

PLAT III OF BARWOOD

In Section 31, Township 47 South, Range 42 East,
Palm Beach County, Florida

BEING A REPLAT OF A PORTION OF BLOCK 82, PALM BEACH FARMS CO., PLAT NO. 3,
RECORDED IN PLAT BOOK 2, PAGE 53, PUBLIC RECORDS,
PALM BEACH COUNTY, FLORIDA

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DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT GEORGE H. SPARLING AND DAN J. RICKER, TRUSTEES, THE OWNERS OF A TRACT OF LAND LYING AND BEING IN SECTION 31, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT III OF BARWOOD, BEING A REPLAT OF A PORTION OF BLOCK 82, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF BARWOOD LANE, WITH THE CENTERLINE OF SOUTHWEST 18TH STREET AS SAID INTERSECTION IS SHOWN ON THE PLAT OF PLAT ONE OF BARWOOD, RECORDED IN PLAT BOOK 11, PAGES 24 AND 25 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID SOUTHWEST 18TH STREET WHICH IS AN ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1265.00 FEET AND A CENTRAL ANGLE OF 06°18'07", A DISTANCE OF 139.14 FEET; THENCE DEPARTING FROM SAID CENTERLINE, SOUTH 00°04'16" WEST, A DISTANCE OF 61.42 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID SOUTHWEST 18TH STREET AND THE POINT OF BEGINNING; THENCE CONTINUE ON THE SAME BEARING OF SOUTH 00°04'16" WEST, A DISTANCE OF 416.75 FEET TO THE NORTH RIGHT OF WAY LINE OF HILLSBORO CANAL, AS SAID RIGHT OF WAY LINE IS SHOWN ON SAID PLAT OF BARWOOD; THENCE SOUTH 89°55'44" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 879.86 FEET; THENCE NORTH 22°26'30" WEST, A DISTANCE OF 215.97 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, (A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 22°26'30" EAST); THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 970.67 FEET AND A CENTRAL ANGLE OF 03°50'50", A DISTANCE OF 62.35 FEET; THENCE NORTH 26°07'20" WEST, A DISTANCE OF 198.14 FEET TO A POINT ON A CURVE, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID 18TH STREET, AS SAID RIGHT OF WAY LINE IS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 2895, PAGE 789, PUBLIC RECORDS OF SAID COUNTY, (A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 06°18'07" EAST); THENCE TRAVELING ALONG SAID SOUTH RIGHT OF WAY LINE THROUGH THE FOLLOWING COURSES AND DISTANCES:

1. SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2470.00 FEET AND A CENTRAL ANGLE OF 06°18'16", AND A DISTANCE OF 271.78 FEET TO A POINT OF TANGENCY.
2. THENCE WEST ALONG A TANGENT LINE, A DISTANCE OF 261.61 FEET TO THE BEGINNING OF A CURVE.
3. WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, WHICH IS A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1325.00 FEET AND A CENTRAL ANGLE OF 12°08'22", A DISTANCE OF 280.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.45 ACRES MORE OR LESS.

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 HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE. THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE PRIVATE ROADS AND/OR PARKING AREAS IS HEREBY GRANTED TO PALM BEACH COUNTY AND SOUTH PALM BEACH UTILITIES CORPORATION PERSONNEL FOR ACCESS TO THE DRAINAGE AND UTILITY EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING SAID DRAINAGE AND UTILITY EASEMENTS.
2. THE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF THE ADJACENT CANALS.

IN WITNESS WHEREOF, WE, GEORGE H. SPARLING AND DAN J. RICKER TRUSTEES, DO HEREBY SET OUR HANDS AND SEALS THIS 26th DAY OF May, A.D., 1978.

WITNESS:

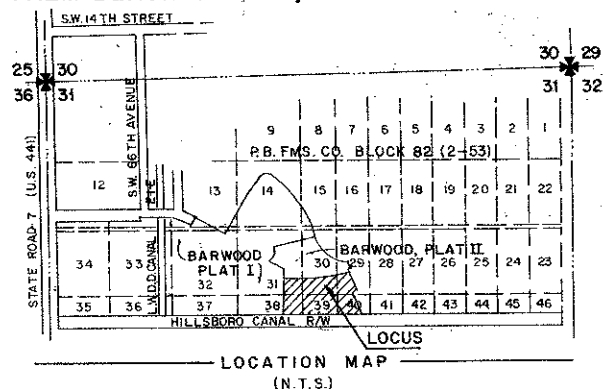
BY: *[Signature]*

WITNESS:

WITNESS:

BY: *[Signature]*

WITNESS:



ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GEORGE H. SPARLING AND DAN J. RICKER TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 26th DAY OF May, A.D., 1978.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2732, PAGE 1648 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 *[Signature]* AND VESTED BY ITS *[Signature]* AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26th DAY OF May, A.D., 1978.

FIRST NATIONAL BANK OF GREATER MIAMI

ATTEST: *[Signature]* BY: *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *[Signature]* AND *[Signature]* TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *[Signature]* AND *[Signature]* OF THE ABOVE NAMED FIRST NATIONAL BANK OF GREATER MIAMI, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH *[Signature]* AND *[Signature]*, RESPECTIVELY, 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 May, A.D., 1978.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, COUNTY TITLE AND ABSTRACT COMPANY, 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 GEORGE H. SPARLING AND DAN J. RICKER, TRUSTEES; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

COUNTY TITLE AND ABSTRACT COMPANY

[Signature]
NOTARY PUBLIC

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF May, A.D., 1978, AT THE CITY OF BOCA RATON, COUNTY OF PALM BEACH, STATE OF FLORIDA.

MY COMMISSION EXPIRES:

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 SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY 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.

[Signature]
RAFAEL SALADRIGAS, P.E.
REGISTERED SURVEYOR NO. 2345
STATE OF FLORIDA

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 26th DAY OF May, A.D., 1978.

BY: *[Signature]*
BILL BAILEY, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 26th DAY OF May, A.D., 1978.

BY: *[Signature]*
P.S. SINGLER, COUNTY ENGINEER

ATTEST: JOHN E. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

[Signature]

BY: *[Signature]*
DEPUTY CLERK

SURVEYORS NOTES:

1. THE NORTH RIGHT OF WAY LINE OF HILLSBORO CANAL AS SHOWN IS ASSUMED BEAR NORTH 89°55'40" WEST, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERE TO.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING.
3. THERE SHALL BE NO BUILDINGS, TREES, SHRUBS, OR CONSTRUCTION OF ANY KINDS ON THE DRAINAGE AND/OR UTILITY EASEMENTS.
4. THERE SHALL BE NO SURFACE APPURTENANCES PERMITTED ON THE DRAINAGE EASEMENTS.
5. DENOTES PERMANENT REFERENCE MONUMENT.
6. DENOTES PERMANENT CONTROL POINT.

0306-316

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THIS INSTRUMENT WAS PREPARED BY JORGE PERDOMO IN THE OFFICES OF FLORIDA SURVEYING AND MAPPING INC., 941 NORTH MILITARY TRAIL, WEST PALM BEACH, FLORIDA.

FLORIDA SURVEYING & MAPPING, INC.
REGISTERED LAND SURVEYORS
WEST PALM BEACH, FLORIDA 33409

PLAT III OF BARWOOD

