

89/44
44/68

Plat of "SANDALFOOT COVE, SECTION TWELVE"

BEING A REPLAT OF PORTIONS OF PALM BEACH FARMS PLAT NO. 3
PLAT BOOK 2, PAGE 53, PALM BEACH COUNTY RECORDS
SECTIONS 31 & 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA

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DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that GABLES OF BOCA BARWOOD, A JOINT VENTURE, owner of the lands shown hereon, being in Sections 31 & 32, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as "SANDALFOOT COVE, SECTION TWELVE", being more particularly described as follows:

All of Lots 23 and 24, and portions of Lots 20, 21, 22, 25, 26, 27, 28, 29, 40, 41, 42, 43, 44, 45 and 46, Block 82, and portions of Lots 9, 24, and 25, 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 portions of those 30 and 50 foot road reservations, lying adjacent to the above said Lots, and being all more fully described as follows:

BEGINNING at the Southwest corner of SANDALFOOT COVE, SECTION ELEVEN, as recorded in Plat Book 35, Pages 62 and 63, of the public records of Palm Beach County, Florida; thence Northeasterly along the Southerly line of said SANDALFOOT COVE, SECTION ELEVEN, and along the Southerly line of SANDALFOOT COVE, SECTION NINE, as recorded in Plat Book 38, Pages 199 and 200, of the public records of Palm Beach County, Florida, the following three courses and distances; Northeasterly along a curve to the left, whose tangent bears North 83°41'44" East, with a radius of 2,470 feet and a central angle of 20°16'52", an arc distance of 874.311 feet to a point of tangency; thence North 63°24'52" East, a distance of 818.144 feet to a point of curve; thence Northeasterly along a curve to the right with a radius of 1,965 feet and a central angle of 19°11'52", an arc distance of 658.405 feet to the termination of the said three courses and distances; thence South 4°23'51" East, a distance of 38.395 feet to a point of curve; thence Southeasterly along a curve to the left with a radius of 190 feet and a central angle of 31°05'33", an arc distance of 103.106 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 90 feet and a central angle of 11°04'38", an arc distance of 17.400 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 2,228.859 feet and a central angle of 23°56'39", an arc distance of 931.450 feet to a point of tangency; thence South 0°28'07" East, a distance of 75.967 feet to a point on the Northwest right-of-way line of the Hillsboro Canal; thence North 89°55'44" West along the said North right-of-way line, a distance of 2,383.829 feet; thence North 22°26'30" West (radial), a distance of 215.971 feet to a point on a curve; thence Northeasterly along a curve to the left, whose tangent is perpendicular to the last mentioned course, with a radius of 970.670 feet and a central angle of 3°40'50", an arc distance of 62.360 feet; thence North 26°07'20" West (radial), a distance of 198.136 feet to the Point of Beginning; have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

Lyons Road (S.W. 57th Avenue), as shown; is hereby dedicated to the Board of County Commissioners, Palm Beach County, Florida for the perpetual use of the public.

S.W. 21st Street shall remain a private roadway for the exclusive use of owners of condominium units within The Gables East Condominium, their family members, guests, invitees and licensees to provide access, utilities & drainage to The Gables East Condominium. S.W. 21st Street shall be maintained on a permanent perpetual basis by The Gables East Condominium Association, Inc., its successors and assigns.

S.W. 57th Way shall remain a private roadway for the exclusive use of owners of condominium units within The Gables West Condominium, their family members, guests, invitees and licensees to provide access, utilities & drainage to The Gables West Condominium. S.W. 57th Way shall be maintained on a permanent perpetual basis by The Gables West Condominium Association, Inc., its successors and assigns.

Tracts A, B, C, and D, S.W. 60th Avenue and S.W. 59th Avenue are private roadways hereby dedicated to The Villas of Boca Barwood II Homeowners Association, Inc.

These roadways shall be available to provide ingress and egress to owners of units within The Villas of Boca Barwood II development, their family members, guests, invitees and licensees, as well as the use for the purposes of utility easements and drainage easements. The roadways shall be maintained by the Association, such maintenance obligations being a perpetual obligation of the Association, its successors and assigns.

Parcels A, B, C, D, E, F, G, H, I, J, K, L, M, N, O and P are hereby dedicated to The Villas of Boca Barwood II Homeowners Association, Inc., for open space and Landscaping, which areas shall be maintained by said Association, its successors, and assigns.

The area upon the Plat identified as Recreation Parcel 1 shall and is hereby dedicated to The Villas of Boca Barwood II Homeowners Association, Inc., and such area and all improvements hereinafter to be constructed thereon shall be maintained by said Association which obligation and responsibility to maintain shall be perpetual in nature.

TABULAR DATA

This Plat contains 44.9689 acres.
Total Dwelling Units: 322
Dwelling Units per acre: 7.16

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 11:21
this 2ND day of APRIL
1982, and duly recorded in the Book
44, page 68, 69, 70
FORN B. DUNN, Clerk Circuit Court
By: *Margaret M. ...*

SHEET 1 OF 3
This instrument was prepared by:
Dennis F. Bauer of
McLAUGHLIN ENGINEERING COMPANY
400 N.E. Third Avenue
Fort Lauderdale, Florida, 33301
763-7611

continuation of DEDICATION

The areas upon the Plat identified as Recreation Parcel 2 and all of Site "A" and Site "C" are hereby dedicated to The Gables West Condominium Association, Inc., and are the perpetual maintenance obligation of said Association, its successors and assigns.

The areas upon the Plat identified as Recreation Parcels 3 and 4, and all of Site "B", shall and are hereby dedicated to The Gables East Condominium Association, Inc., and are the perpetual maintenance obligation of said Association, its successors and assigns.

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 areas indicated as utility and drainage easements are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

IN WITNESS WHEREOF: the above-named joint venture 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 5th day of March, 1982.
BARWOOD DEVELOPMENT CORPORATION, a corporation of the State of Florida

ATTEST: *Barbara M. Spurling* BY: *John W. Neuman*
Barbara M. Spurling / Secretary John W. Neuman / President

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IN WITNESS WHEREOF: the above-named joint venture 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 3rd day of March, 1982.
CORAL GABLES SERVICE CORPORATION, a corporation of the State of Florida.

ATTEST: *Alice G. Himelrick* BY: *K.E. Kamberg*
Alice G. Himelrick / Secretary K.E. Kamberg / President

ACKNOWLEDGEMENT

STATE OF FLORIDA SS BEFORE ME personally appeared JOHN W. NEUMAN and BARBARA M. SPURLING, COUNTY OF PALM BEACH 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 DEVELOPMENT 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 5th day of March, 1982.
My commission expires the 26 day of Feb, 1984. Notary Public *Linda Santoroli* State of Florida

0306-306318 32-47-42

ACKNOWLEDGEMENT

STATE OF FLORIDA SS BEFORE ME personally appeared K.E. KAMBERG and ALICE G. HIMELRICK, 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 the CORAL GABLES SERVICE 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 3rd day of March, 1982.
My commission expires the 4th day of Sept, 1983. Notary Public *Nita ...* State of Florida

continuation of DEDICATION upper right

44/68
SANDALFOOT COVE #12

FS. 35

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