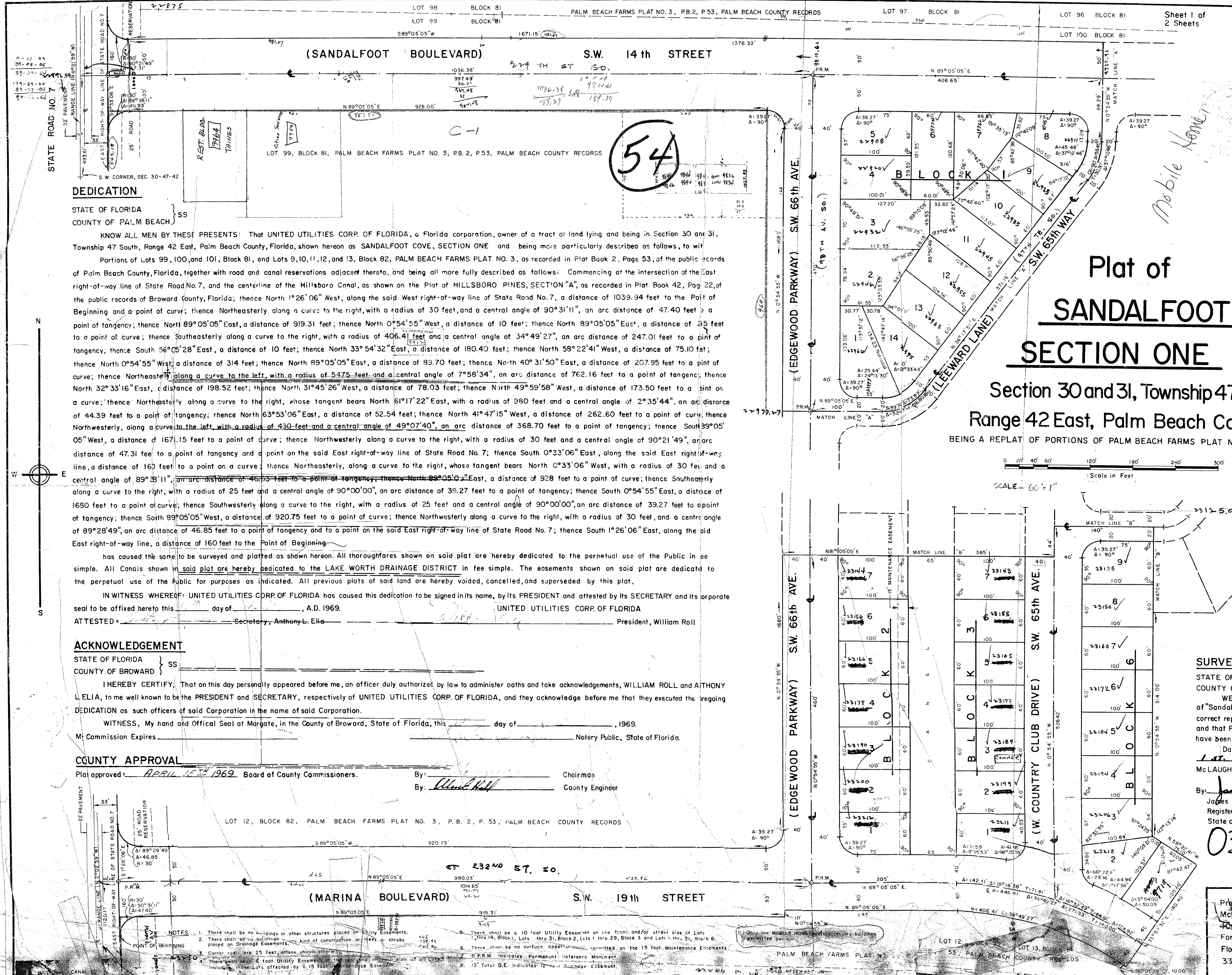


DRAWING NUMBER 28-225

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DEDICATION

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH } SS

KNOW ALL MEN BY THESE PRESENTS: That UNITED UTILITIES CORP. OF FLORIDA, a Florida corporation, owner of a tract of land lying and being in Section 30 and 31, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as SANDALFOOT COVE, SECTION ONE and being more particularly described as follows, to wit:

Portions of Lots 99, 100, and 101, Block 81, and Lots 9, 10, 11, 12, and 13, Block 82, PALM BEACH FARMS PLAT NO. 3, as recorded in Plat Book 2, Page 53, of the public records of Palm Beach County, Florida, together with road and canal reservations adjacent thereto, and being all more fully described as follows: Commencing at the intersection of the East right-of-way line of State Road No. 7, and the centerline of the Hillsboro Canal, as shown on the Plat of HILLSBORO PINES, SECTION "A", as recorded in Plat Book 42, Page 22, of the public records of Broward County, Florida; thence North 1°26'06" West, along the said West right-of-way line of State Road No. 7, a distance of 1039.34 feet to the Point of Beginning and a point of curve; thence Northeast along a curve to the right, with a radius of 30 feet, and a central angle of 90°31'11", an arc distance of 47.40 feet to a point of tangency; thence North 89°05'05" East, a distance of 919.31 feet; thence North 0°54'55" West, a distance of 10 feet; thence North 89°05'05" East, a distance of 25 feet to a point of curve; thence Southeast along a curve to the right, with a radius of 406.41 feet and a central angle of 34°49'27", an arc distance of 247.01 feet to a point of tangency; thence South 56°05'28" East, a distance of 10 feet; thence North 33°54'32" East, a distance of 180.40 feet; thence North 58°22'41" West, a distance of 75.10 feet; thence North 0°54'55" West, a distance of 314 feet; thence North 89°05'05" East, a distance of 83.70 feet; thence North 40°31'50" East, a distance of 207.95 feet to a point of curve; thence Northeast along a curve to the left, with a radius of 5475 feet and a central angle of 7°58'34", an arc distance of 762.16 feet to a point of tangency; thence North 32°33'16" East, a distance of 198.52 feet; thence North 31°45'26" West, a distance of 78.03 feet; thence North 49°59'58" West, a distance of 173.50 feet to a point of curve; thence Northeast along a curve to the right, whose tangent bears North 61°17'22" East, with a radius of 360 feet and a central angle of 2°35'44", an arc distance of 44.39 feet to a point of tangency; thence North 63°53'06" East, a distance of 52.54 feet; thence North 41°47'15" West, a distance of 262.60 feet to a point of curve; thence Northwest along a curve to the left, with a radius of 430 feet and a central angle of 49°07'40", an arc distance of 368.70 feet to a point of tangency; thence South 39°05'05" West, a distance of 167.15 feet to a point of curve; thence Northwest along a curve to the right, with a radius of 30 feet and a central angle of 90°21'49", an arc distance of 47.31 feet to a point of tangency and a point on the said East right-of-way line of State Road No. 7; thence South 0°33'06" East, along the said East right-of-way line, a distance of 160 feet to a point on a curve; thence Northeast, along a curve to the right, whose tangent bears North 0°33'06" East, with a radius of 30 feet, and a central angle of 89°38'11", an arc distance of 46.75 feet to a point of tangency; thence North 89°05'05" East, a distance of 928 feet to a point of curve; thence Southeast along a curve to the right, with a radius of 25 feet and a central angle of 90°00'00", an arc distance of 39.27 feet to a point of tangency; thence South 0°54'55" East, a distance of 1680 feet to a point of curve; thence Southwest along a curve to the right, with a radius of 25 feet and a central angle of 90°00'00", an arc distance of 39.27 feet to a point of tangency; thence South 89°05'05" West, a distance of 920.75 feet to a point of curve; thence Northwest along a curve to the right, with a radius of 30 feet, and a central angle of 89°28'49", an arc distance of 46.85 feet to a point of tangency and to a point on the said East right-of-way line of State Road No. 7; thence South 1°26'06" East, along the said East right-of-way line, a distance of 160 feet to the Point of Beginning.

has caused the same to be surveyed and platted as shown hereon. All thoroughfares shown on said plat are hereby dedicated to the perpetual use of the Public in fee simple. All Canals shown on said plat are hereby dedicated to the LAKE WORTH DRAINAGE DISTRICT in fee simple. The easements shown on said plat are dedicated to the perpetual use of the Public for purposes as indicated. All previous plats of said land are hereby voided, cancelled, and superseded by this plat.

IN WITNESS WHEREOF: UNITED UTILITIES CORP. OF FLORIDA has caused this dedication to be signed in its name, by its PRESIDENT and attested by its SECRETARY and its corporate seal to be affixed hereto this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1969. UNITED UTILITIES CORP. OF FLORIDA

ATTESTED: \_\_\_\_\_ Secretary, Anthony L. Elia \_\_\_\_\_ President, William Roll

ACKNOWLEDGEMENT

STATE OF FLORIDA }  
 COUNTY OF BROWARD } SS

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized, by law to administer oaths and take acknowledgements, WILLIAM ROLL and ANTHONY L. ELIA, to me well known to be the PRESIDENT and SECRETARY, respectively of UNITED UTILITIES CORP. OF FLORIDA, and they acknowledge before me that they executed the foregoing DEDICATION as such officers of said Corporation in the name of said Corporation.

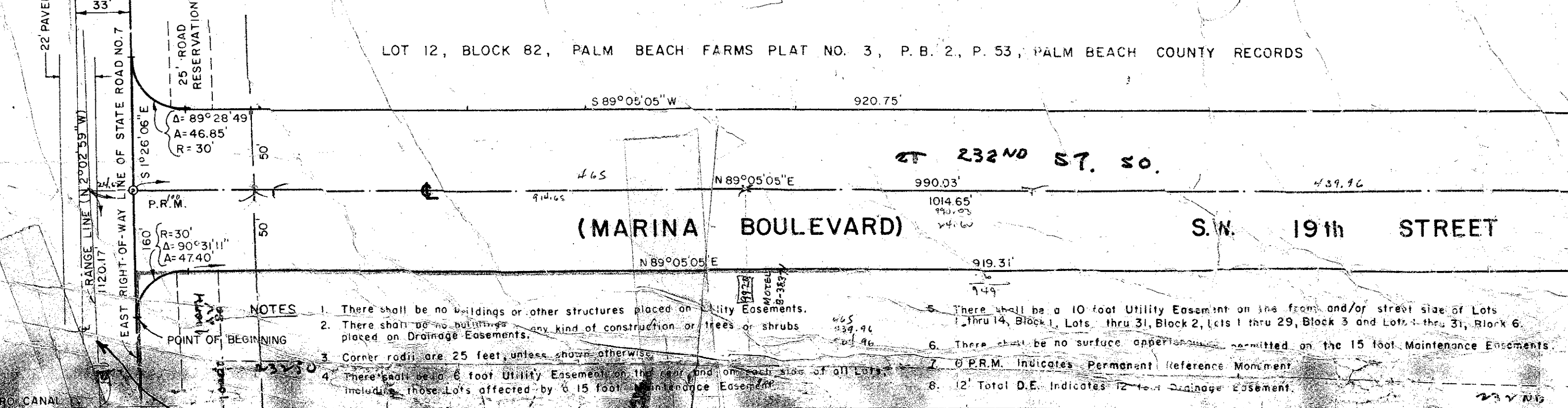
WITNESS, My hand and Official Seal at Margate, in the County of Broward, State of Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 1969.

M: Commission Expires \_\_\_\_\_ Notary Public, State of Florida.

COUNTY APPROVAL

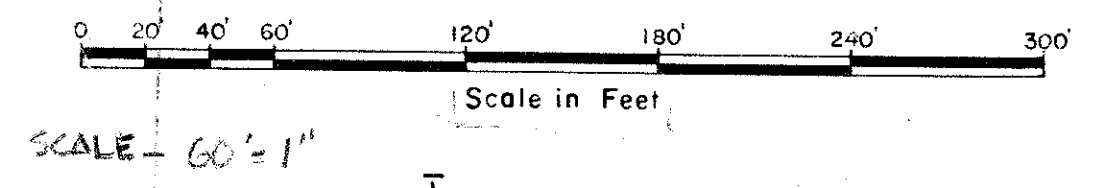
Plat approved: APRIL 15<sup>TH</sup> 1969 Board of County Commissioners. By: \_\_\_\_\_ Chairman

By: William Roll County Engineer



- NOTES
- There shall be no buildings or other structures placed on Utility Easements.
  - There shall be no buildings or other structures placed on Drainage Easements.
  - Conveyance shall be 25 feet unless shown otherwise.
  - Intersecting Utility Easements shall be shown on all lots affected by a 15 foot Maintenance Easement.
  - There shall be a 10 foot Utility Easement on the front and/or street side of Lots 1 thru 14, Block 1, Lots 1 thru 31, Block 2, Lots 1 thru 29, Block 3 and Lots 1 thru 31, Block 6.
  - There shall be no surface appurtenances permitted on the 15 foot Maintenance Easements.
  - P.R.M. Indicates Permanent Reference Monument.
  - Total D.E. Indicates Total Drainage Easement.

Plat of  
**SANDALFOOT COVE,**  
**SECTION ONE**  
 Section 30 and 31, Township 47 South,  
 Range 42 East, Palm Beach County, Flor  
 BEING A REPLAT OF PORTIONS OF PALM BEACH FARMS PLAT NO. 3, PLAT BOOK 2, F



SURVEYOR'S CERTIFICATE

STATE OF FLORIDA }  
 COUNTY OF BROWARD } SS

WE HEREBY CERTIFY: That this Plat of "Sandalfoot Cove, Section One" is a true and correct representation of a survey made by us, and that Permanent Reference Monuments (P.R.M.) have been set as required by law.

Dated at Fort Lauderdale, Florida, this 15<sup>TH</sup> day of April, 1969.

McLAUGHLIN ENGINEERING CO.

By: James M. McLaughlin  
 Registered Land Surveyor No. 2021  
 State of Florida.

0306-309

Prepared by:  
 McLaughlin Engineering Co.  
 400 NE. 3rd Avenue  
 Fort Lauderdale  
 Florida  
 33301

COUNTY OF PALM BEACH  
 STATE OF FLORIDA  
 This Plat was filed for record at \_\_\_\_\_  
 day of MAV  
 1969 and is recorded in Plat No. 225  
 of the 225 Block Circuit C  
 by Rita A. ...