

PLAT OF  
**BARRWOOD**  
 A P.R.D.  
 SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST  
 PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 SHEETS

194

APPROVAL  
 BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY, FLORIDA  
 THIS PLAT IS HEREBY APPROVED FOR RECORD,  
 THIS 2nd DAY OF FEBRUARY 1987.

BY: Carol Roberts  
 CAROL ROBERTS, CHAIR

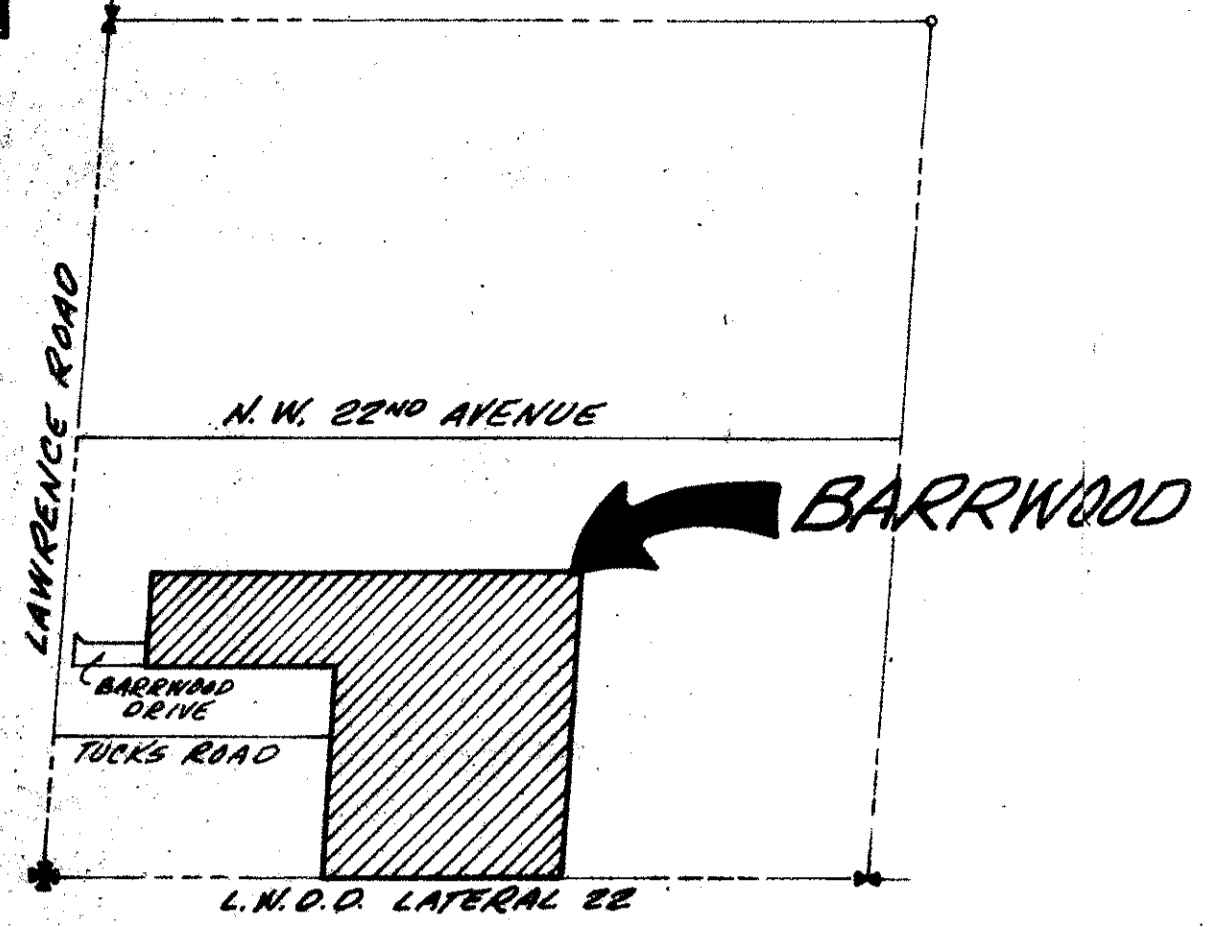
ATTEST: JOHN B. DUNKLE

BY: Russ S. Compton  
 DEPUTY CLERK

COUNTY ENGINEER  
 THIS PLAT IS HEREBY APPROVED FOR RECORD,  
 THIS 2nd DAY OF FEBRUARY 1987.

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

COUNTY OF PALM BEACH  
 STATE OF FLORIDA  
 This Plat was filed for record on February  
 day of February  
 1987, and duly recorded in Plat Book No.  
58 on page 194-195  
 JOHN B. DUNKLE, Clerk of County Court  
Agile Shreffels



LOCATION MAP  
 S.W. 1/4 OF SECTION 18, TWP 45 S., RGE 43 E.  
 SCALE: 1" = 600'

STATISTICAL INFORMATION:  
 PLAT ACREAGE: 19.11 ACRES  
 PLAT OPEN SPACE: 9.5 ACRES (49.7%)  
 PLATTED DWELLING UNITS: 132  
 PLAT DENSITY: 0.91 UNITS PER ACRE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BARRWOOD LIMITED PARTNERSHIP, A FLORIDA PARTNERSHIP, CONSISTING OF GENA PROPERTIES, INC., A FLORIDA CORPORATION, BOYNTONWOOD CORPORATION, A FLORIDA CORPORATION, CARLOS DEVELOPMENT, A FLORIDA CORPORATION, AND ROBERTO DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON AS BARRWOOD LYING IN SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, HAVE CUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- STREETS  
TRACT A IS HEREBY DEDICATED TO THE BARRWOOD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR PRIVATE ROAD RIGHT OF WAY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- ACCESS TRACTS  
TRACTS B, E, F, G, H AND M ARE HEREBY DEDICATED TO TE BARRWOOD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSES OF INGRESS AND EGRESS, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES IN PERPETUITY AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACT  
TRACT C IS HEREBY DEDICATED TO THE BARRWOOD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE EASEMENT PURPOSES, IN PERPETUITY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS  
TRACTS I, J, K AND L ARE HEREBY DEDICATED TO THE BARRWOOD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR USE AS OPEN SPACE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- MAINTENANCE EASEMENT  
THE MAINTENANCE EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY FOR ACCESS AND MAINTENANCE OF THE WATER MANAGEMENT TRACT EXCLUSIVELY TO THE BARRWOOD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSOR AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- RECREATION AREA  
TRACT D (REC AREA) IS HEREBY DEDICATED TO THE BARRWOOD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES, IN PERPETUITY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- UTILITY EASEMENTS  
THE UTILITY EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, RELACEMENT AND REPAIR OF UTILITIES FACILITIES, EQUIPMENT AND APPURTENANCES INCLUDING, BUT NOT LIMITED TO WATER, SEWER, ELECTRICITY, TELEPHONE, NATRAL GAS AND CABLE TELEVISION.
- DRAINAGE EASEMENTS  
THE DRAINAGE EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY TO THE BARRWOOD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES IN PERPETUITY, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE CONTROL AND JURISDICTION OF ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER AND ITS SEAL TO BE AFFIXED HERETO  
 THIS 17 DAY OF December 1987.  
 BARRWOOD LIMITED PARTNERSHIP  
Gene DeLonge  
 WITNESS  
Roberto Granado  
 ROBERTO GRANADO, GENERAL PARTNER  
 WITNESS  
Donna

MORTGAGEE'S CONSENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MIRTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5337, PAGES 1259-1302 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 Vice President AND ATTESTED BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF December 1987.

ATTEST:  
John M. Hutcheson, Jr.  
 BY: J.M. White  
 FIRST UNION NATIONAL BANK OF FLORIDA  
 A NATIONAL BANKING ASSOCIATION

ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED John W. White John M. Hutcheson 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 FIRST UNION NATIONAL BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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 22nd DAY OF December 1987.  
 BY: Georgia L. Chant  
 NOTARY PUBLIC MY COMMISSION EXPIRES: April 2, 1990

TITLE CERTIFICATION

I, GENE MOORE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO BARRWOOD LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.  
 DATE: 12/17/87  
Gene Moore  
 GENE MOORE, ATTORNEY

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 PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS REQUIRED BY LAW, THAT PERMANENT CONTROL POINTS (P.C.I) WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA, AND THAT THE BOUNDARY SURVEY OF THE LANDS DESCRIBED HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY CHAPTER 21HH-6 FLORIDA ADMINISTRATIVE CODE.

DESCRIPTION:

THAT PART OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
 THE SOUTH 264.00 FEET OF THE NORTH HALF (N.1/2) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SAID SECTION 18, LESS THE WEST 266.00 FEET THEREOF; THE SOUTH 264.00 FEET OF THE WEST HALF (W.1/2) OF THE NORTHWEST QUARTER (N.W.1/4) OF THE WEST HALF (W.1/2) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SAID SECTION 18; THE WEST HALF (W.1/2) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SAID SECTION 18; THE WEST HALF (W.1/2) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SAID SECTION 18; THE EAST 5 ACRES OF THE SOUTH HALF (S.1/2) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SAID SECTION 18; AND A PARCEL OF LAND IN SAID SECTION 18 BEING 75 FEET IN WIDTH MEASURED EASTERLY AND WESTERLY AND 663.09 FEET, MORE OR LESS, MEASURED NORTHERLY AND SOUTHERLY LYING WESTERLY OF AND CONTIGUOUS TO THE WESTERLY LINE OF THE EAST FIVE ACRES OF THE SOUTH HALF (S.1/2) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SAID SECTION 18.

NOTES:

- " " " " INDICATES PERMANENT CONTROL POINT (P.C.P.)
- " " " " INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)
- THE WEST LINE OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST IS ASSUMED TO BEAR N.4 13'17"E. AND ALL BEARINGS SHOWN ARE RELATIVE THERETO.
- EASEMENT NOTES:  
 A. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.  
 B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE EASEMENTS MUST BE IN ACCORDANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.  
 C. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE OR ACCESS EASEMENTS.  
 D. APPROVAL OF LANDSCAPING OR UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.  
 E. WHERE DRAINAGE AND UTILITY EASEMENTS CROSS THE DRAINAGE HAS PREFERENCE.  
 5. THIS INSTRUMENT WAS PREPARED BY: JOHN N. SUITER IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC. 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA.  
 6. BUILDING SETBACKS ARE AS PER THE PALM BEACH COUNTY ZONING CODE.  
 7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

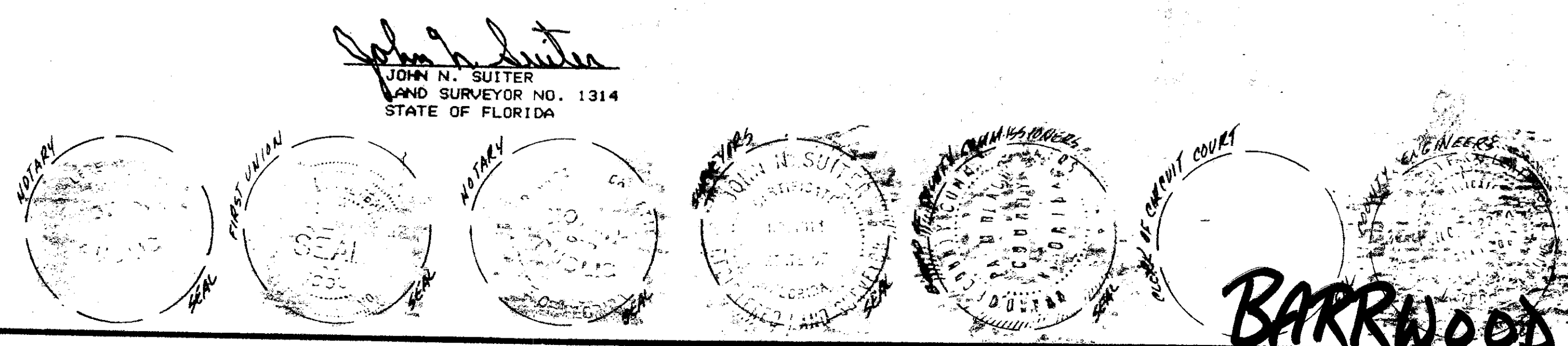
INSPT  
 18/45/43  
 RM/PRD  
 Pet 82-130  
 TH  
 82-138  
 QUAD 49  
 FLOOD B

0527-001

Barrwood  
 BOOK 58  
 FLOOD ZONE 194  
 GUIDE 19  
 PUB NAME  
 ZIP CODE 33436  
 TAZ 425

ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY ROBERTO GRANADOS, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF BARRWOOD LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH GENERAL PARTNER OF SAID PARTNERSHIP AND THAT THE SEAL AFFIXED TO THIS INSTRUMENT IS 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 PARTNERSHIP.  
 WITNESS MY HAND AND OFFICIAL SEAL  
 THIS 17th DAY OF December 1987.  
 BY: Donna  
 NOTARY PUBLIC MY COMMISSION EXPIRES: 3-25-91



**O'BRIEN, SUITER & O'BRIEN, INC.**  
 ENGINEERS, SURVEYORS, LAND PLANNERS  
 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA

DATE: AUGUST 58/194  
 FIELD BOOK: 8123  
 SHEET: 1 OF 2 SHEETS  
 SCALE: NONE  
 ORDER NO.: 87-105