

43/110

PART OF A PLANNED UNIT DEVELOPMENT

KINGS POINT PLAT NO. FIVE

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

110

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

Morris J. Watsky (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 OCT. 23, 1981

OCT. 23, 1981

Morris J. Watsky
MORRIS J. WATSKY

ATTORNEY-AT-LAW

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 5th DAY OF NOVEMBER, A.D. 1981.
BY: Frank Foster, Chairman

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 5th DAY OF NOVEMBER, A.D. 1981.
ATTEST: John B. Dunkle, Clerk
BY: Kathryn S. Muller, 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 HEREIN 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) 2978, PAGE(S) 1208 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

Eileen M. Halloran
Vivian L. Burnett

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 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 7th DAY OF November, A.D. 1979.

Eileen M. Halloran
NOTARY PUBLIC
MY COMMISSION EXPIRES 4-9-1983

SURVEY NOTES

- 1. P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT
- 2. BEARING REFERENCE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST IS ASSUMED TO BEAR S 0° 20' 08" W.
- 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. FIVE 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 G-5, AS SHOWN HEREON AS ACCESSWAYS, IS HEREBY DEDICATED TO THE PHILODENDRON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF INGRESS AND EGRESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- b. TRACT H-5, AS SHOWN HEREON FOR PRIVATE ROAD PURPOSES, IS HEREBY DEDICATED TO THE LAS VERDES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 2. COMMON AREAS
a. TRACTS B-5 THRU AND INCLUDING F-5, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PHILODENDRON HOMEOWNERS' ASSOCIATION, INC., FOR USE AS COMMON AREAS AND TRACTS B-5 THRU AND INCLUDING D-5 FOR FURTHER USE AS COMMON SPACE LIMITED, WHICH INCLUDES LIMITED PARKING SPACES AND SAID TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
- b. 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, ITS SUCCESSORS AND ASSIGNS.
- 3. WATER MANAGEMENT AREA
a. WATER MANAGEMENT TRACT A-5 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, ITS SUCCESSORS & ASSIGNS.
- b. EASEMENTS
i. 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.
- ii. TRACTS A-5 THRU AND INCLUDING H-5 AND THE TWENTY-FIVE (25) FOOT 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.

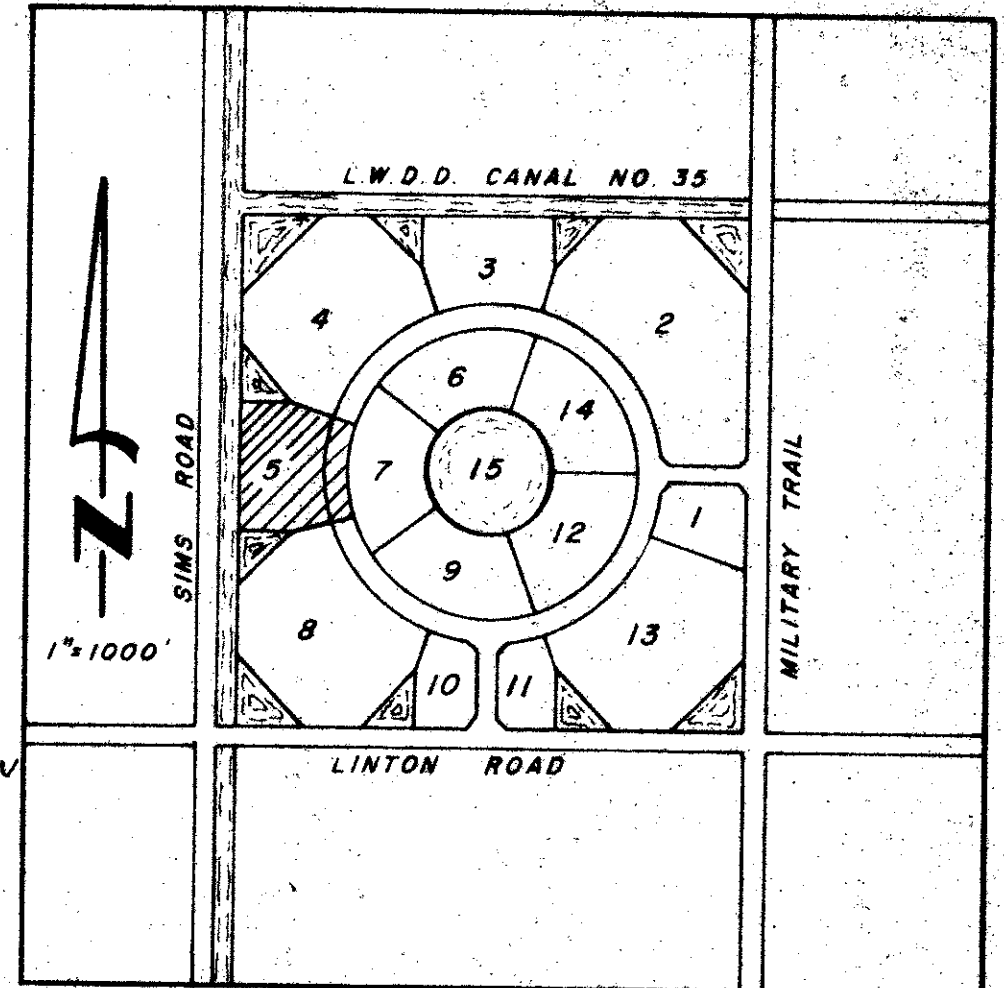
F & R BUILDERS, INC.
A CORPORATION OF THE STATE OF FLORIDA
ATTEST: Kathleen E. Sierra
KATHLEEN E. SIERRA
ASSIST. SECRETARY
BY: M.E. Saleda
M.E. SALEDA
VICE PRESIDENT

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.

Vivian L. Burnett
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 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. 3593
E. BRETT CULPEPPER
SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF November, A.D., 1979
Charlotte A. Kananian
NOTARY PUBLIC
MY COMMISSION EXPIRES 2/26/83

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH EAST 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 SOUTHWEST 1/4 OF SECTION 23 A DISTANCE OF 748.66 FEET TO A POINT; THENCE RUN S. 89° 59' 32" E. 70.0 FEET TO THE POINT OF BEGINNING;
FROM THE POINT OF BEGINNING RUN N. 0° 20' 08" E. 828.06 FEET TO A POINT; THENCE RUN S. 89° 39' 52" E. 273.54 FEET TO A POINT; THENCE RUN S. 69° 30' 39" E. 228.47 FEET TO A POINT ON A CURVE WITH A RADIAL BEARING OF S. 70° 21' 07" E.; THENCE RUN ALONG SAID RADIAL S. 70° 21' 07" E. 80.0 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHERLY ALONG SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 771.432 FEET AND A CENTRAL ANGLE OF 35° 55' 33" A DISTANCE OF 483.71 FEET TO A POINT; THENCE RUN RADIALLY S. 73° 43' 20" W. 80.0 FEET TO A POINT; THENCE RUN S. 74° 33' 48" W. 141.28 FEET TO A POINT; THENCE RUN S. 48° 04' 34" W. 425.19 FEET TO A POINT; THENCE RUN N. 89° 59' 32" W. 25.0 FEET TO THE POINT OF BEGINNING.

P.U.D. TABULATION

GROSS AREA	3.651 ACRES
WATERWAYS	0.276 ACRES
NET AREA	3.376 ACRES
NO. UNITS	47
DENSITY	5.61 DU/ACRES
PRIVATE ROADS/DRIVES	1.22 ACRES
OPEN SPACE	2.677 ACRES
	4.754 ACRES

0263-003

PREPARED BY:
E. BRETT CULPEPPER
C.F.S. and ASSOCIATES, INC.

CONSULTING ENGINEERS
FT. PIERCE, FLORIDA

(SHEET 1 OF 2)

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