

PLAT OF
KIRKWOOD TOWNHOMES

SW 1/4 OF THE SW 1/4 OF SECTION 18
TOWNSHIP 44 SOUTH RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

DWIGHT R. WEYANT & ASSOCIATES INC.
CONSULTING ENGINEERS-PLANNERS
FEBRUARY 1978

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Type Shuffler

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

KNOW ALL MEN BY THESE PRESENTS THAT KIRKWOOD TOWNHOMES INC. A FLORIDA CORPORATION, OWNER OF THE TRACT OF LAND SHOWN HEREON BEING IN THE SW 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT OF KIRKWOOD TOWNHOMES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 595.00 FEET OF THE SOUTH 1025.00 FEET OF THE WEST 333.20 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE WEST 25.00 FEET THEREOF, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE
2. THE WEST 15 FEET IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES AS ADDITIONAL STREET RIGHT-OF-WAY.
3. THE LIMITED ACCESS EASEMENT AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS
4. THE PRIVATE COMMON ACCESS DRIVE AS SHOWN IS HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION
5. THE COMMON AREAS AS SHOWN ARE HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION

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 16th DAY OF MARCH, 1978.

KIRKWOOD TOWNHOMES, INC., A CORPORATION OF THE STATE OF FLORIDA
BY: Robert A. Satter
ROBERT A. SATTER, PRESIDENT

ATTEST:
George Ray
GEORGE RAY, SECRETARY

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

I HEREBY CERTIFY, THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, Robert A. Satter, PRESIDENT, AND George Ray, SECRETARY, RESPECTIVELY OF KIRKWOOD TOWNHOMES INC., A FLORIDA CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND THE ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SAID CORPORATION BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS FOR THE PURPOSES HEREIN EXPRESSED AND THEIR ACT AND DEED WAS THE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT Palm Springs, COUNTY OF PALM BEACH, STATE OF FLORIDA, THIS 16th DAY OF MARCH, 1978 A.D.

MY COMMISSION EXPIRES May 4, 1980
Donna R. Jones
NOTARY PUBLIC

NOTES:

1. PERMANENT REFERENCE MONUMENTS ARE 6" dia X 24" CONCRETE MONUMENTS AND ARE DESIGNATED HEREON THUS: ■
2. BEARINGS CITED HEREON ARE IN A MERIDIAN ASSUMING NORTH-SOUTH ALONG THE EAST RIGHT-OF-WAY OF KIRK ROAD
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS
4. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR ANY TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS
5. THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS
6. WHERE UTILITY AND DRAINAGE EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITIES SHALL NOT INTERFERE WITH DRAINAGE FACILITIES OR THEIR OPERATIONS WITHIN THESE AREAS OF INTERSECTION
7. PERMANENT CONTROL POINTS TO BE SET ARE DESIGNATED THUS: ⊙

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS APPROVED FOR RECORD, THIS 17th DAY OF April, A.D. 1978.

BY: Peggy B. Evans (SEAL)
PEGGY B. EVANS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

BY: H. F. Kahler
H. F. KAHLERT, P.E., COUNTY ENGINEER

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

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2593, AT PAGE 5005 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SR. VICE PRESIDENT AND ATTESTED TO BY ITS SR. VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28th DAY OF MARCH, 1978.

FIRST MARINE BANK & TRUST COMPANY OF THE PALM BEACHES, A BANKING CORPORATION OF THE STATE OF FLORIDA.

BY: Walter D. Gray, Sr. Vice President

ATTEST:
Sherrill A. Jones
Vice President

SURVEYORS 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 AND THAT THE SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT (F.R.M.S.) PERMANENT REFERENCE MONUMENTS AND THAT (F.R.M.S.) PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR 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.

DWIGHT R. WEYANT & ASSOCIATES INC.

BY: Bernabe A. Hernandez
BERNABE A. HERNANDEZ
REGISTERED SURVEYOR NO. 2905
STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

WE, ST. PAUL TITLE INSURANCE CORP. A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO KIRKWOOD TOWNHOMES INC., THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON, AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

BY: Ronald M. Grady
DATE March 20, 1978

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WALTER D. GRAY, SR. AND SHERILL A. JONES, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT OF THE FIRST MARINE BANK & TRUST COMPANY OF THE PALM BEACHES, INCORPORATION, 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 28th DAY OF MARCH, 1978.

MY COMMISSION EXPIRES _____
Estline Jones
NOTARY PUBLIC

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KIRKWOOD TOWNHOMES