

DRAWING NUMBER 52/74

52 74

# A REPLAT OF PLAT NO. ONE KINGS POINT P.U.D.

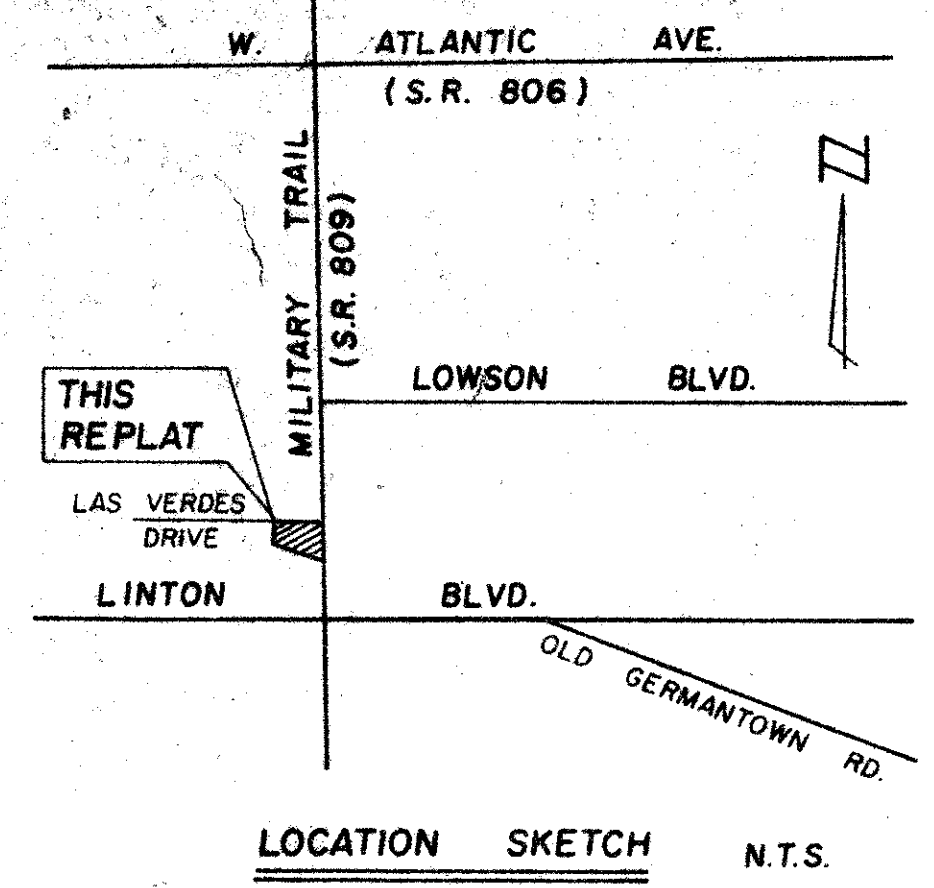
## A PORTION OF THE S.E. 1/4 OF SECTION 23 TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 8:51 A.M. THIS 27th DAY OF ~~NOVEMBER~~ 1985, AND DULY RECORDED IN PLAT BOOK NO. 52 ON PAGE 74  
JOHN B. DUNKLE, CLERK - CIRCUIT COURT  
BY: *[Signature]*  
DEPUTY CLERK



50 25 0 50 100 150  
GRAPHIC SCALE IN FEET  
1" = 50'

SHEET 1 OF 1 SHEET



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT LENNAR HOMES, INC. A FLORIDA CORPORATION AND LAS VERDES PROPERTY OWNERS ASSOCIATION, INC. 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 A "REPLAT OF PLAT NO. ONE, KINGS POINT P.U.D.", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT NO. 1, PLAT NO. ONE KINGS POINT P.U.D. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32 AT PAGE 68 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
CONTAINING 3.0365 ACRES, MORE OR LESS.

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

- 1) 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.
- 2) BUFFER AND WALKWAY EASEMENT AS SHOWN HEREON, IS DEDICATED TO LAS VERDES PROPERTY OWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3) TRACT NO. 1 SHOWN HEREON IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, LENNAR HOMES, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26 DAY OF July A.D., 1985.

ATTEST: *[Signature]* BY: *[Signature]*  
LINDA J. McLEOD ASSISTANT SECRETARY IRVING BOLTIN SENIOR VICE PRESIDENT

IN WITNESS WHEREOF, LAS VERDES PROPERTY OWNERS ASSOCIATION, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17 DAY OF July A.D., 1985.

ATTEST: *[Signature]* BY: *[Signature]*  
JEFF HOPPER VICE PRESIDENT DAVID ROSENTHALL PRESIDENT

### ACKNOWLEDGEMENT - FOR LENNAR HOMES, INC.

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 ACKNOWLEDGEMENTS, IRVING BOLTIN, SENIOR VICE PRESIDENT AND LINDA J. McLEOD, ASSISTANT SECRETARY, BOTH OF LENNAR HOMES, INC., 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY OF PALM BEACH AND STATE OF FLORIDA, THIS 26 DAY OF July A.D., 1985

MY COMMISSION EXPIRES 6-20-89  
*[Signature]*  
NOTARY PUBLIC-STATE OF FLORIDA

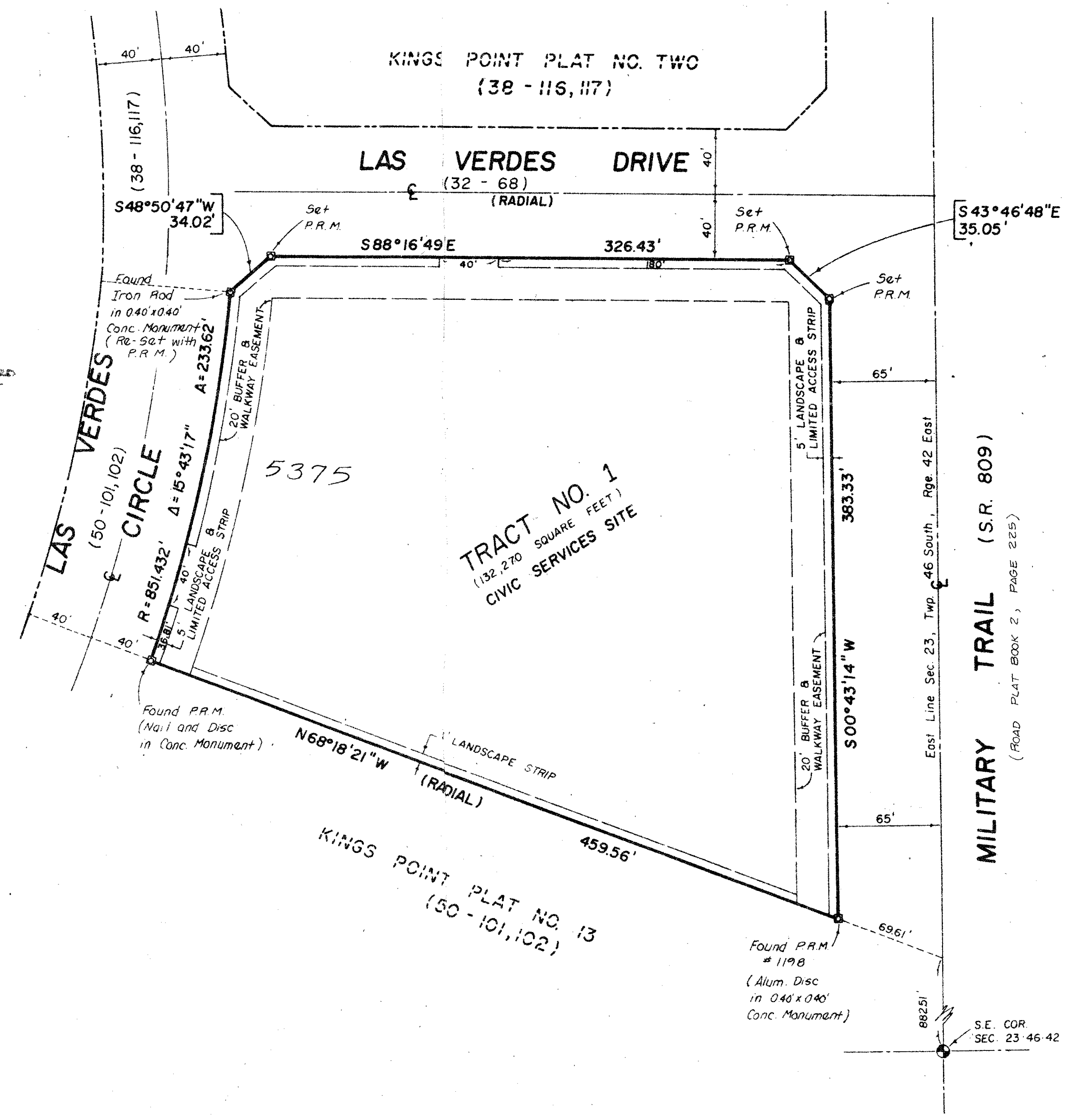
### ACKNOWLEDGEMENT - FOR LAS VERDES PROPERTY OWNERS ASSOCIATION, INC.

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 ACKNOWLEDGEMENTS, DAVID ROSENTHALL, PRESIDENT AND JEFF HOPPER, VICE PRESIDENT, BOTH OF LAS VERDES PROPERTY OWNERS ASSOCIATION, INC., 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY OF PALM BEACH AND STATE OF FLORIDA, THIS 17 DAY OF July A.D., 1985.

MY COMMISSION EXPIRES March 26, 1988  
*[Signature]*  
NOTARY PUBLIC-STATE OF FLORIDA



### TITLE OF 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 HEREBY DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LENNAR HOMES, INC., A FLORIDA CORPORATION. THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS FREE OF ENCUMBRANCES OTHER THAN SHOWN.

DATED: October 21st, 1985 BY: *[Signature]*  
MORRIS J. WATSKY, ATTORNEY

### COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF November 1985.

BY: *[Signature]*  
CHAIRMAN - BRENNEITH M. ADAMS  
HAREN T. MARCUS

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF November 1985.

BY: *[Signature]*  
H.F. KAHLERT, P.E.

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

BY: *[Signature]*

### SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREOF IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER BY 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 AND (P.C.P.'s) PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

HELLER-WEAVER AND CATO, INC.  
*[Signature]*  
JOHN D. WEAVER  
REGISTERED LAND SURVEYOR NO. 3550  
STATE OF FLORIDA

### NOTES

- 1)  INDICATES PERMANENT REFERENCE MONUMENT.
- 2) THE BEARINGS SHOWN HEREON REFER TO THE PLAT OF RECORD "PLAT NO. ONE, KINGS POINT P.U.D." (P.B.32, PG.68), PALM BEACH COUNTY RECORDS.
- 3) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- 4) 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.
- 5) THE PURPOSE OF THIS REPLAT IS TO REDESIGNATE THIS PLAT FROM GOVERNMENT SERVICES TO CIVIC SERVICES. CIVIC SERVICES INCLUDE BOTH GOVERNMENTAL AND INSTITUTIONAL USES AS ALLOWED BY PALM BEACH COUNTY ZONING CODE.

THIS PLAT PREPARED BY:  
HELLER-WEAVER AND CATO, INC.  
DRAWN BY: DONALD ALBRECHT  
COMPUTATION BY: BRUCE ROSSMAN

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PREPARED BY:  
**heller - weaver and cato inc.**  
engineering • land surveying • land planning • land development consultation  
CORAL GATE PROFESSIONAL PLAZA • 3801 CORAL GATE BOULEVARD • NARMIATE, FLORIDA • 33063 • PHONE (305) 979-0000



Lennar Homes Notary Public for Lennar Homes

REPLAT PLAT 1 KINGS POINT

ORDER #6967