

PART OF A PLANNED UNIT DEVELOPMENT

KINGS POINT PLAT NO. SIX

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

DEDICATION

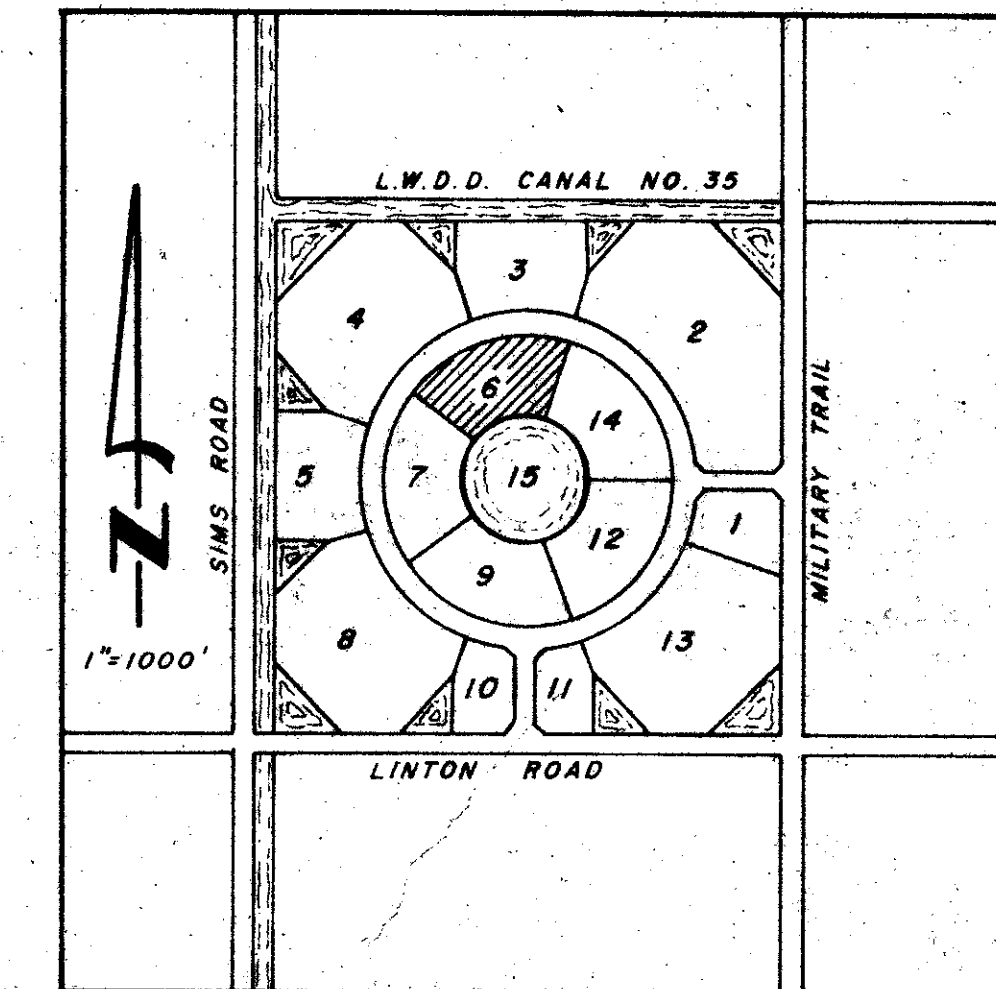
KNOW ALL MEN BY THESE PRESENTS, THAT F & R BUILDERS, INC., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON AS BEING IN SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS KINGS POINT PLAT NO. SIX HAVE CAUSED THE SAID TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. 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. b. COMMON AREAS: 1. TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED TO THE OLIVEWOOD HOMEOWNERS ASSOCIATION, INC. A FLORIDA NONPROFIT CORPORATION, FOR USE AS COMMON AREAS AND IS THE PERPETUAL OBLIGATION OF THE OLIVEWOOD HOMEOWNERS ASSOCIATION, INC. 2. TRACT "B" AS SHOWN HEREON IS HEREBY DEDICATED TO THE SEAGRAPE HOMEOWNERS ASSOCIATION, INC. A FLORIDA NONPROFIT CORPORATION, FOR USE AS COMMON AREAS AND IS THE PERPETUAL OBLIGATION OF THE SEAGRAPE HOMEOWNERS ASSOCIATION, INC.

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 27th DAY OF NOV. 1979.

ATTEST: Kathleen E. Sierra BY: M. E. Saleda KATHLEEN E. SIERRA ASSIT. SECRETARY 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 Lee 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 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 ATTENDED, 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 26th DAY OF DECEMBER A.D., 1979 Charlotte A. Kinnaman NOTARY PUBLIC MY COMMISSION EXPIRES 2/26/83

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, RUN N. 0° 13' 14" W. ALONG THE EAST LINE OF SECTION 23, 1354.20 FEET TO A POINT OF INTERSECTION WITH LAS VERDES DRIVE (FORMERLY KINGS RETREAT DRIVE); THENCE RUN N. 82° 16' 49" W. ALONG THE CENTERLINE AND THE EXTENSION OF THE CENTERLINE OF LAS VERDES DRIVE 1289.52 FEET TO A POINT; THENCE RUN N. 19° 43' 11" E. 331.432 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING CONTINUE N. 19° 43' 11" E. ON A RADIUS OF A CURVE A DISTANCE OF 440.00 FEET TO A POINT ON SAID CURVE; THENCE RUN WESTERLY ALONG THE ARC OF THE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 214.53 FEET AND A CENTRAL ANGLE OF 72° 00' 00" A DISTANCE OF 262.41 FEET TO A POINT; THENCE RUN ON A RADIAL S. 52° 16' 49" E. A DISTANCE OF 440.00 FEET TO A POINT ON A CURVE ALSO HAVING A RADIAL BEARING OF S. 52° 16' 49" E.; THENCE RUN EASTERLY ALONG THE ARC OF THE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 331.432 AND A CENTRAL ANGLE OF 72° 00' 00" A DISTANCE OF 416.49 FEET TO THE P. O. B.

P.U.D. TABULATION

Table with 2 columns: Category and Value. Categories include GROSS AREA (7 ACRES), NO. OF UNITS (144), DENSITY (20.57 DU/ACRE), PRIVATE ROADS/DRIVES (2.25 ACRES), BUILDING AREA (1.87 ACRES), OPEN SPACE (2.88 ACRES).

0263-303 Kings Point #6

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

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, Victor L. Stosik, 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 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.

DATE: DEC. 20, 1979. BY: Victor L. Stosik, ATTORNEY-AT-LAW

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 15th DAY OF JANUARY, A.D. 1980. BY: Dennis Kiebler, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 15th DAY OF JANUARY, A.D. 1980. ATTEST: JOHN B. DUNKLE, CLERK BY: H.F. Kahlert, PE. COUNTY ENGINEER

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 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) 2972, PAGE(S) 1268 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

Witness: Eileen M. Halloran, 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 DECEMBER A.D. 1979. Eileen M. Halloran NOTARY PUBLIC MY COMMISSION EXPIRES APR 9, 1983

SURVEY NOTES

- 1. P.R.M. INDICATES PERMANENT REFERENCE MONUMENT. 2. 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' 14" E. 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.

Table with 5 columns: MORTGAGEE'S CORPORATE SEAL, NOTARY SEAL (MORTGAGEE'S CONSENT), COUNTY ENGINEER SEAL, F & R CORPORATE SEAL, NOTARY SEAL (DEDICATION).

39-16

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER