

KINGDOM VILLAS 00038.015

A PLAT OF A PORTION OF SECTION 27, TOWNSHIP 44 SOUTH, RANGE 43 EAST AND ALSO BEING A REPLAT OF LOTS 3, 4, 5, 6 AND 7, BLOCK 95 THE PALM BEACH FARMS COMPANY, PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 29 TO 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA

DEDICATION AND RESERVATIONS JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA MORTGAGEE'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT KINGDOM CONSTRUCTION & DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS A PORTION OF SECTION 27, TOWNSHIP 44 SOUTH, RANGE 43 EAST AND ALSO BEING A REPLAT OF LOTS 2, 3, 4, 5, 6, & 7 BLOCK 95 OF THE PALM BEACH FARMS COMPANY PLAT No. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 29 TO 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "KINGDOM VILLAS", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SHEET 1 OF 2 JANUARY 2005

STATE OF Florida) COUNTY OF Palm Beach)SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 18487, AT PAGE 1314 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Loan Officer AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13th DAY OF July, A.D., 2005.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS: 1. LOTS 1 THRU 5, BLOCK 1, LOTS 1 THRU 5, BLOCK 2, LOTS 1 THRU 5, BLOCK 3, & LOTS 1 THRU 5, BLOCK 4, AND PARCEL "A", AS SHOWN HEREON, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF LAKE WORTH, FLORIDA.

INDEX OF SHEETS

SHEET NO. 1	TITLE AND CERTIFICATION SHEETS
SHEET NO. 2	DETAIL SHEET

SURVEYORS STATEMENT THIS INSTRUMENT WAS PREPARED BY: FREDERICK M. LEHMAN IN THE OFFICES OF JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS 3333 NORTH FEDERAL HIGHWAY BOCA RATON, FLORIDA 33431 PHONE NUMBER: (561) 395-3333 FAX NUMBER: (561) 395-3315 LICENSED BUSINESS NO.: LB-50

FIDELITY FEDERAL BANK & TRUST, A BANKING CORPORATION
WITNESS: Thomas A. Conner SIGN Justin E. Marin SIGN Paul Kennedy SIGN
Thomas A. Conner PRINT JUSTINE E. MARIN PRINT Paul Kennedy PRINT

ACKNOWLEDGMENT

STATE OF Florida) COUNTY OF Palm Beach)SS
BEFORE ME PERSONALLY APPEARED, Paul Kennedy WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Loan Officer OF FIDELITY FEDERAL BANK & TRUST, A BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 7th DAY OF July, A.D., 2005.

MY COMMISSION EXPIRES: March 10, 2009 SIGN: Tanya L Day NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION NUMBER: #08405692 PRINT: Tanya L Day

TITLE CERTIFICATION

STATE OF FLORIDA) COUNTY OF PALM BEACH)SS
I, CHRIS NILES, 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 IN KINGDOM CONSTRUCTION & DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: July 11, 2005 SIGN: Chris Niles CHRIS NILES ATTORNEY-AT-LAW LICENSED IN FLORIDA LICENSE NUMBER: 958440

SURVEYOR'S CERTIFICATE

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S), ACCORDING TO SEC. 177.091 (9), F.S., 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 THE ORDINANCES OF THE CITY OF LAKE WORTH, FLORIDA.

DATE: July 20, 2005 SIGN: Frederick M. Lehman FREDERICK M. LEHMAN PROFESSIONAL LAND SURVEYOR NO. 4304. STATE OF FLORIDA PREPARED IN THE OFFICES OF JOHN A. GRANT, JR., INC. 3333 N. FEDERAL HIGHWAY, STE #3 BOCA RATON, FLORIDA 33431 LICENSED BUSINESS LB-50

REVIEWING SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF LAKE WORTH, FLORIDA, HAS REVIEWED THIS PLAT OF KINGDOM VILLAS AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS AND MONUMENTS AT LOT CORNERS.

DATE: July 29, 2005 SIGN: Mary Hanna Clodfelter Mary Hanna Clodfelter PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA FICATE No. 4763

CITY OF LAKE WORTH APPROVAL

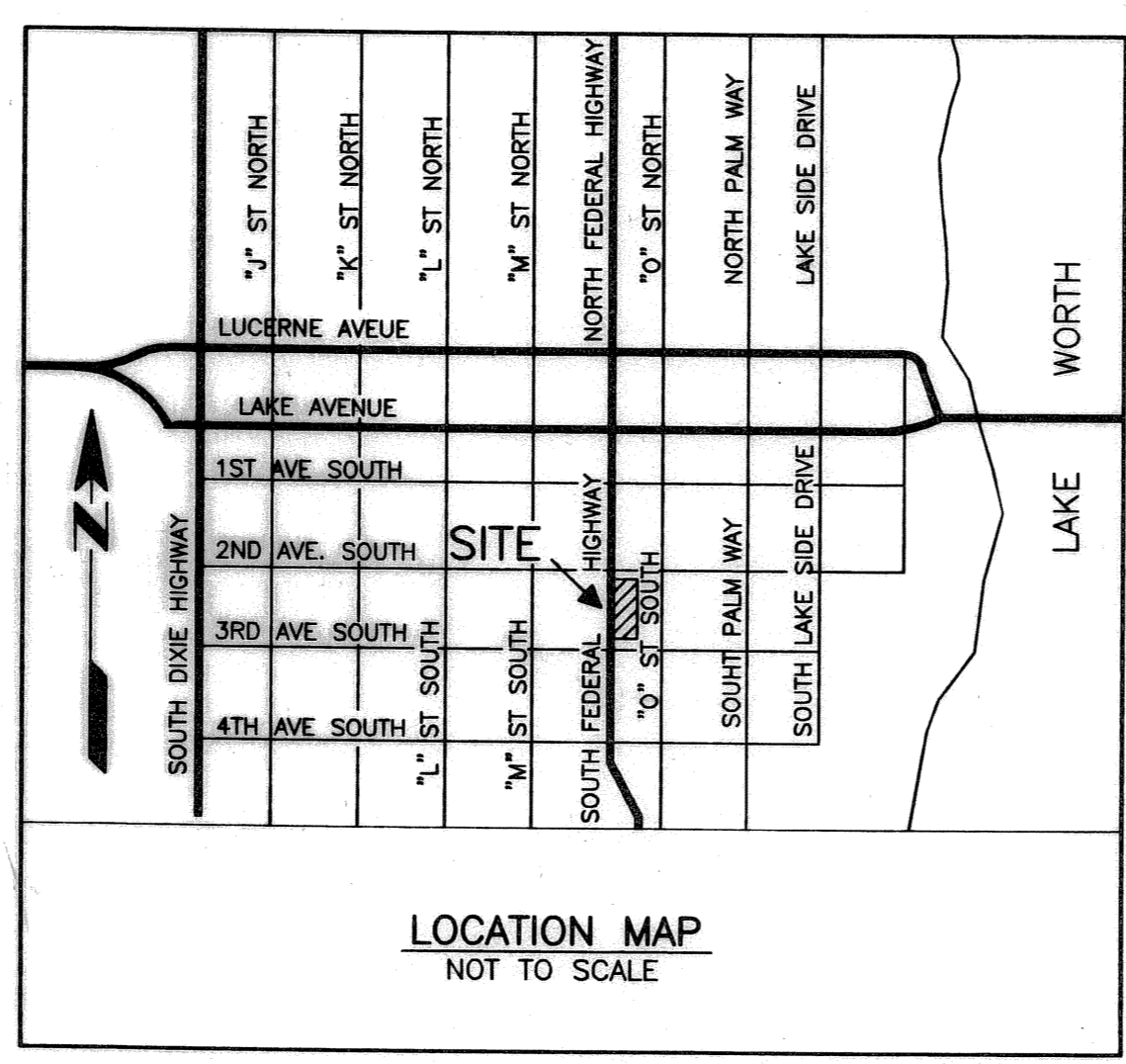
THIS PLAT OF KINGDOM VILLAS HAS BEEN APPROVED ON THIS 15 DAY OF November, 2005 BY THE CITY OF LAKE WORTH, FLORIDA.

MAYOR: Wes Blanton (SIGN) CITY MANAGER: Paul C. Boyer (SIGN)
PLANNING BOARD CHAIRMAN: Wes Blanton (SIGN) CITY CLERK: Pamela R. Boyd (SIGN)
Wes Blanton (PRINT) Paul C. Boyer (PRINT) Pamela R. Boyd (PRINT)

STATISTICAL DATA

RESIDENTIAL LOTS	0.570 AC.
PRIVATE RIGHT-OF-WAY TRACTS (PARCEL A)	0.205 AC.
TOTAL AREA THIS PLAT	0.775 AC.
PROPOSED UNITS	20
PROPOSED DENSITY: 25.8 D.U./AC.	
ZONING USE: RM	

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL MANAGER AND ITS MANAGER, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF July, A.D., 2005.

KINGDOM CONSTRUCTION & DEVELOPMENT, LLC A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Jerry Day SIGN Vincent Devito SIGN Jerry Scalzo SIGN
Jerry Day PRINT VINCENT DEVITO - GENERAL MANAGER PRINT Jerry Scalzo PRINT
Kuba Bosakova SIGN Jerry Scalzo SIGN
Kuba Bosakova PRINT JERRY SCALZO - MANAGER PRINT

ACKNOWLEDGMENT

STATE OF FLORIDA) COUNTY OF PALM BEACH)SS
BEFORE ME PERSONALLY APPEARED Vincent Devito & Jerry Scalzo WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS General Manager & Manager OF KINGDOM CONSTRUCTION & DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF July, A.D., 2005.
MY COMMISSION EXPIRES: March 10, 2009 SIGN: Tanya L Day NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION NUMBER: #08405692 PRINT: Tanya L Day

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA) COUNTY OF PALM BEACH)SS
KINGDOM VILLAS HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATION AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 7th DAY OF July, A.D., 2005.

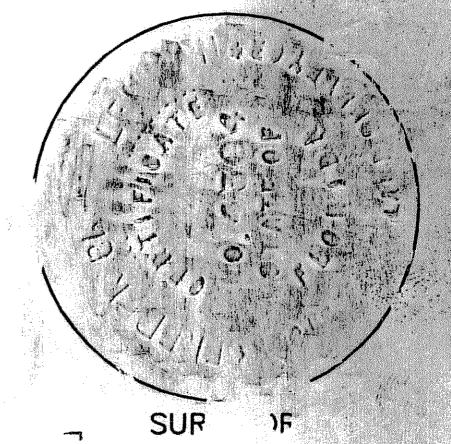
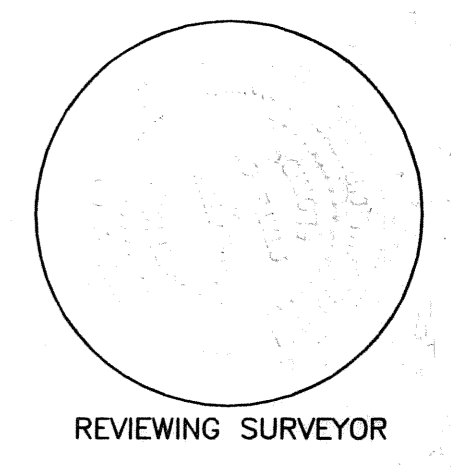
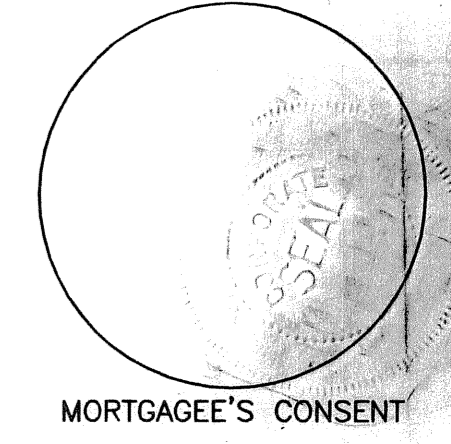
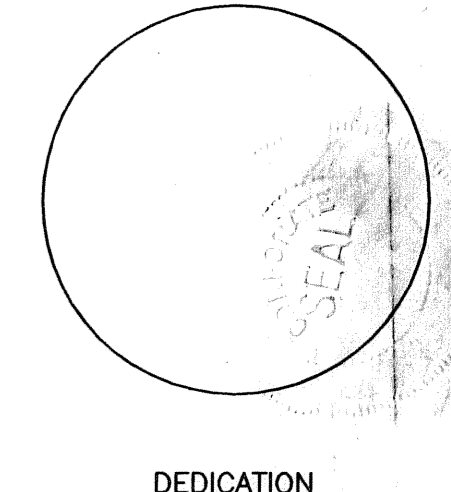
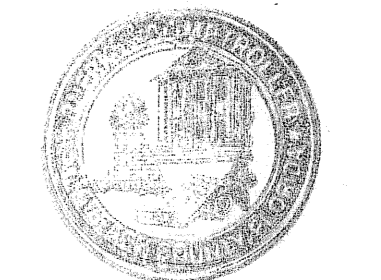
KINGDOM VILLAS HOMEOWNERS ASSOCIATION, INC A FLORIDA NOT FOR PROFIT CORPORATION
WITNESS: Jerry Day SIGN Kuba Bosakova SIGN Vincent Devito SIGN
Jerry Day PRINT Kuba Bosakova PRINT VINCENT DEVITO - PRESIDENT PRINT

ACKNOWLEDGMENT

STATE OF Florida) COUNTY OF Palm Beach)SS
BEFORE ME PERSONALLY APPEARED Vincent Devito WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF KINGDOM VILLAS HOMEOWNERS ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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.

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MY COMMISSION NUMBER: #08405692 PRINT: Tanya L Day

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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 12:45 PM THIS 13 DAY OF Dec A.D. 2005 AND DULY RECORDED IN PLAT BOOK 106 ON PAGES 159 AND 160.
SHARON R. BOCK
CLERK CIRCUIT COURT
BY: Sharon R. Bock DEPUTY CLERK



REVISE : 31 MARCH 05
REVISE : 25 MARCH 05
DATE : 3 FEB 2005
JOB NUMBER : LC-100-9143
FILE NAME : \\LAG7\GDD2\069143\PLAN\KINGPLAT.DWG - Plat
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