

41-156

# "SANDALFOOT ESTATES EAST"

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

# 156

THIS INSTRUMENT WAS PREPARED BY:  
DENNIS F. BAUER OF  
McLAUGHLIN ENGINEERING CO.  
400 N.E. 3RD AVE., FORT LAUDERDALE, FLORIDA  
PHONE 763-7611 33301

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS that BEST REAL ESTATE, INC., a Florida corporation, owner of the lands shown hereon, being in Section 29, Township 47 South, Range 42 East, Palm Beach County, Florida, shall hereon dedicate "SANDALFOOT ESTATES EAST," as more particularly described as follows:  
Tracts 61 and 62, LESS the North 55 feet thereof; and ALL of Tracts 67 and 68, Block 80, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, recorded in Plat Book 2, Page 53, of the public records of Palm Beach County, Florida, has caused the same to be surveyed and plotted as shown hereon and do hereby dedicate as follows:  
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 utility easements, water easements and drainage easements shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of construction and maintenance of utilities and drainage.  
The Water Management Tract is hereby dedicated to the Sandalfoot Estates East Homeowners Association for the proper purposes and is the perpetual maintenance obligation of said Association.  
The limited access easements as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.  
The Park is hereby dedicated to the Sandalfoot Estates East Homeowners Association for the proper purposes and is the perpetual maintenance obligation of said Association.

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 the Board of Directors, this 19 day of October, 1979, BEST REAL ESTATE, INC., a corporation of the State of Florida.  
ATTEST: *Marlyn B. Kaplan* Secretary *Edward J. Kaplan* President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared Edward J. Kaplan and Marlyn B. Kaplan, 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 BEST REAL ESTATE, INC., a 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 19 day of October, 1979.  
My commission expires: OCTOBER 29, 1982

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, Mitchell C. Pasin, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property, that I find the title to the property vested to BEST REAL ESTATE, INC., a Florida corporation, and that the current taxes have been paid, and that the property is encumbered by the mortgage shown hereon, and that I find that all mortgages are shown and pre-paid and correct and the property is found to contain no reservations which are not applicable and do not affect the subdivision of the property.  
NOV 16 1979 MITCHELL C. PASIN

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF BROWARD  
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 owner thereof and agrees that its mortgage, which is recorded in Official Record Book 2166 at Page 234 of the public records of Palm Beach County, Florida, shall be submitted to the dedication shown hereon.  
IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Secretary and attested by its President and its corporate seal to be affixed hereto by and with the authority of the Board of Directors, this 19 day of November, 1979, LANDMARK FIRST NATIONAL BANK OF FORT LAUDERDALE, a Florida banking corporation.  
ATTEST: *John B. Dunkle* Secretary

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF BROWARD  
BEFORE ME personally appeared *John B. Dunkle* and *John B. Dunkle*, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Secretary and President of LANDMARK FIRST NATIONAL BANK OF FORT LAUDERDALE, a Florida Banking Corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and that they executed the same 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 19 day of November, 1979.  
My commission expires: *NOV 16 1979*

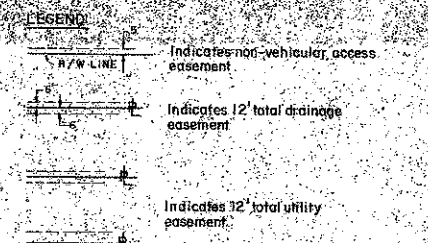
### SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my personal direction and supervision and that said survey is accurate to the best of my knowledge and belief and that I have Permanent Reference Monuments have been placed as required by law and that (R.C.S.) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the Required Improvements and further that 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 Surveyor No. 20211 State of Florida

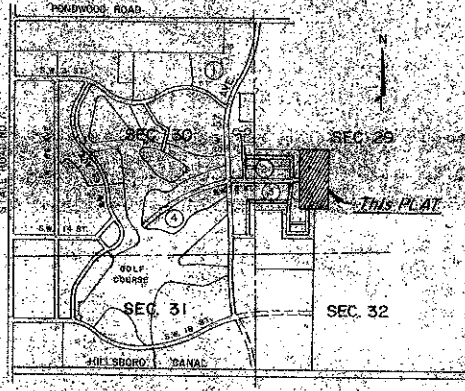
### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
This plat is hereby approved for record this 19 day of January, 1980.  
COUNTY ENGINEER  
This plat is hereby approved for record this 19 day of January, 1980.  
ATTEST: JOHN B. DUNKLE, Clerk  
BOARD OF COUNTY COMMISSIONERS

RECORDED  
ON RECEIPT  
THIS INSTRUMENT FILED FOR RECORD IN 7:09 P.M.  
BY *John B. Dunkle*  
CLERK  
JAN 19 1980  
OFFICE OF THE CLERK  
PALM BEACH COUNTY, FLORIDA



- NOTES: 1. There shall be no buildings, structures, trees or shrubs located in utility or drainage easements. 2. P.M. indicates Permanent Reference Monument. 3. P.C. indicates Permanent Control Point. 4. Assumed meridian of the East Line of Section 29, Township 47 South, Range 42 East, P.B. 2, P. 53, P.B.C.R. 5. P.C.R. indicates Palm Beach County Records. 6. Utilities, including transmission lines, power and light and telephone, water, sewer, cable television, signs, street lights, and gas, shall be installed underground. 7. Section data unavailable in this area. All surveys based upon block corners of PALM BEACH FARMS COMPANY PLAT NO. 3, P.B. 2, P. 53, P.B.C.R. records.



VICINITY SKETCH  
SECTIONS 29, 30, 31 and 32, TWP 47S, RGE 42E,  
PALM BEACH COUNTY, FLORIDA

- KEY: 1. SANDALFOOT COVE SECTION SIX, P.B. 28, P. 228 & 229, P.B.C.R. 2. SANDALFOOT COVE SECTION SEVEN, P.B. 30, P. 227, P.B.C.R. 3. SANDALFOOT COVE SECTION EIGHT, P.B. 30, P. 228, P.B.C.R. 4. USE OF SANDALFOOT, P.B. 30, P. 5, P.B.C.R.

