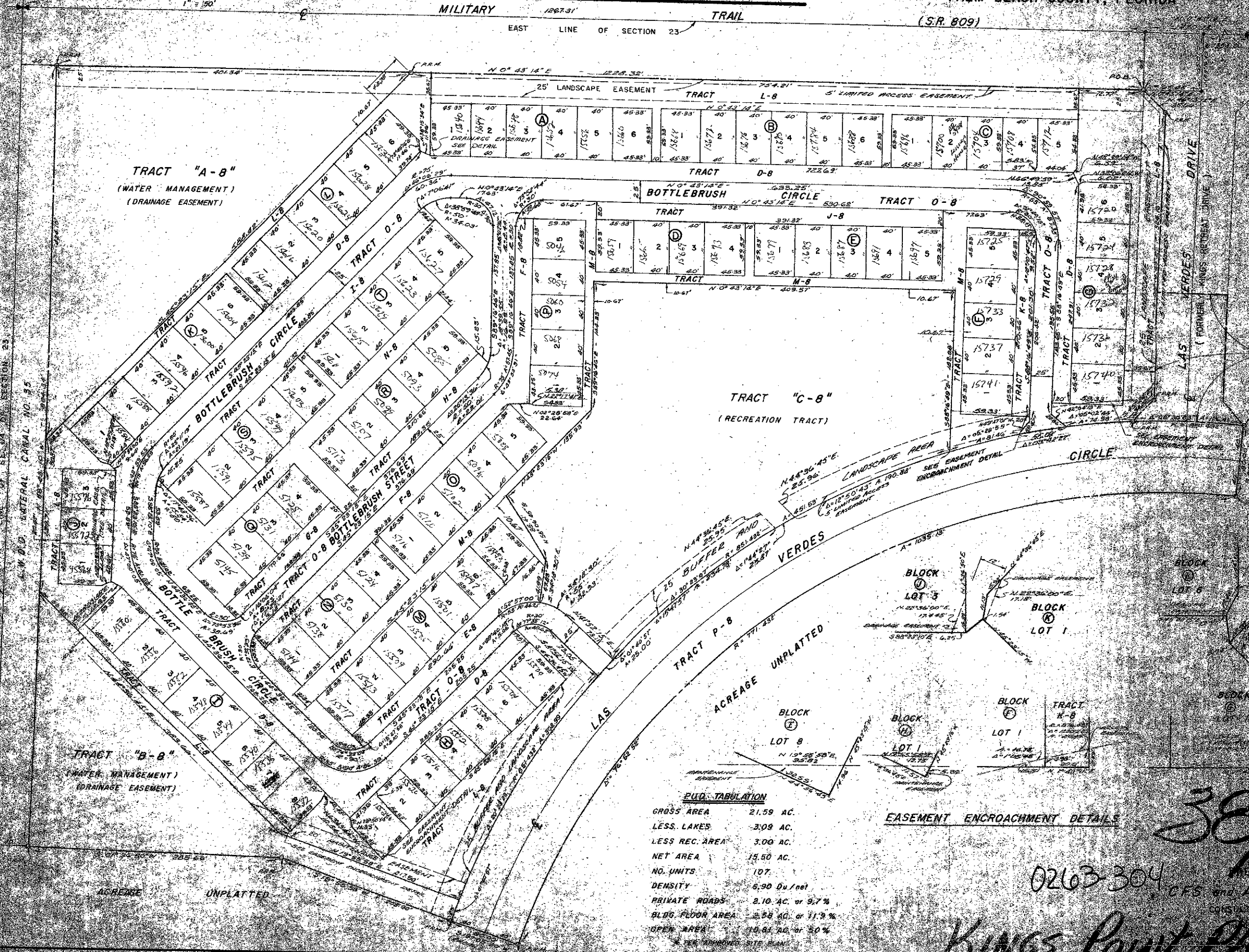


PART OF A PLANNED UNIT DEVELOPMENT  
**KINGS POINT PLAT NO. TWO**

A PART OF THE SE 1/4 OF SECTION 23  
 TOWNSHIP 46 SOUTH, RANGE 42 EAST  
 PALM BEACH COUNTY, FLORIDA  
 (S.R. 809)

117



PLAT NO. ONE  
 KINGS POINT P.U.D.  
 PB 32 PAGE 34  
 RIGHT OF WAY ABANDONED  
 PER D.P.R. ORDER 140, 141, 142

**P.U.D. TABULATION**

GROSS AREA	21.59 AC.
LESS LAKES	3.08 AC.
LESS REC. AREA	3.00 AC.
NET AREA	15.50 AC.
NO. UNITS	107
DENSITY	6.90 Du/net
PRIVATE ROADS	2.10 AC. or 9.7%
BLDG FLOOR AREA	2.58 AC. or 11.9%
OPEN AREA	10.61 AC. or 50%

\* SEE APPROVED SITE PLAN

**EASEMENT ENCROACHMENT DETAILS**

38/117  
 0263-304  
 PREPARED BY  
 CFS and ASSOCIATES, INC.  
 CONSULTING ENGINEERS

**KINGS Point Plat #2**