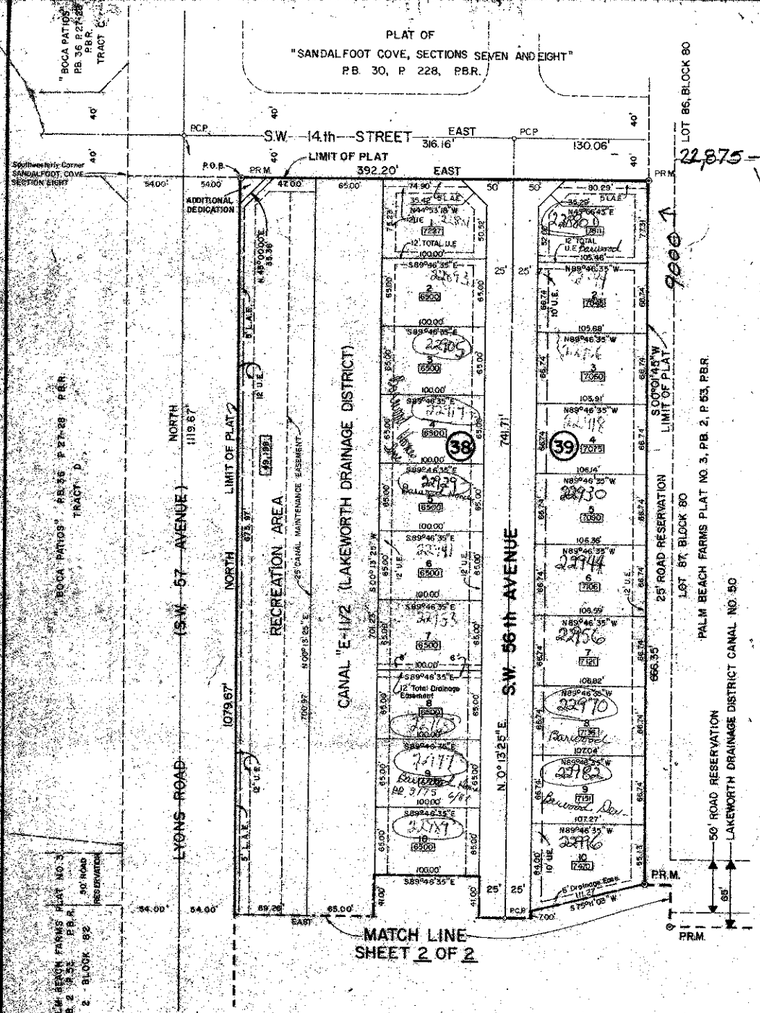
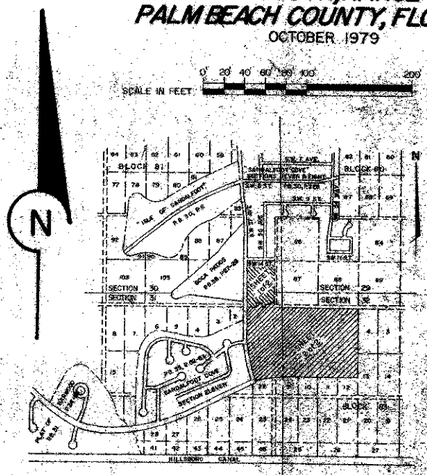
PLAT OF
"SANDALFOOT COVE, SECTION NINE"
BEING A REPLAT OF PORTIONS OF PALM BEACH FARMS PLAT NO.3, PLAT BOOK 2, PAGE 53, SECTIONS 30,31 AND 32 TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

OCTOBER 1979

199





INDEX MAP
SCALE: 1" = 1000'

THIS INSTRUMENT WAS PREPARED BY
DENNIS F. BAUER OF
McLAUGHLIN ENGINEERING CO.
400 NE. 3rd AVENUE, FT. LAUDERDALE, FLORIDA
PHONE: 763-7611

LEGEND

P.R.M. — indicates ⊕ Permanent Reference Monument
12' TOTAL D.E. — indicates 12' Total Drainage Easement
C.P.C. — indicates ⊕ Permanent Control Point
12' U.E. — 12' TOTAL U.E.

NOTES

1. There shall be no buildings or permanent structures placed on drainage easements.
2. There shall be no surface encroachments permitted in public drainage easements.
3. ⊕ P.R.M. indicates Permanent Reference Monument
4. ⊕ P.C.P. indicates Permanent Control Point
5. This plat contains 47.3567 acres.
6. P.B.R. indicates Palm Beach County Records
7. Utilities, including franchised utilities, sewer and water lines, cable television, wiring to street lights, and sub-soil, to be under underground.
8. Section data shown hereon is based on field surveys based upon data contained in PALM BEACH FARMS PLAT NO. 3, P.B.R., P. 53, SR 80 Corporate Limits.
9. Bearings refer to an assumed meridian on the South line of Sandalfoot Cove, Section Eight, P.B. 30, P. 228, P.B.R.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that BARWOOD HOMES, INC., a Florida Corporation, owner of the lands shown hereon, being in Sections 30, 31 and 32, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as "SANDALFOOT COVE, SECTION NINE", being more particularly described as follows:

A portion of Lot 105, Block 81, all of Lot 1, and portions of Lots 2, 21, 22, 23 and 46, Block 82, all of Lots 5, 6, 7, 8, 9, 10, 11, 12, 21, 22, 23, and 24, and portions of Lots 25 and 26, Block 83, PALM BEACH FARMS COMPANY'S PLAT NO. 3, as recorded in Plat Book 2, Page 53, of the public records of Palm Beach County, Florida, TOGETHER WITH those certain 30 and 50-foot road reservations 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 East along the South line of said SANDALFOOT COVE SECTION EIGHT, a distance of 108.00 feet to the Point Of Beginning; thence continue East a distance of 392.20 feet; thence South 00°01'45" West along the centerline of that certain 50-foot road reservation lying East of and adjacent to said Lot 105, Block 81, a distance of 666.35 feet; thence South 89°59'03" East along the centerline of that certain 50-foot road reservation lying North of and adjacent to said Lot 8, Block 83, a distance of 25 feet; thence South 00°28'07" East along the Northerly extension of the West line of said Lot 8, Block 83, a distance of 40 feet; thence South 89°59'03" East along a line 15 feet South of and parallel with the North lines of said Lots 8, 7, 6, and 5 of Block 83, a distance of 1320 feet; thence South 00°28'07" E. along the East lines of Lots 5 and 12, Block 83, a distance of 1026.79 feet; thence South 89°34'53" West, a distance of 1081.74 feet to a point on a curve; thence Westerly along a curve to the left with a radius of 1965 feet and a central angle of 15°08'23", an arc distance of 519.23 feet to a point on a curve; thence Northwesterly along a curve to the right whose tangent bears North 23°17'09" West with a radius of 1855.86 feet and a central angle of 23°17'09", an arc distance of 754.25 feet to a point of tangency; thence due North a distance of 1079.67 feet to the Point Of Beginning; has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

The streets as shown are hereby dedicated to the Board of County Commissioners for the perpetual use of the public for proper purposes.

The utility easements, drainage easements, and maintenance easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

Canal E-1 1/2 as shown is dedicated to the Lake Worth Drainage District in fee simple for the perpetual use of the public for drainage purposes.

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.

The recreation area as shown is hereby dedicated to Boca Barwood Home Owners Association, Inc., and is the perpetual maintenance obligation of said Association.

Park No. 1 as shown is hereby dedicated to Villas of Boca Barwood Association, Inc., and is the perpetual maintenance obligation of said Association.

Tracts "A" and "B" for private road, parking and drainage purposes are hereby dedicated to Villas of Boca Barwood Association, Inc., and are the perpetual maintenance obligation of said association.

Parcels "B" and "C" for open space and landscaping purposes are hereby dedicated to Villas of Boca Barwood Association, Inc., and are 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 its Board of Directors this 22 day of OCTOBER, 1979.

BARWOOD HOMES, INC., a corporation of the State of Florida

ATTEST: Jack Neuman
Jack Neuman, Secretary

By: George H. Sparling III
George H. Sparling, III, President

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared GEORGE H. SPARLING, III., and JACK NEUMAN, 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 BARWOOD HOMES, 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 22nd day of October, 1979.

My commission expires the 12th day of April, 1983 NOTARY PUBLIC, Karen M. Hechmann

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 Records Book 3108, Page 1597 and Book 2981, Page 800, of the public records of Palm Beach County, Florida, shall be subordinated to the dedication above. IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Executive V.P. and attested to by its Asst. Secty. and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 22 day of October 1979.

555 INVESTMENT CORPORATION, a corporation of the State of Florida

ATTEST: Martha Con Estefania

By:

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Eugene F. Grant and Peter E. Morita, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Exec. V.P. and Asst. Secty. of the 555 INVESTMENT CORPORATION, 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 22 day of October, 1979.

Kathryn E. Donald
NOTARY PUBLIC

My commission expires March 11, 1983

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 property described on this plat, that we find the title to the property is vested to BARWOOD HOMES, INC., a Florida corporation, that current taxes have been paid, and that there are no mortgages of record, and that we find that all mortgages are shown and are true and correct and the property is found to contain dedications, which are shown and are true and correct.

COUNTY TITLE AND ABSTRACT CO.

Shirley L. Smith

SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my direction and supervision and that said survey meets the minimum technical standards set forth by the Board of Land Surveyors pursuant to Chapter 472.027, Florida Statutes, 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 placed as required by law and that P.R.M.'s will be placed at all points required by the Palm Beach County, Florida, Subdivision Ordinance, as amended and ordinances of Palm Beach County, Florida.

32, 30, 31 / 47 / 42

McLAUGHLIN ENGINEERING CO.

James M. McLaughlin, Registered Land Surveyor No. 2142, State of Florida

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 11 day of December, 1979.

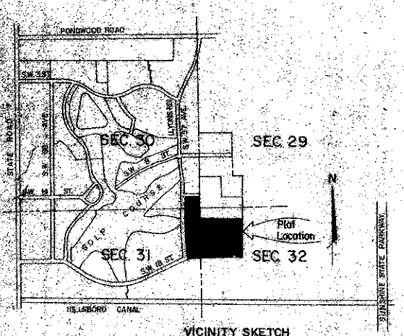
By: Dorothy Kolber, Chairman

ATTEST: JOHN B. DUNKLE, Clerk By: Dorothy Kolber, D.C.

COUNTY ENGINEER

This plat is hereby approved for record this day of, 1979.

By: H.F. Kahlbaum, P.E., County Engineer



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

RM
drap 13
F Z AO 1'

0306-003

Sandalfoot 9

Cove

331/199