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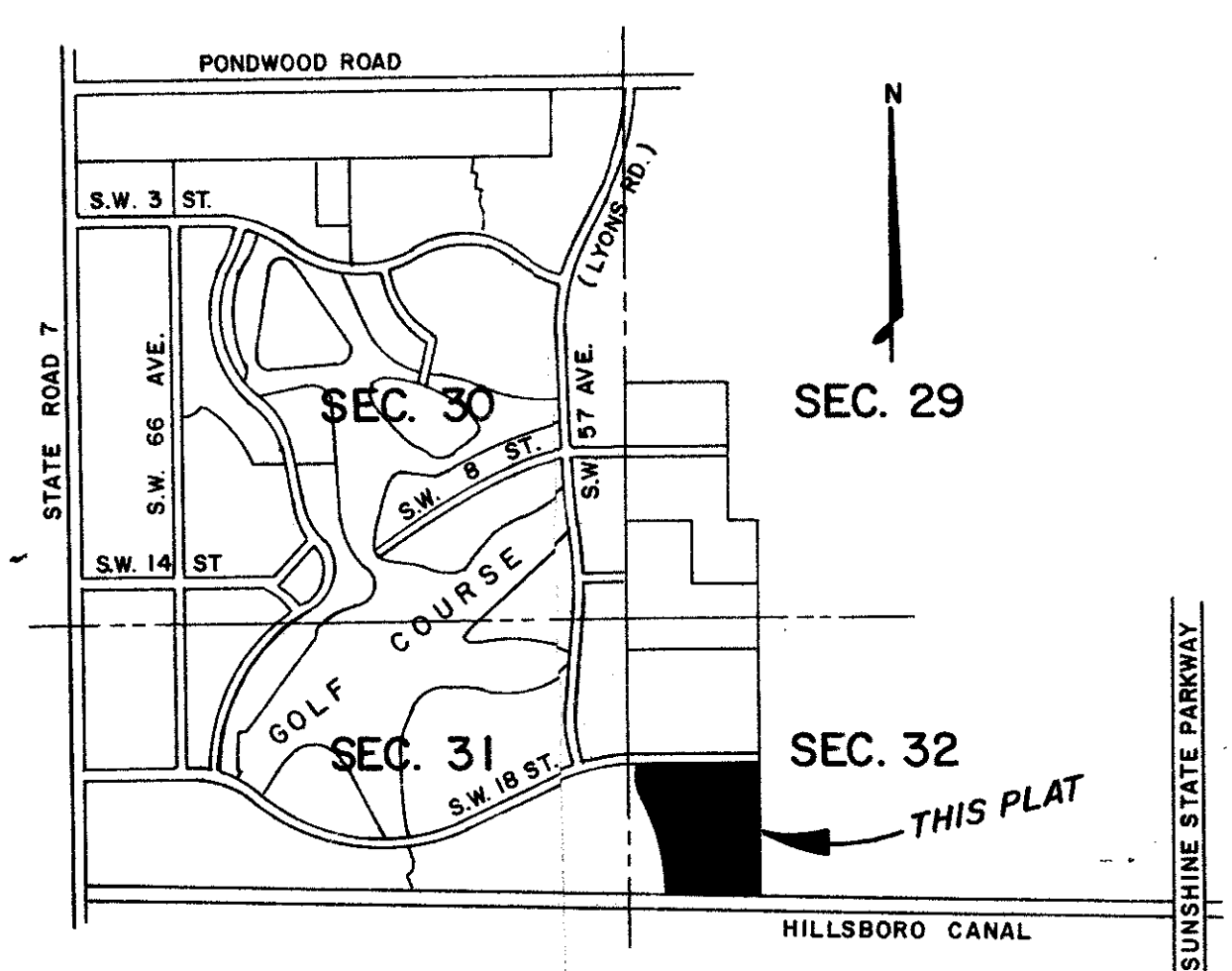
Plat of "SANDALFOOT COVE, SECTION TEN" BEING A REPLAT OF PORTIONS OF PALM BEACH FARMS PLAT NO. 3, PLAT BOOK 2, PAGE 53, SECTION 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

144

1981
June
144+145
D. J. Shingff

SHEET 1 OF 2 SHEETS

DECEMBER, 1980



LOCATION SKETCH
SECTION 32, TWP 47S., RGE. 42E.
PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY: DENNIS F. BAUER
McLAUGHLIN ENGINEERING CO.
400 N.E. 3rd AVENUE, FORT LAUDERDALE, FLORIDA
Phone: 763-7611 33301

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that KEYSTONE COMPANY, a Florida corporation, owner of the lands shown hereon, being in Section 32, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as "SANDALFOOT COVE, SECTION TEN", being more particularly described as follows:

All of Lots 21 and 22, TOGETHER WITH portions of Lots 9, 10, 11, 12, 23, 24, 25 and 26, Block 83, 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 30 foot road reservation lying adjacent to the above said Lots and being all more fully described as follows:

Beginning at the Southeast corner of SANDALFOOT COVE, SECTION NINE, as recorded in Plat Book 38, Pages 199 and 200, of the public records of Palm Beach County, Florida; thence South 89°34'53" West, along the South line of said SANDALFOOT COVE, SECTION NINE, a distance of 1,081.743 feet to the point of curve; thence Westerly along the said South boundary line and along a curve to the left, with a radius of 1,965 feet and a central angle of 5°04'21", an arc distance of 173.965 feet; thence South 4°23'51" East, a distance of 40.712 feet to the point of curve; thence Southeasterly along a curve to the left with a radius of 125 feet and a central angle of 31°05'33", an arc distance of 67.833 feet to a point of tangency; thence South 35°29'24" East, a distance of 98.409 feet to a point of curve; thence Southeasterly along a curve to the right, with a radius of 155 feet and a central angle of 11°04'38", an arc distance of 29.967 feet to a point of tangency; thence South 24°24'46" East, a distance of 1.970 feet to a point of curve; thence Southeasterly along a curve to the right, with a radius of 2,293.859 feet and a central angle of 23°56'39", an arc distance of 958.614 feet to a point of tangency; thence South 0°28'07" East, a distance of 76.579 feet to a point on the North right-of-way line of the Hillsboro Canal; thence South 89°55'44" East, along the said North right-of-way line, a distance of 960.995 feet to a point on the East line of said Lot 26; thence North 0°28'07" West along the East lines of said Lots 26, 21 and 12, and extensions thereof, a distance of 1,235.409 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 utility easements, drainage easements, and maintenance easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
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 areas as shown are hereby dedicated to Villas of Boca Barwood Homeowners Association, Inc., and are the perpetual maintenance obligation of said association.
All Tracts for private roads, parking, utility easement and drainage easement purposes are hereby dedicated to Villas of Boca Barwood Homeowners Association, Inc. and are the perpetual maintenance obligation of said association.
All Parcels for open space and landscaping purposes are hereby dedicated to Villas of Boca Barwood Homeowners Association, Inc., and are the perpetual maintenance obligation of said association.
Southwest 21st Road, Southwest 21st Street and Southwest 54th Avenue, for private road, utility easement and drainage easement purposes are hereby dedicated to the Villas of Boca Barwood Homeowners 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 attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 30th day of December, 1980.
KEYSTONE COMPANY, a Florida corporation
ATTEST: Gretchen H. Scott, Secretary By: J. Clinton Scott, President

ACKNOWLEDGEMENT BEFORE ME personally appeared J. CLINTON SCOTT, Secretary of KEYSTONE COMPANY, a Florida 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 30th day of December, 1980.
My commission expires the 10th day of October, 1982.
NOTARY PUBLIC Margaret S. Call STATE OF FLORIDA

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 3437, Page 54 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 Vice President and attested to by its CORPORATE BANKING OFFICER and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 30th day of December, 1980.
GULFSTREAM AMERICAN BANK & TRUST NA
ATTEST: Phyllis B. Bowman, Vice President By: William R. Kaelin, Jr., Corp. Banking Officer

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME personally appeared PHYLLIS B. BOWMAN and WILLIAM R. KAELIN, JR. to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and CORPORATE BANKING OFFICER of the GULFSTREAM AMERICAN BANK & TRUST NA 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 30th day of December, 1980.
My commission expires the 24th day of January, 1984.
NOTARY PUBLIC Margaret S. Call STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH
I, James J. Linus, 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 KEYSTONE COMPANY; 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 and the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.
JAMES J. LINUS
Recertified this 15th day of May, 1981

APPROVALS

BOARD OF COUNTY COMMISSIONERS, PALM BEACH COUNTY, FLORIDA
This plat is hereby approved for record this 10th day of June, 1981.
By: Frank H. Foster, Jr., Chairman
FRANK H. FOSTER, JR.
ATTEST: JOHN B. DUNKLE, Clerk By: Cas Turkey, Deputy Clerk
COUNTY ENGINEER
This plat is hereby approved for record this 10th day of June, 1981.
By: H.F. Kahler, P.E., County Engineer
H.F. KAHLER, P.E.

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 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 set under the guarantees posted with Palm Beach County, Florida, 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.
McLAUGHLIN ENGINEERING CO.
By: James M. McLaughlin, Registered Land Surveyor No. 2021, State of Florida

Sandalfoot Cove #10
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INSPI 13
RM
SUAD 54
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