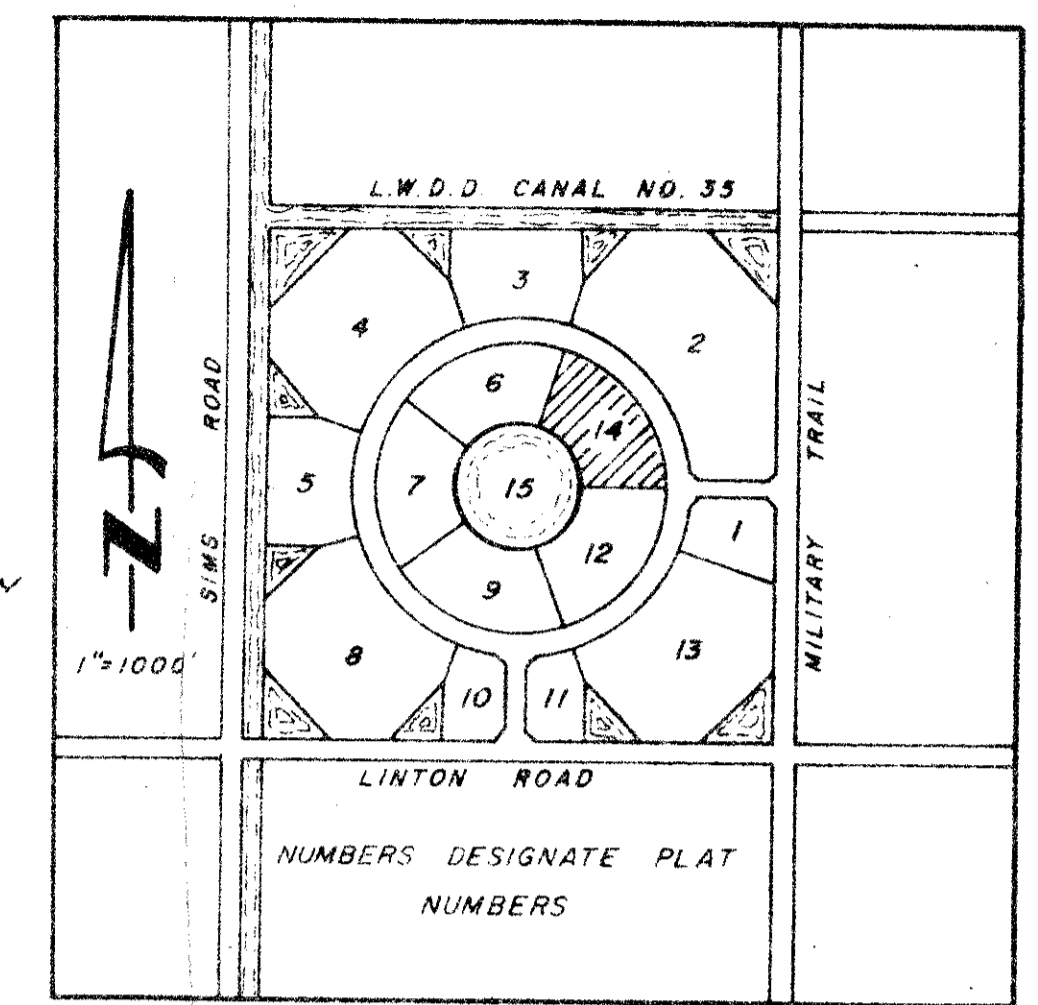


PART OF A PLANNED UNIT DEVELOPMENT KINGS POINT PLAT NO. FOURTEEN

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



LOCATION MAP

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; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LENNIAR 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 30 1987.

July 10, 1987
DATE
M. J. Watsky
MORRIS J. WATSKY
ATTORNEY AT LAW

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 11th DAY OF AUGUST, A.D. 1987.
BY: Carol A. Roberts
CAROL A. ROBERTS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: Kathryn S. Miller
DEPUTY CLERK

DEDICATION

BY AND IN TRUST BY THESE PRESENTS, THAT LENNIAR 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. FOURTEEN HAVE CAUSED THE SAID 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 ASPEN CONDOMINIUM ASSOCIATION, INC. A FLORIDA NON-PROFIT CORPORATION, FOR USE AS COMMON ELEMENTS AND IS THE PERPETUAL OBLIGATION OF THE ASPEN CONDOMINIUM ASSOCIATION, INC.
b. TRACT "B" AS SHOWN HEREON IS HEREBY DEDICATED TO THE BANYON CONDOMINIUM ASSOCIATION, INC. A FLORIDA NON-PROFIT CORPORATION, FOR USE AS COMMON ELEMENTS AND IS THE PERPETUAL OBLIGATION OF THE BANYON CONDOMINIUM 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.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT ATTESTED BY ITS ASSIT. SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26 DAY OF MARCH 1987.

ATTEST:
Carole A. Diaz
ASSIT. SECRETARY
LENNIAR HOMES, INC.
A CORPORATION OF THE STATE OF FLORIDA
BY: Carole A. Diaz
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Carole A. Diaz 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 AS VICE PRESIDENT AND ASSIT SECRETARY OF LENNIAR HOMES, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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 SAID AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF MARCH 1987.

Carole A. Diaz
NOTARY PUBLIC
MY COMMISSION EXPIRES 3-26-89

COUNTY ENGINEER SEAL	LENNIAR HOMES CORPORATE SEAL	NOTARY SEAL (DEDICATION)	SURVEYOR'S SEAL
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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 INTENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Brett Gulpepper
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3338
E. BRETT GULPEPPER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF March A.D., 1987.

Charlote D. Kinman
NOTARY PUBLIC

MY COMMISSION EXPIRES August 26, 1983

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, RUN N.0°43'18"E. ALONG THE EAST LINE OF SECTION 23, 1354.80 FEET TO A POINT OF INTERSECTION WITH LAS VERDES DRIVE (FORMERLY KINGS RETREAT DRIVE), THENCE RUN N.88°12'48"W. ALONG THE CENTERLINE AND THE EXTENSION OF THE CENTERLINE OF LAS VERDES DRIVE 571.89 FEET TO THE POINT OF BEGINNING.
FROM THE POINT OF BEGINNING CONTINUE N.88°12'48"W. ON A RADIAL OF A CURVE A DISTANCE OF 440.00 FEET TO A POINT ON SAID CURVE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF THE CONCAVE TO THE SOUTHWEST MAKING A RADIUS OF 331.432 FEET AND A CENTRAL ANGLE OF 70°00'00" A DISTANCE OF 416.48 FEET TO A POINT; THENCE RUN ON A RADIAL N.19°43'11"E. A DISTANCE OF 440.00 FEET TO A POINT ON A CURVE ALSO HAVING A RADIAL BEARING OF N.19°43'11"E.; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF THE CURVE CONCAVE TO THE SOUTHWEST MAKING A RADIUS OF 771.432 AND A CENTRAL ANGLE OF 70°00'00" A DISTANCE OF 969.41 FEET TO THE POINT OF BEGINNING.

P.U.D. TABULATION

GROSS AREA	7.0 ACRES
NO. OF UNITS	144
DENSITY	20.57 DU/ACRE
PRIVATE ROADS/DRIVES	2.22 ACRES
BUILDING AREA	1.87 ACRES
OPEN AREA	2.91 ACRES

PREPARED BY:
0263-011

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

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 11th DAY OF AUGUST, A.D. 1987.

BY: H.F. Kahler, P.E.
COUNTY ENGINEER
H.F. KAHLER, P.E.

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 N.0°43'18"E.
- 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)
- 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.
- THE UNDERLYING SURVEY AS SHOWN HEREON WAS PERFORMED UNDER THE DIRECTION OF E. BRETT GULPEPPER AND CONFORMS TO THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN RULE 61H-6 ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO FLORIDA STATUTE 472.027

23/11/14 B
SUBDIVISION * Kings Point #14
BOOK 57
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FLOOD MAP # 226B
FLOOD ZONE B
QUAD # 37
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ZIP CODE 33445
PUD NAME

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