

47/56

PART OF A PLANNED UNIT DEVELOPMENT

KINGS POINT PLAT NO. ELEVEN

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

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, MORRIS J. WATSKY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY...

12-1-83 DATE MORRIS J. WATSKY ATTORNEY-AT-LAW

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF JANUARY, A.D. 1983 BY JOHN B. DUNKLE, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF JANUARY, A.D. 1983 ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS

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...

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARTIN L. RIEFS AND DIANE TAYLOR TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSIST. SECY. OF THE LENNAR HOMES, INC., A CORPORATION...

SURVEY NOTES

- 1. P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT
2. BEARING REFERENCE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST IS ASSUMED TO BEAR N.88°10'42"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. R.C.P. INDICATES PERMANENT CONTROL POINT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT LENNAR HOMES, 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. ELEVEN HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. SIXTY (60) FEET OF ADDITIONAL RIGHT OF WAY FOR LINTON BOULEVARD AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSE.
2. TRACT F-3A, AS SHOWN HEREON AS ACCESSWAYS, IS HEREBY DEDICATED TO CARROTWOOD HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, FOR THE PURPOSE OF INGRESS AND EGRESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
3. TRACT G-3A, AS SHOWN HEREON FOR PRIVATE ROAD PURPOSES, IS HEREBY DEDICATED TO THE LAS VERDES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
4. COMMON AREAS
a. TRACT E-3A AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CARROTWOOD HOMEOWNERS ASSOCIATION, INC., FOR USE AS COMMON AREAS AND TRACTS B-3A THRU AND INCLUDING D-3A FOR FURTHER USE AS COMMON SPACE LIMITED, WHICH INCLUDES LIMITED PARKING SPACES AND SAID TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
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.
5. WATER MANAGEMENT AREA
a. WATER MANAGEMENT TRACT A-3A 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.
6. 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 UTILITY AND DRAINAGE.
b. TRACTS A-3A THRU AND INCLUDING G-3A 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 13 DAY OF OCTOBER, 1980

MARTIN L. RIEFS VICE PRESIDENT ATTEST: DIANE L. TAYLOR ASSIST. SECY. LENNAR HOMES, INC. A CORPORATION OF THE STATE OF FLORIDA ATTEST: M.E. SALEDA VICE PRESIDENT

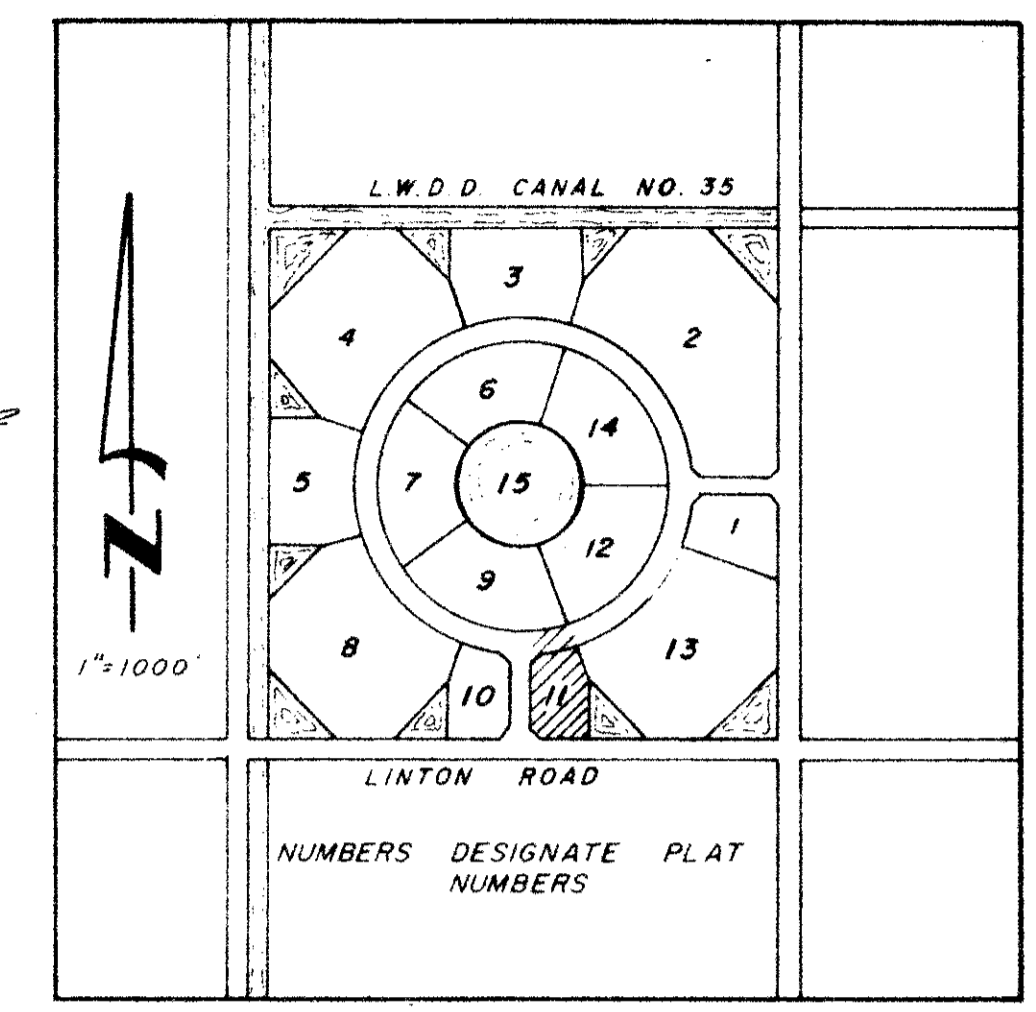
ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED M.E. SALEDA AND BETTY TIBBETTS TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF LENNAR HOMES, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF OCTOBER, 1980. NOTARY PUBLIC

Table with 6 columns: MORTGAGEE'S CORPORATE SEAL, NOTARY SEAL (MORTGAGEE'S CONSENT), COUNTY ENGINEER SEAL, F.B.R. CORPORATE SEAL, NOTARY SEAL (DEDICATION), SURVEYOR'S SEAL. Includes handwritten number 47/56.



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 AND (R.C.P.'S) PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY LAW 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. 3333 E. BRETT CULPEPPER SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 DAY OF JANUARY, A.D., 1981 CHARLOTTE A. KENNEDY NOTARY PUBLIC MY COMMISSION EXPIRES August 26, 1983

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, RUN N.88°10'14" W. ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 723.45 FEET TO A POINT; THENCE RUN N. 1°49'46" E. 60.0 FEET TO A POINT OF BEGINNING. FROM THE POINT OF BEGINNING RUN N.88°10'14" W. 537.10 FEET TO A POINT; THENCE RUN N. 1°49'46" E. 60.0 FEET TO A POINT; THENCE RUN N. 43°10'14" W. 35.36 FEET TO A POINT; THENCE RUN N. 1°49'46" E. 331.47 FEET TO A POINT; THENCE RUN N. 45°11'43" E. 34.33 FEET TO A POINT ON A CURVE WITH A RADIAL BEARING OF N. 1°26'21" W.; THENCE RUN ALONG SAID RADIAL 80.0 FEET TO A POINT ON A CURVE; THENCE RUN EASTERLY ALONG SAID CURVE SO AS TO BE TANGENT TO THE NORTH HAVING A RADIUS OF 771.432 FEET AND A CENTRAL ANGLE OF 15°08'02" A DISTANCE OF 203.70 FEET TO A POINT; THENCE RUN RADIALLY S. 16°34'23" E. 80.0 FEET TO A POINT; THENCE RUN S. 15°43'55" E. 147.41 FEET TO A POINT; THENCE RUN S. 42°13'15" E. 393.81 FEET TO A POINT; THENCE RUN S. 1°49'46" W. 60.0 FEET TO THE POINT OF BEGINNING.

P.U.D. TABULATION

Table with 2 columns: Category and Area. Categories include GROSS AREA (3.50 ACRES), WATERWAYS (0.16 ACRES), NET AREA (3.69 ACRES), NO. UNITS (15), DENSITY (3.896 UNITS/ACRE), PRIVATE ROADS/DRIVES (0.492 ACRES), BLDG FLOOR AREA (0.861 ACRES), OPEN SPACE (2.428 ACRES).

0263-008

PREPARED BY: E. BRETT CULPEPPER C.F.S. and ASSOCIATES, INC. CONSULTING ENGINEERS FT. PIERCE, FLORIDA (SHEET 1 OF 2)