

55/85

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

85

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MORRIS J. WATSKY, A FULLY 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 LENNAR HOMES, INC., A FLORIDA CORPORATION, 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 NOV. 25th 1986.

NOV. 25th 1986
DATE
Morris J. Watsky
ATTORNEY AT LAW

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF DEC, A.D. 1986
BY: Karen T. Marcis
KAREN T. MARCIS, CHAIR

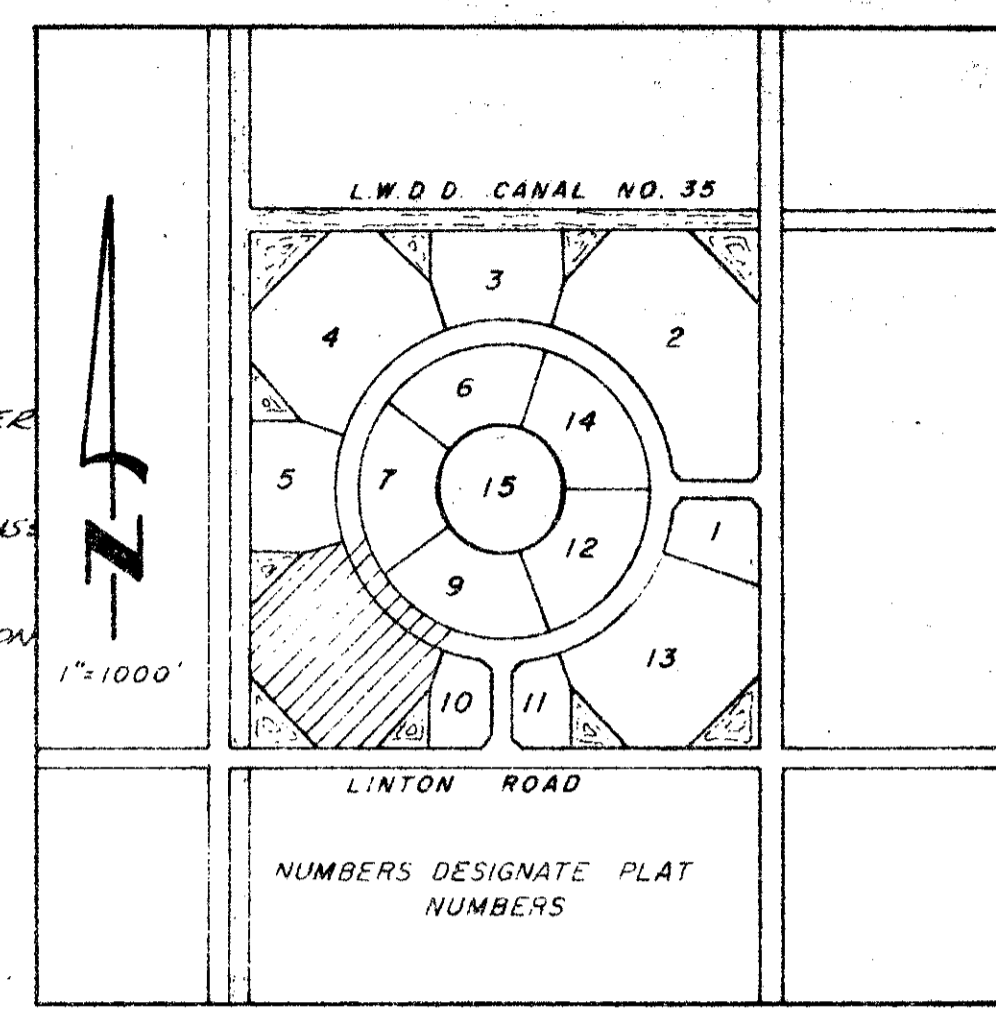
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 23 DAY OF DEC, A.D. 1986
ATTEST: John B. Dunkle, CLERK BY: Kathryn S. Miller
COUNTY ENGINEER
DEPUTY CLERK

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

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. EIGHT 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 C-4, AS SHOWN HEREON AS ACCESSWAYS, IS HEREBY DEDICATED TO VIBURNUM HOMEOWNERS ASSOCIATION, INC., A FLORIDA NONPROFIT CORPORATION, FOR THE PURPOSE OF INGRESS AND EGRESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
 - TRACT P-4, AS SHOWN HEREON FOR PRIVATE ROAD PURPOSES, IS 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 AND RECREATION AREA
 - TRACTS L-4 THRU AND INCLUDING N-4, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VIBURNUM HOMEOWNERS, INC., FOR USE AS COMMON AREAS AND TRACTS C-4 THRU AND INCLUDING K-4 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.
 - TRACT B-4, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAS VERDES PROPERTY OWNERS ASSOCIATION, INC. FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
 - WATER MANAGEMENT AREA
 - WATER MANAGEMENT TRAIL A-4 AS SHOWN HEREON IS HEREBY 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 AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
 - TRACTS L-4 THRU AND INCLUDING P-4 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.



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 PERSONAL 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 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 12th DAY OF APRIL, A.D., 1981.
Charlotte A. Kammann
NOTARY PUBLIC
MY COMMISSION EXPIRES APR 26th 1987

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, RUN S. 88° 10' 14" E. ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 68.46 FEET TO A POINT; THENCE RUN N149° 46' E 60.0 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN N 0° 20' 08" E ALONG A LINE PARALLEL TO AND LYING 10.0 FEET EAST OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 23 A DISTANCE OF 690.45 FEET TO A POINT; THENCE RUN S. 89° 39' 52" E. 25 FEET TO A POINT; THENCE RUN N. 48° 04' 38" E. 425.19 FEET TO A POINT; THENCE RUN N. 74° 33' 48" E. 141.33 FEET TO A POINT ON A CURVE WITH A RADIAL BEARING OF N. 73° 43' 20" E.; THENCE RUN ALONG SAID RADIAL 80.0 FEET TO A POINT ON A CURVE THENCE RUN SOUTHEASTERLY ALONG SAID CURVE CONCAVE TO THE NORTH-EAST HAVING A RADIUS OF 714.32 FEET AND A CENTRAL ANGLE OF 53° 19' 59" A DISTANCE OF 718.07 FEET TO A POINT; THENCE RUN RADIALLY S. 20° 23' 21" W. 80.0 FEET TO A POINT; THENCE RUN S. 21° 13' 48" W. 147.57 FEET TO A POINT; THENCE RUN S. 1° 49' 46" W. 345.13 FEET TO A POINT; THENCE RUN N 88° 10' 14" W. ALONG A LINE PARALLEL TO AND 60.0 FEET NORTH OF THE SOUTH LINE OF SECTION 23 A DISTANCE OF 639.84 FEET TO THE POINT OF BEGINNING.

P.U.D. TABULATION

GROSS AREA	17.169 ACRES
WATER WAYS	0.230 ACRES
NET AREA	16.939 ACRES
NO. UNITS	87
DENSITY	5.14 DU/ACRE
PRIVATE ROADS/DRIVES	1.756 ACRES
BLDG. FLOOR AREA	4.959 ACRES
OPEN SPACE	10.454 ACRES

PREPARED BY:
E. BRETT CULPEPPER

C.F.S. and ASSOCIATES, INC.
CONSULTING ENGINEERS
FT. PIERCE, FLORIDA

(SHEET 1 OF 2) 0263-005

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 26th DAY OF JUNE, 1986

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

ATTEST:
M. J. Watsky
MORRIS J. WATSKY
ASSIST. SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED M. E. Saleda AND MORRIS J. WATSKY TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT A VICE PRESIDENT AND ASSISTANT SECRETARY OF LENNAR HOMES INC., A CORPORATION, AND VERBALLY 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 26th DAY OF JUNE, 1986
Notary Public
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-26-89

COUNTY ENGINEER SEAL	LENNAR HOMES, INC. SEAL	NOTARY SEAL (DEDICATION)	SURVEYOR'S SEAL
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KINGS POINT PLAT NO. 8 55/85

23/46/42

SUBDIVISION	*Kings Point
BOOK	SS PAGE 85
FLOOD ZONE	B FLOOD MAP # 220
QUAD	* 37 ZONING
SE	ZIP CODE 33445
PUD NAME	Plat 8

SURVEY NOTES

- P.R.M. INDICATES PERMANENT REFERENCE MONUMENT
- BEARING REFERENCE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST IS ASSUMED TO BEAR N 88° 10' 14" W.
- 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.
- P.C.P. INDICATES PERMANENT CONTROL POINT.
- THE UNDERLYING SURVEY AS SHOWN HEREON WAS PERFORMED UNDER THE DIRECTION OF E. BRETT CULPEPPER AND CONFORMS TO THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN RULE 21H11-6, ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO FLORIDA STATUTE 472.027.

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER