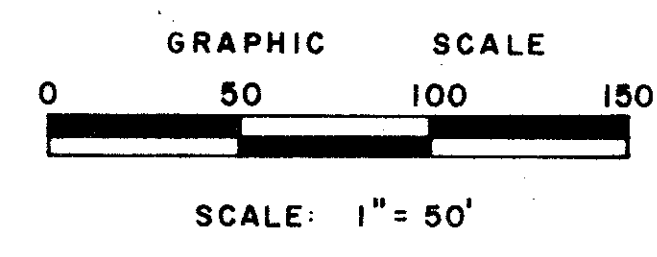
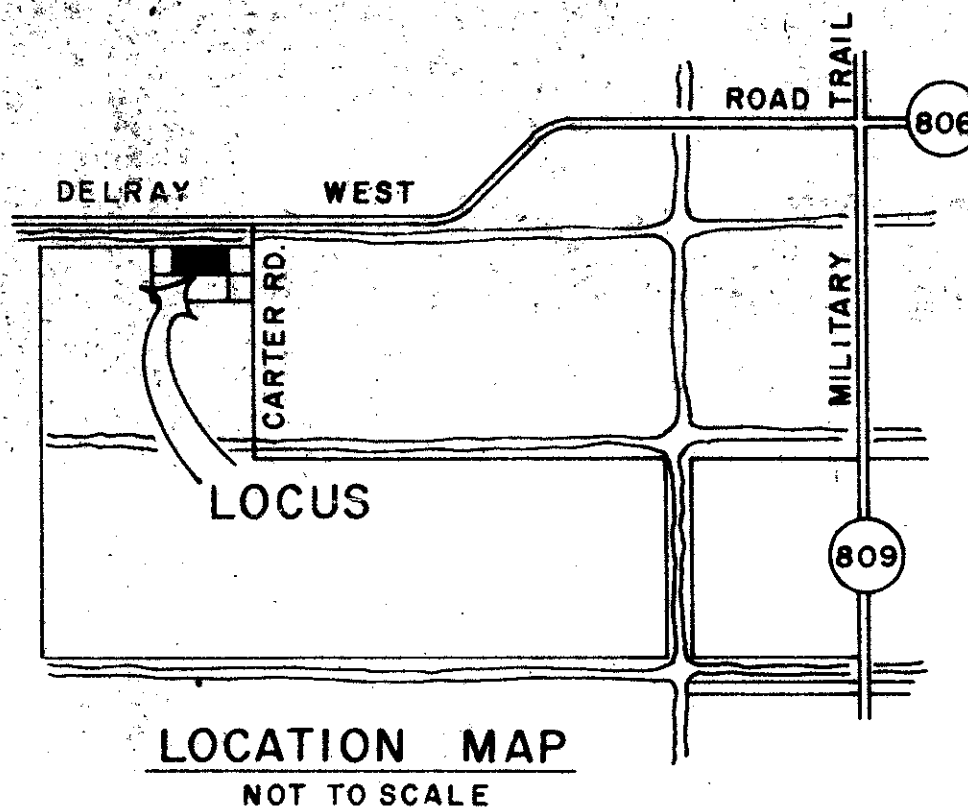
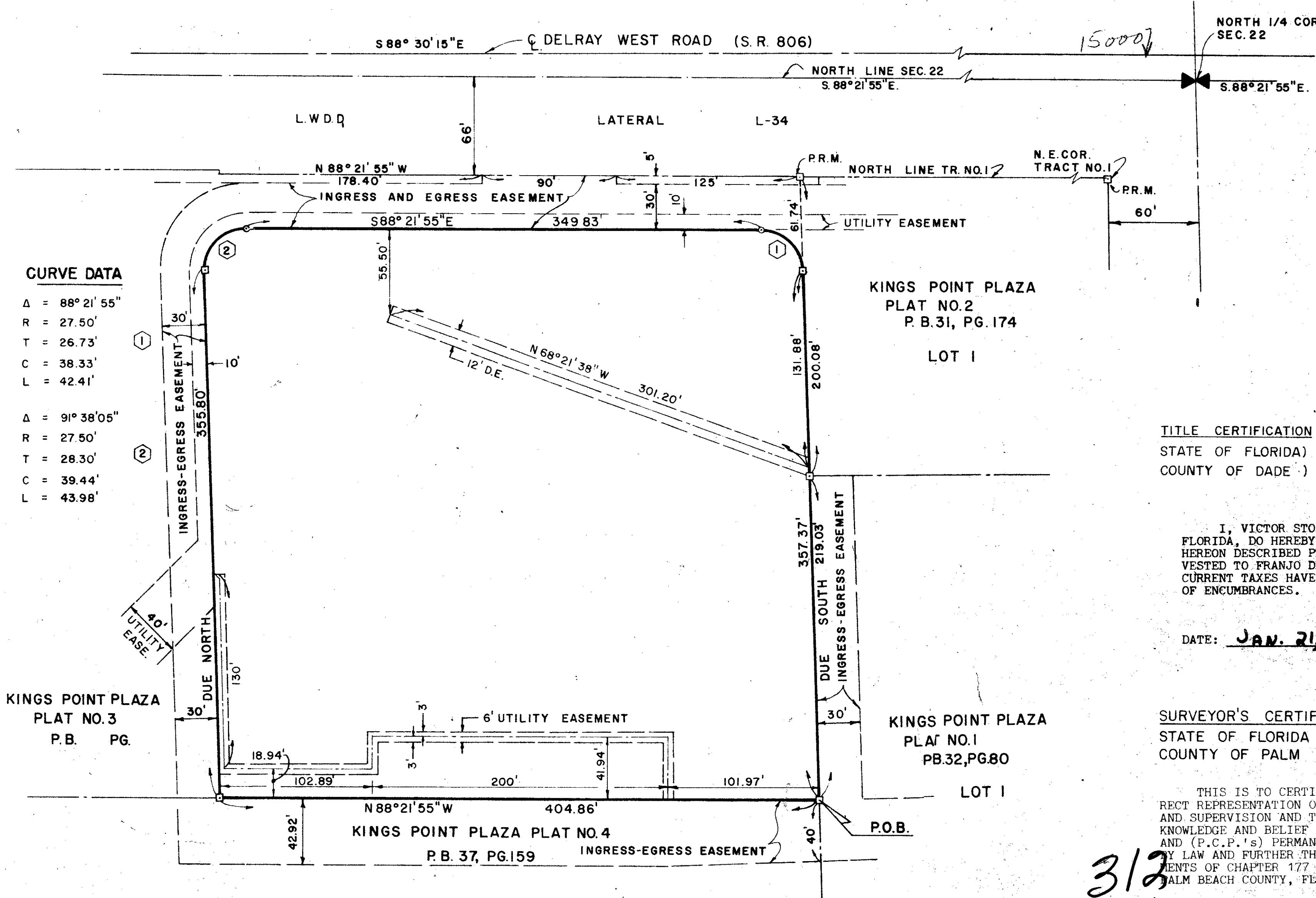


39-92



PLAT NO. FIVE
KINGS POINT PLAZA
A PLANNED COMMERCIAL DEVELOPMENT
A REPLAT OF A PORTION OF TRACT NO. 1, KINGS
POINT PLAT NO. ONE, P.B. 29, PAGE 138, IN SEC. 22,
TWP. 46S., RGE. 42E., PALM BEACH COUNTY, FLORIDA
NOV., 1979

"B"



CURVE DATA

Δ = 88° 21' 55"
R = 27.50'
T = 26.73'
C = 38.33'
L = 42.41'
Δ = 91° 38' 05"
R = 27.50'
T = 28.30'
C = 39.44'
L = 43.98'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that FRANJO DEVELOPMENT CORP., a Florida Corporation, owners of the land shown hereon, being a portion of Tract No. 1, KINGS POINT PLAT NO. ONE, in the Northwest 1/4 of Section 22, Township 46 South, Range 42 East, according to the plat thereof, as recorded in Plat Book 29, Page 138, Public Records of Palm Beach County, Florida; said parcel of land shown hereon as "PLAT NO. FIVE, KINGS POINT PLAZA", being more particularly described as follows:

BEGINNING at the Northeast corner of PLAT NO. FOUR, KINGS POINT PLAZA, as recorded in Plat Book 37, Page 159, Public Records of Palm Beach County, Florida; thence North 88°-21'-55" West, along the North line of said Plat, a distance of 404.86 feet to a point; thence due North, parallel to the East line of said Tract No. 1, a distance of 355.80 feet to the beginning of a curve, concave to the southeast, having a radius of 27.50 feet and a central angle of 91°-38'-05"; thence northerly, northeasterly and easterly along the arc of said curve, a distance of 43.98 feet to the point of tangency; thence South 88°-21'-55" East, parallel to the North line of said Tract No. 1, a distance of 349.83 feet to the beginning of a curve, concave to the southwest, having a radius of 27.50 feet and a central angle of 88°-21'-55"; thence easterly, southeasterly and southerly along the arc of said curve, a distance of 42.41 feet to the point of tangency; thence due South, parallel with the East line of said Tract No. 1, a distance of 357.37 feet to the POINT OF BEGINNING.

CONTAINING 3.5610 Acres of land, more or less.
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HERON, AND DO HEREBY DEDICATE AS FOLLOWS:

THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND STORM-DRAINAGE SYSTEMS.

IN WITNESS WHEREOF, THE FRANJO DEVELOPMENT CORP., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATION SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 16th DAY OF January, A.D. 1980.

FRANJO DEVELOPMENT CORP.
ATTEST: Kathleen Sierra by: Irving Bolotin
KATHLEEN SIERRA ASSISTANT SECRETARY IRVING BOLOTIN VICE PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF DADE)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, IRVING BOLOTIN AND KATHLEEN SIERRA, AS VICE PRESIDENT AND ASSISTANT SECRETARY RESPECTIVELY OF FRANJO DEVELOPMENT CORP., 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 THEIR ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY OF DADE, AND THE STATE OF FLORIDA, THIS 16th DAY OF January, A.D. 1980.
MY COMMISSION EXPIRES: 5/25/82
Virginia S. Bennett
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY RICKY B. BLACKWELL, FOR KELLEY ENGINEERING ASSOCIATES, INC., 1744 NORTH MILITARY TRAIL, WEST PALM BEACH, FLORIDA, 33409 TELEPHONE (305) 689-2323

GENERAL NOTES

- 1. ALL P.R.M. BEAR THE REGISTRATION NUMBER "2427" SHOWN THUS □ P.R.M.
- 2. PERMANENT CONTROL POINTS SHOWN THUS ⊙ P.C.P.
- 3. THE BEARINGS SHOWN HERON ARE BASED ON AN ASSUMED DUE NORTH ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF SECTION 22.
- 4. D.E. DENOTES DRAINAGE EASEMENT.
- 5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- 6. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON EASEMENTS, EXCEPTING CONDITIONS PERMISSIBLE WITHIN THE TRACT WHICH HAS BEEN DEDICATED FOR PURPOSES AS NOTED, AND FOR PUBLIC AND PRIVATE DRAINAGE PURPOSES.

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF DADE)

I, VICTOR STOSIK, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO FRANJO DEVELOPMENT CORP., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

DATE: JAN. 21, 1980 BY: Victor P. Stosik
VICTOR STOSIK, ATTORNEY

SURVEYOR'S CERTIFICATION
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS IS TO CERTIFY THAT THE PLAT SHOWN HERON 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 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.

DATE: January 10, 1980
Professional Land Surveyor
FLORIDA CERTIFICATE NO. 2127

APPROVAL - PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11 DAY OF March, A.D. 1980.
BY: Dennis P. Koehler
CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11 DAY OF March, A.D. 1980.
BY: John B. Dunkle
BOARD OF COUNTY COMMISSIONERS

KELLEY ENGINEERING ASSOC. INC.
CONSULTING ENGINEERS AND SURVEYORS
WEST PALM BEACH, FLORIDA

KINGS POINT PLAZA
39/92

STATE OF FLORIDA
COUNTY OF PALM BEACH)
This Plat was filed for record at 10:38 A.M., this 13 day of March, 1980, and duly recorded in Plat Book No. 39 on Page No. 92.
JOHN B. DUNKLE, Clerk of Circuit Court
By: Lyle Shreffler