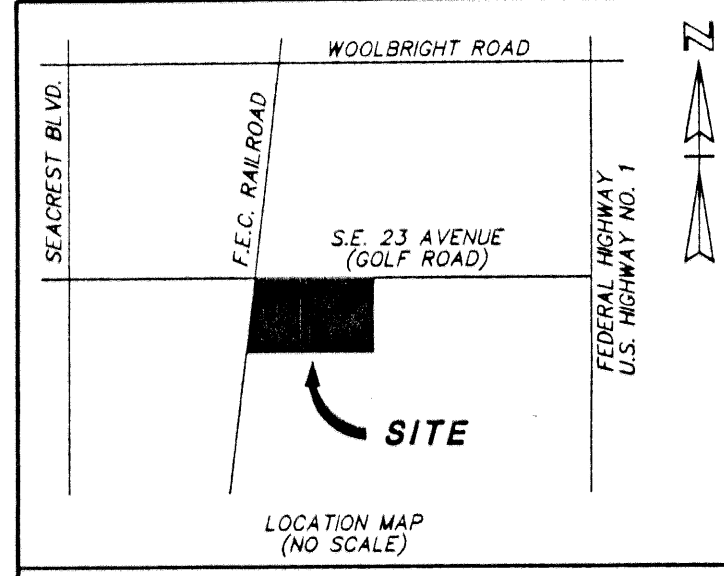


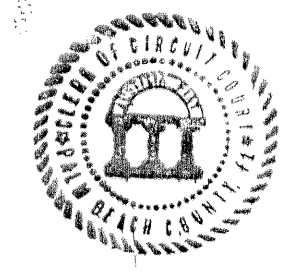
# KENSINGTON PLACE, P.U.D.

BEING A PORTION OF THE SOUTHEAST QUARTER (S.E.1/4) OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

OCTOBER 2002  
SHEET 1 OF 2



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
THIS PLAT WAS FILED FOR RECORD AT 1:05 PM  
THIS 14<sup>th</sup> DAY OF March  
2003, AND DULY RECORDED IN PLAT BOOK NO.  
97 ON PAGES 155-156  
DORTHY H. WILKEN, CLERK OF CIRCUIT COURT  
BY *[Signature]* D.C.



### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, Bruce E. Evans, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO SHOWCASE REALTY AND CONTRACTING, INC., A FLORIDA CORPORATION; THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY SECTION 197.051 FLORIDA STATUTES, AS AMENDED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.  
DATE: 1-17-03  
NAME: Bruce E. Evans  
ATTORNEY STATE OF FLORIDA

### NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF THE SOUTHEAST QUARTER (S.E.1/4) OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 43 EAST HAVING A BEARING OF N.90°00'00"E.  
NOTICE: 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.  
THE CITY OF BOYNTON BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND UTILITY MAINTENANCE PURPOSES.  
THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561) 276-4501  
PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: □  
THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF BOYNTON BEACH.  
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENT SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED VINCE ZABIK AND DOLORES LOESCH, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED PERSONALLY KNOWN AND PERSONALLY KNOWN RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY RESPECTIVELY OF SHOWCASE REALTY AND CONTRACTING, INC., A FLORIDA 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 17<sup>th</sup> DAY OF JANUARY 2003.  
MY COMMISSION EXPIRES: *[Signature]*  
NOTARY PUBLIC  
NAME: PAUL D. ENGLE  
COMMISSION NO. *[Signature]*

### 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), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS 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 THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.  
*[Signature]* 1/17/03  
PAUL D. ENGLE  
SURVEYOR AND MAPPER NO. 5708  
O'BRIEN, SUITER & O'BRIEN, INC.  
2601 NORTH FEDERAL HIGHWAY  
DELRAY BEACH, FLORIDA 33483  
CERTIFICATE OF AUTHORIZATION NO. 353

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE KENSINGTON PLACE HOMEOWNERS ASSOCIATION HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 17<sup>th</sup> DAY OF JANUARY 2003

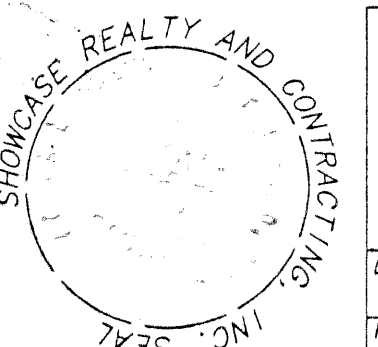
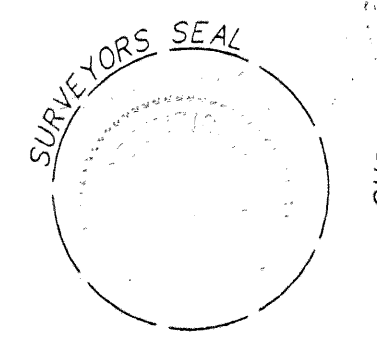
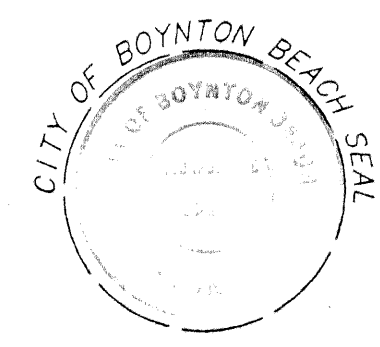
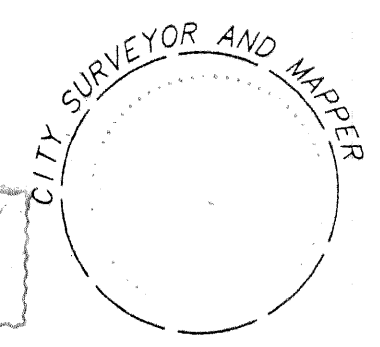
KENSINGTON PLACE HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *[Signature]*  
WITNESS: *[Signature]*  
NAME: ROGER BACON  
TITLE: PRESIDENT & SECRETARY

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROGER BACON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF KENSINGTON PLACE HOMEOWNERS ASSOCIATION, 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 IS 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 17<sup>th</sup> DAY OF January, 2003.  
MY COMMISSION EXPIRES: *[Signature]*  
NOTARY PUBLIC  
NAME: PAUL D. ENGLE  
COMMISSION NO. *[Signature]*



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SHOWCASE REALTY AND CONTRACTING, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON BEING A PORTION OF THE SOUTHEAST QUARTER (S.E.1/4) OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "KENSINGTON PLACE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST QUARTER (S.E.1/4) OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 180 FEET OF THE NORTH 245 FEET OF THE SOUTHEAST QUARTER (S.E.1/4) OF SAID SECTION 33, LYING EAST OF THE EAST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, AND WEST OF THE WESTERLY BOUNDARY OF THE PLAT, ROBINSON ADDITION, AS RECORDED IN PLAT BOOK 23, PAGE 144, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER (S.E.1/4) OF SAID SECTION 33 AND THE EAST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE N.90°00'00"E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (S.E.1/4) OF SAID SECTION 33, A DISTANCE OF 363.59 FEET TO THE NORTHERLY PROJECTION OF THE WEST LINE OF ROBINSON ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 144, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.0°34'23"E, ALONG THE WEST LINE OF SAID ROBINSON ADDITION, A DISTANCE OF 65.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF S.E. 23RD AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE S.0°34'23"E, ALONG THE WEST LINE OF SAID ROBINSON ADDITION, A DISTANCE OF 180.01 FEET TO A POINT ON A LINE 245.0 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER (S.E.1/4) OF SAID SECTION 33; THENCE S.90°00'00"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 405.41 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE N.8°40'30"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 182.08 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF S.E. 23RD AVENUE; THENCE N.90°00'00"E, ALONG SAID SOUTH RIGHT OF WAY LINE OF S.E. 23RD AVENUE, A DISTANCE OF 376.15 TO THE POINT OF BEGINNING.

CONTAINING 70,340 SQUARE FEET OR 1.61 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE KENSINGTON PLACE HOMEOWNERS ASSOCIATION FOR INGRESS-EGRESS, UTILITY, AND OPEN SPACE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE LANDSCAPE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE KENSINGTON PLACE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL FACILITIES LOCATED HEREON SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE KENSINGTON PLACE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.

THE OPEN SPACE EASEMENTS AS SHOWN HEREON, IS HEREBY RESERVED FOR THE KENSINGTON PLACE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17<sup>th</sup> DAY OF JANUARY 2003.

ATTEST: *[Signature]* BY: *[Signature]*  
NAME: VINCE ZABIK TITLE: PRES.  
NAME: DOLORES LOESCH TITLE: SEC.

SHOWCASE REALTY AND CONTRACTING, INC.  
A FLORIDA CORPORATION

### O'BRIEN, SUITER & O'BRIEN, INC.

LAND SURVEYORS  
CERTIFICATE OF AUTHORIZATION #18353  
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE  
2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483  
(561) 276-4501 732-3279 FAX 276-2390

|                     |            |
|---------------------|------------|
| DATE OF SURVEY      | SCALE:     |
| FIELD BOOK PAGE NO. | ORDER NO.: |