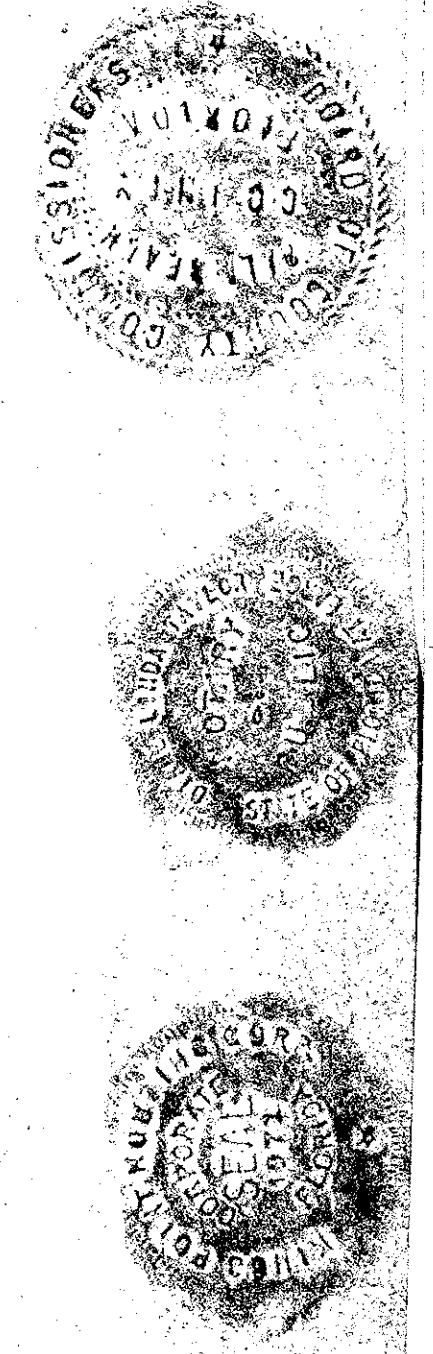


68

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This plat was filed for record
 at 11:15 A.M. this 13th day of
OCTOBER, 1976, and duly
 recorded in Plat Book No. 32
 on Page 68.
 JOHN B. BUNKLE, Clerk Circuit
 Court
 By: Rita Canup D.C.

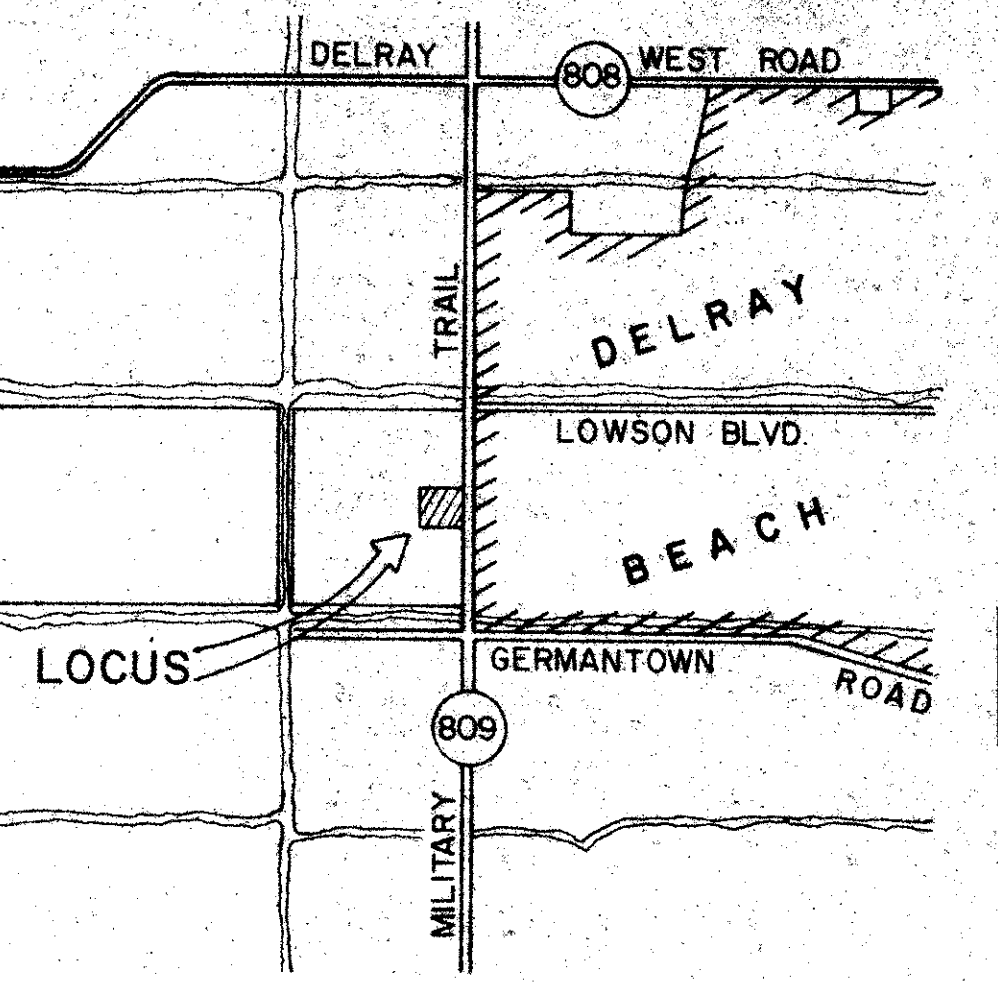


PLAT NO. ONE

KINGS POINT P.U.D.
 A PART OF THE S.E. 1/4 OF SECTION 23
 TOWNSHIP 46 SOUTH, RANGE 42 EAST,
 PALM BEACH COUNTY, FLORIDA
 APRIL 1975

NOTES

1. ALL P.R.M.s BEAR THE REGISTRATION NUMBER "1198" SHOWN THEREON.
2. PERMANENT CONTROL POINTS SHOWN THUS P.C.P.
3. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED DUE NORTH ALONG THE NORTH-SOUTH LINE OF SECTION 22.
4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
5. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON EASEMENTS, EXCEPTING CONDITIONS PERMISSIBLE WITHIN THE TRACT WHICH HAVE BEEN DEDICATED FOR PURPOSES AS NOTED, AND FOR PUBLIC AND PRIVATE DRAINAGE PURPOSES.



LOCATION MAP NOT TO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that KINGS POINT HOUSING CORPORATION, a Florida Corporation, owners of the land shown hereon, being in Section 23, Township 46 South, Range 42 East, Palm Beach County, Florida, shown hereon as "PLAT NO. ONE, KINGS POINT P.U.D.", being more particularly described as follows:

Commencing at the Southeast corner of said Section 23; thence North 00°43'14" East, along the East line of said Section 23, a distance of 882.51 feet; thence North 68°18'21" West, a distance of 69.61 feet, more or less, to the West right-of-way line of Military Trail (S.R. No. 809); said point being the POINT OF BEGINNING (P.O.B.)

Thence continue North 68°18'21" West, a distance of 459.56 feet to a point on a curve, concave to the East, having a radius of 851.432 feet and a central angle of 24°13'39"; thence North-easterly, North and Northwesterly along the arc of said curve, a distance of 360.03 feet; thence South 45°24'24.5" East, a distance of 34.02 feet; thence South 88°16'49" East, a distance of 324.16 feet; thence North 46°13'12.5" East, a distance of 35.66 feet to the West right-of-way line of said Military Trail; thence South 00°43'14" West along said right-of-way line, a distance of 513.35 feet, more or less, to the POINT OF BEGINNING (P.O.B.).

Containing: 3.75 Acres, more or less.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. THE AREAS INDICATED AS LIMITED ACCESS STRIPS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
3. BUFFER AND WALKWAY EASEMENT AS SHOWN HEREON, IS DEDICATED TO KINGS POINT PUD PROPERTY OWNERS ASSOCIATION FOR THE PERPETUAL MAINTENANCE OBLIGATION.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATION SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9TH DAY OF SEPTEMBER, A.D., 1976.

KINGS POINT HOUSING CORPORATION

ATTEST: Frank Plarney VICE-PRESIDENT
John B. Bunkle VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JAMES NOWORYTA AND FRANK T. SCHWARTZ, BOTH VICE-PRESIDENTS OF KINGS POINT HOUSING CORPORATION, A FLORIDA CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SAID CORPORATION, BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS, FOR THE PURPOSES THEREIN EXPRESSED AND THAT THEIR ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY OF PALM BEACH AND STATE OF FLORIDA, THIS 9th DAY OF SEPT. A.D., 1976.

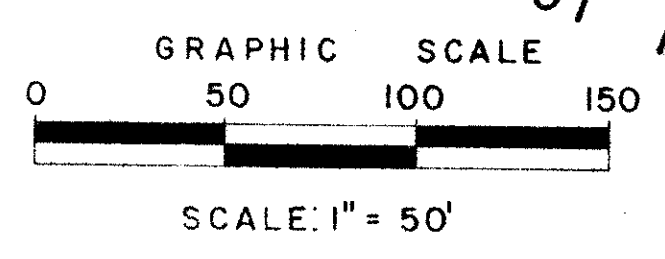
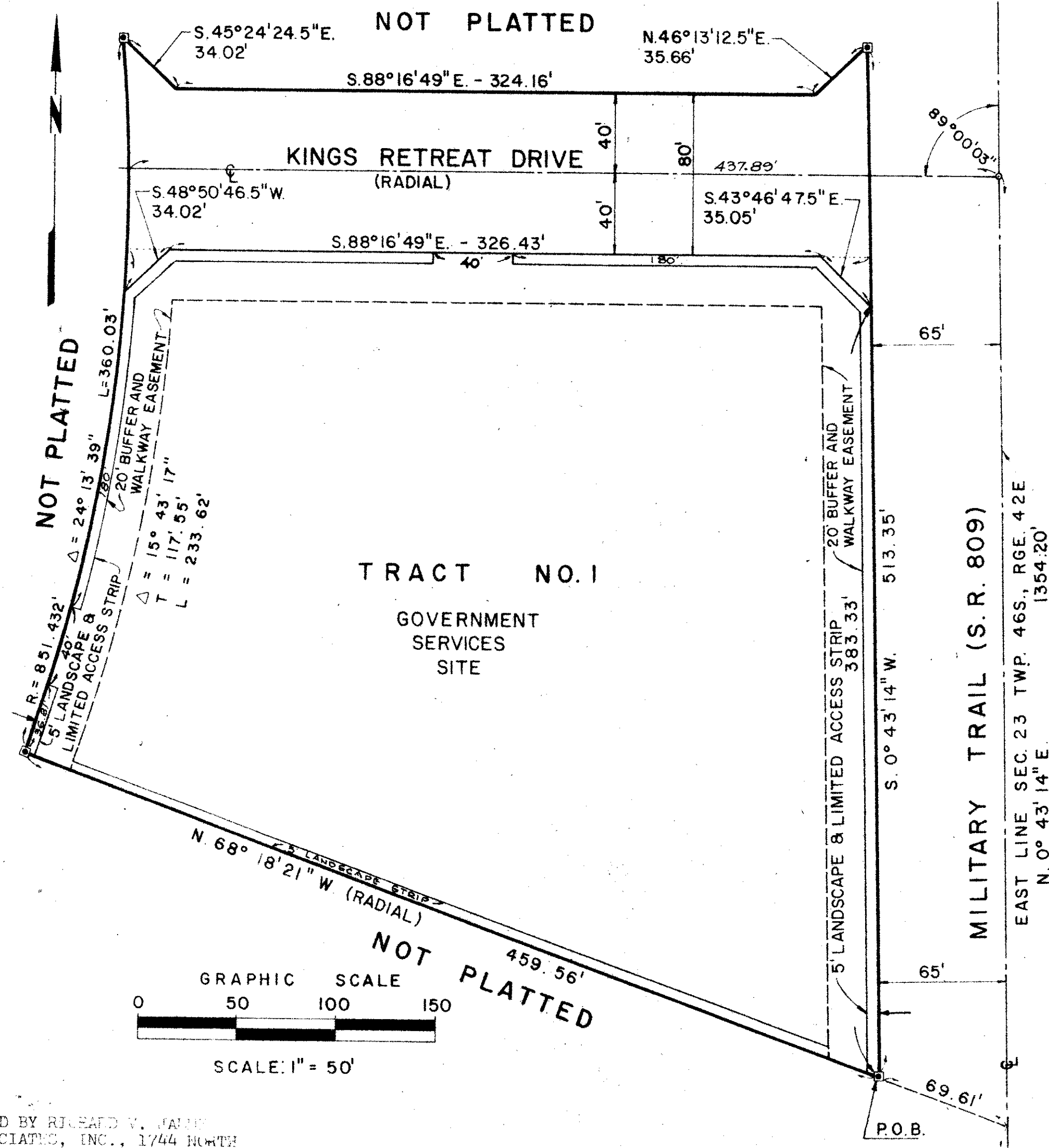
MY COMMISSION EXPIRES JUNE 12, 1978
Jane Linda Taylor
 NOTARY PUBLIC

COUNTY ENGINEER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

ATTEST JOHN B. BUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS

BY: [Signature]



THIS INSTRUMENT WAS PREPARED BY ROBERT M. SCHWARTZ, ATTORNEY AT LAW, FOR KELLEY ENGINEERING ASSOCIATES, INC., 1744 NORTH MILITARY TRAIL, WEST PALM BEACH, FLORIDA, PHONE (305) 689-2323

TITLE CERTIFICATION)
 STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

I, ROBERT M. SCHWARTZ, 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, A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; AND I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

KINGS POINT P.U.D.

BY: Robert M. Schwartz
 ROBERT M. SCHWARTZ, ATTORNEY

APPROVAL - PALM BEACH COUNTY, FLORIDA
 BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF SEPTEMBER, A.D., 1976.

BY: [Signature] (SEAL)

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION OF THE HEREON DESCRIBED PROPERTY, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE POINTS (P.R.M.) HAVE BEEN SET, AND SURVEY DATA SHOWN IN ACCORDANCE WITH CHAPTER 71-339, FLORIDA STATUTES.

I FURTHER CERTIFY THAT THE PERMANENT CONTROL POINTS (P.C.P.) SHALL BE SET UPON COMPLETION OF ROAD CONSTRUCTION, ACCORDING TO PALM BEACH COUNTY SUBDIVISION PLATTING ORDINANCE 73-4.

R.V. Jamme
 PROFESSIONAL SURVEYOR
 FLORIDA CERTIFICATE NO. 1198

DATE Sept. 8, 1976

KELLEY ENGINEERING ASSOC. INC.
 CONSULTING ENGINEERS AND SURVEYORS
 WEST PALM BEACH, FLORIDA

MORTGAGEE'S CONSENT)
 STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND THAT HE HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE AREAS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT HIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1207, PAGE 1274, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

BOCA RATON NATIONAL BANK

IN WITNESS WHEREOF, THE SAID NATIONAL BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT VICE PRESIDENT AND ITS CORPORATION SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF SEPT., A.D., 1976.

WITNESS: George J. Phelan BY: Howard M. MacFarlan
Edward M. MacFarlan
 SENIOR VICE PRESIDENT
 BOCA RATON NATIONAL BANK

ACKNOWLEDGEMENT)
 STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Howard M. MacFarlan, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF THE ABOVE NAMED BOCA RATON NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH SENIOR VICE PRESIDENT, FOR SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT BY ONE AND REGULAR ASSOCIATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF SEPT., A.D., 1976.

Frank Plarney
 NOTARY PUBLIC
 MY COMMISSION EXPIRES MAY 31, 1980



001
 0263-1009

KINGS POINT

23/46/42