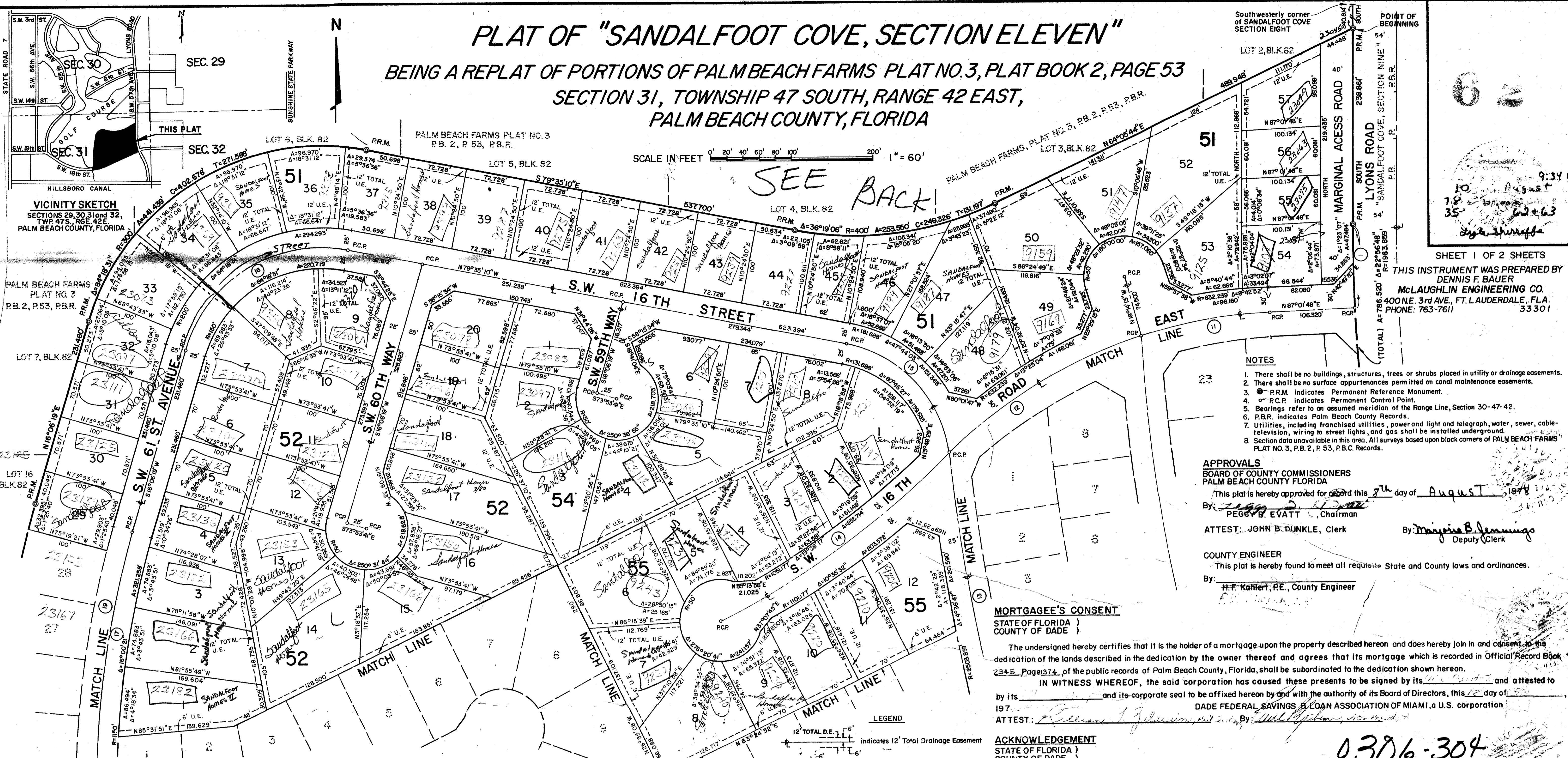


# PLAT OF "SANDALFOOT COVE, SECTION ELEVEN"

## BEING A REPLAT OF PORTIONS OF PALM BEACH FARMS PLAT NO. 3, PLAT BOOK 2, PAGE 53 SECTION 31, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SCALE IN FEET 0' 20' 40' 60' 80' 100' 1" = 60'

SEE BACK!



CENTERLINE CURVE DATA						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARINGS
1	1963.859'	2°58'12"	101.799'	50.911'	101.788'	S 1°29'06" E
2	602.239'	15°16'01"	160.471'	80.714'	159.997'	S 79°23'48" W
3	602.239'	26°50'20"	282.105'	143.690'	273.553'	S 86°20'38" W
4	2478.859'	7°43'12"	333.995'	167.251'	333.742'	N 10°25'30" W
5	1076.177'	18°29'25"	347.299'	175.172'	345.794'	S 54°10'09" W
6	156.698'	73°01'16"	199.693'	115.988'	186.450'	N 43°04'32" W
7	175.000'	84°18'31"	257.506'	158.426'	234.895'	S 58°15'34" W
8	1175.000'	18°53'11"	387.318'	195.432'	385.567'	S 6°39'43" W
9	1175.000'	20°34'28"	421.933'	213.283'	419.670'	S 5°49'05" W

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT SANDALFOOT HOMES CORP., a Florida corporation, owner of the lands shown hereon, being in Section 31, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as "SANDALFOOT COVE, SECTION ELEVEN", being more particularly described as follows:  
 All of Lots 17, 18, and 19, and portions of Lots 2, 3, 4, 5, 6, 7, 16, 20, 21, 25, 26, 27, 28, and 29, Block 82, PALM BEACH FARMS COMPANYS PLAT NO. 3, as recorded in Plat Book 2, Page 53, of the public records of Palm Beach County, Florida, together with that certain 30 foot road reservation lying adjacent to the above said lots and being all more particularly described as follows:  
 Commencing at the most Southwesterly corner of SANDALFOOT COVE SECTION EIGHT, as recorded in Plat Book 30, Page 228, of the public records of Palm Beach County, Florida; thence due South along the Southerly extension of the Westerly line of said SANDALFOOT COVE SECTION EIGHT, a distance of 840.814 feet to the Point of Beginning; thence continuing due South along the said Southerly extension, a distance of 238.861 feet to a point of curve; thence Southeast along a curve to the left with a radius of 1963.859 feet and a central angle of 22°56'48", an arc distance of 786.520 feet to a point of a curve; thence Southwesterly along a curve to the left, whose tangent bears South 71°16'30" West with a radius of 1965 feet and a central angle of 7°51'38", an arc distance of 269.580 feet to a point of tangency; thence South 63°24'52" West, a distance of 818.144 feet to a point of curve; thence Southwesterly along a curve to the right with a radius of 2470 feet and a central angle of 20°16'52", an arc distance of 874.314 feet; thence North 26°07'20" West a distance of 41.864 feet to a point on a curve; thence Northeast along a curve to the left whose tangent is perpendicular to the last mentioned curve with a radius of 730.670 feet and a central angle of 1°25'50", an arc distance of 18.243 feet; thence North 27°56'12" West a distance of 80.002 feet to a point on a curve; thence Northeast along a curve to the left, whose tangent bears North 62°29'44" East with a radius of 650.670 feet and a central angle of 7°03'29", an arc distance of 80.154 feet; thence North 4°28'09" West a distance of 517.835 feet to a point of curve; thence North along a curve to the right with a radius of 1300 feet and a central angle of 20°34'28", an arc distance of 466.819 feet to a point of tangency; thence North 16°06'19" East a distance of 231.460 feet to a point of curve; thence Northwesterly through Southwesterly along a curve to the right with a radius of 300 feet and a central angle of 84°18'31" an arc distance of 441.439 feet to a point of tangency; thence South 79°35'10" East, a distance of 537.700 feet to a point of curve; thence Easterly along a curve to the left with a radius of 400 feet and a central angle of 36°19'06", an arc distance of 253.550 feet to a point of tangency; thence North 64°05'44" East a distance of 489.948 feet to the Point of Beginning; has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows: (Containing 48.495 Acres)  
 The streets as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for proper purposes. The areas indicated as marginal access road as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for proper purposes. The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. The areas indicated as 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.

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IN WITNESS WHEREOF, the above-named 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 27th day of August, 1974. SANDALFOOT HOMES CORP., a corporation of the State of Florida

ACKNOWLEDGEMENT  
 BEFORE ME personally appeared Michael Taines and Fay Porter Hollander, Secretary of SANDALFOOT HOMES CORP., a Florida corporation, and severally acknowledged to and before me that they executed such instrument as officers 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.  
 My Commission Expires: \_\_\_\_\_  
 Notary Public

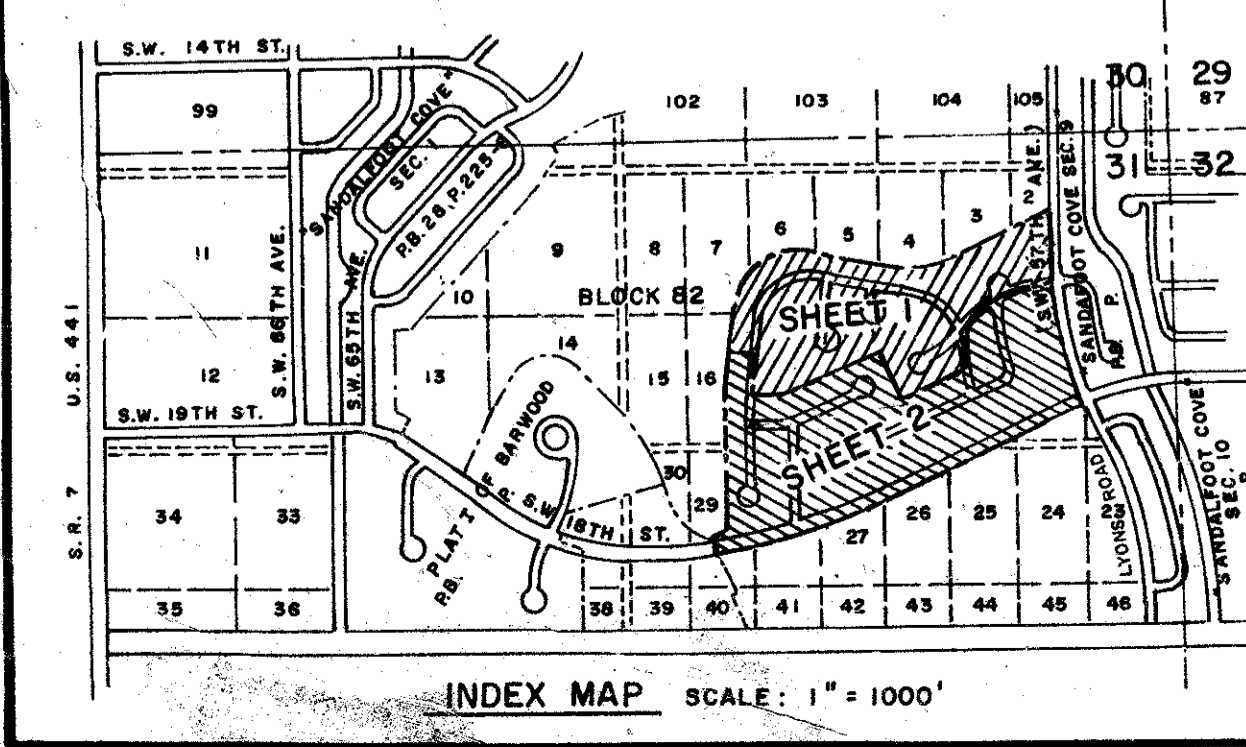
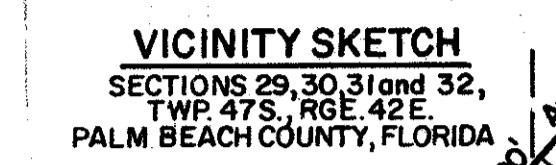
**MORTGAGEE'S CONSENT**  
 STATE OF FLORIDA )  
 COUNTY OF DADE )  
 The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the lands described in the dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 2345, Page 374, 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 \_\_\_\_\_ and attested to by its \_\_\_\_\_ and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 12th day of August, 1974.  
 DADE FEDERAL SAVINGS & LOAN ASSOCIATION OF MIAMI, a U.S. corporation  
 ATTEST: \_\_\_\_\_ By: \_\_\_\_\_

**ACKNOWLEDGEMENT**  
 STATE OF FLORIDA )  
 COUNTY OF DADE )  
 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 \_\_\_\_\_ and \_\_\_\_\_ of the DADE FEDERAL SAVINGS & LOAN ASSOCIATION OF MIAMI, a U.S. 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 18th day of August, 1974.  
 My Commission Expires: \_\_\_\_\_  
 Notary Public

**TITLE CERTIFICATION**  
 STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )  
 We, County Title and Abstract 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 is vested to SANDALFOOT HOMES CORP., a Florida corporation; that current taxes have been paid; and that the property is encumbered by the mortgage shown hereon; and that we find that all mortgages are shown and are 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.  
 COUNTY TITLE AND ABSTRACT CO. \_\_\_\_\_ President  
 Phyllis L. Spalding

**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 guarantees posted with \_\_\_\_\_ Palm Beach County, Florida 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.  
 31/17/72  
 James M. McLaughlin, Registered Land Surveyor No. 2021  
 State of Florida

McLAUGHLIN ENGINEERING CO.  
 400 N.E. 3rd Ave., Ft. Lauderdale, Fla. 33301  
 Phone: 763-7611



SHEET 1 OF 2 SHEETS  
 THIS INSTRUMENT WAS PREPARED BY  
 DENNIS F. BAUER  
 McLAUGHLIN ENGINEERING CO.  
 400 N.E. 3rd Ave., Ft. Lauderdale, Fla. 33301  
 PHONE: 763-7611

- NOTES**
- There shall be no buildings, structures, trees or shrubs placed in utility or drainage easements.
  - There shall be no surface appurtenances permitted on canal maintenance easements.
  - P.R.M. indicates Permanent Reference Monument.
  - P.C.P. indicates Permanent Control Point.
  - Bearings refer to an assumed meridian of the Range Line, Section 30-47-42.
  - P.B.R. indicates Palm Beach County Records.
  - Utilities, including franchised utilities, power and light and telegraph, water, sewer, cable-television, wiring to street lights, and gas shall be installed underground.
  - Section data unavailable in this area. All surveys based upon block corners of PALM BEACH FARMS PLAT NO. 3, P.B. 2, P. 53, P.B.C. Records.

**APPROVALS**  
 BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY FLORIDA  
 This plat is hereby approved for record this 27th day of August, 1974.  
 By: \_\_\_\_\_ Chairman  
 PEGGY B. EVATT  
 ATTEST: JOHN B. DUNKLE, Clerk  
 By: \_\_\_\_\_ Deputy Clerk  
 MARGIE B. JENNINGS  
 COUNTY ENGINEER  
 This plat is hereby found to meet all requisite State and County laws and ordinances.  
 By: \_\_\_\_\_  
 H. F. KAHLERT, P.E., County Engineer

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K-2088