

SANDALFOOT PLAZA

SECTIONS 30 & 31, TOWNSHIP 47 SOUTH, RANGE 42 EAST
A REPLAT OF A PORTION OF BLOCKS 81 & 82, PALM BEACH FARMS COMPANY PLAT NO. 3
AS RECORDED IN PLAT BOOK 2, PAGES 45-54, PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA

186

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH:
This Plat was filed for record at 3:27 P.M. this 26th day of July, 1984 and duly recorded in Plat Book No. 48 on Pages 186 through 187.
JOHN B. DUNKLE, Clerk
By *Janice R. Jureandy*, D.C.

48/186

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION - IRVINE, CALIFORNIA
REGISTERED BY NUMBER 07549
REGISTERED BY NUMBER 07549

DEDICATION
STATE OF FLORIDA }
COUNTY OF PALM BEACH }

KNOW ALL MEN BY THESE PRESENTS THAT Sandalfoot Square, Inc., a Florida Corporation, Owner of the land shown hereon, being in Sections 30 and 31, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as Sandalfoot Plaza, being more particularly described as follows:

A portion of Tract 99, Block 81, and portions of Tracts 11 and 12, Block 82, PALM BEACH FARMS COMPANY PLAT NO. 3, as recorded in Plat Book 2, Page 53, of the Public Records of Palm Beach County, Florida, TOGETHER WITH, that certain 50.00 foot road reservation lying between said Tracts 99 and 11.

Commencing at the intersection of the centerline of Southwest 66th Avenue and the centerline of Southwest 14th Street, as shown on the plat of SANDALFOOT COVE SECTION ONE, as recorded in Plat Book 28, Pages 225 and 226, of the Public Records of Palm Beach County, Florida; thence South 0° 54' 55" East along the said centerline of Southwest 66th Avenue, 200.00 feet; thence South 89° 05' 05" West, 40.00 feet to a point on the West Right-of-way line of said Southwest 66th Avenue and the POINT OF BEGINNING; thence South 0° 54' 55" East along the said Right-of-way line, 1555.00 feet to a point of curve; thence south-westerly along a curve concave to the northwest, with a radius of 25.00 feet and a central angle of 90° 00' 00", an arc distance of 39.27 feet to a point of tangency and a point on the North Right-of-way line of Southwest 19th Street as shown on the said plat of SANDALFOOT COVE SECTION ONE; thence South 89° 05' 05" West, along the said North Right-of-way line, 848.09 feet; to a point, on a curve concave to the south-west, having a radius of 111.00 feet, a central angle of 21° 44' 07" and a chord bearing of North 24° 16' 12" West; thence northwesterly along the arc of said curve, 42.11 feet to a point of reverse curvature; thence northwesterly along the arc of a curve concave to the Northeast having a radius of 65.26 feet and a central angle of 12° 22' 45" for a distance of 14.10 feet to a point on the West line of Tract 12, Block 82, of said PALM BEACH FARMS COMPANY PLAT NO. 3; thence North 01° 21' 38" West along the West line of said Tract 12 and Tract 11, Block 82 of said PALM BEACH FARMS COMPANY PLAT NO. 3, 1133.36 feet; thence continue North 00° 31' 22" West along the West line of Tract 99, Block 81, of said PALM BEACH FARMS COMPANY PLAT NO. 3, 420.84 feet to a point on a line 175.00 feet South of, as measured at right angles to, the centerline of Southwest 14th Street; thence North 89° 05' 05" East, along a line 175.00 feet South of and parallel with the centerline of Southwest 14th Street, 121.22 feet; thence South 00° 54' 55" East, perpendicular to the previous course, 25.00 feet; thence North 89° 05' 05" East along a line 200.00 feet South of and parallel with the said centerline of Southwest 14th Street, 150.00 feet; thence North 00° 54' 55" West, perpendicular to the previous course, 150.00 feet to the South Right-of-way line of said Southwest 14th Street; thence North 89° 05' 05" East along the South Right-of-way of Southwest 14th Street, 42.50 feet; thence South 00° 54' 55" East, perpendicular to the previous course, 188.00 feet; thence North 89° 05' 05" East, along a line 238.00 feet South of and parallel with the said centerline of said Southwest 14th Street, 5.00 feet; thence South 00° 54' 55" East, perpendicular to the previous course, 211.50 feet; thence North 89° 05' 05" East along a line 449.50 feet South of and parallel with the said centerline of Southwest 14th Street, 205.50 feet; thence North 00° 54' 55" West, perpendicular to the previous course, 399.50 feet to the said South Right-of-way line of Southwest 14th Street; thence North 89° 05' 05" East along the said South Right-of-way line, 148.00 feet; thence South 00° 54' 55" East, perpendicular to the previous course, 150.00 feet; thence North 89° 05' 05" East along a line 200.00 feet South of, and parallel with the said centerline of Southwest 14th Street, 230.00 feet to the POINT OF BEGINNING;
LESS: all of the SANDALFOOT PLAZA PHASE 1, according to the Plat thereof as recorded in Plat Book 44, Page 146, of the Public Records of Palm Beach County, Florida.

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

- STREETS:**
S. W. 16th Street and Sandalfoot Plaza Drive as shown hereon, are hereby dedicated to Sandalfoot Plaza Property Association, Inc. for private roadway purposes and are the perpetual maintenance obligation of said Association; its successors and assigns, without recourse to Palm Beach County. Said streets may also be used for the construction and maintenance of utility and drainage systems.
- EASEMENTS**
The utility and drainage easements as shown are hereby dedicated in perpetuity for construction and maintenance of public utilities and drainage.
- LIMITED ACCESS EASEMENTS**
The limited access easements as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its VICE PRESIDENT and attested by its SECRETARY and its corporate seal affixed hereto by and with the authority of its Board of Directors this 16th day of May, 1984.

SANDALFOOT SQUARE, INC.
ATTEST: *Dodge Karpinski* BY: *William Frederick V. Pres.*
DODGE KARPINSKI, Secretary WILLIAM FREDERICK, Vice President
ATTEST: BY:

SANDALFOOT PLAZA SITE DATA
Total Lot Area 26.7796 acres
Road Right-of-Way 2.7390 acres
Total Area 29.5105 acres

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
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 land described in said dedication by the owners thereof and agree that its mortgage which is recorded in Official Record Book 471, Page 684, 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 Sr. Vice President and attested to by its Asst. Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 16th day of May, 1984, A.D.

ATTEST:

Michael H. Mann
MICHAEL H. MANN
Assistant Secretary
ACKNOWLEDGEMENT
BY: *William C. Frame*
WILLIAM C. FRAME
Sr. Vice President

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME personally appeared *William C. Frame* and *Michael A. Hyman* to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Sr. Vice President and Asst. Secretary of the SUNRISE SAVINGS AND LOAN ASSOC., 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 16th day of May, 1984, A.D.

My commission expires: 3/22/87
Leatrice R. Lovell
Notary Public, State of Florida at Large
LEATRICE R. LOVELL

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

I, ROBERT I. MACLAREN II, 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 in SANDALFOOT SQUARE, INC.; that the current taxes have been paid; and that the property is encumbered by the mortgage shown hereon; and that I find all mortgages as shown and are true and correct and there are not other encumbrances of record.

JULY 13, 1984
Date
Robert I. MacLaren II
ROBERT I. MACLAREN II

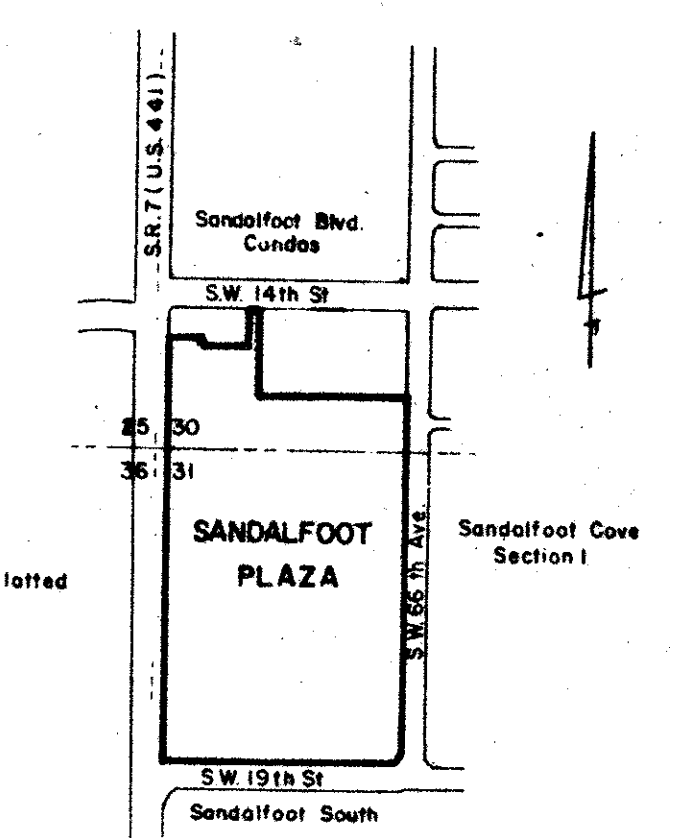
ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME personally appeared *William F. Erick* and *Dodge Karpinski*, 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 respectively, of the above named SANDALFOOT SQUARE, INC., and that the seal affixed to the foregoing instrument is the corporate seal of said SANDALFOOT SQUARE, INC., 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 SANDALFOOT SQUARE, INC.

WITNESS my hand and official seal this 2nd day of April, 1984.

My Commission Expires: 3 QUARTERS 1985
Robert I. MacLaren II
Notary Public ROBERT I. MACLAREN II
My commission expires: 3 QUARTERS 1985



LOCATION MAP n.t.s.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 24 day of July, 1984.
BY: *Ken Spillias*
Ken Spillias, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 24 day of July, 1984.
BY: *Herbert Kahler*
Herbert Kahler, County Engineer

ATTEST: JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS

By *Paul G. Compton*
Deputy Clerk

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 will be set under the guarantees posted with Palm Beach County 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 L. Kramer
Registered Surveyor No. 2688
State of Florida
JAMES L. KRAMER

This instrument prepared by:
James L. Kramer in the Office of
Adair & Brady, Inc.
1958 South Congress Avenue
West Palm Beach, Florida 33406

48/186

TEF	
TAD	MARCH, 1984
JLK	1047

RECORD PLAT
SANDALFOOT PLAZA

FP 1257 1 2

