

42/119

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

KNOW ALL MEN BY THESE PRESENTS THAT SANDPOINTE BAY INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING PART OF SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS SANDPOINTE BAY CONDOMINIUM APARTMENTS, BEING:

A PORTION OF THE SOUTH 450 FEET OF GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, LYING EAST OF THE RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, AS ESTABLISHED ON MAY 17, 1974, BY THE CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 2306, PAGE 585, RECORDED IN PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1 WITH THE NORTH LINE OF THE SOUTH 450 FEET OF GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, RUN DUE EAST ALONG THE NORTH LINE OF THE SOUTH 450 FEET OF SAID GOVERNMENT LOT 1, A DISTANCE OF 758 FEET, MORE OR LESS, TO THE WATERS OF THE INTERCOASTAL WATERWAY, THENCE MEASURER SAID WATERS IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 460 FEET, MORE OR LESS TO A POINT ON A LINE 15 FEET, MORE OR LESS, NORTH OF AND PARALLEL TO THE NORTH LINE OF LOT 1, BLOCK 8, JUPITER HEIGHTS AS RECORDED IN PLAT BOOK 23, PAGE 69, PALM BEACH COUNTY, FLORIDA; THENCE RUN DUE WEST A DISTANCE OF 48.64 FEET, MORE OR LESS, ALONG SAID PARALLEL LINE TO A POINT AT THE INTERSECTION OF SAID PARALLEL LINE AND THE NORTHERLY PROJECTION OF THE WEST PROPERTY LINE OF THE AFOREMENTIONED LOT 1; THENCE DUE SOUTH A DISTANCE OF 15 FEET, MORE OR LESS, ALONG SAID PROJECTION TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE DUE WEST ALONG THE SOUTH LINE OF GOVERNMENT LOT 1, AND THE NORTH LINE OF THE ABOVE MENTIONED PLAT OF JUPITER HEIGHTS, A DISTANCE OF 645.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1; THENCE N 17°19'30" W, ALONG THE SAID RIGHT-OF-WAY LINE A DISTANCE OF 471.38 FEET TO THE POINT OF BEGINNING.
SUBJECT TO AN ACCESS AND UTILITY EASEMENT OVER THE SOUTHERLY 5 FEET THEREOF.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. STREETS

SANDPOINTE BAY DRIVE AS SHOWN HEREON IS HEREBY DEDICATED TO THE SANDPOINTE BAY CONDO ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

2. WATER MANAGEMENT TRACTS

THE WATER MANAGEMENT TRACT AS SHOWN HEREON IS HEREBY DEDICATED TO THE SANDPOINTE BAY CONDO ASSOCIATION FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THEIR PRESENTS TO BE EXECUTED BY ITS PRESIDENT AND VICE PRESIDENT RESPECTIVELY.

SANDPOINTE BAY INC.

BY: Francis R. Melehan
PRESIDENT

WITNESS: Patricia M. Jordan
WITNESS

ATTESTED BY: Thomas R. Sawyer
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BEFORE ME PERSONALLY APPEARED FRANCIS R. MELEHAN AND THOMAS R. SAWYER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF THE ABOVE NAMED SANDPOINTE BAY INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT, 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 29 DAY OF October, A.D. 1980.

Mary J. Klotz
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:
October 5, 1984

TITLE CERTIFICATION

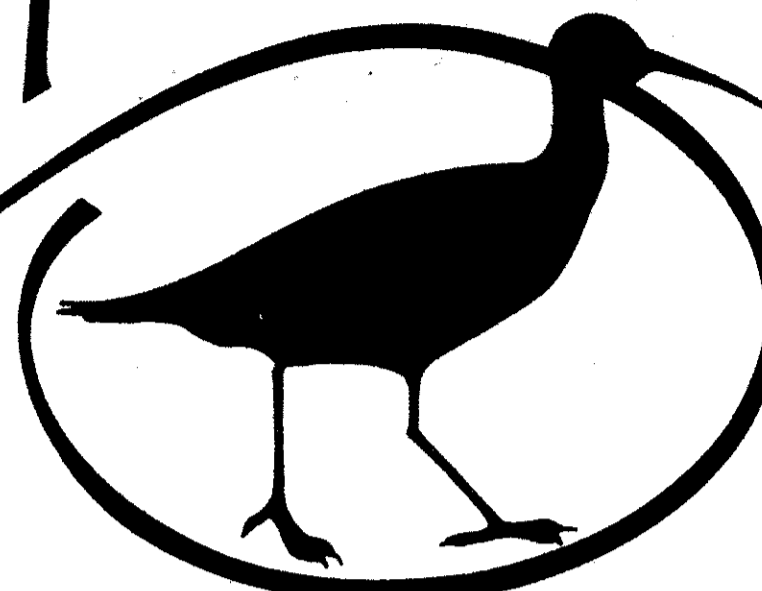
STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

I, PAT GORDON, 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 SANDPOINTE BAY, INC.; 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 ARE TRUE AND CORRECT. THIS 29 DAY OF NOV, A.D. 1981

Pat Gordon
PAT GORDON, ATTORNEY AT LAW

A PLAT OF

Sandpointe Bay



CONDOMINIUM APARTMENTS
LOCATED IN
SECTION 30, TOWNSHIP 40 S., RANGE 43 E.
PALM BEACH COUNTY, FLORIDA
MAY, 1981

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

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 3386 AT PAGE 0960 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 TO BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3 DAY OF November, 1980.

COMMUNITY FEDERAL SAVINGS & LOAN ASSOCIATION
OF THE PALM BEACHES
A CORPORATION OF THE STATE OF FLORIDA
BY: Robert F. Cromwell
ROBERT F. CROMWELL - PRESIDENT

ATTEST: Frederick A. Teed
FREDERICK A. TEED - VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BEFORE ME PERSONALLY APPEARED ROBERT F. CROMWELL AND FREDERICK A. TEED, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT OF THE COMMUNITY FEDERAL SAVINGS & LOAN ASSOCIATION OF THE PALM BEACHES, 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 3rd DAY OF November, 1980.
MY COMMISSION EXPIRES: Deborah M. Colburn
NOTARY PUBLIC
October 3, 1981

119

COUNTY OF PALM BEACH
STATE OF FLORIDA
9:04 A.M.
28 May
81
42 119-120
Dyle Shreff

THIS INSTRUMENT PREPARED BY:
GARY M. RAYMAN
FOR: LINDAHL, BROWNING & FERRARI
426 W. INDIANTOWN ROAD
P.O. BOX 727
JUPITER, FLORIDA 33458

SURVEYOR'S NOTES

MONUMENTATION

- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) EXISTING OR SET AS INDICATED.
- DENOTES PERMANENT CONTROL POINT (P.C.P.) EXISTING OR SET AS INDICATED.

BEARING BASE:

THE RIGHT-OF-WAY LINE OF U.S. 1 IS TAKEN AS BEING N 17°19'30" W. ALL OTHER BEARINGS ARE RELATED THERETO.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

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 (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.

Jan E. Browning
JAN E. BROWNING
REGISTERED LAND SURVEYOR
STATE OF FLORIDA

APPROVAL

PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS S.S.

0307-000

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 26th DAY OF May, A.D. 1981.

BY: Frank H. Foster Jr.
FRANK H. FOSTER JR.
CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 26th DAY OF May, A.D. 1981.

BY: Herbert
COUNTY ENGINEER HERBERT

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

BY: Deborah M. Colburn
DEPUTY CLERK

LINDAHL, BROWNING & FERRARI, INC.
Consulting Engineers, Planners & Surveyors
426 INDIANTOWN ROAD - 951 COLORADO AVENUE
JUPITER, FLORIDA 33458 - STUART, FLORIDA 33454

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