44/151

SANDALFOOT BOULEVARD ESTATES

"AO" 1

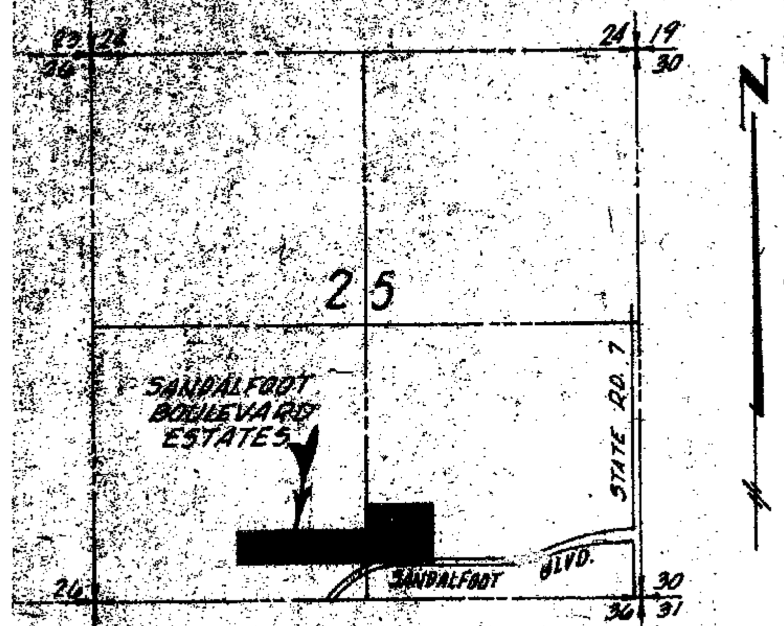
A REPLAT OF A PORTION OF TRACTS 39, 58 & 59,
FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, P.B. 1, PG. 102,
SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST,
PALM BEACH COUNTY, FLORIDA

APRIL 1982 — SCALE: 1" = 100' — SCALE IN FEET (0 50 100 200 300 400 500)

151

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 8:42AM ON THE 2 DAY OF September 1981 AND DULY RECORDED IN PLAT BOOK 44 PAGE 151

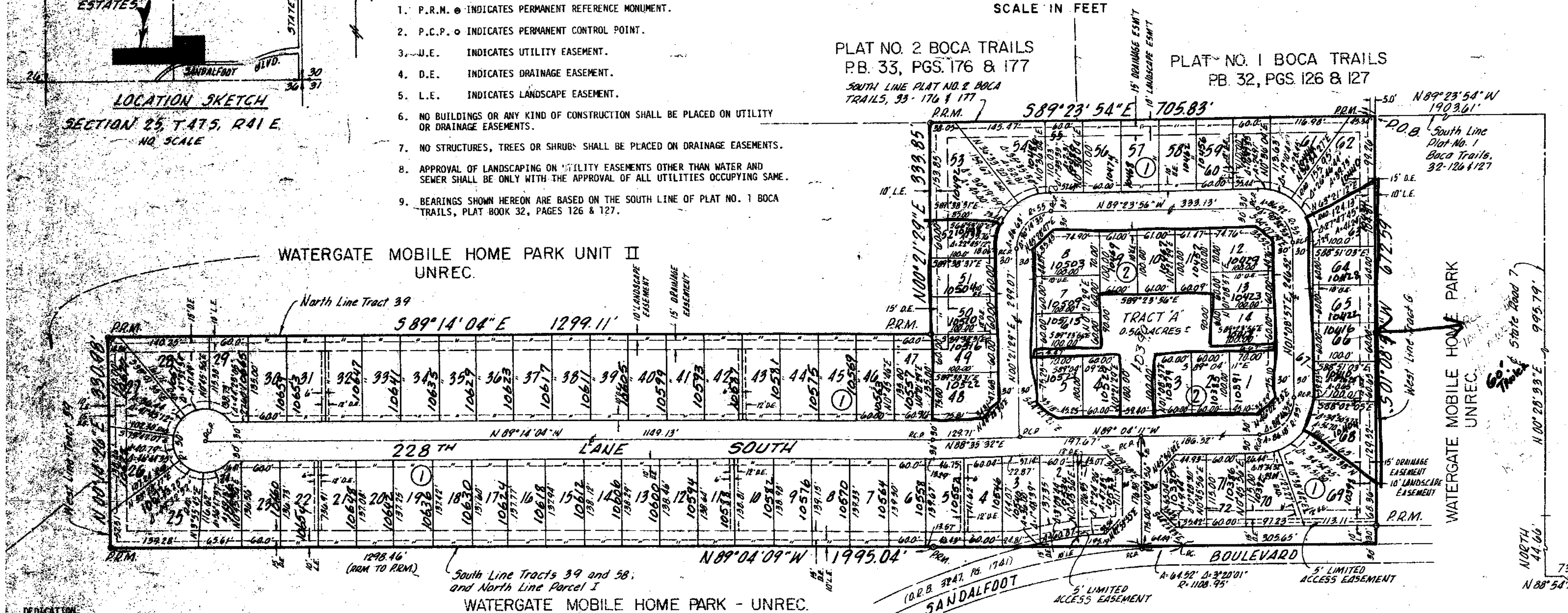
JOHN B. DUNKLE
CLERK OF CIRCUIT COURT
BY: [signature] D.C.



LOCATION SKETCH
SECTION 25, T.47S, R41E.
NO SCALE

NOTES:

1. P.R.M. ⊕ INDICATES PERMANENT REFERENCE MONUMENT.
2. P.C.P. ○ INDICATES PERMANENT CONTROL POINT.
3. U.E. INDICATES UTILITY EASEMENT.
4. D.E. INDICATES DRAINAGE EASEMENT.
5. L.E. INDICATES LANDSCAPE EASEMENT.
6. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
7. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
8. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
9. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF PLAT NO. 1 BOCA TRAILS, PLAT BOOK 32, PAGES 126 & 127.



PREPARED BY CARL DE SHAY IN THE OFFICES OF:
ARTHUR V. STROCK & ASSOCIATES, INC.
CONSULTING ENGINEERS .... LAND SURVEYORS
DEERFIELD BEACH .... DELRAY BEACH, FLORIDA
COMM. NO. 755201 F.B. 334/29

DATA BOX

PARK NAME	Sandalfoot Blvd. Est.
AKA	detached from Watergate MH Est
PARK ADDRESSS	
USE DENSITY	C
PC #	00-41-47-25-11-000-0000
ZONING FLU ACRES	RS HR8
SUBDIVISION #	4000-106
INSPECTION AREA #	13
DATE OF APPROVAL	1981
IMPACT FEE ZONES	5/3/3/5
PETITION #	82-010 PB 44 Pg 151
ZONING QUAD #	69
NUMBER OF SPACE APPROVED	90
ORDINACE APPROVED UNDER	1973-4
RESOLUTION	R-82-338
MHP MapID	MHP-14-02
SETBACKS	F- 15' SI- 7.5' SC- 15' R- 25--Block 1 R-25'--Block 2 R-10--Access. Structures SI-7.5' R- 25' due to util & drainage easement--verified gm/db 5/11/05

DISCLAIMER--INFORMATIONAL PURPOSES ONLY. The information included in the data box and on the site plan is based soley upon information previously submitted by the applicant.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DANIEL M. BARFIELD, PERRY G. PAPPOUS AND ESKER WILLIAMS, OWNERS OF THE LAND HEREON, BEING IN SECTION 25, TOWNSHIP 47, RANGE 41, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SANDALFOOT BOULEVARD ESTATES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS 39, 58 AND 59 FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION N° 2 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST AS SHOWN ON PLAT N° 1 BOCA TRAILS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32 PAGES 126 AND 127 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE RUN N88°54'16"W 73.57 FEET AS SHOWN ON SAID PLAT TO A POINT; THENCE RUN NORTH 44.66 FEET ALONG THE CENTERLINE OF STATE ROAD 7 AS SHOWN ON SAID PLAT TO A POINT; THENCE RUN N 00°28'33"E 995.79 FEET ALONG SAID CENTERLINE TO A POINT; THENCE RUN N 89°23'54"W 1903.61 FEET ALONG THE SOUTH LINE OF SAID PLAT TO THE POINT OF BEGINNING; THENCE RUN S 01°08'57"W 672.59 FEET ALONG THE WEST LINE OF TRACT 6 OF THE UNRECORDED PLAT OF WATERGATE MOBILE HOME PARK TO A POINT; THENCE RUN N 89°04'09"W 1995.04 FEET ALONG THE SOUTH LINE OF SAID TRACTS 39 AND 58 AND ALONG THE NORTH LINE OF PARCEL I OF SAID UNRECORDED PLAT TO A POINT; THENCE RUN N 00°14'26"E 330.98 FEET ALONG THE WEST LINE OF SAID TRACT 39 TO A POINT; THENCE RUN S 89°14'04"E 1299.11 FEET ALONG THE NORTH LINE OF SAID TRACT 39 TO A POINT; THENCE RUN N 00°21'29"E 333.85 FEET ALONG A LINE 15 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 59 TO A POINT; THENCE RUN S 89°23'54"E 705.83 FEET ALONG THE SOUTH LINE OF PLAT N° 2 BOCA TRAILS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33 PAGES 176 AND 177 AND ALONG THE SOUTH LINE OF SAID PLAT N° 1 BOCA TRAILS TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 20.72 ACRES MORE OR LESS.

HAVE 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 OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES;
THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES;
THE 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 LANDSCAPE AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPING AND DRAINAGE FACILITIES TO THE PROPERTY OWNERS OR THEIR ASSIGNS.
THE RECREATION AREA (TRACT "A") AS SHOWN IS HEREBY DEDICATED TO THE SANDALFOOT BOULEVARD ESTATES PROPERTY OWNERS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS OR ASSIGNS.

DEDICATION

IN WITNESS WHEREOF, WE, DANIEL M. BARFIELD, PERRY G. PAPPOUS AND ESKER WILLIAMS, DO HEREUNTO SET OUR HANDS AND SEAL THIS 19th DAY OF July 1982.

WITNESS: [signature] AS TO ALL SIGNATURES — [signature] DANIEL M. BARFIELD

WITNESS: [signature] AS TO ALL SIGNATURES — [signature] PERRY G. PAPPOUS

[signature] ESKER WILLIAMS

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED DANIEL M. BARFIELD, PERRY G. PAPPOUS AND ESKER WILLIAMS TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF July, 1982.

MY COMMISSION EXPIRES:
Notary Public, State of Florida
My Commission Expires Oct. 7, 1985

[signature] NOTARY PUBLIC - STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 31st DAY OF August A.D. 1982

[signature] NORMAN GREGORY, CHAIRMAN — ATTEST: JOHN B. DUNKLE, CLERK BY: Elizabeth [signature] DEPUTY CLERK

MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD

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 3676 AT PAGE 0741 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WE, R. T. COGGIN AND LINNEA COGGIN DO HEREUNTO SET OUR HANDS AND SEALS THIS 20th DAY OF July, 1982.

WITNESS: [signature] AS TO BOTH — R.T. Coggin R.T. COGGIN

WITNESS: [signature] AS TO BOTH — Linnea Coggin LINNEA COGGIN

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED R. T. COGGIN AND LINNEA COGGIN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20TH DAY OF July, 1982.

MY COMMISSION EXPIRES: 1984 — Ernest A. Alleyne NOTARY PUBLIC - STATE OF FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 31st DAY OF August

BY: [signature] H.F. KAHLERT, COUNTY ENGINEER

MORTGAGEE'S CONSENT

STATE OF FLORIDA) SS
COUNTY OF BROWARD)

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 3731 AT PAGE 238 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 SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS [illegible] DAY OF July, 1982.

ATTEST: [signature] — BANK OF [illegible] A CORPORATION [illegible] FLORIDA. BY: [signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED CAROL R. OWEN AND SHERWIN GROSSMAN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SENIOR VICE PRESIDENT OF THE BANK OF HALLANDALE AND TRUST CO., 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 19th [illegible] July, 1982.

MY COMMISSION EXPIRES:
Notary Public, State of Florida
My Commission Expires Oct. 7, 1985

[signature] NOTARY PUBLIC, STATE OF FLORIDA

Pet. 82-10
Impact Fee pd. in full 10/82

TITLE CERTIFICATION

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH

4000-106

WE, AUTOMATED TITLE SERVICES, INC., A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO DANIEL M. BARFIELD, PERRY G. PAPPOUS AND ESKER WILLIAMS; THAT THE CURRENT TAXES HAVE BEEN PAID; AND WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBERANCES.

July 21, 1982 — Judy Miller, Pres. JUDY MILLER, PRESIDENT

25-47-41
A.O" 1

Condominium Park

SANDAL FOOT BLVD. EST.
44/151

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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P'S) PERMANENT CONTROL POINTS, WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY 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.

[signature]
CARL DE SHAY
REGISTERED SURVEYOR NO. 3477
STATE OF FLORIDA

1 of 2