

PLAT NO 6 ST. ANDREWS COUNTRY CLUB (A P.U.D.)

BEING A PLAT OF A PORTION OF SECTION 33, TOWNSHIP 46
SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
FEB, 1986 SHEET 2 OF 3

DEDICATION NO. 2

KNOW ALL MEN BY THESE PRESENTS THAT JEROME V. ANSEL, OWNER OF A PORTION OF THE LAND SHOWN HEREON, LYING IN SECTION 33, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 6, ST. ANDREWS COUNTRY CLUB (A P.U.D.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 425

A PARCEL OF LAND IN SECTION 33, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT P.R.M. NO. 78, AS SHOWN ON PLAT NO. 5 ST. ANDREWS COUNTRY CLUB (A P.U.D.), AS RECORDED IN PLAT BOOK 47, PAGE 109, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF CLARIDGE OVAL WEST; THENCE NORTH 70° 07' 39" EAST, ALONG THE EASTERLY PROLONGATION OF SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 135.37 FEET TO A POINT; THENCE SOUTH 18° 00' 00" EAST A DISTANCE OF 146.93 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 340.00 FEET AND A CENTRAL ANGLE OF 39° 00' 00"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 231.43 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 57° 00' 00" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE SOUTH 57° 00' 00" EAST A DISTANCE OF 65.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 18° 20' 59"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.03 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 195.00 FEET AND A CENTRAL ANGLE OF 5° 30' 28"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 18.75 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 33° 00' 00" EAST ALONG SAID NON-TANGENT LINE, A DISTANCE OF 161.74 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 30° 06' 39" AND A RADIAL BEARING AT THIS POINT OF SOUTH 63° 09' 39" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 13.16 FEET TO THE POINT OF TANGENCY; THENCE NORTH 57° 00' 00" WEST A DISTANCE OF 102.44 FEET TO A POINT; THENCE SOUTH 33° 00' 00" WEST A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

LOT 426

A PARCEL OF LAND IN SECTION 33, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT P.R.M. NO. 78, AS SHOWN ON PLAT NO. 5 ST. ANDREWS COUNTRY CLUB (A P.U.D.), AS RECORDED IN PLAT BOOK 47, PAGE 109, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF CLARIDGE OVAL WEST; THENCE NORTH 70° 07' 39" EAST, ALONG THE EASTERLY PROLONGATION OF SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 135.37 FEET TO A POINT; THENCE SOUTH 18° 00' 00" EAST A DISTANCE OF 146.93 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 340.00 FEET AND A CENTRAL ANGLE OF 39° 00' 00"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 101.61 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE SOUTHEASTERLY ALONG THE CONTINUATION OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21° 52' 38", A DISTANCE OF 129.82 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 57° 00' 00" EAST A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 33° 00' 00" EAST A DISTANCE OF 155.00 FEET TO A POINT; THENCE NORTH 57° 00' 00" WEST A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 185.00 FEET AND A CENTRAL ANGLE OF 21° 52' 38"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.64 FEET TO A POINT ON A RADIAL LINE; THENCE SOUTH 54° 52' 38" WEST A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.805 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. EASEMENTS

- A. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

IN WITNESS WHEREOF, I JEROME V. ANSEL DO HERETO SET MY HAND AND SEAL THIS _____ DAY OF _____, 1986.

WITNESS _____ JEROME V. ANSEL

WITNESS _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JEROME V. ANSEL TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 1986.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

TITLE CERTIFICATION AS TO DEDICATION NO. 2

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, GOLD COAST TITLE CO., A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VALID TO JEROME V. ANSEL, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY NO MORTGAGES.

DATE _____

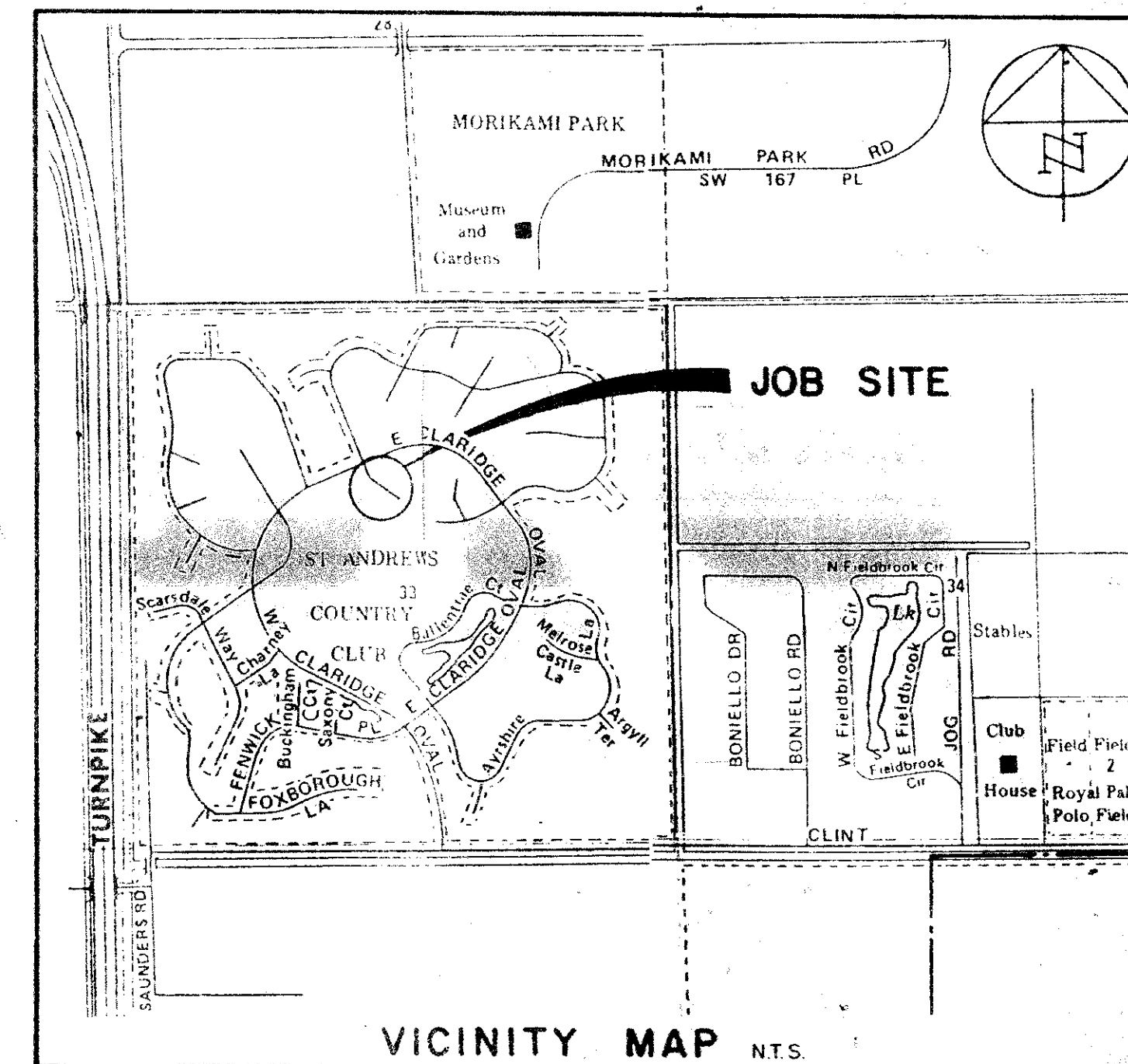
J. HERMAN DANCE, PRESIDENT
GOLD COAST TITLE COMPANY

SEAL
NOTARY PUBLIC

(SEAL)
LAND SURVEYOR

(SEAL)
DEPUTY CLERK

(SEAL)
COUNTY ENGINEER



APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 1986.

HONORABLE KAREN T. MARCUS
CHAIR

ATTEST: JOHN B. DUNKLE, CLERK

DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 1986.

HERBERT J. KAHLERT, P.E.
COUNTY ENGINEER

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 GUARANTEE PROVIDED 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.

DENNIS J. MEIERER
REGISTERED SURVEYOR NO. 2977
STATE OF FLORIDA

NOTES:

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- BEARINGS SHOWN HEREON ARE BASED ON PLAT NO. 5 ST. ANDREWS COUNTRY CLUB RECORDED IN PLAT BOOK 47, PAGES 109-115.
- = DENOTES PERMANENT CONTROL POINT (P.C.P.)
- = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
- (R.) = DENOTES RADIAL LINE
- (N.R.) = DENOTES NON-RADIAL LINE
- U.E. = DENOTES UTILITY EASEMENT
- L.A.E. = DENOTES LIMITED ACCESS EASEMENT
- D.E. = DENOTES DRAINAGE EASEMENT
- WHERE UTILITY AND DRAINAGE EASEMENTS INTERSECT THE DRAINAGE EASEMENT SHALL TAKE PRECEDENCE.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- (O.A.) = OVERALL DISTANCE

0305-008
53/174

THIS INSTRUMENT PREPARED BY: DENNIS J. MEIERER
WILLIAM J. WALLACE, INC.
9176 ALTERNATE #1A, LAKE PARK, FLORIDA 33403

PLAT No 6
ST. ANDREWS COUNTRY CLUB
(A P.U.D.)

WILLIAM G. WALLACE, INC.
CONSULTING ENGINEER, LAND PLANNING
9176 ALTERNATE #1A, LAKE PARK, FLORIDA 33403

FIELD	M BROWN	JOB NO.	85-186
OFFICE	R R	DATE	FEB, 1986
CHK'D.		REF	

DRAWING NUMBER
53/174

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

174