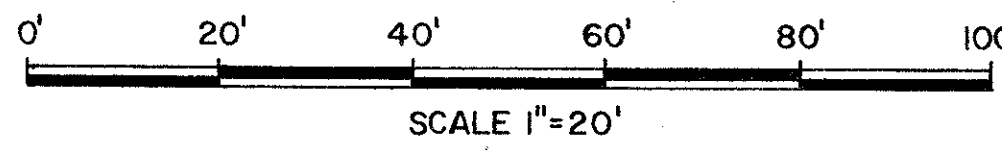


PLAT OF  
**KIRKWOOD SOUTH**

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  
SEPTEMBER 1978



96  
10/04/79  
3 May  
79  
37 96 + 97  
Dyle Shireffs

**DEDICATION**

STATE OF FLORIDA ss  
COUNTY OF PALM BEACH

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 SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 390 FEET OF THE SOUTH 430 FEET OF THE EAST 308.20 FEET OF THE WEST 333.20 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; 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 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.
4. THE PRIVATE COMMON ACCESS DRIVE AS SHOWN IS HEREBY DEDICATED TO THE KIRKWOOD TOWNHOMES HOMEOWNER'S ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
5. THE COMMON AREAS AS SHOWN ARE HEREBY DEDICATED TO THE KIRKWOOD TOWNHOMES HOMEOWNER'S ASSOCIATION, INC. 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 15 DAY OF MARCH, 1979

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

ATTEST: George Ray  
GEORGE RAY, SECRETARY

**ACKNOWLEDGEMENT**

STATE OF FLORIDA ss  
COUNTY OF PALM BEACH

I HEREBY CERTIFY, THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, 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 THEY 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 West Palm Beach, COUNTY OF PALM BEACH, STATE OF FLORIDA, THIS 15 DAY OF MARCH, 1978 A.D.  
MY COMMISSION EXPIRES MAY 4, 1980 Donna Roche  
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 15<sup>TH</sup> DAY OF May, A.D. 1978  
BY: Bill Bailey  
BILL BAILEY, CHAIRMAN

**COUNTY ENGINEER**

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.  
BY: H.F. Kahlert  
H.F. KAHLERT, P.E., COUNTY ENGINEER

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

**TITLE CERTIFICATION**

STATE OF FLORIDA ss  
COUNTY OF PALM BEACH

WE, ST. PAUL TITLE INSURANCE CORP., A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY 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: Homer Duvall III  
HOMER DUVALL III  
DATE: March 15, 1979

**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 AND THAT 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 OR, WHEN APPLICABLE, THAT (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH FOR THE REQUIRED IMPROVEMENTS 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: Ernest E. Mitchell  
ERNEST E. MITCHELL  
REGISTERED SURVEYOR No. 3142  
STATE OF FLORIDA

**FLOOD ZONE "B"**

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA ss  
COUNTY OF PALM BEACH

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 2035 AT PAGE 1762 OF 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 Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF March, 1979.

FIRST MARINE BANK AND TRUST COMPANY  
OF THE PALM BEACHES, A BANKING CORPORATION  
OF THE STATE OF FLORIDA.  
BY: Jack Shoffner  
Sr. Vice President

ATTEST: Wm Short  
Vice President

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Jack Shoffner AND William Short, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Sr. Vice President AND Vice President OF THE FIRST MARINE BANK & TRUST COMPANY OF THE PALM BEACHES, 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 30<sup>th</sup> DAY OF March, 1979.  
MY COMMISSION EXPIRES December 10, 1979 Quada K. Fitzgerald  
NOTARY PUBLIC

17

18/44/43  
Kirkwood South  
THIS INSTRUMENT WAS PREPARED BY ERNEST E. MITCHELL OF DWIGHT R. WEYANT & ASSOCIATES, INC. LAKE WORTH, FLORIDA.  
1000-088  
SHEET 1 of 2 SHEETS