

50/103

103

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

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 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 LENNAR 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 12-13-84.

12-13-84 DATE
Morris J. Watsky
MORRIS J. WATSKY
ATTORNEY-AT-LAW

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 5 DAY OF February, A.D. 1985.

BY Kenneth M. Adams
KENNETH M. ADAMS, CHAIRMAN

COUNTY ENGINEER

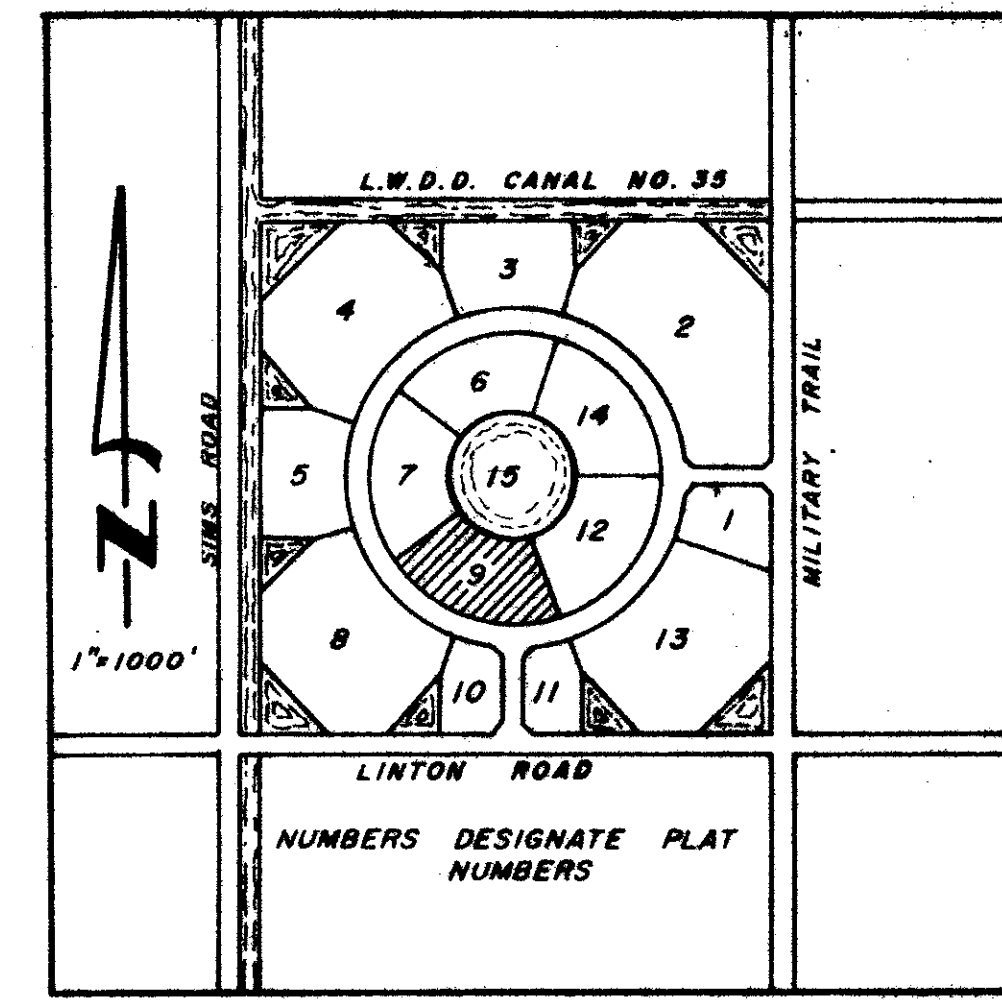
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 5 DAY OF February, A.D. 1985.

ATTEST: JOHN B. DUNKLE, CLERK BY: Betty Tibbets
COUNTY ENGINEER H.F. KANLERT, P.E.
BY: Elizabeth Richard
DEPUTY CLERK

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 KINGS POINT PLAT NO. NINE HAVE CAUSED THE SAME 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 COCONUT PALM HOMEOWNERS ASSOCIATION, INC. A FLORIDA NONPROFIT CORPORATION, FOR USE AS COMMON AREAS AND IS THE PERPETUAL OBLIGATION OF THE COCONUT PALM HOMEOWNERS ASSOCIATION, INC.
b. TRACT "B" AS SHOWN HEREON IS HEREBY DEDICATED TO THE EVERGREEN HOMEOWNERS ASSOCIATION, INC. A FLORIDA NONPROFIT CORPORATION, FOR USE AS COMMON AREAS AND IS THE PERPETUAL OBLIGATION OF THE EVERGREEN HOMEOWNERS 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.



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 AMENDED, 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 10th DAY OF April, A.D., 1985.
Charlotte D. Keenan
NOTARY PUBLIC
MY COMMISSION EXPIRES August 26, 1987

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, RUN N.0°43'14"E. ALONG THE EAST LINE OF SECTION 23, 1257.20 FEET TO A POINT OF INTERSECTION WITH LAS VERDES DRIVE (FORMERLY KINGS BETREAT DRIVE); THENCE RUN N.88°16'43"W. ALONG THE CENTERLINE AND THE EXTENSION OF THE CENTERLINE OF LAS VERDES DRIVE 489.32 FEET TO A POINT; THENCE RUN S.16°16'49"E. 331.432 FEET TO THE POINT OF BEGINNING.
FROM THE POINT OF BEGINNING CONTINUE S.16°16'49"E. ON A RADIAL OF A CURVE A DISTANCE OF 480.00 FEET TO A POINT ON SAID CURVE; THENCE RUN WESTERLY ALONG THE ARC OF A CURVE CONVEX TO THE NORTH HAVING A RADIUS OF 771.432 FEET AND A CENTRAL ANGLE OF 72°00'00" A DISTANCE OF 969.41 FEET TO A POINT; THENCE RUN ON A RADIAL N.55°43'11"E. A DISTANCE OF 480.0 FEET TO A POINT ON A CURVE ALSO HAVING A RADIAL BEARING OF N.55°43'11"E; THENCE RUN EASTERLY ALONG THE ARC OF THE CURVE CONVEX TO THE NORTH HAVING A RADIUS OF 331.432 AND A CENTRAL ANGLE OF 72°00'00" A DISTANCE OF 416.49 FEET TO THE POINT OF BEGINNING.

P.U.D. TABULATION

GROSS AREA	7.0 ACRES
NO. UNITS	144
DENSITY	20.57 DU/ACRES
PRIVATE ROADS/DRIVES	2.26 ACRES
BUILDING AREA	1.87 ACRES
OPEN SPACE	2.87 ACRES

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 13 DAY OF OCTOBER, 1980

LENNAR HOMES, INC.
A CORPORATION OF THE STATE OF FLORIDA
BY: M.E. Saleda
M.E. SALEDA
VICE PRESIDENT

ATTEST:
Betty Tibbets
BETTY TIBBETS
ASST. SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED M.E. Saleda AND BETTY TIBBETS 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 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.

Theresa L. Ugell
NOTARY PUBLIC

MY COMMISSION EXPIRES 6-20-85

SURVEY NOTES

- P.R.M. INDICATES PERMANENT REFERENCE MONUMENT
- BEARING REFERENCE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST IS ASSUMED TO BEAR N.0°43'14"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.
- R.C.P. INDICATES PERMANENT CONTROL POINT - NONE REQUIRED

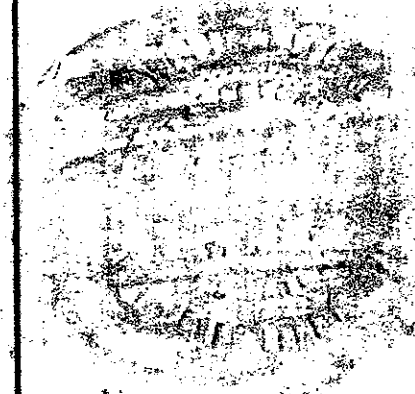
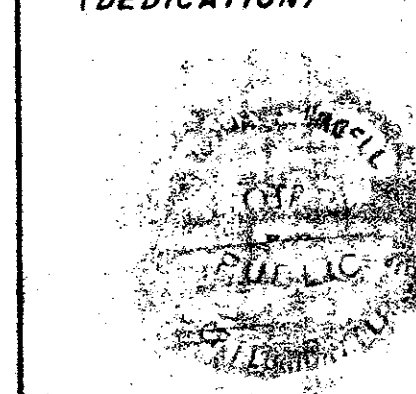
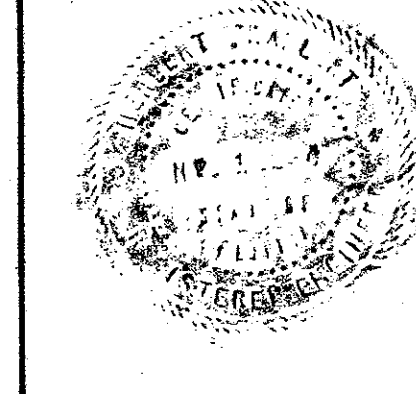
KINGS POINT #9
0263-006
PREPARED BY:
E. BRETT CULPEPPER
C.S. and ASSOCIATES, INC.
CONSULTING ENGINEERS
FT. PIERCE, FLORIDA
(SHEET 1 OF 2)

COUNTY ENGINEER SEAL	F&R CORPORATE SEAL	NOTARY SEAL (DEDICATION)	SURVEYOR'S SEAL
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DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:20 AM
this 14th day of February
1985, and duly registered in Plat Book No.
50 on page 102410N
JOHN B. DUNKLE, Clerk Circuit Court
By Elizabeth Richard Deputy Clerk