

DRAWING NUMBER  
30/225

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PLAIN FIELD CORPORATION - IRVINE, CALIFORNIA  
REGISTERED NUMBER 07074

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**DEDICATION**

KNOWN ALL MEN BY THESE PRESENTS that UNITED COMMUNITIES CORP., a Florida Corporation, owner of the lands shown hereon, being in Sections 29 and 30, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as SANDALFOOT COVE SECTIONS SEVEN AND EIGHT, being more particularly described as follows: All of Southwest 57th Avenue, as shown on the plat of SANDALFOOT COVE SECTION SIX, as recorded in Plat Book 29, at Pages 238 and 239 of the public records of Palm Beach County, Florida, and all of Lots 56, 57, 84 and 85 and portions of Lots 1, 27, 28, 30, 31, 54, 55, 58, 83, 84, 86 and 105, Block 81, PALM BEACH FARMS COMPANY PLAT NO. 3, as recorded in Plat Book 2, Page 53, of the public records of Palm Beach County, Florida, and all of Lots 65, 66 and 85, and portions of Lots 63 and 64, Block 80 of said PALM BEACH FARMS COMPANY PLAT NO. 3, together with portions of those certain 30 and 50 foot road reservations lying adjacent to the above said Lots and being all more fully described as follows: Beginning at the Northeast corner of said SANDALFOOT COVE SECTION SIX; thence South 0°01'45" West along the East line of said SANDALFOOT COVE SECTION SIX, a distance of 333.968 feet to a point on a curve; thence Southwesterly along the said East line, and along a curve to the right, whose tangent bears South 11°39'17" West, with a radius of 1949.859 feet and a central angle of 3°12'37", an arc distance of 109.250 feet to a point on the East line of said Lot 1, Block 81; thence South 0°01'45" West along the said East line, a distance of 843.032 feet to the Southeast corner of said Lot 1; thence North 89°59'03" West along the South line of said Lot 1, a distance of 330 feet to the Southwest corner of said Lot 1; thence South 0°01'45" West along the Northerly extension of the East line of said Lot 30, Block 81, and along the said East line, a distance of 689.178 feet to the Northwest corner of said Lot 56, Block 81; thence South 89°59'03" East along the North line of said Lot 56, a distance of 330 feet to the Northeast corner of said Lot 56; thence South 0°01'45" West along the East line of said Lot 56 and the Southerly extension thereof, a distance of 689.177 feet to the Northeast corner of said Lot 57, Block 81; thence South 89°59'03" East along the Easterly extension of the North line of said Lot 57, a distance of 50 feet to the Northwest corner of said Lot 64, Block 80; thence South 0°01'45" West along the West line of said Lot 64, a distance of 55 feet; thence South 89°59'03" East along a line 55 feet South of and parallel with the North lines of said Lots 64 and 63, Block 80, a distance of 990 feet to a point on the East line of said Lot 63; thence South 0°01'45" West along the East lines of said Lots 63 and 66, Block 80, and the Southerly extension thereof, a distance of 1293.354 feet to a point on the North line of said Lot 85, Block 80; thence South 89°59'03" East along the said North line, a distance of 330 feet to the Northeast corner of said Lot 85; thence South 0°01'45" West along the East line of said Lot 85, a distance of 659.177 feet to the Southeast corner of said Lot 85; thence North 89°59'03" West along the South line of said Lot 85, a distance of 660 feet to the Southwest corner of said Lot 85; thence North 0°01'45" East along the West line of said Lot 85, and the Northerly extension thereof, a distance of 674.177 feet; thence North 89°59'03" West along a line 15 feet South of and parallel to the South line of said Lot 65, Block 80, a distance of 685 feet; thence South 0°01'45" West along a line 25 feet East of and parallel with the East lines of said Lots 85 and 105, Block 81, a distance of 692 feet; thence due West a distance of 500.197 feet; thence due North, a distance of 682.459 feet to a point of curve; thence Northerly along a curve to the left, with a radius of 900 feet and a central angle of 9°56'56", an arc distance of 156.277 feet to a point of tangency; thence North 9°56'56" West, a distance of 170.945 feet to the Southeast corner of ISLE OF SANDALFOOT, as recorded in Plat Book 30, Page 6, of the public records of Palm Beach County, Florida; thence Northerly along the East line of said ISLE OF SANDALFOOT, the following three (3) courses and distances; North 9°56'56" West, a distance of 290.015 feet to a point of curve; thence Northerly along a curve to the right, with a radius of 1290 feet and a central angle of 7°15'11", an arc distance of 163.301 feet to a point of tangency; thence North 2°41'45" West, a distance of 141.867 feet to the point of termination of the said three (3) courses and distances; thence continuing North 2°41'45" West, a distance of 783.433 feet to a point of curve; thence Northwesterly along a curve to the left with a radius of 1075.270 feet and a central angle of 37°27'12", an arc distance of 702.887 feet to the most Southerly corner of said SANDALFOOT COVE SECTION SIX; thence continuing Northwesterly along Southerly line of said SANDALFOOT COVE SECTION SIX, and along a curve to the left, with a radius of 1075.270 feet and a central angle of 4°15'50", an arc distance of 80.018 feet; thence Northerly along the Westerly right-of-way line of said Southwest 57th Avenue and extensions thereof, following two (2) courses and distances; North 47°43'08" East, a distance of 420.898 feet to a point of curve; thence Northerly along a curve to the left, with a radius of 1869.859 feet and a central angle of 45°52'57", an arc distance of 1497.387 feet to the point of termination of the said two (2) courses and distances and a point on the North line of said SANDALFOOT COVE SECTION SIX; thence South 89°59'03" East along the said North line, a distance of 40.930 feet to the Point of Beginning; has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

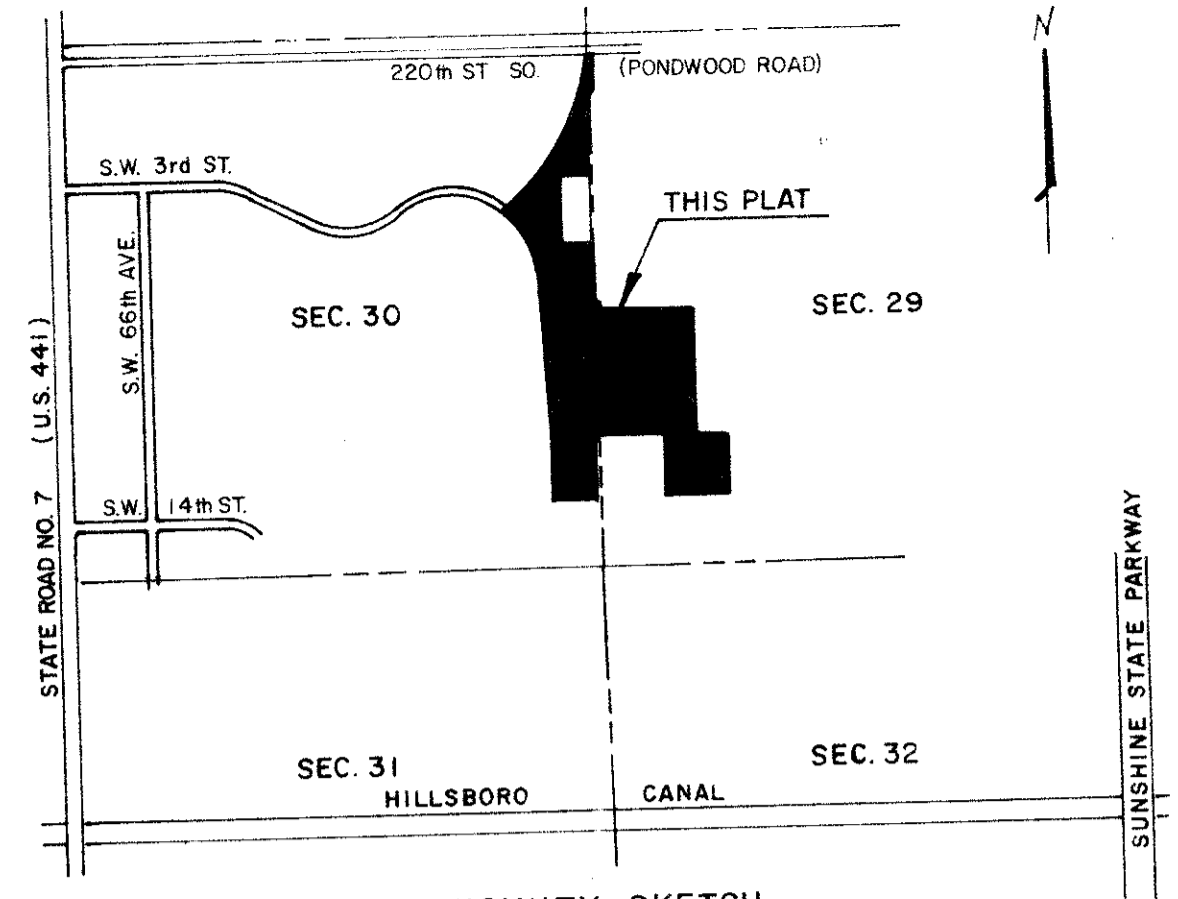
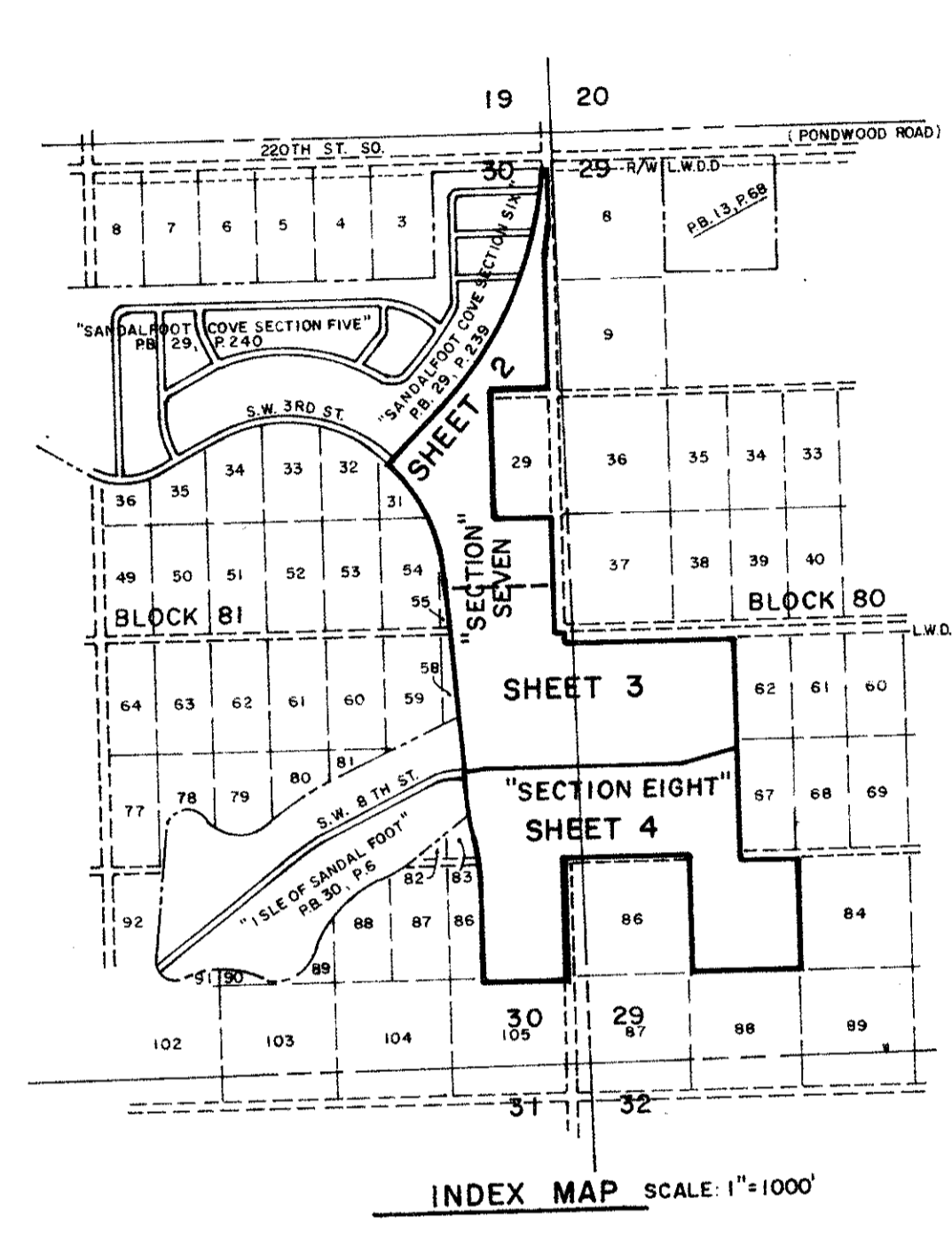
The streets as shown are hereby dedicated to the Board of County Commissioners for the perpetual use of the public for proper purposes.  
The utility easements, drainage easements and maintenance easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.  
The areas indicated as marginal access roads as shown are dedicated to the Board of County Commissioners for the purposes of control and jurisdiction over access rights.  
Canal A as shown is dedicated to the Board of County Commissioners in fee simple for the perpetual use of the public for drainage purposes.  
Canal E-1/2 as shown is dedicated to the Lake Worth Drainage District in fee simple for the perpetual use of the public for drainage purposes.  
The recreation areas as shown are hereby dedicated to the Board of County Commissioners for the perpetual use of the public for proper purposes.  
The buffer easements as shown are hereby dedicated in perpetuity for the express purpose of prohibiting ingress and egress to and from arterial and collector road rights-of-way.  
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 28 day of September, A.D. 1973.

UNITED COMMUNITIES CORP.  
Attest: B.H. Clark B.H. Clark, Secretary By: A.L. Guterma A.L. Guterma, President.  
**ACKNOWLEDGEMENT**  
STATE OF FLORIDA )  
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 President and Secretary of the above named UNITED COMMUNITIES CORP., a Corporation, and severally acknowledged to and before me that they executed such instrument as such President and Secretary, respectively, 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 28th day of September, A.D. 1973.  
Philip A. Sandella Notary Public  
My commission expires March 23, 1976

# PLAT OF "SANDALFOOT COVE, SECTIONS SEVEN AND EIGHT"

## BEING A REPLAT OF PORTIONS OF PALM BEACH FARMS PLAT NO. 3, PLAT BOOK 2, PAGE 53, SECTIONS 29 AND 30, TOWNSHIP 47, SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SEPTEMBER 24, 1973



THIS INSTRUMENT WAS PREPARED BY  
McLAUGHLIN ENGINEERING CO.  
400 N.E. 3rd AVENUE, FT. LAUDERDALE, FLORIDA 33301  
PHONE: 763-7611

SEE  
BACK

**MORTGAGEE'S CONSENT**  
STATE OF FLORIDA )  
COUNTY OF DADE )  
The undersigned hereby certifies that it is the holder of a mortgage upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof, and agrees that its mortgage which is recorded in Official Record Book 1967, Page 1168, of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.  
In witness whereof the said corporation has caused these presents to be signed by its Vice President and attested by its Assistant Secretary and its corporate seal to be affixed hereon by and with the authority of its board of directors, this 2nd day of October, A.D. 1973.  
WALTER E. HELLER & COMPANY OF FLORIDA  
Attest: James M. Gould Assistant Secretary By: Walter E. Heller Vice President  
**ACKNOWLEDGEMENT**  
STATE OF FLORIDA )  
COUNTY OF DADE )  
Before me personally appeared Walter E. Heller and James M. Gould, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of the above named WALTER E. HELLER & COMPANY OF FLORIDA, a corporation, and severally acknowledged to and before me that they executed such instrument as such Vice President and Assistant Secretary, respectively 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 2nd day of October, A.D. 1973.  
Walter E. Heller Notary Public My commission expires DEC. 26, 1973

**OPTION HOLDER'S CONSENT**  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
The undersigned hereby certifies that it is the holder of a purchase option agreement upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof, and agrees that its purchase option agreement which is recorded in Official Record Book 1901, Page 1140 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.  
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 hereon by and with the authority of its board of directors, this 2nd day of October, A.D. 1973.  
SANDALFOOT HOMES, CORP.  
Attest: Ray Tucker Hollander Secretary By: Michael T. Jones President.

**ACKNOWLEDGEMENT**  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
Before me personally appeared Michael Taines and Fay Porter-Hollander, 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 above named SANDALFOOT HOMES, CORP., a corporation, and severally acknowledged to and before me that they executed such instrument as such President and Secretary, respectively 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 2nd day of October, A.D. 1973.  
Stukey W. Miller Notary Public My commission expires August 29, 1975

**TITLE CERTIFICATION**  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
We, Peninsular Title Insurance Co., 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 vested to United Communities Corp., a Florida corporation; that the current taxes have been paid; and that the property is encumbered by the mortgage and agreement shown hereon, and that we find that all mortgages and agreements are shown as true and correct and the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property. PENINSULAR TITLE INSURANCE CO. Phyllis L. Spalding, Assistant Vice President  
**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 Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and that Permanent Control Points (P.C.P.'s) will be set under the guarantee posted with AMERICAN NATIONAL BANK & TRUST CO. OF CHICAGO 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.  
James M. McLaughlin, Registered Land Surveyor No. 2021, State of Florida.

**APPROVAL - PALM BEACH COUNTY, FLORIDA**  
BOARD OF COUNTY COMMISSIONERS  
This plat is hereby approved for record this 30 day of July, A.D. 1974.  
By: Robert J. Caloggero Chairman.  
COUNTY ENGINEER  
This plat is hereby found to meet all requisite State and County laws and ordinances.  
By: Walter E. Heller County Engineer.  
ATTEST: JOHN B. DUNKLE, Clerk By: Marjorie B. Jennings Deputy Clerk.  
BOARD OF COUNTY COMMISSIONERS

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 12-22-73  
at 3:10 day of July  
1974, and duly recorded in Plat Book No. 29, on page 228, THRU 230  
JOHN B. DUNKLE, Clerk (Fruit Court)  
Rita Conroy

SHEET 1 OF 4 SHEETS

