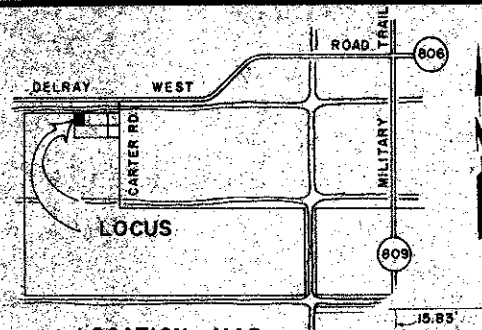
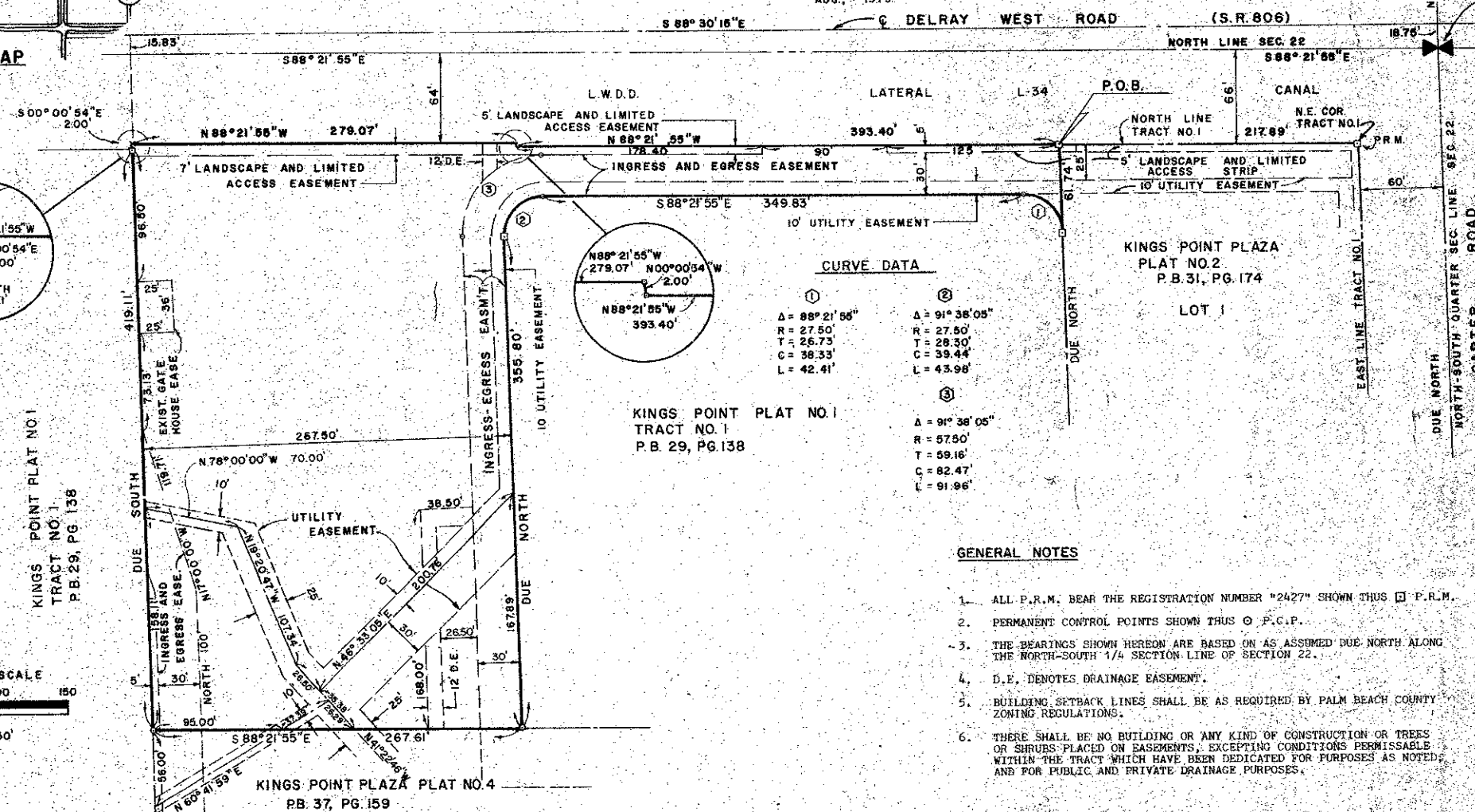


PLAT NO. THREE  
**KINGS POINT PLAZA**  
 A REPLAT OF A PORTION OF TRACT NO. 1, KINGS  
 POINT PLAT NO. ONE, P.B. 29, PAGE 138, IN SEC. 22,  
 TWP. 46S., RGE. 42E., PALM BEACH COUNTY, FLORIDA

AUG., 1979



LOCATION MAP  
NOT TO SCALE



**CURVE DATA**

①	Δ = 88° 21' 55"	R = 27.50'	T = 26.73'	C = 36.33'	L = 42.41'
②	Δ = 91° 36' 05"	R = 27.50'	T = 28.30'	C = 39.44'	L = 43.98'
③	Δ = 91° 36' 05"	R = 57.50'	T = 59.16'	C = 82.47'	L = 91.96'

**GENERAL NOTES**

- ALL P.R.M. BEAR THE REGISTRATION NUMBER "2427" SHOWN THUS  $\square$  P.R.M.
- PERMANENT CONTROL POINTS SHOWN THUS  $\odot$  P.C.P.
- THE BEARINGS SHOWN HEREON ARE BASED ON AS ASSUMED DUE NORTH ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF SECTION 22.
- D.E. DENOTES DRAINAGE EASEMENT.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON EASEMENTS, EXCEPTING CONDITIONS PERMISSIBLE WITHIN THE TRACT WHICH HAVE BEEN DEDICATED FOR PURPOSES AS NOTED, AND FOR PUBLIC AND PRIVATE DRAINAGE PURPOSES.

**ACKNOWLEDGEMENT**  
STATE OF FLORIDA  
COUNTY OF DADE

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, MORRIS N. BROAD AND J. M. LELCHUK, AS PRESIDENT AND ASSISTANT SECRETARY RESPECTIVELY OF AMERICAN SAVINGS AND LOAN ASSOCIATION OF FLORIDA, A FLORIDA CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SAID CORPORATION, BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS, FOR THE PURPOSES THEREIN EXPRESSED AND THAT THEIR ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY OF DADE, AND THE STATE OF FLORIDA, THIS 13<sup>th</sup> DAY OF NOVEMBER, A.D. 1979.  
 MY COMMISSION EXPIRES 2/28/81 NOTARY PUBLIC *Ellen P. Hoy*

**KELLEY ENGINEERING ASSOC. INC.**  
 CONSULTING ENGINEERS AND SURVEYORS  
 WEST PALM BEACH, FLORIDA

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
 10/35  
 December 27  
 38  
 149  
 JOHN P. ...

**TITLE CERTIFICATION**  
STATE OF FLORIDA  
COUNTY OF DADE

I, MURRAY D. SHEAR, 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 INTERESTED IN AMERICAN SAVINGS AND LOAN ASSOCIATION OF FLORIDA, A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, AND I FIND THAT SAID PROPERTY IS FREE OF ENCUMBRANCES.

BROAD AND BROAD, ATTORNEYS AT LAW  
 DATE: October 26, 1979 BY: *Murray D. Shear*  
 MURRAY D. SHEAR, ATTORNEY

**SURVEYOR'S CERTIFICATION**  
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 PERSONAL SUPERVISION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A PERMANENT RESIDENT OF THE STATE OF FLORIDA AND (P.C. § 5) PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE CURVE DATA SHOWN HEREON IS THE PROPERTY OF CHAPTER 127 FLORIDA STATUTES, AS AMENDED, AND JURISDICTION OF PALM BEACH COUNTY, FLORIDA.

DATE: Nov 1, 1979  
*Richard ...*  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA CERTIFICATE NO. 2427

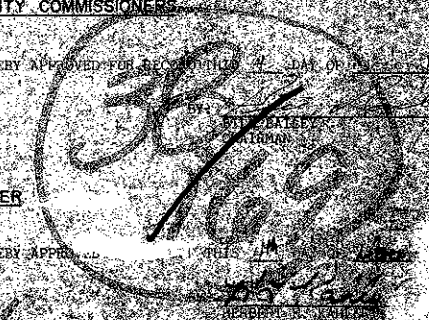
**APPROVAL - PALM BEACH COUNTY, FLORIDA**  
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD ON 11/27/79  
 A.D. 1979

**COUNTY ENGINEER**

THIS PLAT IS HEREBY APPROVED FOR RECORD ON 11/27/79  
 A.D. 1979

ATTEST: JOHN P. ...  
 BOARD OF COUNTY COMMISSIONERS



0263 305

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that AMERICAN SAVINGS AND LOAN ASSOCIATION OF FLORIDA, a Florida Corporation, owners of the land shown hereon, being a portion of Tract No. 1, KINGS POINT PLAT NO. ONE, on the North-west 1/4 of Section 22, Township 46 South, Range 42 East, according to the plat thereof, as recorded in Plat Book 29, Page 138, Public Records of Palm Beach County, Florida, said parcel of land shown hereon as "PLAT NO. THREE, KINGS POINT PLAZA", being more particularly described as follows:

BEGINNING at the Northwest corner of Lot No. 1, PLAT NO. TWO, KINGS POINT PLAZA, as recorded in Plat Book 37, Page 174, Public Records of Palm Beach County, Florida; thence North 88°-21'-55" West, along the North line of said Tract No. 1, a distance of 393.40 feet to a point; thence North 00°-00'-54" West, along the North line of said Tract No. 1, a distance of 2.00 feet to a point; thence North 88°-21'-55" West, along the North line of said Tract No. 1, a distance of 279.07 feet to a point; thence South 00°-00'-54" East, along the North line of said Tract No. 1, a distance of 2.00 feet to a point; thence due South, parallel to the East line of said Tract No. 1, a distance of 419.11 feet to a point, said point being the Northwest corner of PLAT NO. FOUR, KINGS POINT PLAZA, as recorded in Plat Book 37, Page 159, Public Records of Palm Beach County, Florida; thence South 88°-21'-55" East, parallel with the North line of said Tract No. 1, and along the North line of said PLAT NO. FOUR, KINGS POINT PLAZA, a distance of 267.61 feet to a point; thence due North, parallel to the East line of said Tract No. 1, a distance of 355.80 feet to the beginning of a curve, concave to the southeast, having a radius of 27.50 feet and a central angle of 91°-36'-05", thence southerly, northeasterly, and easterly along the arc of said curve, a distance of 43.98 feet to the point of tangency; thence South 88°-21'-55" East, parallel to the North line of said Tract No. 1, a distance of 349.83 feet to the beginning of a curve, concave to the southwest, having a radius of 27.50 feet and a central angle of 88°-21'-55", thence easterly, southeasterly, and southerly along the arc of said curve, a distance of 36.33 feet to the point of tangency; thence due North, parallel with the East line of said Tract No. 1, a distance of 61.74 feet to the POINT OF BEGINNING.

CONTAINING 2.9193 Acres of land, more or less.  
 HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

**DEDICATION (Continued)**

- THE AREAS INDICATED AS LIMITED ACCESS STRIPS AS SHOWN HEREON, ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- ALL INGRESS AND EGRESS EASEMENTS, ACCESS EASEMENTS, DRAINAGE EASEMENTS, AND LANDSCAPE EASEMENTS TO AMERICAN SAVINGS AND LOAN ASSOCIATION OF FLORIDA, FOR PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE UTILITY, DRAINAGE AND INGRESS AND EGRESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND STORM DRAINAGE SYSTEMS.

IN WITNESS WHEREOF, THE AMERICAN SAVINGS AND LOAN ASSOCIATION OF FLORIDA, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATION SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13<sup>th</sup> DAY OF NOVEMBER, A.D. 1979.

AMERICAN SAVINGS AND LOAN ASSOCIATION OF FLORIDA  
 ATTEST: *J. M. Lelchuk* BY: *Morris N. Broad*  
 ASSISTANT SECRETARY PRESIDENT

THIS INSTRUMENT WAS PREPARED BY RICHI B. BLACKWELL FOR KELLEY ENGINEERING ASSOCIATES, INC., 1744 NORTH MILITARY TRAIL, WEST PALM BEACH, FLORIDA, 33409 PHONE (305) 689-2323