

45/160

# KENSINGTON WALK I

BEING A PORTION OF A P.U.D. AND A REPLAT OF A PORTION OF TRACT "A" AND A PORTION OF TRACT "B" "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  
OCTOBER 1982

160

9:53 AM  
160+161  
Dyle Shreffels

### DEDICATION:

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 I" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS "A" AND "B" OF THE PLAT OF "MISSION VIEJO" AS RECORDED IN PLAT BOOK 39 AT PAGES 43 AND 44 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "B"; THENCE RUN NORTH 88 DEGREES 16 MINUTES 32 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRACT "B" FOR 76.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE RUN NORTH 9 DEGREES 33 MINUTES 32 SECONDS WEST FOR 406.42 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID TRACT "B", SAID POINT BEING ON A CIRCULAR CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 20.00 FEET; THENCE RUN DUE NORTH, RADIAL TO THE LAST DESCRIBED CURVE FOR 72.54 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID TRACT "A", SAID POINT BEING ON A CIRCULAR CURVE WITH THE CENTER POINT OF SAID CURVE BEARING SOUTH 7 DEGREES 43 MINUTES 50 SECONDS EAST FROM THIS LAST DESCRIBED POINT, SAID POINT ALSO BEING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PALMETTO CIRCLE SOUTH; THENCE RUN EASTERLY ALONG SAID CIRCULAR CURVE TO THE RIGHT, ON AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1105.92 FEET AND A CENTRAL ANGLE OF 16 DEGREES 53 MINUTES 50 SECONDS FOR AN ARC DISTANCE OF 326.15 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 80 DEGREES 50 MINUTES 00 SECONDS EAST FOR 42.40 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN EASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1185.92 FEET AND A CENTRAL ANGLE OF 16 DEGREES 43 MINUTES 31 SECONDS FOR AN ARC DISTANCE OF 346.18 FEET; THENCE RUN SOUTH 6 DEGREES 28 MINUTES 17 SECONDS EAST FOR 166.55 FEET; THENCE RUN SOUTH 77 DEGREES 15 MINUTES 32 SECONDS WEST FOR 175.28 FEET; THENCE RUN NORTH 77 DEGREES 16 MINUTES 00 SECONDS WEST FOR 118.95 FEET; THENCE RUN SOUTH 1 DEGREE 43 MINUTES 28 SECONDS EAST FOR 268.28 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "A"; THENCE RUN SOUTH 88 DEGREES 16 MINUTES 32 SECONDS WEST FOR 384.26 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 5.6455 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 THE KENSINGTON WALK MASTER ASSOCIATION INC., IT'S SUCCESSORS OR ASSIGNS.

UTILITY AND DRAINAGE EASEMENTS:  
A. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

WATER MANAGEMENT TRACTS/DRAINAGE EASEMENTS:  
THE WATER MANAGEMENT TRACT AND/OR DRAINAGE EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE KENSINGTON WALK MASTER ASSOCIATION INC., IT'S SUCCESSORS OR ASSIGNS, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID KENSINGTON WALK MASTER ASSOCIATION INC., IT'S SUCCESSORS OR ASSIGNS.

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.

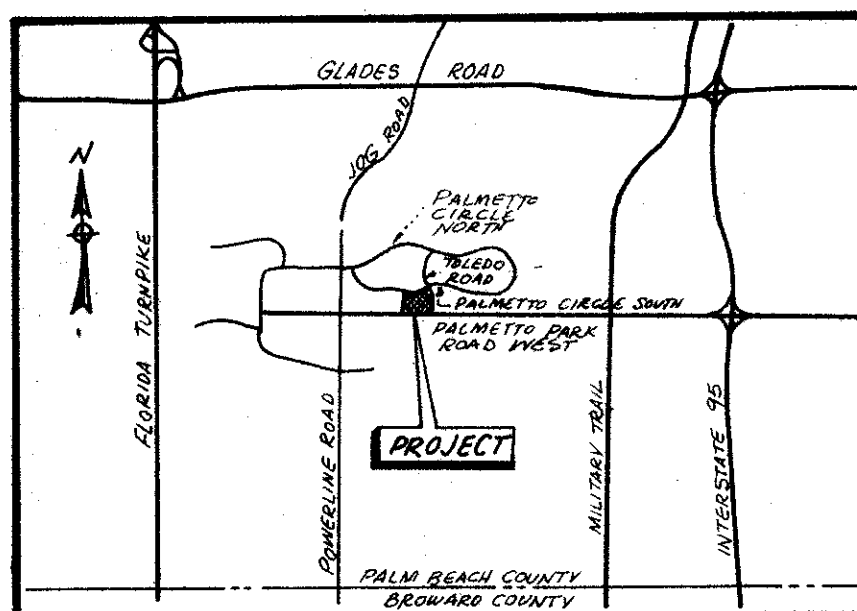
RECREATION TRACT:  
THAT TRACT IS HEREBY DEDICATED FOR RECREATIONAL PURPOSES OF THE KENSINGTON WALK MASTER ASSOCIATION INC., IT'S SUCCESSORS OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID KENSINGTON WALK MASTER ASSOCIATION INC., IT'S SUCCESSORS OR ASSIGNS.

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 16<sup>th</sup> DAY OF February, 1983.

MELWOOD CORPORATION, A CORPORATION OF THE STATE OF FLORIDA.

WITNESS: Schmest Jones  
Carroll F. Verde

### LOCATION SKETCH:



### 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 FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS 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 OF OFFICIAL SEAL THIS 16<sup>th</sup> DAY OF February, 1983.

MY COMMISSION EXPIRES: August 15, 1984  
Carroll F. Verde  
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 CLERK'S FILE NO. 82-112672 DATED JUNE 25, 1982, AND 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 PRESIDENT R. Ray Good AND ATTESTED TO BY ITS VICE PRES Deborah C. Little AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21<sup>st</sup> DAY OF February, 1983.

THE BABCOCK COMPANY, A CORPORATION OF THE STATE OF FLORIDA.  
ATTEST: Deborah C. Little BY: R. Ray Good

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED R. Ray Good AND Deborah C. Little, TO ME

WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF THE BABCOCK COMPANY, A FLORIDA CORPORATION, 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 21<sup>st</sup> DAY OF February, 1983.

MY COMMISSION EXPIRES: June 27, 1984  
Carroll F. Verde  
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 MELWOOD CORP; 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.

DATE: February 16, 1983  
Joseph Blonsky  
ATTORNEY AT LAW

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED SEPH BLONSKY, TO ME WELL KNOWN AND KNOWN TO ME TO BE

THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16<sup>th</sup> DAY OF February, 1983.

MY COMMISSION EXPIRES: April 15, 1984  
Carroll F. Verde  
NOTARY PUBLIC

### 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 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 (CHAPTER 177, FLORIDA STATUTES)

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.

Carroll F. Verde  
REGISTERED LAND SURVEYOR NO. 3602  
STATE OF FLORIDA

### PALM BEACH COUNTY APPROVALS:

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3 DAY OF May, 1983.

Peggy B. Evans  
CHAIRMAN PEGGY EVATT

COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3 DAY OF May, 1983.

John B. Dunkle  
H.F. KAHLERT, P.E.  
BOARD OF COUNTY COMMISSIONERS

BY: Elizabeth Pickens  
DEPUTY CLERK

0205-323

45/160  
SHEET 1 OF 2

PREPARED BY  
**CRAVEN THOMPSON & ASSOCIATES, INC.**  
SURVEYORS · ENGINEERS · PLANNERS · ARCHITECTS  
5901 N.W. 31st AVENUE · FORT LAUDERDALE, FLORIDA · 33309  
DATED: March 3, 1983 DRAWN BY: S.V.