

SANDALFOOT SQUIRE PHASE II

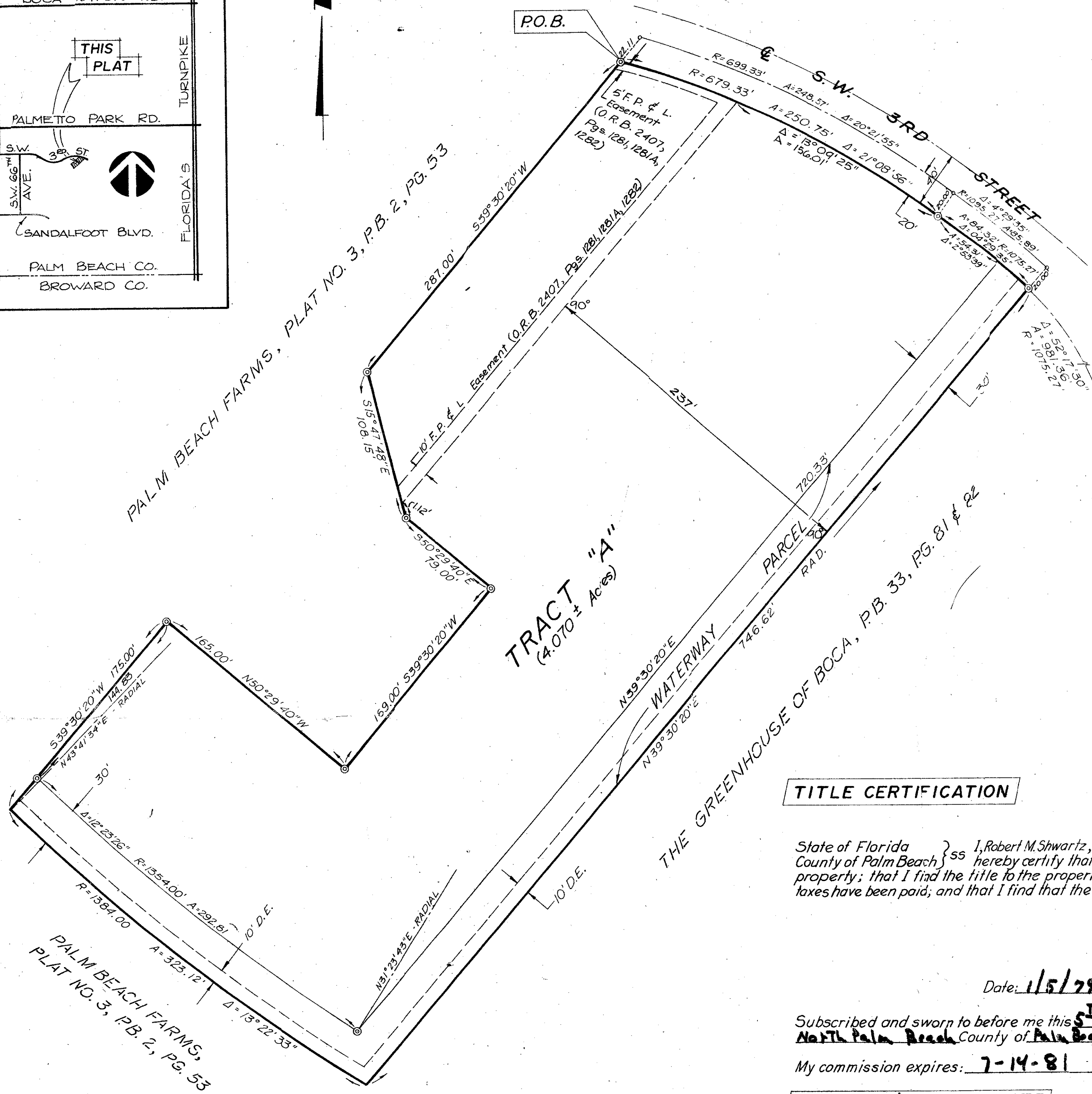
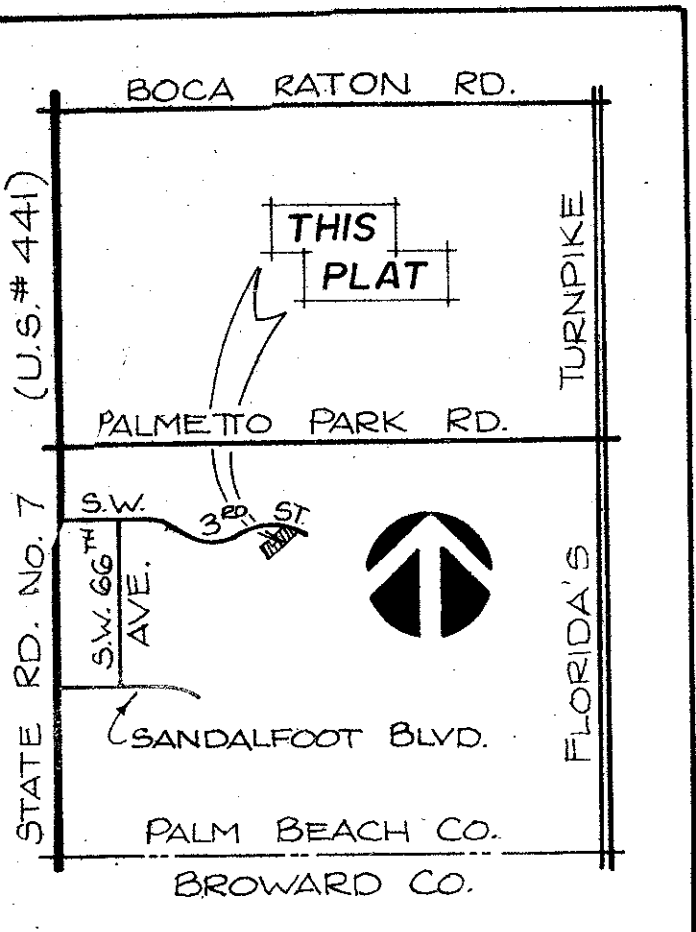
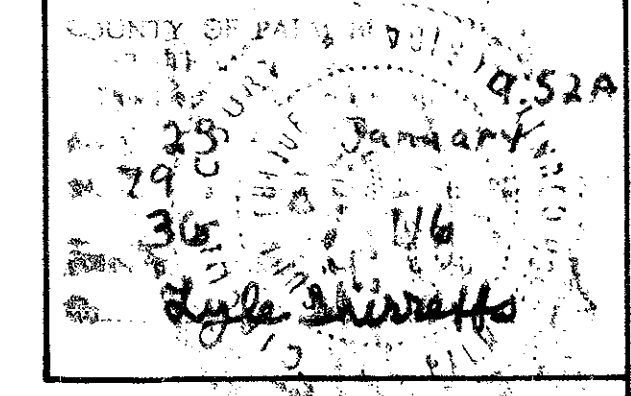
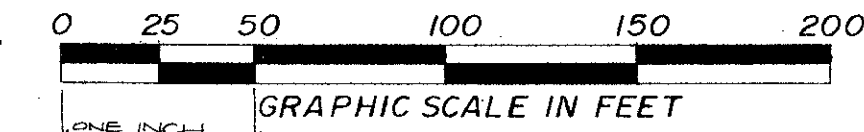
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A REPLAT OF A PORTION OF
BLOCK 81, PALM BEACH FARM COMPANY'S PLAT NO. 3
SECTION 30, TOWNSHIP 47 SOUTH RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

PREPARED BY

KEYSTONE ENGINEERING INC.
6301 N.W. 9TH AVE. SUITE B
FT. LAUDERDALE, FLORIDA

ORDER NO. 45588-E



DEDICATION AND RESERVATION

Know all men by these presents that Home Again Inc., a Florida corporation, owner of the lands shown hereon, being in Section 30, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as "Sandalfoot Squire Phase II" being more particularly described as follows:

A portion of Block 81, Palm Beach Farm Company's Plat No. 3, as recorded in Plat Book 2 of Page 53 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the intersection of the centerline of that certain 50 foot road reservation lying East of and adjacent to Lot 56 of said Block 81 and the centerline of that certain 30 foot road reservation lying South of and adjacent to said Lot 56; thence N89°59'03"W a distance of 639.99 feet; thence N02°41'45"W a distance of 338.33 feet to the Point of Curvature of a circular curve concave to the Southwest, having a radius of 1075.27 feet; thence run Northwesterly along said curve through a central angle of 52°17'30" for an Arc distance of 981.36 feet to a Point of Compound Curvature of a circular curve concave to the South, having a radius of 679.33 feet; thence Northwesterly along said curve through a central angle of 21°08'56" for an Arc distance of 250.75 feet to the Point of Beginning; thence S39°30'20"W a distance of 287.00 feet; thence S15°47'48"E a distance of 108.15 feet; thence S50°29'40"E a distance of 79.00 feet; thence S39°30'20"W a distance of 169.00 feet; thence N50°29'40"W a distance of 165.00 feet; thence S39°30'20"W a distance of 175.00 feet to a point on a circular curve, said curve being concave to the Northeast and having a radius of 1384.09 feet, the radius point bears N43°41'34"E; thence South-easterly along said curve through a central angle of 13°22'33" for an Arc distance of 323.12 feet to a point; thence N39°30'20"E a distance of 746.62 feet to a point on a circular curve concave to the Southwest, having a radius of 1075.27 feet, the last described course being radial to said curve; thence Northwesterly along the Arc of said curve through a central angle of 04°29'35" for an Arc distance of 84.32 feet to the Point of Compound Curvature of a circular curve concave to the South having a radius of 679.33 feet; thence Northwesterly along said curve through a central angle of 21°08'56" for an Arc distance of 250.75 feet to the Point of Beginning, said parcel contains 4.788 Acres more or less.

TITLE CERTIFICATION

I, Robert M. Schwartz, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested to Home Again, Inc.; that the current taxes have been paid; and that I find that the property is free of encumbrances.

Date: 1/5/79 Signed: Robert M. Schwartz
Robert M. Schwartz

Subscribed and sworn to before me this 5th day of January A.D. 1979 at the City of North Palm Beach, County of Palm Beach, State of Florida.

My commission expires: 7-14-81 Bengale Seltzer
Notary Public - State of Florida

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 (P.R.M.'s) Permanent Reference Monuments and that (P.C.P.'s) Permanent Control Points have been placed as required by law 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.

Date: 1/5/79 Signed: Loren T. Keller
Loren T. Keller
Reg. Land Surveyor No. 1612
State of Florida

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This Plat is hereby approved for record this 23rd day of January 1979.

By: Bill Bailey
Chairman

COUNTY ENGINEER

This Plat is hereby found to meet all requisite State and County laws and ordinances.

Attest: John B. Dunkle
Board of County Commissioners

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

- 1) Tract "A" as shown is hereby dedicated to the Sandalfoot Squire Phase II Association Inc., and is the perpetual maintenance obligation of said association.
- 2) The waterway parcel as shown is hereby dedicated to the Sandalfoot Squire Phase II, Association Inc. and is the perpetual maintenance obligation of said association.
- 3) The 10 foot drainage easement as shown is hereby dedicated in perpetuity to the Board of County Commissioners for flowage rights, over, across & through the waterway parcel.

In Witness whereof, the above named corporation has caused these presents to be signed by its President Robert Bowman and its Secretary, Richard Allshuler and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 4th day of January A.D. 1979.

Attest: Richard Allshuler
Richard Allshuler, Secretary

By: Robert Bowman
Robert Bowman, President

ACKNOWLEDGEMENT

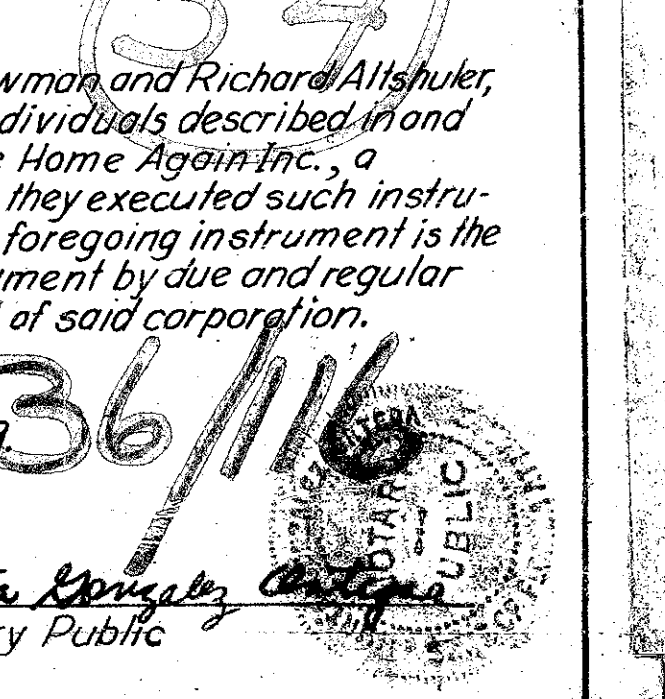
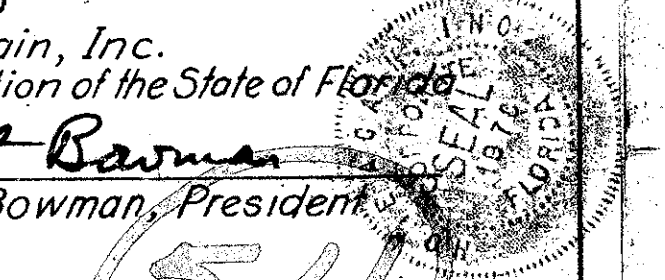
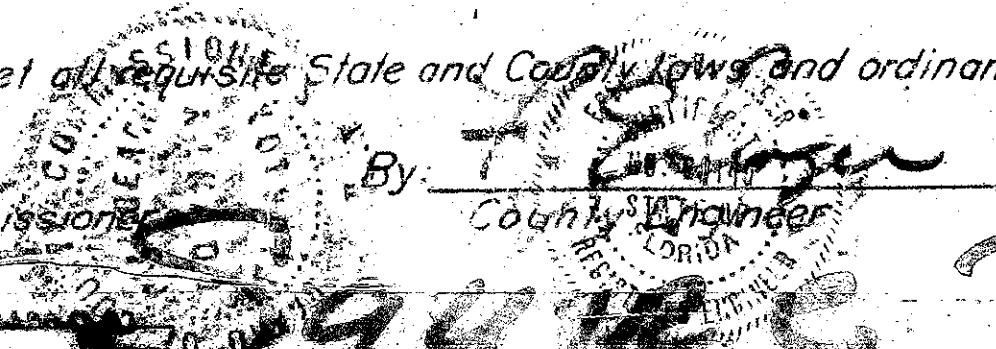
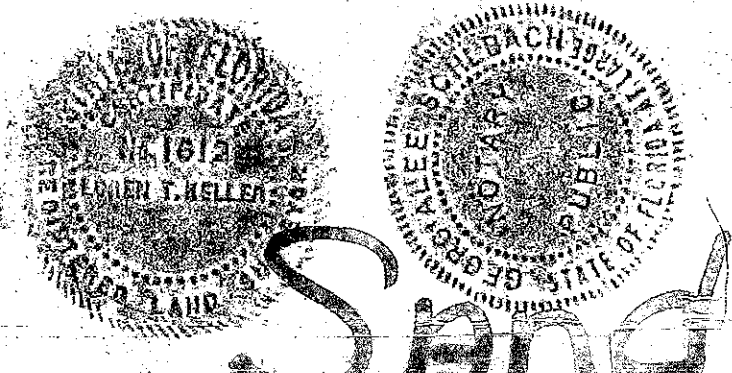
State of Florida } ss Before me personally appeared Robert Bowman and Richard Allshuler, County of Palm Beach } to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the Home Again Inc., a Florida corporation and severally 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 4th day of January 1979

My commission expires March 5, 1982
Mista Kunguz, Notary Public

NOTES

- 1) ° Indicates Permanent Control Points
- 2) @ Indicates Permanent Reference Monuments.
- 3) D.E. Indicates Drainage Easement.
- 4) There shall be no buildings, structures, trees or shrubs placed in drainage easements.
- 5) Bearings refer to an assumed meridian of N89°59'03"W along the north line of lot 57, block 81 of Palm Beach Farms Plat No 3 (PB2, Pg 45-54).



Sandalfoot Squire Phase II