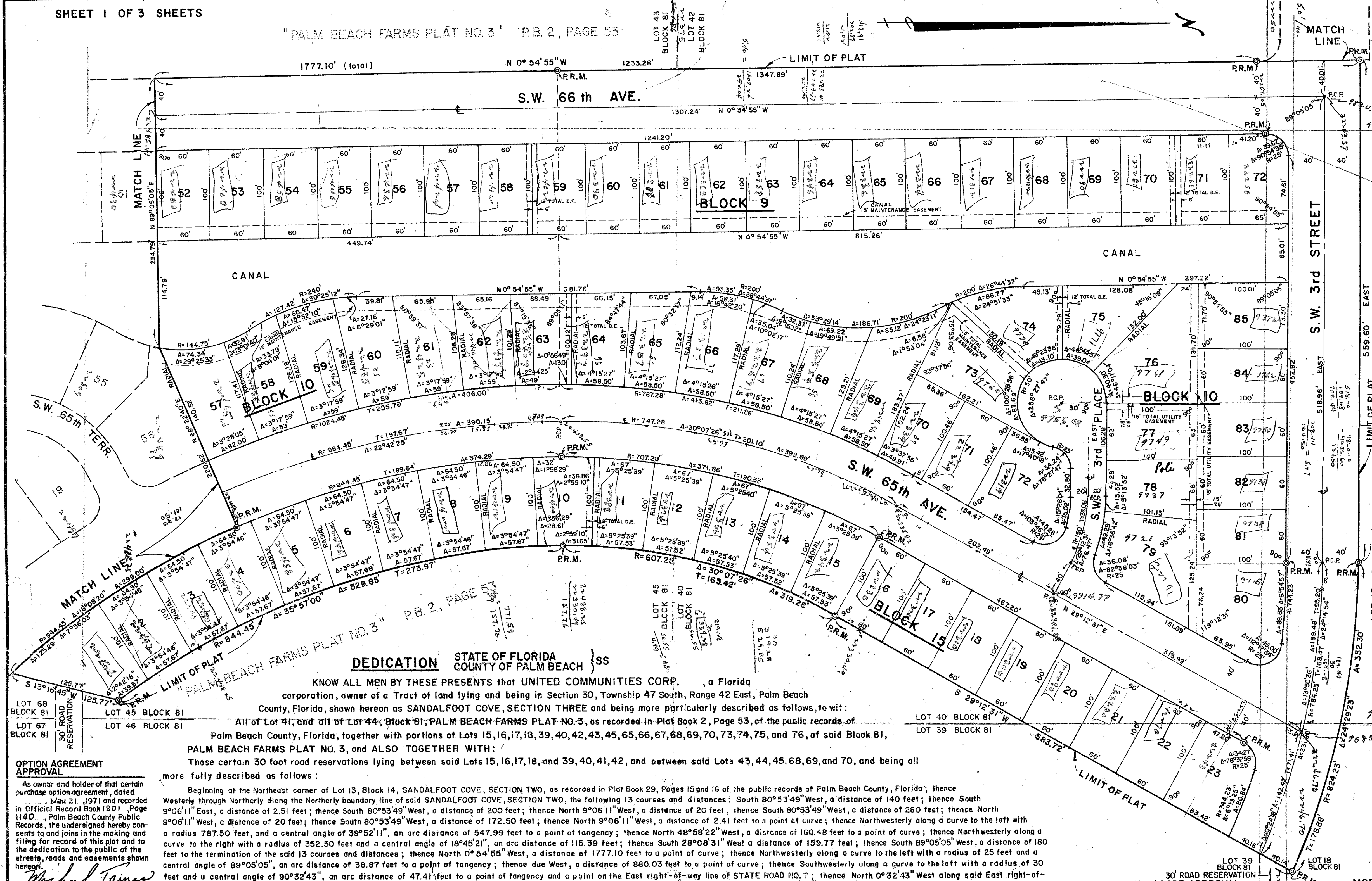


29-140

140



- NOTES**
- There shall be no buildings or other structures placed on Utility Easements.
  - There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.
  - Corner monuments are 25 feet, unless shown otherwise.
  - There shall be no surface appurtenances permitted on the 15 foot Maintenance Easements.
  - PR.M. indicates Permanent Reference Monument.
  - TOTAL D.E. indicates 12 foot Drainage Easement.
  - PC.P. indicates Permanent Control Point.
  - Bearings refer to an assumed Meridian of the Range Line, Sec. 30-47-42.

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on February 29, 1971 and duly recorded in Plat Book No. 140 on page 140, 141, 142  
JOHN B. DUNN, Clerk Circuit Court  
*John B. Dunn*

Plat of  
**SANDALFOOT COVE,  
SECTION THREE**  
Section 30, Township 47 South,  
Range 42 East,  
Palm Beach County, Florida  
BEING A REPLAT OF PORTIONS OF  
PALM BEACH FARMS PLAT NO. 3, PLAT BOOK 2, PAGE 53

Scale in Feet  
0 20 40 60 120 180 240 300

SCALE: 1" = 60'  
*0306-307*

**DEDICATION** STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH }

KNOW ALL MEN BY THESE PRESENTS that UNITED COMMUNITIES CORP., a Florida corporation, owner of a Tract of land lying and being in Section 30, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as SANDALFOOT COVE, SECTION THREE, and being more particularly described as follows, to wit: All of Lot 41, and all of Lot 44, Block 81, 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 portions of Lots 15, 16, 17, 18, 39, 40, 42, 43, 45, 65, 66, 67, 68, 69, 70, 73, 74, 75, and 76, of said Block 81, PALM BEACH FARMS PLAT NO. 3, and ALSO TOGETHER WITH: Those certain 30 foot road reservations lying between said Lots 15, 16, 17, 18, and 39, 40, 41, 42, and between said Lots 43, 44, 45, 68, 69, and 70, and being all more fully described as follows:

Beginning at the Northeast corner of Lot 13, Block 14, SANDALFOOT COVE, SECTION TWO, as recorded in Plat Book 2, Pages 15 and 16 of the public records of Palm Beach County, Florida; thence Westerly through Northerly along the Northerly boundary line of said SANDALFOOT COVE, SECTION TWO, the following 13 courses and distances: South 80°53'49" West, a distance of 140 feet; thence South 9°06'11" East, a distance of 2.51 feet; thence South 80°53'49" West, a distance of 200 feet; thence North 9°06'11" West, a distance of 20 feet; thence South 80°53'49" West, a distance of 280 feet; thence North 9°06'11" West, a distance of 20 feet; thence South 80°53'49" West, a distance of 2.41 feet to a point of curve; thence Northwesterly along a curve to the left with a radius of 787.50 feet, and a central angle of 39°52'11", an arc distance of 547.99 feet to a point of tangency; thence North 48°58'22" West, a distance of 160.48 feet to a point of curve; thence Northwesterly along a curve to the right with a radius of 352.50 feet and a central angle of 18°45'21", an arc distance of 115.39 feet; thence South 28°08'31" West, a distance of 159.77 feet; thence South 89°05'05" West, a distance of 100 feet to the termination of the said 13 courses and distances; thence North 0°54'55" West, a distance of 1777.10 feet to a point of curve; thence Northwesterly along a curve to the left with a radius of 25 feet and a central angle of 89°05'05", an arc distance of 38.87 feet to a point of tangency; thence due West, a distance of 880.03 feet to a point of curve; thence Southwesterly along a curve to the left with a radius of 30 feet and a central angle of 90°32'43", an arc distance of 47.41 feet to a point of tangency and a point on the East right-of-way line of STATE ROAD NO. 7; thence North 0°32'43" West along said East right-of-way line of STATE ROAD NO. 7, a distance of 160.01 feet to a point of curve; thence Southeasterly along a curve to the left, whose tangent bears South 0°32'43" East with a radius of 30 feet and a central angle of 89°27'17", an arc distance of 46.84 feet to a point of tangency; thence due East, a distance of 904.72 feet; thence due South, a distance of 10.00 feet; thence due East, a distance of 559.60 feet to a point of curve; thence Easterly along a curve to the right with a radius of 824.23 feet and a central angle of 24°29'23", an arc distance of 352.30 feet; thence South 29°12'31" West, a distance of 593.72 feet to a point of curve; thence Southerly along a curve to the left with a radius of 607.28 feet and a central angle of 30°07'26", an arc distance of 319.28 feet to a point of compound curve; thence Southeasterly along a curve to the left with a radius of 844.45 feet and a central angle of 35°57'00", an arc distance of 529.85 feet; thence South 13°16'45" West, a distance of 125.77 feet to a point of curve; thence Southeasterly along a curve to the right with a radius of 1,240 feet and a central angle of 5°32'41", an arc distance of 120 feet; thence North 76°53'30" East, a distance of 507.79 feet to a point of curve; thence Easterly through Southerly along a curve to the right with a radius of 100 feet and a central angle of 99°55'56", an arc distance of 174.41 feet to a point of tangency; thence South 3°10'34" East, a distance of 507.00 feet to a point of curve; thence Southerly along a curve to the left with a radius of 880 feet and a central angle of 5°55'37", an arc distance of 91.03 feet to a point of tangency; thence South 9°06'11" East, a distance of 69.34 feet to the said Northeast corner of Lot 13, Block 14, SANDALFOOT COVE, SECTION TWO and the Point of Beginning.

has caused the same to be surveyed and plotted 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 conveyed 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 COMMUNITIES CORP. 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 31st day of August, A.D. 1971.

ATTESTED B.H. Clark Secretary, B.H. CLARK

**ACKNOWLEDGEMENT** STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH }

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, A.L. GUTERMA and B.H. CLARK, to me well known to be the PRESIDENT and SECRETARY, respectively of UNITED COMMUNITIES CORP., 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 Boca Raton, in the County of Palm Beach, State of Florida, this 31st day of August, 1971.

My Commission Expires \_\_\_\_\_

**MORTGAGEE APPROVAL**

As owner and holder of that certain mortgage dated November 12, 1970, and recorded in Mortgage/Official Record Book 1853, Page 601, Palm Beach County Public Records, the undersigned hereby consents to and joins in the making and filing for record of this plat and to the dedication to the public of the streets, roads and easements shown hereon.  
FIRST BANK AND TRUST CO. OF BOCA RATON  
*James F. Williams* Vice President  
Witness: *James F. Williams*

**ACKNOWLEDGEMENT** STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH }

Before me personally appeared A.L. Guterma and B.H. Clark, 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 above named FIRST BANK AND TRUST CO. OF BOCA RATON, a corporation, and severally acknowledged to and before me that they executed such instrument as such Vice President and Secretary, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and 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 31st day of August, A.D. 1971.  
My Commission Expires \_\_\_\_\_

**COUNTY APPROVAL**

Plat approved: February 23, 1971 Board of County Commissioners  
By: Robert A. Chapman Chairman  
By: Walter Hill County Engineer  
ATTEST: John B. Dunn, Clerk, Board of County Commissioners  
By: Marjorie B. Jennings Deputy Clerk

**MORTGAGEE APPROVAL**

As owner and holder of that certain mortgage dated June 3, 1971, and recorded in Mortgage/Official Record Book 1904, Page 971, Palm Beach County Public Records, the undersigned hereby consents to and joins in the making and filing for record of this plat and to the dedication to the public of the streets, roads and easements shown hereon.  
DEVELOPMENT RESOURCES, INC.  
*Harry J. Hewitt* Vice President  
Witness: *George S. White*

**ACKNOWLEDGEMENT** STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH }

Before me personally appeared Harry J. Hewitt, to me well known and known to me to be the individual described in and who executed the foregoing instrument as Vice President of the above named DEVELOPMENT RESOURCES, INC., a corporation and severally acknowledged to me and before me that they executed such instrument as such Vice President of said corporation and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and 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 30th day of September, A.D. 1971.  
My Commission Expires \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

STATE OF FLORIDA } SS  
COUNTY OF BROWARD }  
I HEREBY CERTIFY that this Plat of "Sandalfoot Cove, Section Three" is a true and correct representation of a survey made by us, and that Permanent Reference Monuments (P.R.M.s), Permanent Control Points (P.C.P.s) have been set and will be set according to the date of Fort Lauderdale, Florida this 15th day of SEPT, 1971.  
McLAUGHLIN ENGINEERING CO.  
By: James M. McLaughlin  
James M. McLaughlin  
Registered Land Surveyor No. 2021  
State of Florida

0306-322  
Prepared by: RALPH RICHMAN  
McLaughlin Engineering Co.  
400 N.E. 3rd Avenue  
Fort Lauderdale  
Florida  
33301  
29/140