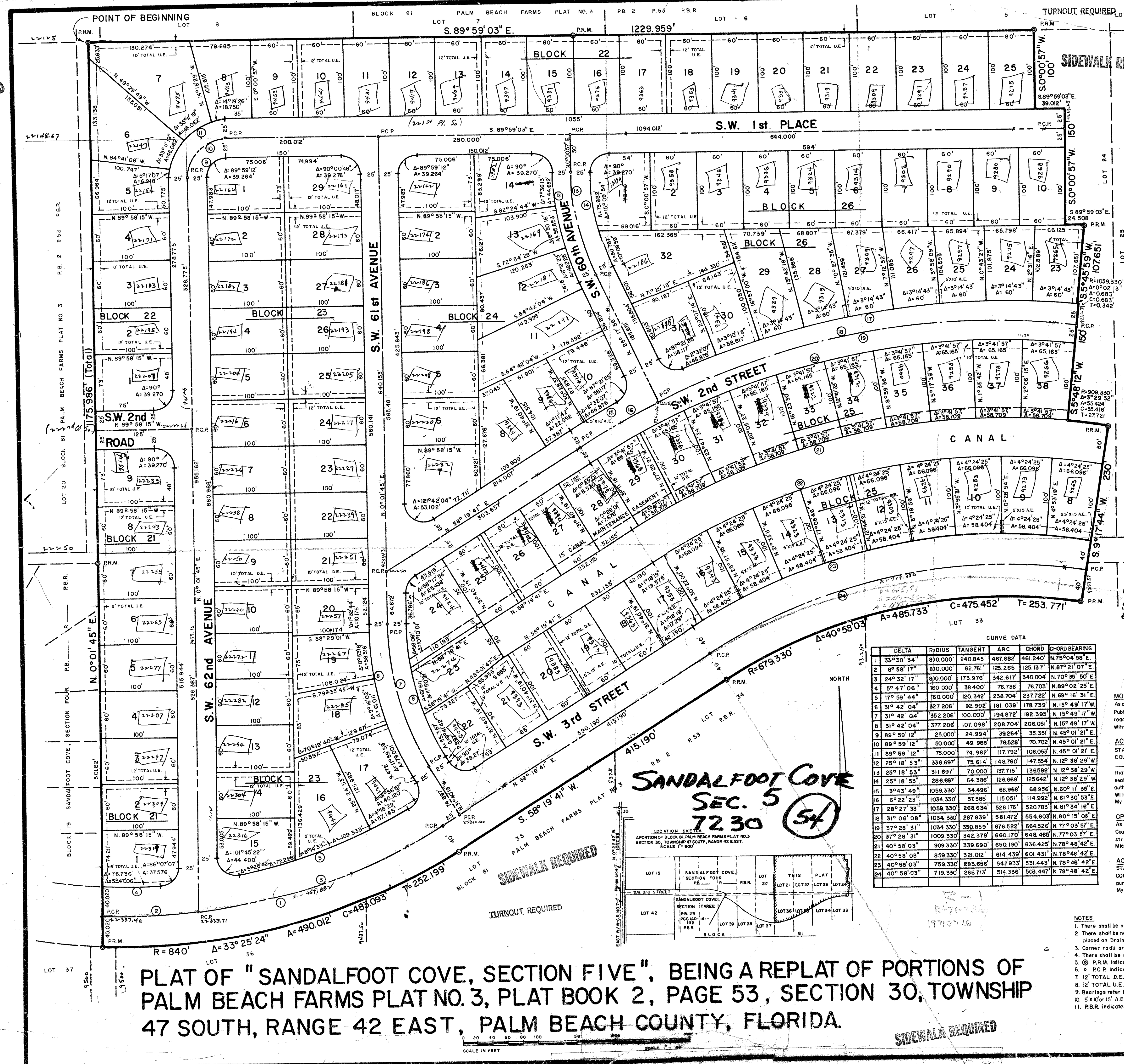


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PLAT OF "SANDALFOOT COVE, SECTION FIVE", BEING A REPLAT OF PORTIONS OF PALM BEACH FARMS PLAT NO. 3, PLAT BOOK 2, PAGE 53, SECTION 30, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

**SANDALFOOT COVE**  
SEC. 5  
7230

CURVE DATA

DELTA	RADIUS	TANGENT	ARC	CHORD	CHORD BEARING
33°30'34"	800.000	240.845	467.882	461.240	N75°04'58"E
8°58'17"	800.000	12.761	125.265	125.137	N87°21'07"E
24°32'17"	800.000	173.976	342.617	340.004	N70°35'50"E
5°47'06"	800.000	38.400	76.736	76.703	N89°02'25"E
17°59'44"	160.000	120.342	238.704	237.722	N69°16'31"E
31°42'04"	327.206	92.902	181.039	178.739	N15°49'17"W
7°31'42'04"	352.206	100.000	194.872	192.395	N15°49'17"W
31°42'04"	377.206	107.098	208.704	206.051	N15°49'17"W
8°59'59'12"	25.000	24.994	39.264	35.351	N45°01'21"E
10°59'59'12"	50.000	49.988	78.528	70.702	N45°01'21"E
11°59'59'12"	75.000	74.982	117.792	106.052	N45°01'21"E
12°59'18'53"	336.697	75.614	148.760	147.554	N12°38'29"W
13°25'18'53"	311.697	70.000	137.715	136.598	N12°38'29"W
14°25'18'53"	286.697	64.385	126.669	125.642	N12°38'29"W
15°34'49"	1059.330	34.496	68.968	68.956	N80°11'35"E
6°22'23"	1034.330	57.585	115.051	114.992	N81°30'33"E
28°27'33"	1059.330	268.634	526.176	520.763	N81°30'33"E
18°31'06'38"	1034.330	287.839	561.472	554.603	N80°15'08"E
19°37'28'31"	1034.330	350.859	676.522	664.526	N77°03'57"E
20°37'28'31"	1009.330	342.379	660.170	648.465	N77°03'57"E
21°40'58'03"	909.330	339.690	650.190	636.425	N78°48'42"E
22°40'58'03"	859.330	321.012	614.439	601.431	N78°48'42"E
23°40'58'03"	759.330	283.656	542.933	531.443	N78°48'42"E
24°40'58'03"	719.330	268.713	514.336	503.447	N78°48'42"E

**DEDICATION**  
STATE OF FLORIDA SS KNOW ALL MEN BY THESE COUNTY OF PALM BEACH PRESENTS THAT UNITED COMMUNITIES CORP., a Florida corporation, owner of a lot of land lying and being in Section 30, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as SANDALFOOT COVE, SECTION FIVE, and being more particularly described as follows, to wit: All of Lots 21, 22 and 23, TOGETHER WITH portions of Lots 24, 33, 34, 35 and 36, Block 81, PALM BEACH FARMS PLAT NO. 3, as recorded in Plat Book 2, Page 53, of the public records of Palm Beach County, Florida, TOGETHER WITH portions of those certain 30 foot road reservations lying adjacent to the above said lots and being all more fully described as follows: Beginning at the intersection of the Westerly extension of the North line of said Lot 21, and the centerline of that certain 30 foot road reservation lying West of and adjacent to said Lot 21; thence South 89°59'03" East along the said Westerly extension and along the North line of said Lots 21, 22, 23 and 24, a distance of 1229.959 feet; thence South 0°00'57" West a distance of 100 feet; thence South 89°59'03" East a distance of 39.012 feet; thence South 0°00'57" West a distance of 150 feet; thence South 89°59'03" East a distance of 24.508 feet; thence South 5°45'59" West a distance of 107.651 feet to a point on a curve; thence Easterly along a curve to the right whose tangent is perpendicular to the last mentioned course with a radius of 1059.330 feet and a central angle of 0°02'13" an arc distance of 0.683 feet; thence South 5°49'12" West radial to the last mentioned curve a distance of 150 feet to a point on a curve; thence Southwesterly along a curve to the right whose tangent is perpendicular to the last mentioned course with a radius of 909.330 feet and a central angle of 3°29'32" an arc distance of 55.424 feet; thence South 9°17'44" West radial to the last mentioned curve a distance of 2.30 feet to a point on a curve; thence Westerly along a curve to the left, whose tangent is perpendicular with the last mentioned course with a radius of 679.330 feet and a central angle of 40°58'03" an arc distance of 485.733 feet to a point of tangency; thence South 58°19'41" West a distance of 415.190 feet to a point of curve; thence Southwesterly along a curve to the right with a radius of 840 feet and a central angle of 33°25'24" an arc distance of 490.012 feet to the Southeast corner of Sandalfoot Cove, Section Four, as recorded in Plat Book \_\_\_\_\_ Page \_\_\_\_\_ of the public records of Palm Beach County, Florida; thence North 0°01'45" East along the East line of said Sandalfoot Cove, Section Four and along the centerline of that certain 30 foot road reservation lying West of and adjacent to said Lot 21, Block 81, PALM BEACH FARMS PLAT NO. 3, a distance of 1175.986 feet to the POINT OF BEGINNING, has caused the same to be surveyed and platted as herein shown. All thoroughfares shown on said plat are hereby dedicated to the perpetual use of the public in fee simple. The easements shown on said plat are dedicated to the perpetual use of the public for purposes as indicated. All previous plats of said land are hereby voided, canceled, and superseded by this plat. IN WITNESS WHEREOF: UNITED COMMUNITIES CORP. has caused this dedication to be signed in its name, by its PRESIDENT and attested by its SECRETARY and its corporate seal to be affixed this 29th day of December, 1972. UNITED COMMUNITIES CORP. Secretary, Barbara H. Clark President, J. Gutierrez

**ACKNOWLEDGEMENT**  
STATE OF FLORIDA SS HEREBY CERTIFY that on this day personally appeared before me, an officer of the COUNTY OF PALM BEACH duly authorized by law to administer oaths and take acknowledgements, A.L. GUTERMA and BARBARA H. CLARK, to me well known to be the President and Secretary, respectively of UNITED COMMUNITIES CORP., and they acknowledge before me that they executed the foregoing DEDICATION of such portions of said Corporation in the name of said Corporation. WITNESS, my hand and official seal of Palm Beach County, Florida, this 29th day of December, 1972. My Commission Expires \_\_\_\_\_ Notary Public, State of Florida.

**COUNTY APPROVAL**  
Plat \_\_\_\_\_ of Block 81, Palm Beach Farms Plat No. 3, Section 30, Township 47 South, Range 42 East, Florida, this 29th day of December, 1972. Board of County Commissioners. Chairman, \_\_\_\_\_ County Engineer. Attested: John B. Dunkle, Clerk of Circuit Court. By: Margie B. Jennings, Deputy Clerk.

**SURVEYORS CERTIFICATE**  
STATE OF FLORIDA SS I HEREBY CERTIFY that this Plat of Sandalfoot Cove, Section Five is a true and correct representation of a survey made under my direction, that Permanent Reference Monuments (P.R.M.s) have been set and that Permanent Control Points (P.C.P.s) will be set as required by law and all survey data complies with requirements of Chapter 177, \_\_\_\_\_ Dated at Fort Lauderdale, Florida this 12th day of July, 1972. McLaughlin Engineering Co. By: James M. McLaughlin, Registered Land Surveyor No. 2021, State of Florida.

**MORTGAGE APPROVAL**  
As owner and holder of that certain mortgage dated January 5th, 1972, and recorded in Mortgage / Official Record Book 967, Page 1168, Palm Beach County Public Records, the undersigned hereby consents to and joins in the making and filing for record of this plat and to the dedication to the public of the streets, roads and easements shown hereon. WALTER E. MILLER & COMPANY OF FLORIDA, Witness: \_\_\_\_\_ Officer: \_\_\_\_\_ Witness: \_\_\_\_\_ Officer: \_\_\_\_\_

**ACKNOWLEDGEMENT**  
STATE OF FLORIDA SS Before me personally appeared Louis Spelme and H.S. Grate, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice Presidents and COUNTY OF PALM BEACH to me to be the individuals described in and who executed the foregoing instrument as Vice Presidents and Secretary of the above named WALTER E. MILLER & COMPANY OF FLORIDA, a corporation, and severally acknowledge to me before me that they executed such instrument as such and that they executed the same as the corporate act and deed of said corporation, and that the authority, and said instrument is the free act and deed of said corporation. WITNESS my hand and official seal, this 29th day of Nov., 1972. My Commission Expires 12-21-73. Notary Public, State of Florida. Martha J. Aubrey

**OPTION AGREEMENT APPROVAL**  
As owner and holder of that certain purchase option agreement, dated May 25th, 1971 and recorded in Official Record Book 1901, Page 1140, Palm Beach County Public Records, the undersigned hereby consents to and joins in the making and filing for record of this plat and to the dedication to the public of the streets, roads and easements shown hereon. Michael Tolines, Witness: \_\_\_\_\_ Witness: \_\_\_\_\_

**ACKNOWLEDGEMENT**  
STATE OF FLORIDA SS Before me personally appeared Michael Tolines, to me well known and known to me to be a person described in the COUNTY OF PALM BEACH and who executed the foregoing instrument and acknowledged to me before me that he executed said instrument for the purposes therein expressed. Witness my hand and official seal this 29th day of November, 1972. My Commission Expires 3-23-76. Notary Public, State of Florida. \_\_\_\_\_

**NOTES**  
1. There shall be no buildings or other structures placed in Utility Easement.  
2. There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.  
3. Corner radii are 25 feet, unless shown otherwise.  
4. There shall be no surface appurtenances permitted on 15 foot Canal Maintenance Easement.  
5. P.R.M. indicates Permanent Reference Monument.  
6. P.C.P. indicates Permanent Control Point.  
7. 12' TOTAL U.E. indicates 12 foot Drainage Easement.  
8. 12' TOTAL U.E. indicates 12 foot Utility Easement.  
9. Bearings refer to an assumed Meridian of the Range Line, Section 30-47-42.  
10. 5' X 10' or 15' A.E. indicates Anchor Easement.  
11. P.B. indicates Palm Beach County Records.

**240**

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 1:23 P.M. on the 29th day of December, 1972, and duly recorded in Plat Book No. 29, page 240. JOHN B. DUNKLE, Clerk Circuit Court. Barbara C. Thomas

Prepared by: RALPH BUCHANAN  
McLaughlin Engineering Co.  
400 N.E. 3rd Avenue  
Fort Lauderdale  
Florida.  
33301

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