

DRAWING NUMBER
53/86

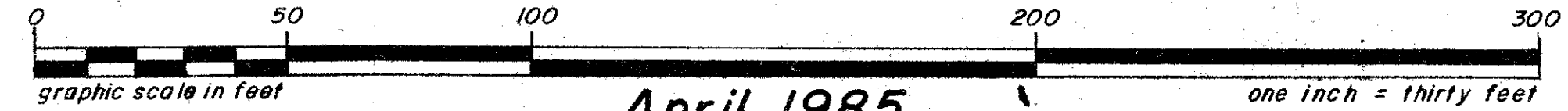
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Plat of "SANDALFOOT COVE SECTION NINE REPLAT" BEING A REPLAT OF A PORTION OF SANDALFOOT COVE SECTION NINE PLAT BOOK 38, PAGES 199-200, PALM BEACH COUNTY RECORDS SECTION 31, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

86



April, 1985
PREPARED BY:
Dennis F. Bauer of
McLAUGHLIN ENGINEERING COMPANY
400 NORTHEAST 3rd AVENUE, FORT LAUDERDALE, FLORIDA
763-7611

SURVEYOR'S NOTES

- (1) No buildings or any kind of construction shall be placed on utility or drainage easements.
- (2) No structures, trees or shrubs shall be placed on drainage easements.
- (3) Approval of Landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.
- (4) Building set back lines shall be required by current Palm Beach County Zoning Regulations.
- (5) Bearings shown hereon are based on an assumed meridian on the East line, Parcel "A" of "SANDALFOOT COVE SECTION NINE"; PB. 38, P. 199 & 200, P.B.C.R.
- (6) P.R.M.'S are designated thus:
- (7) Where Drainage Easements and Utility Easements intersect, Drainage Easements shall take precedence.
- (8) This plat as described, contains 1.1763 acre.
- (9) There shall be no surface appurtenances permitted on the 25 foot canal maintenance easement.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That SPARLING INVESTMENTS, a Florida General Partnership, owner of the lands shown hereon, being a replat of Parcel "A", "SANDALFOOT COVE, SECTION NINE," as recored in Plat Book 38, Pages 199 and 200 of the public records of Palm Beach County, Florida, and a portion of Tract "B", of said "SANDALFOOT COVE, SECTION NINE," more fully described as follows: Commencing at the Northeast corner of said Parcel "A", thence South 60°53'56" West along the birth line of said Parcel "A", a distance of 122.04 feet to the Point of Beginning; thence continuing South 60°53'56" West, along the Northerly line of said Tract "B", a distance of 28.00 feet; thence South 24°26'58" East along the Northerly extension of the West line of said Parcel "A", a distance of 2500 feet; thence North 60°53'56" East along the common boundary between said Parcel "A" and Tract "B" a distance of 28.00 feet; thence North 24°26'58" West, along said common boundary a distance of 2800 feet to the Point of Beginning, and lying in Section 31, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as "SANDALFOOT COVE, SECTION NINE REPLAT," has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- (1) Tract "A", the 20 foot PARKING TRACT is hereby dedicated to the CENTRE OF BOCA BARWOOD HOME-OWNER'S ASSOCIATION, INC., its successors & assigns, for Ingress / Egress, Utility and Drainage and other lawful purposes and is the perpetual maintenance obligation of said Association, without recourse to Palm Beach County.
- (2) Parcel "A" for the preservation of open space, as shown, is hereby dedicated to the CENTRE OF BOCA BARWOOD HOMEOWNER'S ASSOCIATION, INC., its successors and assigns and is the perpetual maintenance obligation of said Association, without recourse to Palm Beach County.
- (3) The utility easement, as shown, is hereby dedicated, in perpetuity, for the construction and maintenance of utilities.
- (4) The drainage easement, as shown, is hereby dedicated in perpetuity for the construction and maintenance of drainage.

IN WITNESS WHEREOF: The above named Florida General Partnership has caused these presents to be signed by its general partner, with sole discretion, and its seal to be affixed hereto, this 21st day of August, 1985. SPARLING INVESTMENTS, a Florida General Partnership

Witness Yvonne Baron By George H. Sparling, Jr. George H. Sparling, Jr., general partner with sole discretion
Witness Trinda Santwell

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
Before me personally appeared GEORGE H. SPARLING, JR., to me well known and known to me to be the general partner with sole discretion of SPARLING INVESTMENTS, a Florida General Partnership, and severally acknowledge to and before me that he executed such instrument as such partner of said general partnership, and that the seal affixed to the foregoing instrument is the seal of said partnership and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said partnership.

WITNESS: My hand and official seal this 21st day of August, 1985.
My commission expires the 27th day of JUNE, 1988.

NOTARY PUBLIC John B. Sparling STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD
I, Joseph P. Mullen, 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 that the title to the property is vested to SPARLING INVESTMENTS, a Florida General Partnership, that current taxes have been paid and the property is free of encumbrances, other than those shown hereon.
Date: August 20, 1985 By: Joseph P. Mullen Joseph P. Mullen
MA 28, 1986 By: Emilia Gasparani Jr. Emilia A. Gasparani Jr.
Attorney-at-Law

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 3 day of MAY, 1986.

By: Karen T. Marcus Karen T. Marcus, Chair

COUNTY ENGINEER

This plat is hereby approved for record this 13 day of MAY, 1986.

By: Herbert Kahlert, P.E. Herbert Kahlert, P.E., County Engineer

ATTEST: John B. Dunkle, Clerk
Board of County Commissioners

By: Kathryn J. Miller

SUBDIVISION + <u>Sandalfoot Cove</u>	
BOOK <u>53</u>	PAGE <u>86</u>
FLOOD ZONE <u>A01</u>	FLOOD MAP + <u>2009</u>
QUAD # <u>54</u>	ZONING
SE	ZIP CODE <u>33433</u>
PUD NAME	

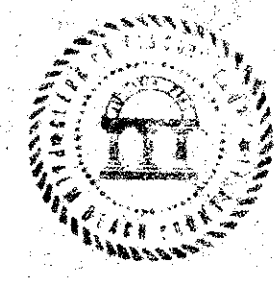
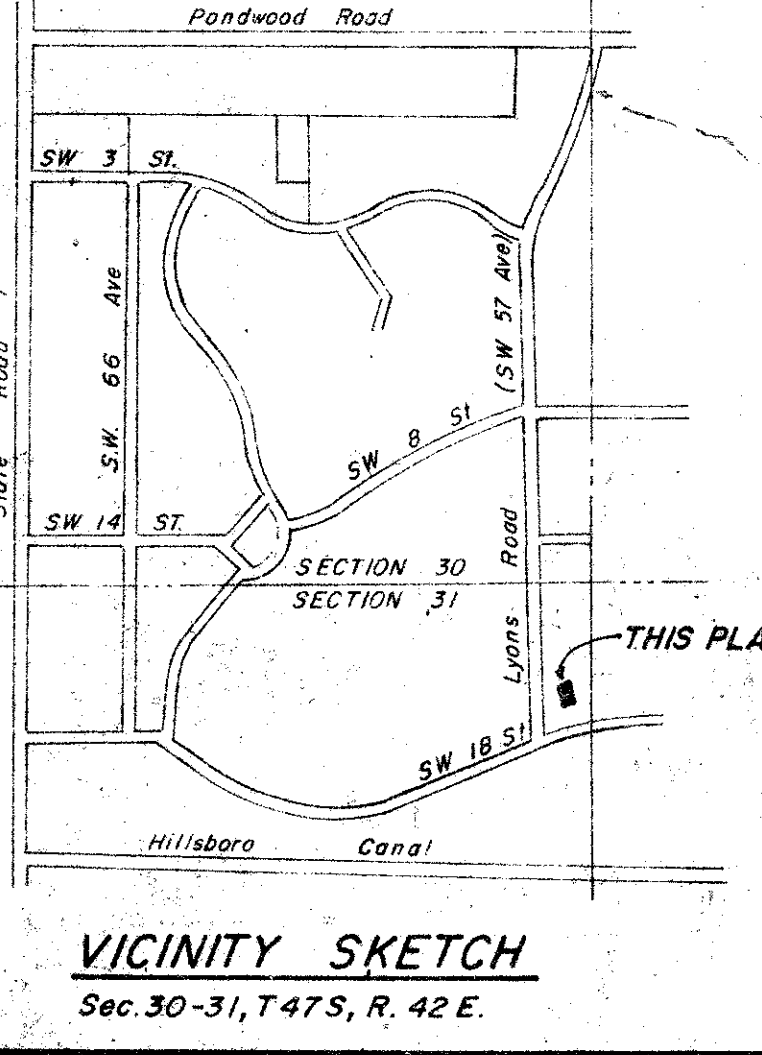
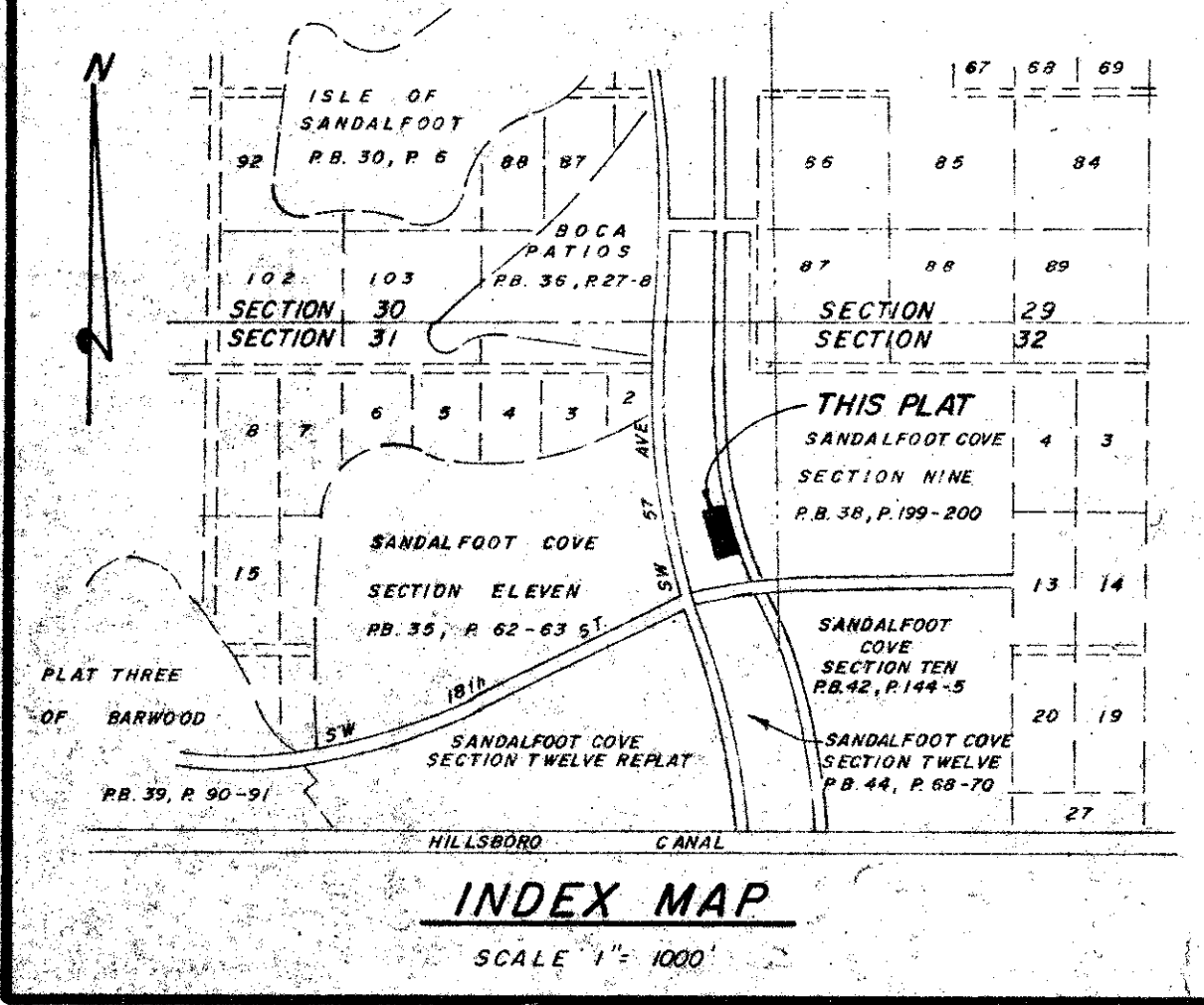
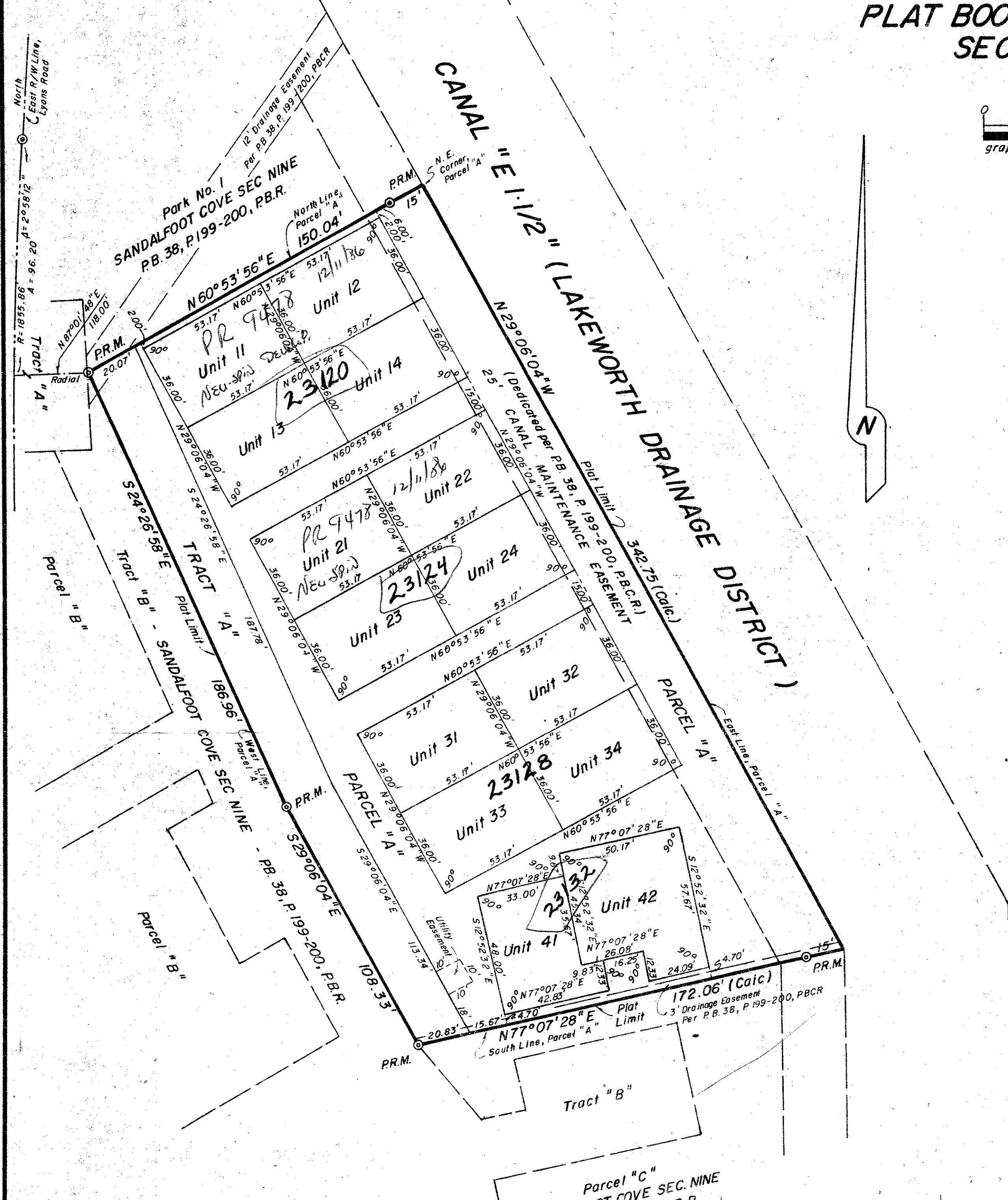
SURVEYOR'S CERTIFICATE

This is to certify that the plat 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 and (P.C.P.'S) PERMANENT CONTROL POINTS have been placed as required by law, 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.

Dated this 14th day of AUGUST, 1985.

McLAUGHLIN ENGINEERING COMPANY
By: Robert C. McLaughlin Robert C. McLaughlin, Reg. Land Surveyor No. 3356,
State of Florida

SANDALFOOT Cove Section 9
0306-004
Notary Robert C. McLaughlin



PLAT BOOK 38, PAGES 199-200, PALM BEACH COUNTY RECORDS
SECTION 31, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA