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# PART OF A PLANNED UNIT DEVELOPMENT KINGS POINT PLAT NO. TWELVE

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 HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LENNAR HOMES, INCORPORATED, 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 JUNE 5, 1986.

6-26-86  
DATE Morris J. Watsky  
ATTORNEY AT LAW

## BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, 26 DAY OF AUGUST, A.D. 1986  
BY Karen T. Marcus  
KAREN T. MARCUS, CHAIR

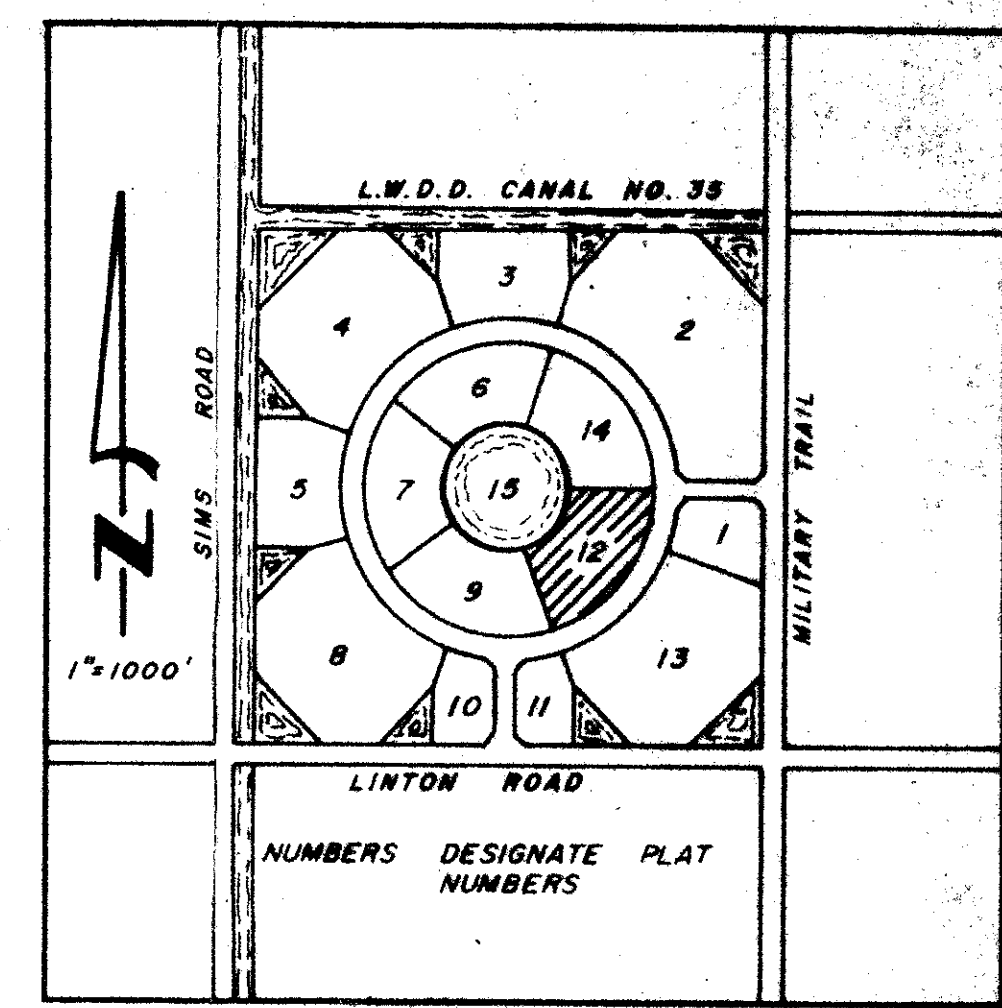
## COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 26 DAY OF AUGUST, A.D. 1986  
ATTEST: John B. Dunkle, CLERK BY: H.F. Kahlert  
BOARD OF COUNTY COMMISSIONERS COUNTY ENGINEER  
BY: Kathryn S. Miller H.F. KAHLERT, P.E.  
DEPUTY CLERK

## 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. TWELVE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- EASEMENTS:  
a. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- COMMON AREAS:  
a. TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED TO THE CYPRESS HOMEOWNERS ASSOCIATION, INC. A FLORIDA NONPROFIT CORPORATION, FOR USE AS COMMON AREAS AND IS THE PERPETUAL OBLIGATION OF THE CYPRESS HOMEOWNERS ASSOCIATION, INC.  
b. TRACT "B" AS SHOWN HEREON IS HEREBY DEDICATED TO THE DOGWOOD HOMEOWNERS ASSOCIATION, INC. A FLORIDA NONPROFIT CORPORATION, FOR USE AS COMMON AREAS AND IS THE PERPETUAL OBLIGATION OF THE DOGWOOD HOMEOWNERS ASSOCIATION, INC.
- LIMITED ACCESS EASEMENT:  
THE LIMITED ACCESS EASEMENT AS SHOWN IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.



LOCATION MAP

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 10:32 AM  
on the 28th day of AUGUST  
1986 and duly recorded in Plat Book No.  
64 on page 50-51  
JOHN B. DUNKLE, Clerk Circuit Court  
Maguel S. Teuliers, P.C.



## 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 PERSONAL DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.I.'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. 1339  
E. BRETT CULPEPPER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF APRIL, A.D., 1981

Charlotte P. Keenan  
NOTARY PUBLIC  
MY COMMISSION EXPIRES AUG 30th 1981

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT ATTESTED BY ITS ASST. SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26th DAY OF JUNE 1986

LENNAR HOMES, INC.  
A CORPORATION OF THE STATE OF FLORIDA

ATTEST:  
M. J. Watsky  
MORRIS J. WATSKY  
ASST. SECRETARY

BY: M.E. Saleda  
M.E. SALEDA  
VICE PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED M.E. SALEDA AND MORRIS J. WATSKY 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 GENERALLY 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 26th DAY OF JUNE 1986

Charlotte P. Keenan  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-30-89

## LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING 1357.20 FEET TO A POINT ON THE EAST LINE OF SECTION 23, 1357.20 FEET TO A POINT ON INTERSECTION WITH LAS VERDES DRIVE (FORMERLY KINGS RESTAURANT DRIVE) THENCE RUN N.82°16'49"W. ALONG THE CENTERLINE AND THE EXTENSION OF THE CENTERLINE OF LAS VERDES DRIVE 517.88 FEET TO THE POINT OF BEGINNING.  
FROM THE P.O.B. CONTINUE N.82°16'49"W. ON A RADIAL OF A CURVE A DISTANCE OF 440.00 FEET TO A POINT ON SAID CURVE, THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 331432 FEET AND A CENTRAL ANGLE OF 72°00'00" A DISTANCE OF 416.98 FEET TO A POINT, THENCE RUN ON A RADIAL S.16°16'49"E. A DISTANCE OF 440.00 FEET TO A POINT ON A CURVE ALSO HAVING A RADIAL BEARING OF S.16°16'49"E. THENCE RUN NORTHERLY ALONG THE ARC OF THE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 771432 FEET AND A CENTRAL ANGLE OF 72°00'00" A DISTANCE OF 969.41 FEET TO THE POINT OF BEGINNING.

## P.U.D. TABULATION

GROSS AREA	7.0 ACRES
NO. UNITS	144
DENSITY	20.57 DU/ACRE
PRIVATE ROADS/DRIVES	2.26 ACRES
BLOG FLOOR AREA	1.87 ACRES
OPEN SPACE	2.87 ACRES

## SURVEY NOTES

- P.R.M. INDICATES PERMANENT REFERENCE MONUMENT
- BEARING REFERENCE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST IS ASSUMED TO BEAR N10°43'14"E.
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED SO AS TO INTERFERE WITH ANY DRAINAGE AS DERIVED UNDER DRAINAGE EASEMENTS (C.D. 73-4).
- 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.
- A.C.P. INDICATES PERMANENT CONTROL POINT - NONE REQUIRED.

SUBDIVISION: Kings Point 12  
BOOK 54 PAGE 50-51  
FLOOD ZONE B FLOOD MAP # 220D  
QUAD # 37 ZONING  
SE ZIP CODE 33445  
PUD NAME

54/50  
0263-009

E. BRETT CULPEPPER  
C.F.S. and ASSOCIATES, INC.  
CONSULTING ENGINEERS  
FT. PIERCE, FLORIDA

COUNTY ENGINEER SEAL	LENNAR HOMES, INC. SEAL	NOTARY SEAL (DEDICATION)	SURVEYOR'S SEAL
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# KINGS POINT PLAT NO. TWELVE

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER