41-29

PART OF A PLANNED UNIT DEVELOPMENT

KINGS POINT PLAT NO. FOUR

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

29

COUNTY OF PALM BEACH
STATE OF FLORIDA
This plat was filed for record at 3:46 P.M.
this 20 day of November
A.D. 80 and duly recorded in Plat Book No.
41 on pages 29 & 30
JOHN B. DUNKLE, Clerk Circuit Court
By Joyce Shivelle

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

VICTOR L. STOSIK, A 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 MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AS OF DEC. 6, 1979

DEC 20 1979
DATE

Victor L. Stosik
VICTOR L. STOSIK
ATTORNEY-AT-LAW

BOARD OF COUNTY COMMISSIONERS

THIS PLAT HAS BEEN APPROVED FOR RECORD, THIS 18th DAY OF [illegible] A.D. 1980
BY Dennis P. Koehler
DENNIS P. KOEHLER, CHAIRMAN

COUNTY ENGINEER

THIS PLAT HAS BEEN REVIEWED FOR RECORD, THIS 18 DAY OF [illegible] A.D. 1980
ATTEST: JOHN B. DUNKLE, CLERK OF THE BOARD OF COUNTY COMMISSIONERS
COUNTY ENGINEER
W. R. KAHLERT, P.E.

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 PERTAINING TO THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE(S), LIEN(S) OR OTHER ENCUMBRANCE(S) WHICH (IS)(ARE) RECORDED IN OFFICIAL RECORD BOOK(S) 5972, PAGE(S) 1268 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

Eileen M. Hallinan
Virginia L. Bennett

Charles M. Jacobson
CHARLES M. JACOBSON
VICE PRESIDENT
KINGS POINT HOUSING CORP

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED CHARLES M. JACOBSON AS VICE PRESIDENT TO ME WELL KNOWN AND KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS ____ DAY OF NOV. A.D. 1979

Eileen M. Hallinan
NOTARY PUBLIC
MY COMMISSION EXPIRES Apr 9, 1983

SURVEY NOTES

[illegible] REFERENCE MONUMENT [illegible] AT THE SOUTHEASTERLY [illegible] SOUTH, RANGE 42 EAST [illegible] AS SHOWN.

[illegible] BY THE KIND OF CONSTRUCTION [illegible] TO REFERENCE WITH [illegible] DRAINAGE EASEMENTS (ORD 73-4)

[illegible] STRUCTURES [illegible] OTHER PROHIBITIONS [illegible]

[illegible] POINT NOTE 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. FOUR HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. STREETS AND/OR ACCESSWAYS:

a. TRACT L-6, AS SHOWN HEREON AS ACCESSWAYS IS HEREBY DEDICATED TO THE LAUREL OAK HOMEOWNERS ASSOCIATION, INC. A FLORIDA NONPROFIT CORPORATION, FOR THE PURPOSE OF INGRESS AND EGRESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

b. TRACT M-6, AS SHOWN HEREON FOR PRIVATE ROAD PURPOSES, IS HEREBY DEDICATED TO THE LAS VERDES PROPERTY OWNERS ASSOCIATION, INC, A FLORIDA NONPROFIT CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

2. COMMON AND RECREATION AREAS

a. TRACTS C-6 THRU AND INCLUDING K-6, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAUREL OAK HOMEOWNERS' ASSOCIATION, INC. FOR USE AS COMMON AREAS AND TRACTS O-6 THRU AND INCLUDING N-6 FOR FURTHER USE AS COMMON SPACE LIMITED, WHICH INCLUDES LIMITED PARKING SPACES AND SAID TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

b. TRACT P-6, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAS VERDES PROPERTY OWNERS' ASSOCIATION, INC. FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

c. THE TWENTY-FIVE (25) FOOT LANDSCAPING AND BUFFER AREA, AS SHOWN HEREON, IS DEDICATED TO THE LAS VERDES PROPERTY OWNERS' ASSOCIATION, INC. FOR LANDSCAPING AND A BICYCLE/PEDESTRIAN PATH AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

3. WATER MANAGEMENT AREA

a. WATER MANAGEMENT TRACT A-6 AS SHOWN HEREON IS HEREBY DEDICATED TO THE LAS VERDES PROPERTY OWNERS' ASSOCIATION, INC. FOR RECREATION AND WATERMANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

4. EASEMENTS

a. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

b. TRACT A-6 THRU AND INCLUDING M-6 AND THE TWENTY-FIVE (25) LANDSCAPING AND BUFFER AREA AS SHOWN HEREON ARE SUBJECT TO DRAINAGE AND UTILITY EASEMENTS.

c. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSIST. SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF Nov., 1979.

ATTEST:
Kathleen E. Sierra
KATHLEEN E. SIERRA
ASSIST. SECRETARY

F & R BUILDERS, INC.
A CORPORATION OF THE STATE OF FLORIDA
BY: M. E. Saleda
M. E. SALEDA
VICE-PRESIDENT

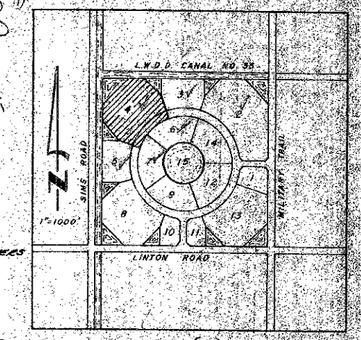
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED M. E. SALEDA AND KATHLEEN E. SIERRA TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 27th DAY OF NOVEMBER A.D. 1979.

Virginia L. Bennett
NOTARY PUBLIC
MY COMMISSION EXPIRES 5-25-82



LOCATION MAP

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT [illegible] IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE IN ACCORDANCE WITH MY DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, ACCURATE. PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AND THAT SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

E. Brett Oulterbridge
E. BRETT OULTERBRIDGE
FLORIDA CERTIFICATE NO. 2274

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF Dec. A.D., 1979

Charlotte L. Kramer
NOTARY PUBLIC
MY COMMISSION EXPIRES 1/26/83

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, RUN N.0°20'08"E. ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 23 A DISTANCE OF 1,670.74 FEET TO A POINT; THENCE RUN S.89°39'52"E. 70.0 FEET TO THE PRINCIPAL BEGINNING OF A PARCEL FROM THE POINT OF BEGINNING RUN N.0°20'08"E. 90.0 FEET TO A POINT; THENCE RUN S.88°23'10"E. 126.50 FEET TO A POINT; THENCE RUN S.1°36'50"W. 90 FEET TO A POINT; THENCE RUN N.88°23'10"W. 126.12 FEET TO A POINT; THENCE RUN N.1°36'50"E. 20.0 FEET TO A POINT ON A CURVE WITH A RADIAL BEARING S.1°36'50"E.; THENCE RUN ALONG SAID RADIAL S.1°36'50"E. 20.0 FEET TO A POINT; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE TO THE SOUTHEAST HAVING A RADIUS OF 231.432 FEET AND A CENTRAL ANGLE OF 5°59'24" A DISTANCE OF 24.23 FEET TO A POINT; THENCE RUN RADIALLY N.7°35'07"W. 20.0 FEET TO A POINT; THENCE RUN NORTHWESTERLY 228.47 FEET TO A POINT; THENCE RUN N.0°20'08"E. 20.0 FEET TO THE POINT OF BEGINNING.

P.U.D. TABULATION

GROSS AREA	15.704 AC.
WATERWAYS	0.55 AC.
NET AREA	15.15 AC.
NO. UNITS	93
DENSITY	6.14 UNITS/AC.
PRIVATE ROADS, (2 ac)	2.85 AC.
BLDG. FOOT PRINT	3.71 AC.
OPEN SPACE	9.29 AC.

PREPARED BY 0863-002
E. BRETT OULTERBRIDGE
C.P.S. and ASSOCIATES, INC.
CONSULTING ENGINEERS

KINGS POINT #4
SHEET 1 OF 2

41/29

MORTGAGEE'S CORPORATE SEAL	NOTARY SEAL (MORTGAGEE'S CONSENT)	COUNTY ENGINEERS SEAL	F & R CORPORATE SEAL	NOTARY SEAL (DEDICATION)