

46/17

# KENSINGTON WALK II

pg 1 (278)

17

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  
MARCH, 1983

COUNTY OF PALM BEACH  
This plat was filed for record on 9/5/83  
this 8 day of July  
1983 and duly recorded in Plat Book No. 46  
at page 174-18  
Chris B. Dunkle, Clerk  
by *Wayne*

### 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 II" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF "KENSINGTON WALK I", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45 AT PAGES 160 AND 161 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 6 DEGREES 28 MINUTES 17 SECONDS EAST, ALONG THE MOST EASTERLY LINE OF SAID "KENSINGTON WALK I", A DISTANCE OF 77.07 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; 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 76.96 FEET; THENCE NORTH 68 DEGREES 17 MINUTES 22 SECONDS EAST, A DISTANCE 13.81 FEET; THENCE SOUTH 1 DEGREE 43 MINUTES 28 SECONDS EAST, A DISTANCE OF 311.46 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "A"; THENCE SOUTH 88 DEGREES 16 MINUTES 32 SECONDS WEST, ALONG SAID SOUTHERLY LINE OF TRACT "A", A DISTANCE OF 478.50 FEET, TO THE MOST SOUTHEASTERLY CORNER OF SAID "KENSINGTON WALK I"; THENCE NORTH 1 DEGREE 43 MINUTES 28 SECONDS WEST, ALONG A PORTION OF THE EASTERLY LINE OF THE SAID "KENSINGTON WALK I", A DISTANCE OF 268.21 FEET; THENCE SOUTH 77 DEGREES 16 MINUTES 0 SECONDS EAST, A DISTANCE OF 118.95 FEET; THENCE NORTH 77 DEGREES 15 MINUTES 32 SECONDS EAST, A DISTANCE 175.28 FEET (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH A PORTION OF THE SOUTHERLY LINE OF THE SAID "KENSINGTON WALK I"); THENCE NORTH 6 DEGREES 28 MINUTES 17 SECONDS WEST, ALONG THE SAID MOST EASTERLY LINE OF "KENSINGTON WALK I", A DISTANCE OF 89.48 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 3.2778 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., ITS SUCCESSORS OR 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 AND MAINTENANCE OF UTILITIES AND DRAINAGE.

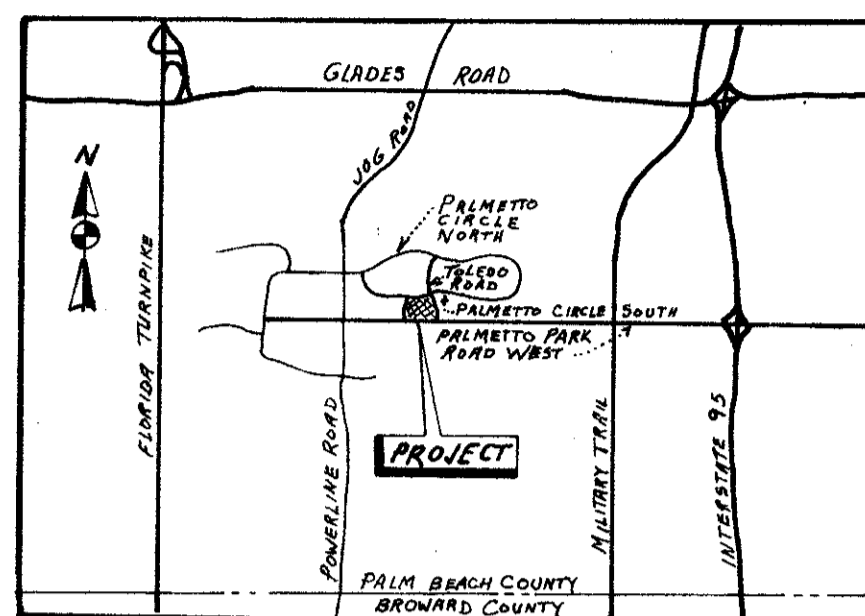
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

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 25 DAY OF May, 1983.

MELWOOD CORPORATION, A CORPORATION OF THE STATE OF FLORIDA.

WITNESS: *Richard Finkelstein* BY: *Richard Finkelstein*  
RICHARD FINKELSTEIN, PRESIDENT

### 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 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 OF OFFICIAL SEAL THIS 25 DAY OF May 1983.

MY COMMISSION EXPIRES: *12/31/84* 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 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 PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1983.

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

ATTEST: \_\_\_\_\_ VICE-PRESIDENT BY: \_\_\_\_\_ PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 1983.

MY COMMISSION EXPIRES: *6/30/84* 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 \_\_\_\_\_; 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 \_\_\_\_\_ 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 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 25 DAY OF May 1983.

MY COMMISSION EXPIRES: *12/31/84* 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, 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.

*Clyde O. McNeal*  
REGISTERED LAND SURVEYOR NO. 2883  
STATE OF FLORIDA

### PALM BEACH COUNTY APPROVALS:

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA **0205-325**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF July, 1983.

BY: *Peggy Evatt*  
CHAIRMAN PEGGY EVATT

COUNTY ENGINEER: THIS PLAT IS HERBY APPROVED FOR RECORD THIS 5 DAY OF July, 1983

ATTEST: \_\_\_\_\_ BY: *H.F. Kahlert P.E.*  
JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS H.F. KAHLERT P.E.

BY: *Elizabeth Richards*  
DEPUTY CLERK

SHEET 1 OF 2 SHEETS

PREPARED BY  
CRAWEN THOMPSON & ASSOCIATES, INC.  
SURVEYORS ENGINEERS PLANNERS ARCHITECTS

5901 W. 31st AVENUE FORT LAUDERDALE, FLORIDA 33309

# KENSINGTON WALK II

