DRAWING NUMBER 50/101

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, [illegible], A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE LANDS HEREON, DESCRIBED AND DEDICATED AS KINGS POINT PLAT NO. THIRTEEN, AS RECORDED IN PLAT BOOK [illegible], PAGES [illegible], OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND FIND THE TITLE OF THE PROPERTY IS VESTED TO LENNAR HOMES, INCORPORATED, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON, AND THAT I FIND THAT THE DEDICATIONS ARE PROPERLY EXECUTED AND THAT THE TITLE IS OTHERWISE CORRECT AND ACCEPTABLE.

DATED: 12-13-84

Morris J. Watsky
ATTORNEY-AT-LAW

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR ACCEPTANCE 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.

COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BY: [illegible]
DEPUTY CLERK

SURVEY NOTES

[illegible]

PART OF A PLANNED UNIT DEVELOPMENT

# KINGS POINT PLAT NO. THIRTEEN

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

1. STREETS AND/OR ACCESSWAYS:
   a. 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.
   b. TRACT "A-2", AS SHOWN HEREON AS ACCESSWAYS, IS HEREBY DEDICATED TO TORSITHIA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, FOR THE PURPOSE OF INGRESS AND EGRESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
   c. TRACT L-2, AS SHOWN HEREON FOR PRIVATE ROAD PURPOSES, IS HEREBY DEDICATED TO THE LAS VERGES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
2. COMMON AREAS
   a. TRACTS M-2 THRU AND INCLUDING J-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FORSYTHIA HOMEOWNERS' ASSOCIATION, INC., FOR USE AS COMMON AREAS AND TRACTS B-2 THRU AND INCLUDING E-2 AND FURTHER SEE AS COMMON SHAPE OWNERS, WHICH INCLUDES LIMITED PARKING SPACES AND SAID TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
   b. THE TWENTY FIVE (25') FOOT LANDSCAPING AND BUFFER AREA, AS SHOWN HEREON IS DEDICATED TO THE LAS VERGES PROPERTY OWNERS ASSOCIATION, INC. FOR LANDSCAPING AND A BICYCLE/PEDESTRIAN PATH AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
3. WATER MANAGEMENT AREA
   a. WATER MANAGEMENT TRACT A-2 AS SHOWN HEREON IS HEREBY DEDICATED TO THE LAS VERGES PROPERTY OWNERS ASSOCIATION, INC. FOR RECREATION AND WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
4. EASEMENTS
   a. 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.
   b. TRACTS A-2 THRU AND INCLUDING L-2 AND THE TWENTY-FIVE (25') FOOT LANDSCAPING AND BUFFER AREA AS SHOWN HEREON ARE SUBJECT TO DRAINAGE AND UTILITY EASEMENTS.
   c. 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.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSIST. SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AS AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13 DAY OF October, 1980.

ATTEST:
Betty Tibbetts
BETTY TIBBETTS
ASSIST. SECRETARY

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

## ACKNOWLEDGEMENT

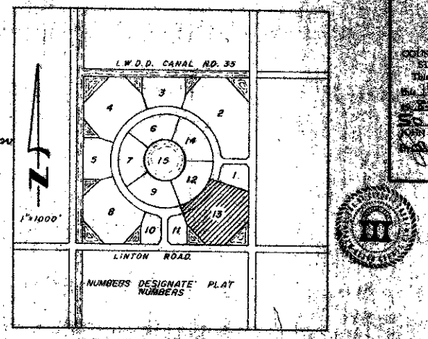
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED M. E. SALEDA AND BETTY TIBBETTS 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 CORPORATE 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.

Norman D. Urgell
NOTARY PUBLIC

MY COMMISSION EXPIRES 6-20-85




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 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. 3233
E. BRETT CULPEPPER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 DAY OF April, A.D., 1981.

Charlotte J. Hennessey
NOTARY PUBLIC
MY COMMISSION EXPIRES August 24, 1982

## LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE BEAR S.01°16'W. ALONG THE EAST LINE OF SECTION 23 A DISTANCE OF 60.00 FEET TO A POINT; THENCE RUN N.88°46'E. 60.0 FEET TO THE POINT OF BEGINNING.
FROM THE POINT OF BEGINNING RUN N.88°46'E. 1324.84 FEET TO A POINT; THENCE RUN N.01°49'42"E. 60.0 FEET TO A POINT; THENCE RUN N.45°13'15"W. 393.81 FEET TO A POINT; THENCE RUN N.43°43'55"W. 44.41 FEET TO A POINT ON A CURVE; THENCE RUN NORTHWESTERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1230.00 FEET AND A CENTRAL ANGLE OF 16°38'41"; THENCE RUN ALONG SAID RADIAL N.64°34'23"W. 60.0 FEET TO A POINT ON A CURVE; THENCE RUN NORTHEASTERLY ALONG SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 971.42 FEET AND A CENTRAL ANGLE OF 47°27'15" A DISTANCE OF 804.20 FEET; THENCE RUN S.84°01'38"E. 80.0 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 891.42 FEET AND A CENTRAL ANGLE OF 10°49'37" A DISTANCE OF 337.26 FEET TO A POINT; THENCE RUN S.62°48'12"E. 1000.14 FEET TO A POINT; THENCE RUN S.01°43'16"W. 786.14 FEET TO THE POINT OF BEGINNING.

## P.U.D. TABULATION

| | |
|---|---|
| GROSS AREA | 40.328 ACRES |
| NET AREA | 19.082 ACRES |
| NO. UNITS | 101 |
| DENSITY | 5.29 DU/ACRE |
| PRIVATE ROADS / DRIVES | 6.16 ACRES |
| BLDG. FLOOR AREA | 2.76 ACRES |
| OPEN SPACE | 11.44 ACRES |

0263-010

PREPARED BY:
E. BRETT CULPEPPER
[illegible]
FT. MYERS, FLORIDA

| COUNTY ENGINEERS SEAL | F&R CORPORATE SEAL | NOTARY SEAL (DEDICATION) | SURVEYOR'S SEAL |
|---|---|---|---|
| | | | |

Kings Point #13

SHEET 59/101

SURVEY NOTES

DRAWING NUMBER