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KENSINGTON WALK III

BEING A PORTION OF A P.U.D. AND A REPLAT OF A PORTION OF TRACT "A" OF THE PLAT OF "P.U.D. MISSION VIEJO", PLAT BOOK 39 PAGES 43 & 44 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 22, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA
JULY, 1983

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COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plan was filed for record on 11/23/83
at 11:38 P.M. on the 23rd day of NOVEMBER
1983
Book 83 Page 1+2
Notary Public
Signature

DEDICATION

DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT MELWOOD CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON, BEING IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "KENSINGTON WALK III" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF "KENSINGTON WALK II", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGES 17 AND 18 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88 DEGREES 16 MINUTES 32 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRACT "A", "P.U.D. MISSION VIEJO", AND ALONG THE NORTH RIGHT-OF-WAY LINE OF PALMETTO PARK ROAD, A DISTANCE OF 260.39 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 12 MINUTES 15 SECONDS AND AN ARC DISTANCE OF 38.92 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00 DEGREES 55 MINUTES 43 SECONDS WEST, A DISTANCE OF 175.31 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1105.92 FEET, A CENTRAL ANGLE OF 17 DEGREES 54 MINUTES 42 SECONDS AND AN ARC DISTANCE OF 345.73 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF SAID TRACT "A", "P.U.D. MISSION VIEJO" AND WITH THE WESTERLY RIGHT-OF-WAY LINE OF TOLEDO ROAD); THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 97 DEGREES 19 MINUTES 35 SECONDS AND AN ARC DISTANCE OF 42.47 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 63 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 43.50 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1185.92 FEET, A CENTRAL ANGLE OF 18 DEGREES 36 MINUTES 30 SECONDS AND AN ARC DISTANCE OF 385.16 FEET (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY LINE OF SAID TRACT "A", "P.U.D. MISSION VIEJO" AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PALMETTO CIRCLE SOUTH); THENCE SOUTH 06 DEGREES 28 MINUTES 17 SECONDS EAST

A DISTANCE OF 77.07 FEET; THENCE NORTH 81 DEGREES 52 MINUTES 25 SECONDS EAST, A DISTANCE OF 160.39 FEET; THENCE SOUTH 21 DEGREES 42 MINUTES 39 SECONDS EAST, A DISTANCE OF 76.96 FEET; THENCE NORTH 68 DEGREES 17 MINUTES 22 SECONDS EAST, A DISTANCE OF 13.81 FEET; THENCE SOUTH 01 DEGREE 43 MINUTES 28 SECONDS EAST, A DISTANCE OF 311.46 FEET, TO THE POINT OF BEGINNING (THE LAST FOUR DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHERLY AND EASTERLY BOUNDARY LINES OF SAID "KENSINGTON WALK II").

THIS PARCEL CONTAINS 3.760 ACRES, MORE OR LESS.

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

PRIVATE ACCESS AND PARKING "TRACT":

"THAT TRACT" FOR PRIVATE ACCESS, PARKING, DRAINAGE AND UTILITY EASEMENT PURPOSES AS SHOWN HEREON IS HEREBY DEDICATED TO THE USE OF THE OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF KENSINGTON WALK MASTER ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

UTILITY AND DRAINAGE EASEMENTS:

A. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS (I.E. SEWER AND WATER) AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE DRAINAGE FACILITIES SHALL BE THE MAINTENANCE OBLIGATION OF KENSINGTON WALK MASTER ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, RICHARD FINKELSTEIN, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23 DAY OF November, 1983.

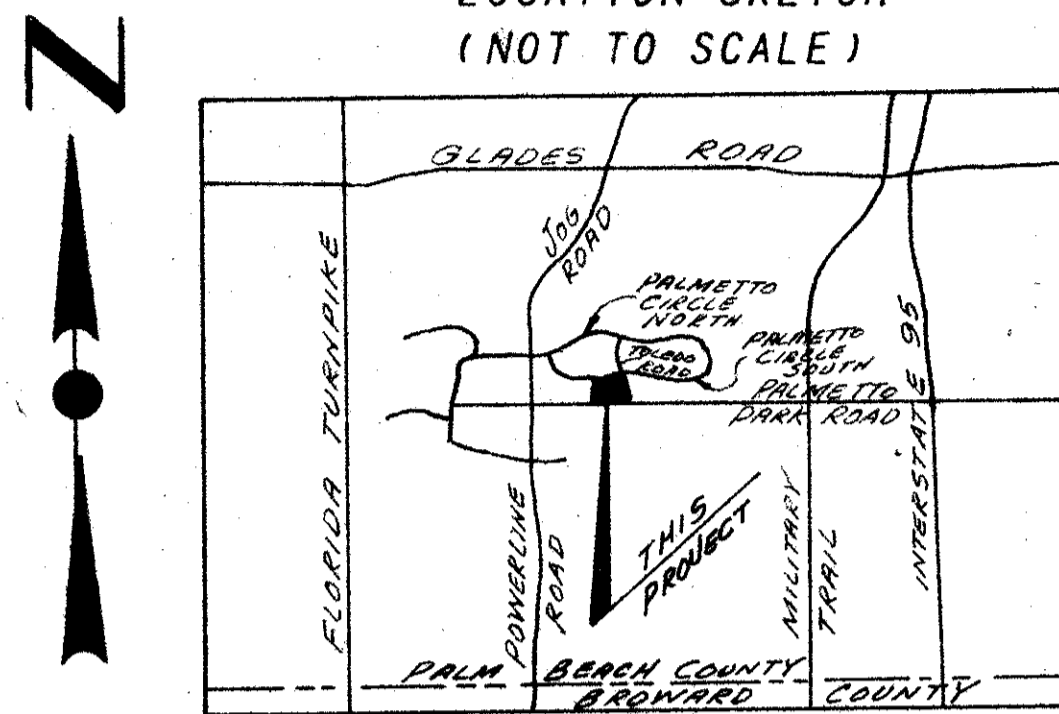
MELWOOD CORPORATION, A CORPORATION OF THE STATE OF FLORIDA

WITNESS:

Signature
Signature

BY: *Signature*
RICHARD FINKELSTEIN
PRESIDENT

LOCATION SKETCH (NOT TO SCALE)



ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD FINKELSTEIN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE MELWOOD CORPORATION, A CORPORATION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS AN OFFICER 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 23 DAY OF November, 1983.

MY COMMISSION EXPIRES: 12/31/86

Signature
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A PURCHASE MONEY MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED UNDER CLARK'S FILE NO. 82-112672 DATED JUNE 25, 1982, AND OFFICIAL RECORD BOOK 3760 AT PAGE 0269, RECORDED JULY 16, 1982 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN 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 23rd DAY OF November, 1983.

THE BABCOCK COMPANY, A CORPORATION OF THE STATE OF FLORIDA.

ATTEST: *Signature*
VICE PRESIDENT
J. ED BELL

BY: *Signature*
CHAIRMAN
CHARLES I. BABCOCK, JR.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES I. BABCOCK, JR. AND J. ED BELL, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN AND VICE PRESIDENT OF THE BABCOCK COMPANY, A CORPORATION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS 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 23rd DAY OF November, 1983.

MY COMMISSION EXPIRES: June 27, 1984

Signature
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Joseph Blonsky 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 THE MELWOOD CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: November 23, 1983

Signature
ATTORNEY AT LAW

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Joseph Blonsky, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF November, 1983.

MY COMMISSION EXPIRES: 12/31/86

Signature
NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

I HEREBY 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 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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: DECEMBER 2, 1983

Signature
BY: JOHN H. FITSCHEN
PROFESSIONAL LAND SURVEYOR NO. 3608
STATE OF FLORIDA

PALM BEACH COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF December, 1983.

BY: *Signature*
CHAIRMAN
KEN SPILLIA

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF December, 1983.

BY: *Signature*
H.F. KAHLERT, P.E., COUNTY ENGINEER

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

BY: *Signature*
DEPUTY CLERK

COUNTY COMMISSION

COUNTY ENGINEER

SHEET 1 OF 2 SHEETS

PREPARED BY

CRAVEN THOMPSON & ASSOCIATES, INC.

SURVEYORS - ENGINEERS - PLANNERS - ARCHITECTS

5901 N.W. 31st AVENUE - FORT LAUDERDALE, FLORIDA 33309

DATED: JULY, 1983

DRAWN BY: J.H. FITSCHEN

TITLE NOTARY

SURVEYOR

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