

DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Know all men by these presents that KENDALL CONSTRUCTION COMPANY, a Florida Corporation, owner of the land shown hereon, lying and being in Section 2, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon as PLAT OF SOUTHWOODS and being a replat of a portion of Tracts 23 and 24, "Model Land Company Subdivision", as recorded in Plat Book 5, Page 80, public records of Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Southeast corner of Section 2, Township 44 South, Range 42 East; thence N 89° 59' 55" W, along the South line of Section 2, a distance of 989.43 feet to the intersection of the South prolongation of the East line of said Tract 23; thence N 00° 37' 23" W, a distance of 80 feet to the ultimate North right-of-way line of Summit Blvd. and being the Point of Beginning of the herein described land. Thence continue N 00° 37' 23" W, a distance of 1240.14 feet; thence N 89° 59' 55" W, a distance of 430.02 feet; thence S 00° 37' 23" E, along the West line of Tracts 23 and 24, a distance of 792.10 feet; thence S 89° 59' 55" E, a distance of 165.01 feet; thence S 00° 37' 23" W, a distance of 448.04 feet to the ultimate North right-of-way line of Summit Blvd.; thence S 89° 59' 55" E, along the ultimate North right-of-way line of said Summit Blvd., a distance of 165.01 feet to the Point of Beginning.

Containing 7.697 acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate, as follows:

- The street as shown hereon as Fitch Drive and the additional right-of-way for Summit Blvd. are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes.
- The utility easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities.
- All bearings shown hereon are referenced to the South line of Section 2, assumed to bear North 89° 59' 55" West.
- Limited Access Easements - 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.
- No building or any kind of construction or trees or shrubs shall be placed on easements.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 14<sup>th</sup> day of JULY, A.D. 1977.

ATTEST:  
KENDALL CONSTRUCTION COMPANY  
Corporation of the State of Florida  
By: *Gary Kendall* Secretary  
By: *Carl Kendall* President

# PLAT OF SOUTHWOODS

## IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

### BEING A REPLAT OF A PORTION OF TRACTS 23 AND 24, "MODEL LAND COMPANY SUBDIVISION" OF SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared C. W. KENDALL and GARY D. KENDALL, 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 Kendall Construction Company, 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 14<sup>th</sup> day of JULY, A.D. 1977.

My Commission Expires 4/4/80

TITLE CERTIFICATION

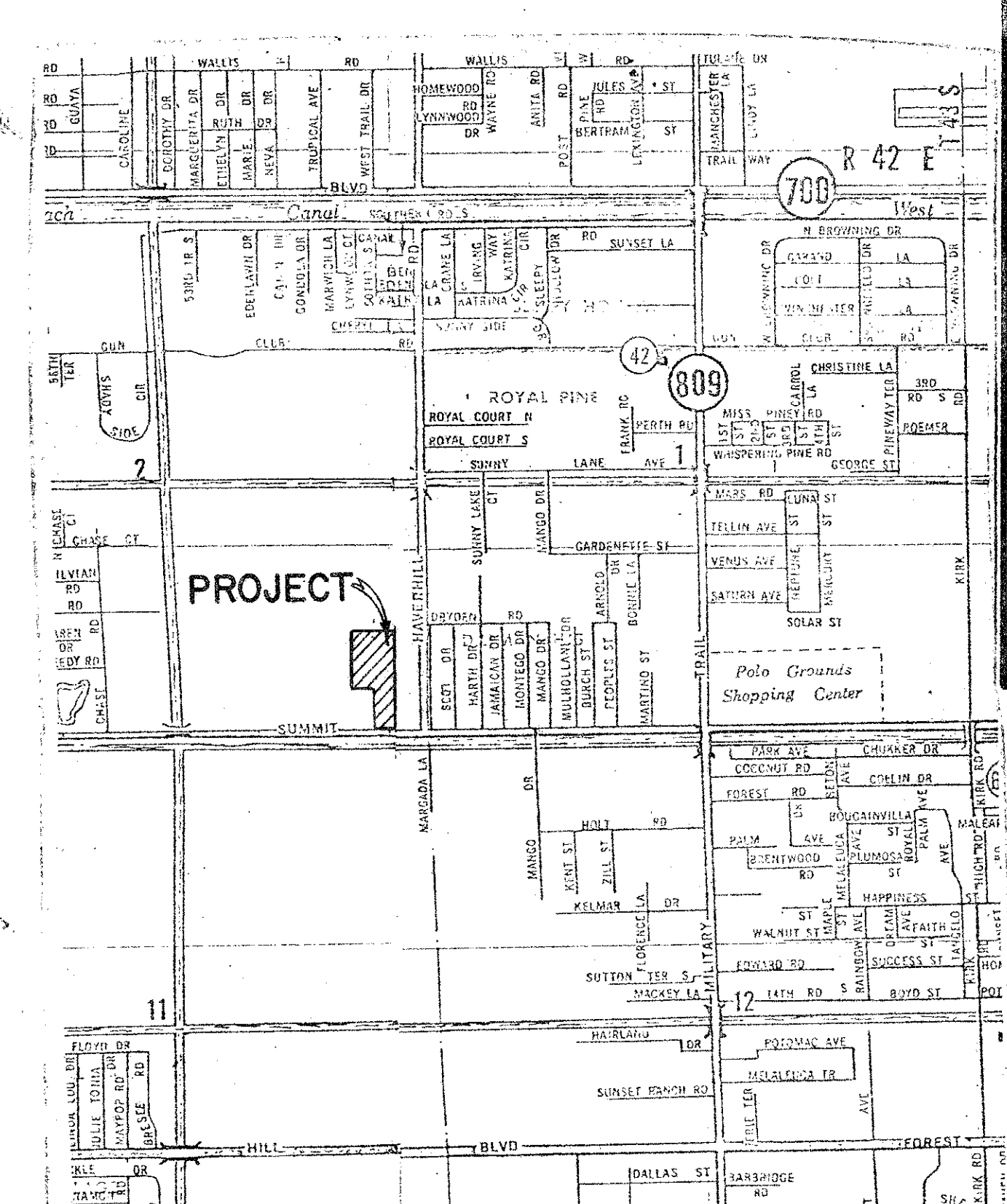
STATE OF FLORIDA  
COUNTY OF PALM BEACH

We, STEWART TITLE OF PALM BEACH COUNTY, 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 Kendall Construction Co.; that the current taxes have been paid; and that we find that the property is free of encumbrances.

STEWART TITLE OF PALM BEACH COUNTY

Subscribed and sworn to before me this 30 day of August, A.D. 1977, at the City of West Palm Beach, County of Palm Beach, State of Florida.

My commission expires: 3-19-80

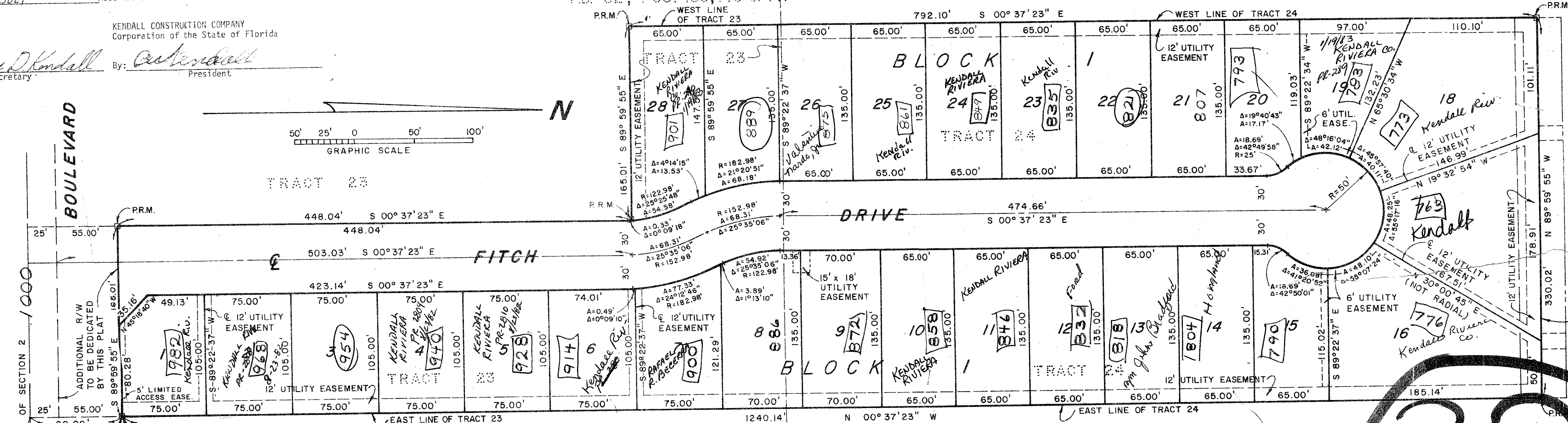


158

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 9:15 P.M.  
this 10<sup>th</sup> day of November  
1977, and duly recorded in Plat Book No.  
85 on page 158

JOHN B. DUNKLE, Clerk Circuit Court  
By: \_\_\_\_\_, D.C.

PLAT NO. E-A OF CANNONGATE  
PB. 32, PGS. 139, 140 & 141



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 Monuments have been set and (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the Required Improvements 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.

By: *Ray P. Ferris*  
Registered Land Surveyor, No. 1676  
State of Florida

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 8<sup>th</sup> day of November, 1977.

By: *Lac Lytal*  
Lake Lytal, Chairman

ATTEST: JOHN B. DUNKLE, CLERK

By: *Margie B. Jennings*  
Deputy Clerk

COUNTY ENGINEER:

This plat is hereby approved for record this 8<sup>th</sup> day of Nov, 1977.

By: *H. J. Kahlan*  
County Engineer

SIDEWALK REQUIRED  
Turnout

0369-000

33

Fair Share 18  
Flood No.

THIS INSTRUMENT WAS REPAIRED BY GEORGE C. PANOS IN THE OFFICE OF ROSSI AND MALAVASI ENGINEERS, INC. WEST PALM BEACH, FLORIDA

FLORIDA SURVEYING & MAPPING, INC. REGISTERED LAND SURVEYORS WEST PALM BEACH, FLORIDA

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

PLAT OF SOUTHWOODS PALM BEACH COUNTY, FLORIDA

DATE: MARCH-77	DESIGNED: G. PANOS	SCALE: 1" = 80'	SHEET: 1 of 1
APPROVED: _____	DRAWN: R. ANDERSON	JOB NO.: 3004-77	
	CHECKED: _____	FILE NO.: S-1144-002	

# SOUTHWOODS