

47/58

58

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

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 ONLY 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 LENNAR HOMES, INC., 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. 1, 1983

12-1-83
DATE
Morris J. Watsky
ATTORNEY AT LAW

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF DECEMBER, A.D. 1983 BY FELTY B. GIBBS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF DECEMBER, A.D. 1983 BY John B. Dunkle, CLERK
BY Elizabeth C. Fisher, DEPUTY CLERK
H. F. Kahle, 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 GIVE ITS CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGEE'S LIEN(S) OR OTHER ENCUMBRANCE(S) WHICH IS/ARE RECORDED IN OFFICIAL RECORD BOOK(S) 2972 PAGE(S) 11, 12 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 VICE PRESIDENT AND ATTESTED BY ITS ASSIST. SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12 DAY OF DECEMBER, 1983.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARTIN L. RIEFS AND DIANE TAYLOR TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSIST. SECY. OF THE LENNAR HOMES, INC., A CORPORATION, AND SEVERALLY 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 12 DAY OF DECEMBER, 1983.
Notary Public
MY COMMISSION EXPIRES:

SURVEY NOTES

- R.R.M. INDICATES PERMANENT REFERENCE POINT
- BEARING REFERENCE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST IS ASSUMED TO BE 188°10'14"W
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TISES OR SHRUBS PLACED SO AS TO INTERFERE WITH ANY DRAINAGE OR DESIGNED UNDER DRAINAGE EASEMENTS (ORD. 73-4)
- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON THAT PORTION OF THE PLAT EASEMENTS WHICH SPECIFICALLY SUPPORT WATER SEWER AND OTHER PUBLIC UTILITIES.
- R.P.P. INDICATES PERMANENT CONTROL POINT.

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 KING POINT PLAT NO. TEN HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- STREETS AND/OR ACCESSWAYS:
 - SIXTY (60) FEET OF ADDITIONAL RIGHT OF WAY FOR LINTON BOULEVARD AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSE.
 - TRACT F-3B, AS SHOWN HEREON AS AN ACCESSWAY, IS HEREBY DEDICATED TO CARROTWOOD HOMEOWNERS ASSOCIATION, INC., A FLORIDA NONPROFIT CORPORATION, FOR THE PURPOSE OF INGRESS AND EGRESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
 - TRACTS G-3B, H-3B AS SHOWN HEREON FOR PRIVATE ROAD PURPOSES, ARE HEREBY DEDICATED TO THE LAS VERDES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NONPROFIT CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- COMMON AREAS
 - TRACT E-3B AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CARROTWOOD HOMEOWNERS ASSOCIATION, INC., FOR USE AS A COMMON AREA AND TRACTS B-3B THRU AND INCLUDING D-3B FOR FURTHER USE AS COMMON SPACE LIMITED, WHICH INCLUDES LIMITED PARKING SPACES AND SAID TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
 - THE TWENTY FIVE (25) FOOT LANDSCAPING AND BUFFER AREA AS SHOWN HEREON IS DEDICATED TO THE LAS VERDES PROPERTY OWNERS ASSOCIATION, INC. FOR LANDSCAPING AND A BICYCLE/PEDESTRIAN PATH AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- WATER MANAGEMENT AREA
 - WATER MANAGEMENT TRACT A-3B AS SHOWN HEREON DEDICATED TO THE LAS VERDES PROPERTY OWNERS ASSOCIATION, INC. FOR RECREATION AND WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- EASEMENTS
 - UTILITY EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
 - TRACTS A-3B THRU AND INCLUDING H-3B AND THE TWENTY-FIVE (25) FOOT LANDSCAPING AND BUFFER AREA AS SHOWN HEREON ARE SUBJECT TO DRAINAGE AND UTILITY EASEMENTS.
 - LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE 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 AND ATTESTED BY ITS ASSIST. SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13 DAY OF OCTOBER, 1980.

LENNAR HOMES, INC.
A CORPORATION OF THE STATE OF FLORIDA
BY: Betty Tibbetts, ASSIST. SECRETARY
BY: M.E. Saleda, VICE PRESIDENT

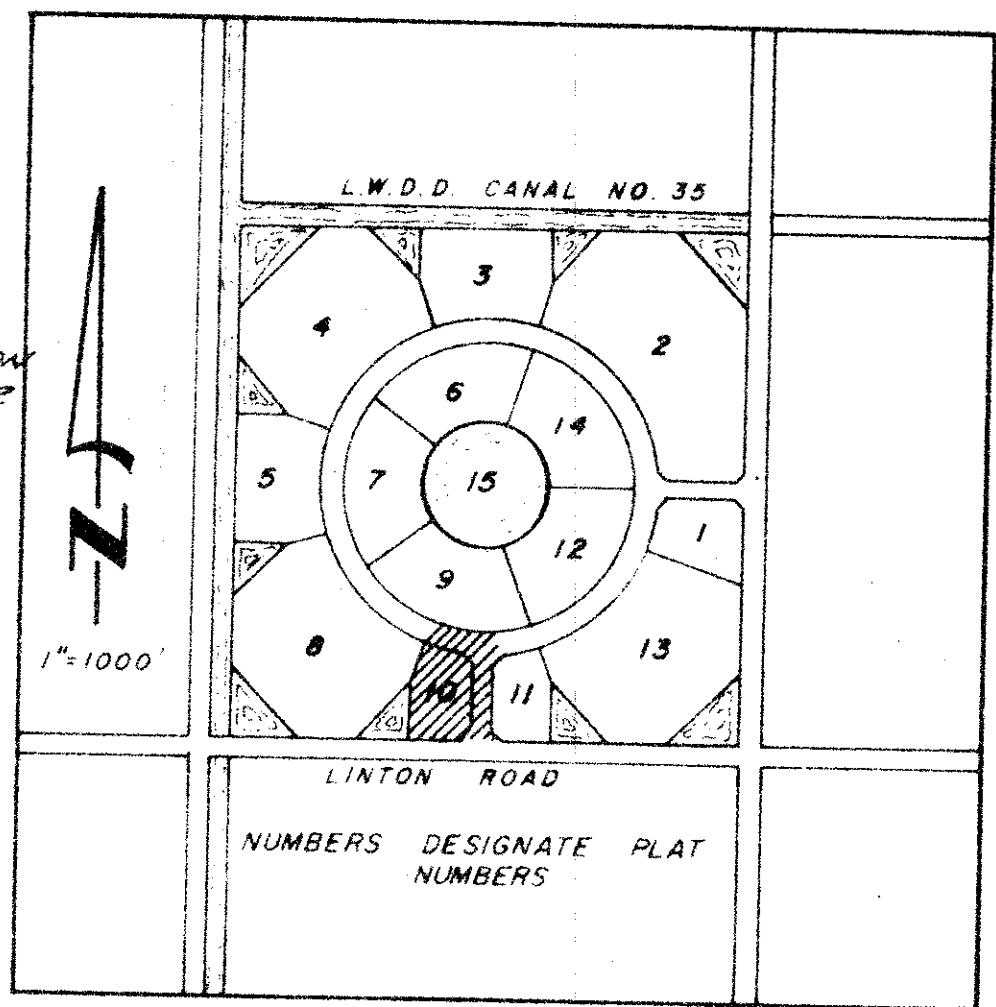
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED M.E. SALEDA AND BETTY TIBBETTS 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 SEVERALLY 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 13 DAY OF OCTOBER, 1980.
Notary Public
MY COMMISSION EXPIRES: 9-20-81

MORTGAGEE'S CORPORATE SEAL	NOTARY SEAL (MORTGAGEE'S CONSENT)	COUNTY ENGINEER SEAL	F & R CORPORATE SEAL	NOTARY SEAL (DEDICATION)	SURVEYOR'S SEAL
----------------------------	-----------------------------------	----------------------	----------------------	--------------------------	-----------------



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 CHARGE 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 AND (P.C.P.'S) PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: E. Brett Culpepper, REGISTERED LAND SURVEYOR, FLORIDA CERTIFICATE NO. 3333
SUBSCRIBED AND SIGNED TO BEFORE ME THIS 10 DAY OF DECEMBER, A.D., 1981.
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 88°10'14" W ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 1265.55 FEET TO A POINT; THENCE RUN N 1°49'46" E 600 FEET TO THE POINT OF BEGINNING.
FROM THE POINT OF BEGINNING RUN N 88°10'14" W PARALLEL TO THE SOUTH LINE OF SECTION 23, 370 FEET TO A POINT; THENCE RUN N 1°49'46" E 600 FEET TO A POINT; THENCE CONTINUE N 1°49'46" E 205.13 FEET TO A POINT; THENCE RUN N 2°13'48" E 147.57 FEET TO A POINT ON A CURVE WITH A RADIAL BEARING OF N 20°23'21" E; THENCE RUN ALONG SAID RADIAL 300 FEET TO A POINT ON A CURVE; THENCE RUN EASTERLY ALONG SAID CURVE CONVEX TO THE NORTH HAVING A RADIUS OF 771.832 FEET AND A CENTRAL ANGLE OF 21°49'42" A DISTANCE OF 293.90 FEET TO A POINT; THENCE RUN RADWLY S 1°26'21" E 80.0 FEET TO A POINT; THENCE RUN S 45°11'43" W 34.33 FEET TO A POINT; THENCE RUN S 1°49'46" W 331.47 FEET TO A POINT; THENCE RUN S 43°10'14" E 35.36 FEET TO A POINT; THENCE RUN S 1°49'46" W 60 FEET TO THE POINT OF BEGINNING.

P.U.D. TABULATION

GROSS AREA	36.5 ACRES
WATERWAYS	0.07 ACRES
NET AREA	35.8 ACRES
NO. UNITS	
DENSITY	0.3350 DW/ACRE
PRIVATE ROAD/DRIVE	0.0510 ACRES
BLDG. FLOOR AREA	0.015 ACRES
OPEN SPACE	1.703 ACRES

PREPARED BY: BRETT CULPEPPER

C F S and ASSOCIATES, INC.

CONSULTING ENGINEERS
P.L.P.E., FLORIDA

(SHEET 1 OF 2)

0263-007