Plat of "SANDALFOOT COVE, SECTION TWELVE REPLAT" BEING A REPLAT OF A PORTION OF SANDALFOOT COVE SECTION TWELVE PLAT BOOK 44, PAGES 68-70, PALM BEACH COUNTY RECORDS SECTION 31, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA TITLE CERTIFICATION MORTGAGEES CONSENT STATE OF FLORIDA STATE OF FLORIDA The undersigned hereby certifies that it is the holder of several mort gages upon the property described hereon and does hereby consent to the DEDICATION OF KNOW ALL MEN BY THESE PRESENTS: that THE BARWOOD DEVELOPMENT COUNTY OF BROWARD CORPORATION, a Florida Corporation & CORAL GABLES SERVICE CORP., a Florida THE LAND described in said DEDICATION by the owner thereof and agrees Corporation collectively doing business as a joint venture known as GABLES OF BOCA BARWOOD, I, Joseph P. Mullen, a duly licensed attorney in the State of that its mortgages, which are recorded in:OFFICIAL RECORD BOOKS 4375, 520; 4378, 1963; 4376, 927; Florida, do hereby certify that I have examined the title to the owner of the lands shown hereon, being a replat of a partion of "SANDALFOOT COVE, SECTION 4375,759; 4375,773; 4375,494; and 4375,502, of the Public Records of Palm Beach County, Florida, shall TWELVE", all lying west of the westerly right - of-way of line of LYON'S ROAD (S.W. 57th AVENUE). hereon described property; that I find that the title to the property he SUBORDINATED to the DEDICATION shown hereon. IN WITNESS WHEREOF: CORAL GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION has caused these presents to be executed this. _____day of ____ according to the plat thereof as recorded in Plat Book 44, Pages 68, 69 and 70 of the Public Records is vested to THE BARWOOD DEVELOPMENT CORPORATION and CORAL GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION of Palm Beach County, Florida, and lying in Section 31, Township 47 South, Range 42 East, Palm CORAL GABLES SERVICE CORP, collectively doing business as a Beach County, Florida, shown hereon as "SANDALFOOT COVE, SECTION TWELVE REPLAT", has joint venture known as GABLES OF BOCA BARWOOD, that current caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows: taxes have been paid and the property is freely of encumbrances, other ACKNOWLEDGEMENT than those shown hereon. All mortagges as shown are true and correct. __. as Vice President of CORAL GABLES FEDERAL /. TRACTS "A" and "E" for private road purposes as shown are hereby dedicated to the SAVINGS AND LOAN ASSOCIATION and he acknowledged that he executed such instrument as such officer on RIVER OAKS HOMEOWNERS' ASSOCIATION, INC., its successors and assigns and are SHEET 1 OF 2 behalf of the ASSOCIATION. WITNESS my hand and official seal this ____day of ______, 198_. Joseph P. Mullen VICINITY SKETCH the perpetual maintenance obligation of said Association, without recourse to PalmBeach County. Attorney-at-law 2. TRACTS "B", "C" and "D", the 30-foot PARKING TRACTS are hereby dedicated to the SECTIONS 29, 30, 31 and 32 This instrument was prepared by TWP. 475. - RGE. 42E. RIVER OAKS HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for Ingress/Egress, Dennis F. Bauer of PALM BEACH COUNTY, FLORIDA. Utility and Drainage and other lawful purposes, and are the perpetual maintenance obligation of said Association, without recourse to Palm Beach County. MCLAUGHLIN ENGINEERING CO. 3. PARCEL "A" thru "O", inclusive, for the preservation of open space as shown are hereby MORTGAGEES CONSENT 400 N.E. Third Avenue dedicated to the RIVER OAKS HOMEOWNERS' ASSOCIATION. INC., its successors and assigns APPROVALS STATE OF FLORIDA Fort Lauderdale, Florida, 33301 The undersioned hereby certifies that it is the holder of a mortgage upon the and are the perpetual maintenance obligation of said Association, without recourse to Palm Beach property described hereon and does hereby consent to the DEDICATION OF 763-7611 THE LAND described in said DEDICATION by the owner thereof and agrees that its mortgage, which is recorded in OFFICIAL RECORD BOOK 3679 AT PAGE 1765 of the 4. PARCELS 1 thru 4 inclusive for Recreation Purposes, as shown, are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS public records of Palm Beach County, Florida, shall be SUBORDINATED to the DEDICATION shown hereon. RIVER OAKS HOMEOWNERS' ASSOCIATION, INC., its successors and assigns and is the IN WITNESS WHEREOF, NCNB NATIONAL BANK OF FLORIDA, formerly known as GULFSTREAM FIRST BANK PALM BEACH COUNTY, FLORIDA. perpetual maintenance obligation of said Association, without recourse to Palm Beach County, and TRUST, N.A. has caused these presents to be executed this ______ day of ______, 198___ This plat is hereby approved for record this _____ day of _________, 198 . SECTION 32 ACKNOWLEDGEMENT 5. The areas indicated as limited access easements as shown are dedicated to the Board of County __, as Vice President of NCNB NATIONAL BANK OF Before me personally appeared_ Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over FLORIDA, formerly known as GULFSTREAM FIRST BANK and TRUST, N.A. and he acknowledged that he Kenneth M. Adams, Chairman SANGALFOOT COVE 4 3 SECTION NINE executed such instrument as such officer on behalf of NCNB NATIONAL BANK OF FLORIDA. WITNESS my hand and official seal this _____day of ____ P.B. 38, P.199-200 COUNTY ENGINEER SANDALFOOT COVE My Commission Expires: This plat is hereby approved for record this _____ day of IN WITNESS WHEREOF: the aboved 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 hereta by and with the authority of its Board of Directors, this ____ day of ___ THE BARWOOD DEVELOPMENT CORPORATION, a corporation of the State of Florida ATTEST: John B. Dunkle, Clerk Board of County Commissioners Theresa Fowler / Secretory IN WITNESS WHEREOF: the above named joint venture has caused these presents to be signed by is President and attested by its Secretary and its corporate seal to be affixed hereto by and with PALM BEACH FARMS he authority of its Board of Directors, this____day of_ SANDALFOOT COVE CO., PLAT NO. 3 WORAL GABLES SERVICE CORP. a corporation of the State of Florida SURVEYORS NOTES: P.B. 2, P. 53, 1. No buildings or any kind of construction shall be placed on utility or drainage easements. P.B.C.R. Edward L. Delany / President Alice G. Himelrick / Secretary 2. No structures, trees or shrubs shall be placed on drainage easements. 3. Approval of Landscaping on utility easements other than water or sewer shall be only with *CKNOWLEDGEMENT* COUNTY OF PALM BEACH SS BEFORE ME personally appeared JOHN W. NEUMAN and THERESA to me well known, and known to me to be the individuals approval of all utilities occupying same. 4. Building set-back lines shall be as required by current Palm Beach County Zoning Regulations. described in and who executed the foregoing instrument as PRESIDENT and SECRETARY of THE 5. Bearings shown hereon are based on an assumed bearing of N 89°55'44" W on the right-of-way BARWOOD DEVELOPMENT CORPORATION, a corporation, and severally acknowledged to ana line of Hillsboro Canal. Lefore me that they executed such instrument as such officers of said corporation, and that the seal 6 PRM's are designated thus: • dfixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed th said instrument by due and regular corporate authority, and that said instrument is the free act 7. P.C.P.'s are designated thus: and deed of said corporation, WITNESS: My hand and official seal this____day of___ 8. For curve data indicated thus, 39 see SHEET 2 of 2. Ny commission expires the _____day of ______, 198__. 9. Where Drainage Easements and Utility Easements intersect, Drainage Easements shall take precedent. ACKNOWLEDGEMENT 10. This plat as described in the dedication contains 34.5158 ACRES, more or less. STATE OF FLORIDA SS BEFORE ME personally appeared EDWARD L. DELANY 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 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 FEB 19 19819 and deed of said corporation. LAND DEVELOPMENT WITNESS: My hand and official seal this ____day of ____ My commission expires the ___day of _____ SURVEYOR'S CERTIFICATE P.B. 39, P. 90 B. 91. This is to certify that the plat hereon is a true and correct representation of 298.21 my responsible direction and supervision and that said survey is accurate to the best of my knowledge LEGEND N 89°55'44" W 264.33' N 89°55'44"W PARCEL "M" PR 1/180 RIVET COKS 9/4/81 and belief and that (P.R.M.'s) PERMANENT REFERENCE MONUMENTS have been placed as required PR9802 River Oaks Der by law and (P.C.P.'s) PERMANENT CONTROL POINTS will be set under the guarantees posted ndicates 12" Utility Easement SITE 29 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 Ordinances of ndicates 10' Utility Easement Gunit TH Palm Beach County, Florida. MCLAUGHLIN ENGINEERING DATE: 11-1-84 22nd s 88°55' 35"w ST. Robert C. McLaughlin , Registered Land Surveyor No.3356 , State of Florido SEALS SITE 28 SITE 26 BARWOOD DEV. NCNB BANK NOTARY CORAL GABLES FED. NOTARY CORAL GABLES FED. N 89°55'44" W PARCEL "D" N 89° 55'44" W 2010.813' (TOTAL) HILLSBORO CANAL NORTH R/W LINE, HILLSBORO CANAL