

PLAT II OF BARWOOD

IN SECTION 31, TOWNSHIP 47 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

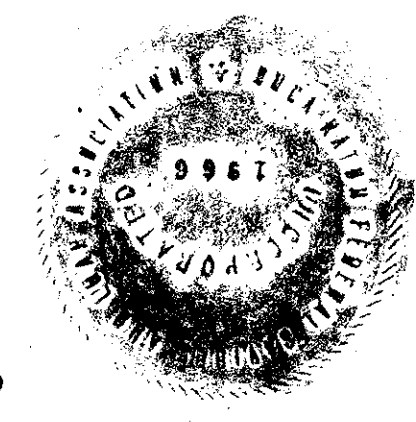
BEING A REPLAT OF A PORTION OF TRACTS 29,30 & 31, BLOCK 82, PALM BEACH FARMS CO., PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS

SHEET NO. 1

27

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat was filed for record at 10:10 A.M.
 this 7th day of June
 1977, and duly recorded in Plat Book No.
 33 on page 27+28
 JOHN B. DUNKLE, Clerk Circuit Court
 By *Ayle Shurroffs*, D.C.



COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 7th day of June A.D. 1977.

By: *Lake Lital*
LAKE LYTAL, 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, County Engineer

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

By: *Manuel J. ...*
Deputy Clerk

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

We, COUNTY TITLE & ABSTRACT CO., 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 BARWOOD DEVELOPMENT CORPORATION; that the current taxes have been paid; and that the property is encumbered by the mortgages 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 CO.

By: *Joseph D. ...*

Subscribed and sworn to before me this 7th day of June A.D. 1977, at the City of *Delray Beach*, County of *Palm Beach*, State of Florida

By: *Joseph D. ...*
Notary Public

My Commission Expires: *March 17, 1979*

SURVEYOR'S CERTIFICATION

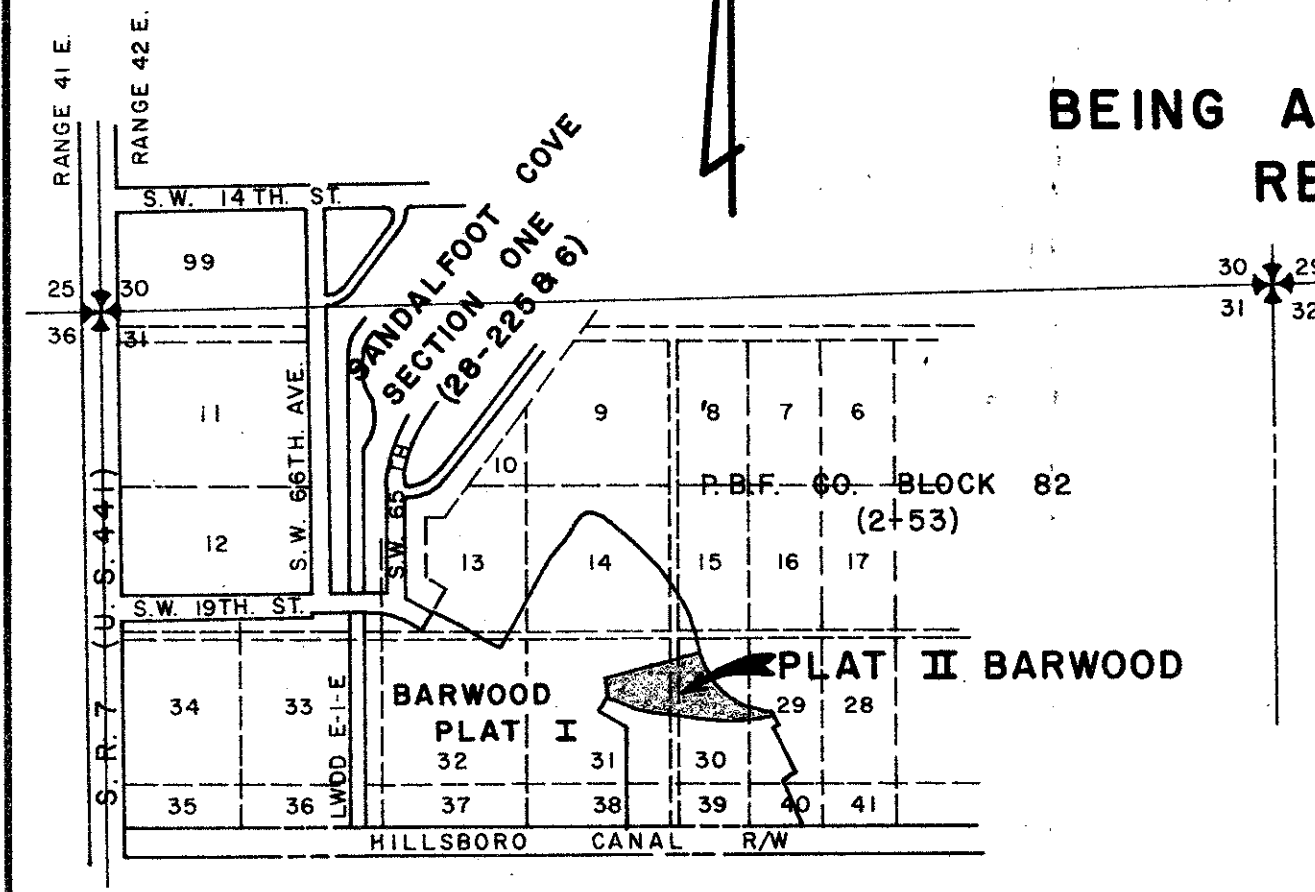
STATE OF FLORIDA
COUNTY OF PALM BEACH

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 Points have been set and (P.C.'s) Permanent Control Points have been set under the guarantees provided with Palm Beach County for the required improvements and further that the survey complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

0527-307
Registered Land Surveyor, No. 1676
State of Florida

Subscribed and sworn to before me this 18th day of April A.D. 1977 at the City of West Palm Beach, County of Palm Beach, State of Florida.

My Commission Expires: *4/1/80* Notary Public



LOCATION MAP

DEDICATION

Know all men by these presents that Barwood Development Corporation, a Florida Corporation, the owner 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 II of Barwood", and being more particularly described as follows:

Being a portion of Tracts 29, 30 and 31, Block 82, Palm Beach Farms Co., Plat No. 3, as recorded in Plat Book 2, Page 53, Public Records of Palm Beach County, Florida, and being more particularly described as follows:

Commence at the center lines of S.W. 18th Street and Barwood Lane North, as shown in Plat I of Barwood Subdivision, recorded in Plat Book 31, Page 25, records of Palm Beach County, Fla.; thence N. 19°01'23" E. along the centerline of Barwood Lane North, a distance of 60 feet to the Northerly right-of-way line of S.W. 18th Street; thence Easterly along the Northerly right-of-way line of said S.W. 18th Street, a distance of 51.08 feet to the Point of Beginning; thence N. 27°11'-29" W. along the Northeasterly right-of-way line of Barwood Lane North, a distance of 36.10 feet; thence N. 19°01'23" E. along the Easterly right-of-way line of Barwood Lane North a distance of 72.48 feet; thence N. 72°58'-11" E. a distance of 471.26 feet to the S.E. corner Block 82, Plat No. 1 of Barwood Subdivision; thence S. 17°01'49" E. a distance of 65.41 feet to the Point of Curve, concave to the Northeast, having a radius of 300 feet and a central angle of 68°58'43"; thence Southeasterly on an arc of said curve a distance of 361.17 feet to the Point of Tangent; thence S. 86°00'32" E. a distance of 49.64 feet to the intersection of the Northerly right-of-way of S.W. 18th Street, on a curve concave to the North having a radius of 2950.00 feet and a central angle of 05°39'21"; thence Westerly along the northerly right-of-way line of S.W. 18th Street along the arc of said curve a distance of 231.98 feet to the Point of Tangent; thence run "West" a distance of 216.61 feet to the Point of Curve concave to the North, having a radius of 1205.00 feet, a Central Angle of 16°35'49"; thence continue Westerly along the Northerly right-of-way of S.W. 18th Street, on an arc of said curve a distance of 349.00 feet to the Point of Beginning.

Subject to Right-of-Ways and Easements of Record, Containing 2.746 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 Easement as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities.
2. 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.
3. The centerline of Barwood Lane North is assumed to bear North 19°-01'-23" East and all other bearings shown hereon are referenced thereto.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President, George H. Sparling and attested by its Secretary, Barbara M. Sparling, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 11th day of April A.D. 1977.

Attest: *Barbara M. Sparling* Secretary By: *George H. Sparling* President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared George H. Sparling and Barbara M. Sparling, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the Barwood Development Corporation, 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 11th day of April, 1977.

My commission expires: *JUNE 27, 1980*



MORTGAGEE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of mortgages 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 mortgages, which are recorded in Official Record Book 2373 at page 1961 and corrective mortgage recorded in Official Record Book 2398, at page 182 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 President and attested to by its Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 3rd day of March, A.D. 1977.

555 INVESTMENT CORPORATION
A Corporation of the State of Florida

Attest: *James W. ...* By: *Richard E. Simmons*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared *Richard E. Simmons* and *Peter G. ...* to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Secretary of the 555 INVESTMENT CORPORATION, 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 3rd day of March A.D. 1977.

Richard E. Simmons
Notary Public

My Commission expires: *August 23, 1978*

MORTGAGEE CONSENT

STATE OF FLORIDA
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 2375 at page 622 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, We, George H. Sparling and Dan J. Ricker, do herewith set our hands and seals this 11th day of April A.D. 1977.

Witness *John B. Sparling* By: *George H. Sparling*
GEORGE H. SPARLING

Witness *Dan J. Ricker* By: *Dan J. Ricker*
DAN J. RICKER

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 acknowledged before me that they executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 11th day of April A.D. 1977.

My Commission expires:

PLAT #2 OF BARWOOD

MORTGAGEE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of mortgages 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 mortgages which are recorded in Official Record Book 2397 at page 463, Official Record Book 2397 at page 1425 and Official Record Book 2609 at page 1149 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 President and attested to by its Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 3rd day of March, A.D. 1977.

BOCA RATON FEDERAL SAVINGS AND LOAN ASSOCIATION

Attest: *Eleanore C. Nelson* By: *Richard E. Simmons*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared *Richard E. Simmons* and *Peter G. ...* to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as (Vice) President and Secretary of the BOCA RATON FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 3rd day of March A.D. 1977.

Richard E. Simmons
Notary Public

My Commission Expires: *Aug 23, 78*

THIS INSTRUMENT WAS PREPARED BY GEORGE C. PANOS IN THE OFFICE OF FLORIDA SURVEYING & MAPPING, INC. REGISTERED LAND SURVEYORS WEST PALM BEACH, FLORIDA 33401

ROSS AND MALAVASI ENGINEERS, INC. WEST PALM BEACH, FLORIDA

PLAT II OF BARWOOD PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS SHEET NO. 1

Date	FEBRUARY, 1977	Designed	F. McELROY	Scale	NONE	Sheet	1 of 2
Approved		Checked		Job No.	4000-77		
				File No.	S-1055-000-B		