

# SANDPIPER COVE P.U.D.

A PORTION OF SECTION'S 18 AND 19 TOWNSHIP 45 SOUTH, RANGE 43 EAST

PALM BEACH COUNTY, FLORIDA

IN 4 SHEETS SHEET NO. 1

Post, Buckley, Schuh & Jernigan, Inc.

CONSULTING ENGINEERS and PLANNERS  
8600 N.W. 36th STREET, MIAMI, FLA. 33166 1-305-592-7275



DECEMBER 1986

STATE OF FLORIDA

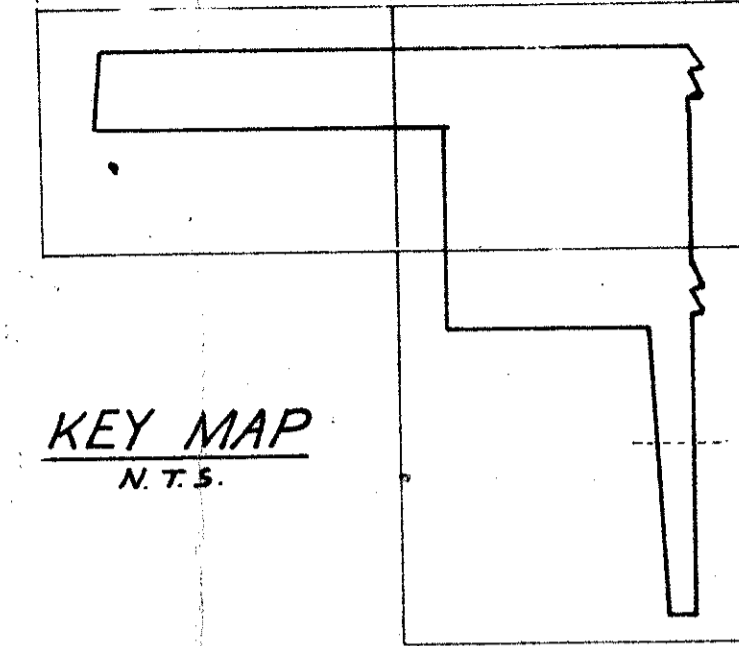
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 10:20 AM, THIS 12 DAY OF FEB, 1987 AND DULY RECORDED IN PLAT BOOK NO. 86 ON PAGE 1, 2, 3 & 4

JOHN B. DUNKLE  
CLERK CIRCUIT COURT

*John B. Dunkle* DC

SHEET 2 of 4 SHEET 3 of 4



SHEET 4 of 4

KEY MAP  
N.T.S.

DEDICATION AND RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS that THE NATIONAL HOUSING PARTNERSHIP LIMITED, a District of Columbia Limited Partnership, authorized to do business in the State of Florida, owner of land shown hereon, being a portion of Sections 18 and 19, Township 45 South, Range 43 East, Palm Beach County, Florida shown hereon as SANDPIPER COVE being more particularly described as follows:

DESCRIPTION

The West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4), less the South 264.00 feet and less the North 54.00 feet thereof; the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4), less the South 264.00 feet, the North 54.00 feet and less the West 40.00 feet thereof; the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4); the East three-fourths (E 3/4) of the North (N 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) less the North 54.00 feet thereof; the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4); the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4), all in Section 18, Township 45 South, Range 43 East, Palm Beach County, Florida.

Together with the following described parcel:

Beginning at the Northwest corner of the Northeast Quarter (NE 1/4) of Section 19, Township 45 South, Range 43 East, (said corner also being the South Quarter corner of Section 18, Township 45 South, Range 43 East), Palm Beach County, Florida; thence bear South 00°13'10" West along the West line of the Northeast Quarter (NE 1/4) of said Section 19, a distance of 1253.40 feet to an intersection with a line 70.00 feet North of (as measured at right angles to) and parallel with the South line of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of said Section 19; thence North 88°51'40" East along said parallel line a distance of 120.05 feet; thence North 01°44'21" East parallel to the southerly extension of the East line of Section 18, Township 45 South, Range 43 East, a distance of 1284.53 feet to a line 30.00 feet northerly of (as measured at right angles to) and parallel with the North line of said Section 19; thence North 88°54'48" East along said parallel line a distance of 50.33 feet; thence North 21°05'14" West, a distance of 129.83 feet; thence North 88°54'46" East, a distance of 37.98 feet; thence North 21°05'14" West, a distance of 97.90 feet; thence North 01°44'21" East, parallel with the East line of Section 18, a distance of 785.15 feet; thence North 88°59'55" East, a distance of 44.74 feet; thence North 21°00'05" West, a distance of 130.89 feet; thence North 88°59'55" East, a distance of 55.67 feet; thence North 21°00'05" West, a distance of 122.43 feet to an intersection with a line 54.00 feet South of (as measured at right angles to) and parallel with the North line of the South Half (S 1/2) of the South Half (S 1/2) of said Section 18; said line along being the South right-of-way line of Northwest 22nd Avenue as same is shown in Road Plat Book 4, Pages 249 and 250 and described in Official Record Book 3283, Pages 1107 and 1108, Public Records of Palm Beach County, Florida; thence South 88°59'56" West, along said parallel line and along said South right-of-way line, a distance of 137.49 feet to an intersection with the West line of the Southeast Quarter (SE 1/4) of said Section 18; thence South 02°33'14" West, along said West line, a distance of 1288.98 feet to the South Quarter (S 1/4) corner of said Section 18 and the POINT OF BEGINNING.

Less however the following described parcel:

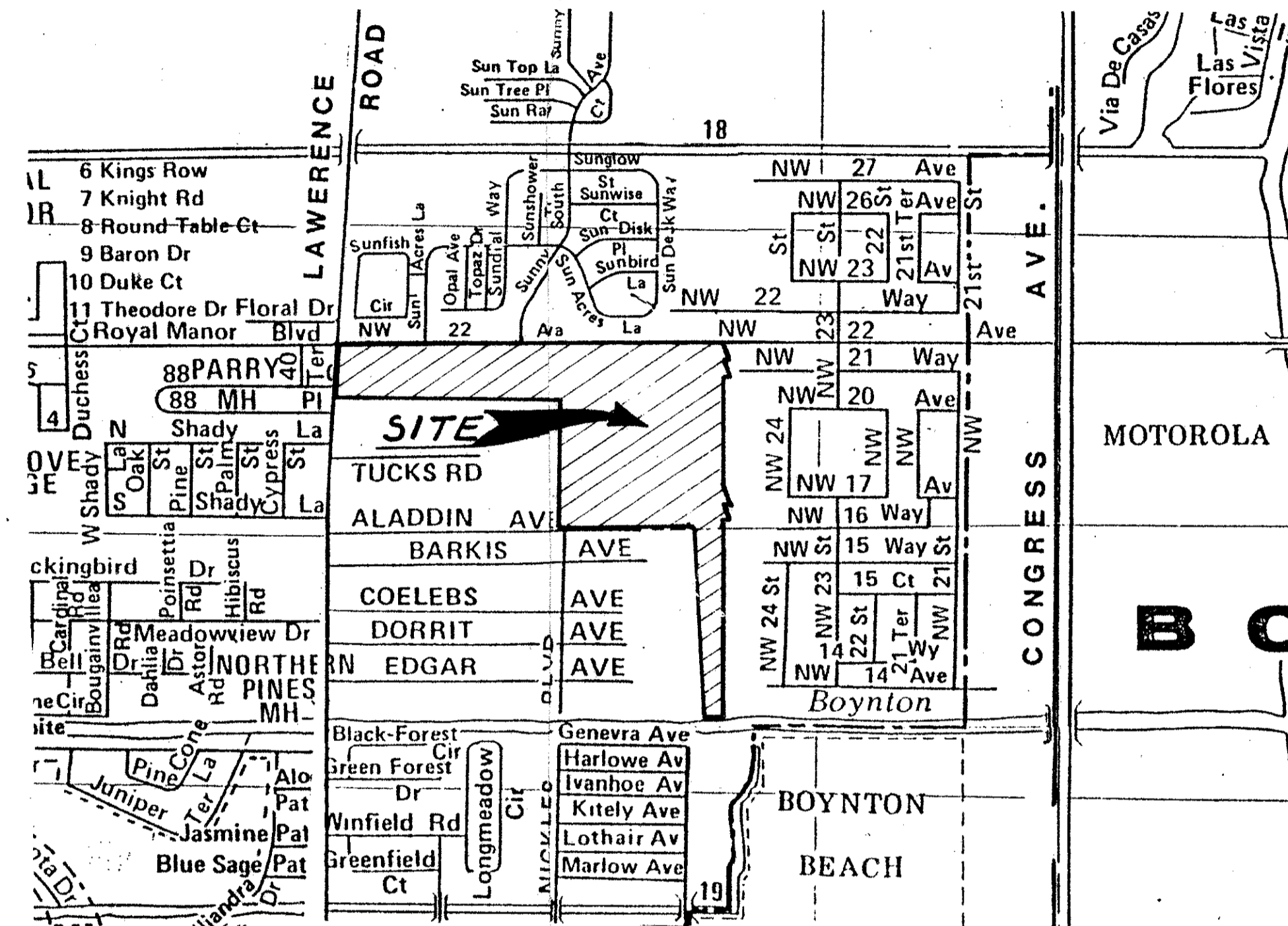
CIVIC DEDICATION

Commencing at the Southwest corner of said Section 18, run thence along the West line of said Section 18, bearing North 03°13'23" East, a distance of 1328.01 feet to the Northwest corner of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of said Section 18; thence North 88°59'56" East along the North line of said South Half (S 1/2) of the Southwest Quarter (SW 1/4), a distance of 2137.67 feet; thence South 01°00'04" East, a distance of 54.00 feet for the POINT OF BEGINNING of the herein described parcel of land.

Thence North 88°59'56" East, a distance of 203.56 feet; thence South 01°00'04" East, a distance of 104.90 feet to the point on a curve lying concave southeasterly, having a radius of 185.67 feet, and a central angle of 47°55'27"; run thence southerly along the arc of said curve a distance of 155.30 feet to the point of tangency; thence South 22°13'18" West, a distance of 212.35 feet; thence North 67°46'42" West, a distance of 10.00 feet; thence North 01°00'04" West, a distance of 398.60 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 Tracts for private right-of-way purposes designated as Tracts "A" and "B" as shown hereon are hereby dedicated to THE NATIONAL HOUSING PARTNERSHIP LIMITED and are the perpetual maintenance obligation of THE NATIONAL HOUSING PARTNERSHIP LIMITED, its successors or assigns, without recourse to Palm Beach County.
- The landscape/buffers as shown hereon are hereby dedicated to THE NATIONAL HOUSING PARTNERSHIP LIMITED and are the perpetual maintenance obligation of THE NATIONAL HOUSING PARTNERSHIP LIMITED, its successors or assigns, without recourse to Palm Beach County.
- The Tracts designated hereon as Tracts "C" and "D" as shown hereon are reserved for drainage and water management purposes and shall be owned by THE NATIONAL HOUSING PARTNERSHIP LIMITED and are the perpetual maintenance obligation of said THE NATIONAL HOUSING PARTNERSHIP LIMITED, its successors or assigns, without recourse to Palm Beach County.
- The right of entry to, over and across all Tracts shown hereon for fire/life/safety is hereby granted to all agencies, requiring same, for proper purposes.
- There is hereby reserved an easement for utility purposes and drainage purposes across Tract "A", Tract "B" and Tract "E" for the installation and maintenance of utilities and drainage system for those requiring same.
- The Tract for recreational purposes designated as Tract "F" as shown is hereby dedicated to THE NATIONAL HOUSING PARTNERSHIP LIMITED, and is the perpetual maintenance obligation of said Partnership its successors or assigns, without recourse to Palm Beach County.
- The Tract designated as Tract "E" as shown is hereby dedicated to THE NATIONAL LIMITED HOUSING PARTNERSHIP, for landscape areas, drainage purposes, utility purposes and other proper purposes and is the perpetual maintenance obligation of said partnership, its successors or assigns, without recourse to Palm Beach County.



LOCATION MAP  
N.T.S.

P.U.D. TABULATION

DWELLINGS UNITS	45
PLAT AREA	4.72 ACRES
CIVIC AREA (NOT A PART OF THIS PLAT)	1.33 ACRES
R.O.W. ( 22nd AVE. & LAWRENCE ROAD)	3.38 ACRES
TOTAL	5.43 ACRES

DENSITY= 416 D.U. / 52.43 ACRES  
= 7.94 D.U. PER ACRE

18/19/45/48

DIVISION Sandpiper Cove  
BOOK 56 PAGE 1  
LOAD ZONE B FLOOR MAP 190 B  
ROAD # ZONING  
SE ZIP CODE 33436  
PUD NAME  
14-19  
19-20

SURVEYORS NOTES:

- No buildings or any kind of construction shall be placed on utility, drainage, lake or access easements.
- No structures, trees or shrubs shall be placed on drainage lake maintenance or access easement.
- Approval of landscaping on utility easements other than water or sewer shall be only with approval of all utilities occupying same.
- Drainage easements shall have precedence over utility and other easements.
- P.R.M. are shown as ---○ P.C.P. are shown as ---●
- L.A. Denotes LIMITED ACCESS EASEMENTS
- Bearings based on an assumed bearing of N03°13'23"E on the west line of Sec. 18-45-43.

ACKNOWLEDGEMENT

DISTRICT OF COLUMBIA

The foregoing, instrument was acknowledged before me this 6th day of January, 1987, by William D. Comings, Jr., Executive Vice President and attested to by Lilia G. Cotiganga of NATIONAL CORPORATION OF HOUSING PARTNERSHIPS, sole general partner, on behalf of THE NATIONAL HOUSING PARTNERSHIP LIMITED a Limited Partnership.

Witness by hand and official seal this 6th day of 1987.

My commission expires August 15, 1989

*William D. Comings, Jr.*  
Notary Public

IN WITNESS WHEREOF, the above named District of Columbia Limited Partnership has caused these presents to be signed by its sole general partner this 6th day of January, 1987.

THE NATIONAL HOUSING PARTNERSHIP LIMITED,  
a District of Columbia Limited Partnership  
By: NATIONAL CORPORATION OF HOUSING PARTNERSHIPS,  
its sole general partner

*Lilia G. Cotiganga*  
Attest

*William D. Comings, Jr.*  
Executive Vice President

APPROVALS

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 10 day of Feb, 1987

By: *Carol A. Roberts*  
CAROL A. ROBERTS, CHAIR

Attest: JOHN B. DUNKLE, Clerk

By: *Kathryn S. Miller*  
Deputy-Clerk

COUNTY ENGINEER

This plat is hereby approved for record 10 day of Feb, 1987

By: *H.F. Kahler*  
H.F. Kahler, P.E. County Engineer

TITLE CERTIFICATION

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS:

I, David S. Pressly, 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 in THE NATIONAL HOUSING PARTNERSHIP LIMITED, a District of Columbia Limited Partnership that the current taxes (1987) have been paid; and that there are no other encumbrances of record.

MOYLE, FLANIGAN, KATZ, FITZGERALD AND SHEEHAN, P.A.

By: *David S. Pressly* 1/7/87  
David S. Pressly

SURVEYOR'S CERTIFICATE:

This is to certify that the plat shown hereon was prepared under our direction and is true and correct to the best of our knowledge and belief and is a correct representation of the lands described as surveyed by DAILEY-FOTORNY, INC.

POST, BUCKLEY, SCHUH & JERNIGAN, INC.

*Robert L. Graham*  
Robert L. Graham  
Professional Land Surveyor No. 2490  
State of Florida

SURVEYOR'S CERTIFICATE:

This is to certify that we completed the survey of lands as shown on the attached plat on 7 JAN, 1987; that said plat is a correct representation of the lands hereon described and platted; that permanent reference monuments have been set as required by law, that permanent control points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida for the required improvements and that the survey data complies with all requirements of Part I, Chapter 177, Florida Statutes, as amended and Minimum Technical Standards for Land Surveying in the State of Florida, Statutes and Rule 21 HH-6 and Ordinances of Palm Beach County, Florida.

DAILEY-FOTORNY, INC.

*Paul J. Fotorny*  
Paul J. Fotorny  
Professional Land Surveyor No. 12237  
State of Florida

THIS INSTRUMENT WAS PREPARED BY POST, BUCKLEY, SCHUH & JERNIGAN, INC. 8600 N.W. 36th STREET, MIAMI, FLORIDA 33166 1-305-592-7275

SANDPIPER COVE P.U.D. 56/1

DRAWING NUMBER  
56/1

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA RECORDED BY NUMBER 07348