## THE VILLAS OF SANDALFOOT

A PARCEL OF LAND BEINGAREPLAT OF PORTIONS OF TRACTS 34,35, 36,50,51, AND 52, ALL IN BLOCK 81, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING INSECTION 30, TOWNSHIP 47S, RANGE 42E, PALM BEACH COUNTY, FLORIDA.

BEFORE ME PERSONALLY APPEARED STUART S. GOULD TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY

BEFORE ME PERSONALLY APPEARED NATHAN KUPIN . TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORIGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME

I, SANFORD N. REINHARD, 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 LANDALL AT SANDALFOOT, INC., THAT THE CURRENT TAXES HAVE

BEEN PAID AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I

FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

THAT HE EXECUTED SAID INSTRUMENT FOR THE PURIOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 📝 DAY OF

DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2974 AT PAGE 1629 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7 DAY OF AND A

APRIL ,1981 SHEET 1 OF 3

**ACKNOWLEDGEMENT** 

STATE OF NEW YORK )

MORTGAGEE'S CONSENT

COUNTY OF PALM BEACH) SS

STATE OF FLORIDA

COUNTY OF NASSAU

TITLE CERTIFICATION

COUNTY OF PALM BEACH) SS

STATE OF FLORIDA

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LANDALL AT SANDALFOOT, INC., CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEIN A PORTION OF TRACTS 34, 35, 36, 50, 51 AND 52, BLOCK 81, PALM BEACH FARMS COMPANY PLA NO. 3, PLAT BOOK 2, PAGE 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SCTION 30, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING BEING THE SOUTHERNMOST CORNER OF "SANDALFOOT SQUIRE PHASE II" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 116 OF SAID PUBLIC RECORDS. SAID POINT BEING COMMON TO THE WESTERLY BOUNDARY OF "THE GREENHOUSE OF BOCA" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLATEBOOK 33, PAGES 81 AND 82 OF SAID PUBLIC RECORDS; THENCE NORTHWESTERLY A DISTANCE OF 751.75 FEET ALONG THE SOUTHERLY LINE OF SAID "SANDALFOOT SQUIRE PHASE II" AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1384.09 FEET, A CENTRAL ANGLE OF 31°07'09', A CHORD BEARING N 44°07'24"W AND A CHORD DISTANCE OF 742.54 FEET, TO A POINT OF TANGENCY; THENCE N 28°33'50"W, A DISTANCE OF 4.94 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF S.W. 3RD STREET, AN 80 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE S 58°19'4"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 202.83 FEET TO A POINT OF CURVATURE; THICE SOUTHWESTERLY A DISTANCE OF 126.47 FEET ALONG SAID RIGHT-OF-WAY AND ALONG A CURVE TO TIE RIGHT HAVING A RADIUS OF 840.00 FEET, AND A CENTRAL ANGLE OF 8°37'34" TO A POINT OF REVERE CURVATURE, SAID POINT BEING THE RIGHT-OF-WAY RETURN AT THE INTERSECTION OF SAID S.W. 3RD STREET AND S.W. 61ST WAY (ALSO KNOWN AS FREIDMAN ROAD AS RECORDED IN OFFICIAL RECOD BOOK 2782, PAGES 427 & 428 OF SAID PUBLIC RECORDS). A 60 FOOT RIGHT-OF-WAY AS NOW LAIDDUT AND IN USE; THENCE SOUTHWESTERLY A DISTANCE OF 43.15 FEET ALONG THE EASTERLY RIGHT-O-WAY LINE OF SAID S.W. 61ST WAY AND ALONG A CURVE TO THE LEFT. HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 98°53'54' TO A POINT OF TANGENCY; THENCE S 31°56'39"E ALONG SID EASTERLY RIGHT-OF-WAY LINE OF S.W. 61ST WAY, A DISTANCE OF 363.05 FEET TO A POINT OF CRVATURE; THENCE SOUTHEASTERLY A DIS-TANCE OF 369.89 FEET ALONG SAID EASTERLY RIGHT-OF-W/ LINE OF S.W. 61ST WAY AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 514.99 FEET, ACENTRAL ANGLE OF 41°09'11" TO THE WESTERLY LINE OF SAID PLAT OF "THE GREENHOUSE OF BOA"; THENCE N 60°18'07"E ALONG SAID WESTERLY LINE OF "THE GREENHOUSE OF BOCA" A DISTANCIOF 387.07 FEET TO THE POINT OF

CONTAINING 6.32 ACRES MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS HOWN HEREON AND DO HEREBY DEDICATE

- THE 25 FOOT WATERWAY PARCEL AND THE 8 FOOT WATERWAY MAINTENANCE EASEMENT ARE HEREBY DEDICATED TO THE VILLAS OF SANDALFOOT HOMEOWNES ASSOCIATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 2. THE ACCESS WAYS AS SHOWN ARE HEREBY DEDICATED TO THE VILLAS OF SANDALFOOT HOMEOWNERS ASSOCIATION FOR PARKING ACCESS, AND FOR THE CONTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE, AND ARE THE PERPETUAL MAINTENANCE BLIGATION OF SAID ASSOCIATION
- 3. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS HOWN ARE HEREBY DEDICATED IN PERPE-THITY FOR THE CONSTRUCTION AND MAINTENANCE OF UILITIES AND DRAINAGE.
- 4. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREB DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FORTHE PURPOSES OF CONTROL AND JURIS-
- DICTION OVER ACCESS RIGHTS. 5. THE IO' DRAINAGE EASEMENT "A" AS SHOW IS HEREBY DEDIATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR FLOIAGE RIGHTS OVER, ACROSS 8. THROUGH THE WATERWAY PARCEL.
- 6. THE RECREATION AREAS AS SHOWN ARE HEREBY DEDICATED TO THE VILLAS OF SANDALFOOT HOMEOWNERS ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBIGATION OF SAID ASSOCIATION.
- 7. THE COMMON AREAS AS SHOWN ARE HEREBY DEDICATED 3 THE VILLAS OF SANDALFOOT HOMEOWNERS ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, WE DO HEREUNTO SET OUR HANDS AND SEAL THIS 4 DAY OF APRIL, 1980.

BY:LANDALL AT SANDALFOOT, INC., A CORPORATION OF THE STATE OF FLORIDA ALIERT A. ROSNER. VICE PRESIDENT

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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2974 AT PAGE 1689 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN

IN WITNESS WHEREOF I, STUART S. GOULD, DO HEREUNTO SET MY HAND AND SEAL THIS

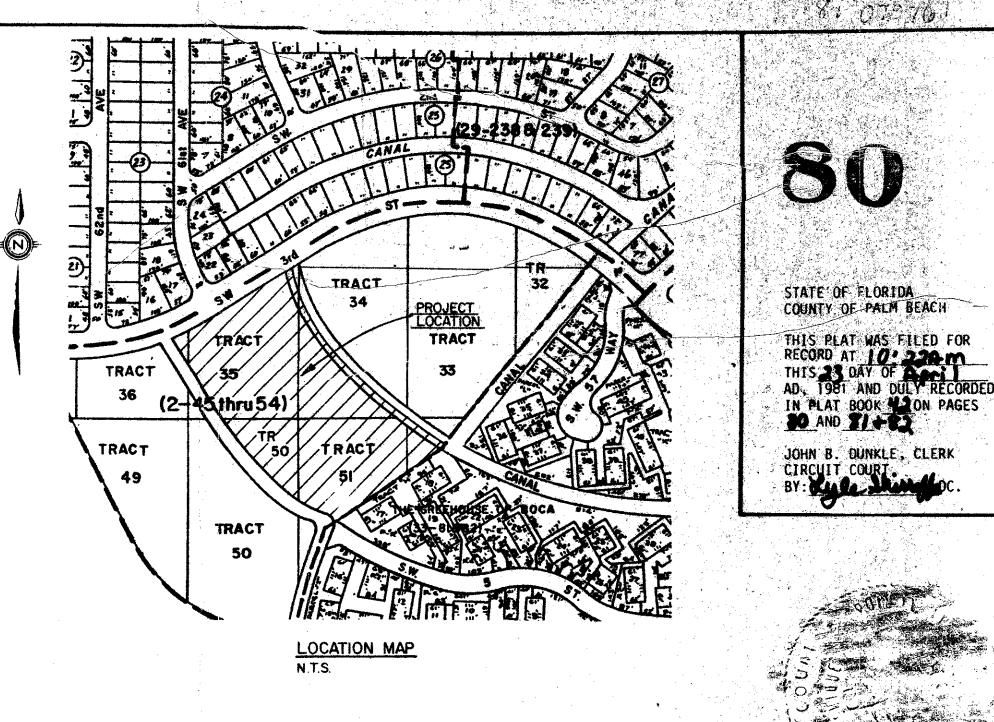
SPUART S. GOULD, TRUSTEE





KRAUSE, REINHARD AND LINDEN, P.A.

DEPUTY CLERK



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 HAVE BEEN SET AND (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COMMISSIONERS 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.

DATE: 7-3-81

REGISTERED LAND SURVEYOR NO. 3182

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2 DAY OF WILL, 1981

ATTEST:

JOHN B. DUNKLE, CLERK **BOARD OF COUNTY COMMISSIONERS** 

- 1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- 2. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY
- 3. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 4. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) DESIGNATED THUS:
- 5. PERMANENT CONTROL POINTS (P.C.P.'S) DESIGNATED THUS:
- 6. BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF S.W. 3RD STREET AS SHOWN IN P.B. 29, PG. 240 AS BEING S 58°19'41"W. ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

THIS INSTRUMENT WAS PREPARED BY MICHAEL B. LA TOUR IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA

THE VILLAS

SANDALFOOT

JOS NO. 79-152