

54/52

PLAT NO. 9 ST. ANDREWS COUNTRY CLUB (A P.U.D.)

52

BEING A PLAT OF A PORTION OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
FEB, 1986 SHEET 1 OF 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, LYING IN SECTION 33, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 9, ST. ANDREWS COUNTRY CLUB (A P.U.D.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

COMMENCE AT PERMANENT REFERENCE MONUMENT (P.R.M.) #78 AS SHOWN ON PLAT NO. 5 ST. ANDREWS COUNTRY CLUB (A P.U.D.) AS RECORDED IN PLAT BOOK 47, PAGES 109 THROUGH 115 INCLUSIVE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID P.R.M. BEING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF CLARIDGE OVAL WEST WITH THE EASTERLY LINE OF SAID PLAT NO. 51 THENCE NORTH 19° 52' 21" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 80.00 FEET TO THE NORTHERLY LINE OF SAID CLARIDGE OVAL WEST; THENCE NORTH 70° 07' 39" EAST, ALONG SAID NORTHERLY LINE A DISTANCE OF 151.68 FEET TO THE BEGINNING OF A CURVE FROM WHICH THE RADIUS POINT BEARS SOUTH 19° 52' 21" EAST A DISTANCE OF 1475.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1.31 FEET THROUGH A CENTRAL ANGLE OF 00° 03' 03" TO THE POINT OF BEGINNING; THENCE NORTH 18° 00' 00" WEST A DISTANCE OF 490.00 FEET TO THE BEGINNING OF A CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 72° 00' 00" EAST A DISTANCE OF 455.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 138.16 FEET THROUGH A CENTRAL ANGLE OF 17° 21' 52" TO A POINT OF REVERSE CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 89° 23' 52" WEST A DISTANCE OF 480.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 211.79 FEET THROUGH A CENTRAL ANGLE OF 25° 16' 49" TO A POINT OF REVERSE CURVATURE FROM WHICH THE RADIUS POINT BEARS NORTH 64° 07' 03" EAST A DISTANCE OF 195.00 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 390.91 FEET THROUGH A CENTRAL ANGLE OF 116° 51' 32" TO A POINT ON A LINE 137.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 33; THENCE NORTH 88° 58' 35" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 868.17 FEET; THENCE SOUTH 02° 27' 49" EAST A DISTANCE OF 606.32 FEET; THENCE SOUTH 10° 21' 07" WEST A DISTANCE OF 439.95 FEET TO SAID NORTHERLY LINE OF CLARIDGE OVAL WEST AND A POINT ON A CURVE FROM WHICH THE RADIUS POINT BEARS SOUTH 10° 21' 07" WEST A DISTANCE OF 1475.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 776.78 FEET THROUGH A CENTRAL ANGLE OF 30° 10' 25" TO THE POINT OF BEGINNING.

CONTAINING 22.946 ACRES MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS FOR PRIVATE ROAD PURPOSES SHOWN AS:
 - WHITEHAVEN DRIVE
 - FAIRMONT COURT
 - ARE HEREBY DEDICATED FOR PRIVATE ROAD PURPOSES TO THE ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- EASEMENTS
 - UTILITY AND DRAINAGE EASEMENTS - THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE, RESPECTIVELY.
 - EASEMENTS ARE HEREBY GRANTED WITHIN RIGHT-OF-WAY OF WHITEHAVEN DRIVE AND FAIRMONT COURT AS DEDICATED TO THE ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES, IRRIGATION FACILITIES, ELECTRICAL AND TELEPHONE FACILITIES, AND CABLE TELEVISION AND SECURITY FACILITIES, AND DRAINAGE FACILITIES.
 - LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
 - THE 20 FOOT MAINTENANCE EASEMENT SHOWN ADJACENT TO THE WATER MANAGEMENT TRACT IS HEREBY DEDICATED TO ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC. FOR MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS HEIRS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. WATER MANAGEMENT TRACT - THE WATER MANAGEMENT TRACT AS SHOWN HEREON IS HEREBY DEDICATED TO THE ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND VICE PRESIDENT AND ITS CORPORATION SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18th DAY OF June, 1986.

BY: William J. Warzlow
WILLIAM J. WARZLOW
VICE PRESIDENT

ATTEST: Brian N. Taub
BRIAN N. TAUB
VICE PRESIDENT

ACKNOWLEDGEMENT

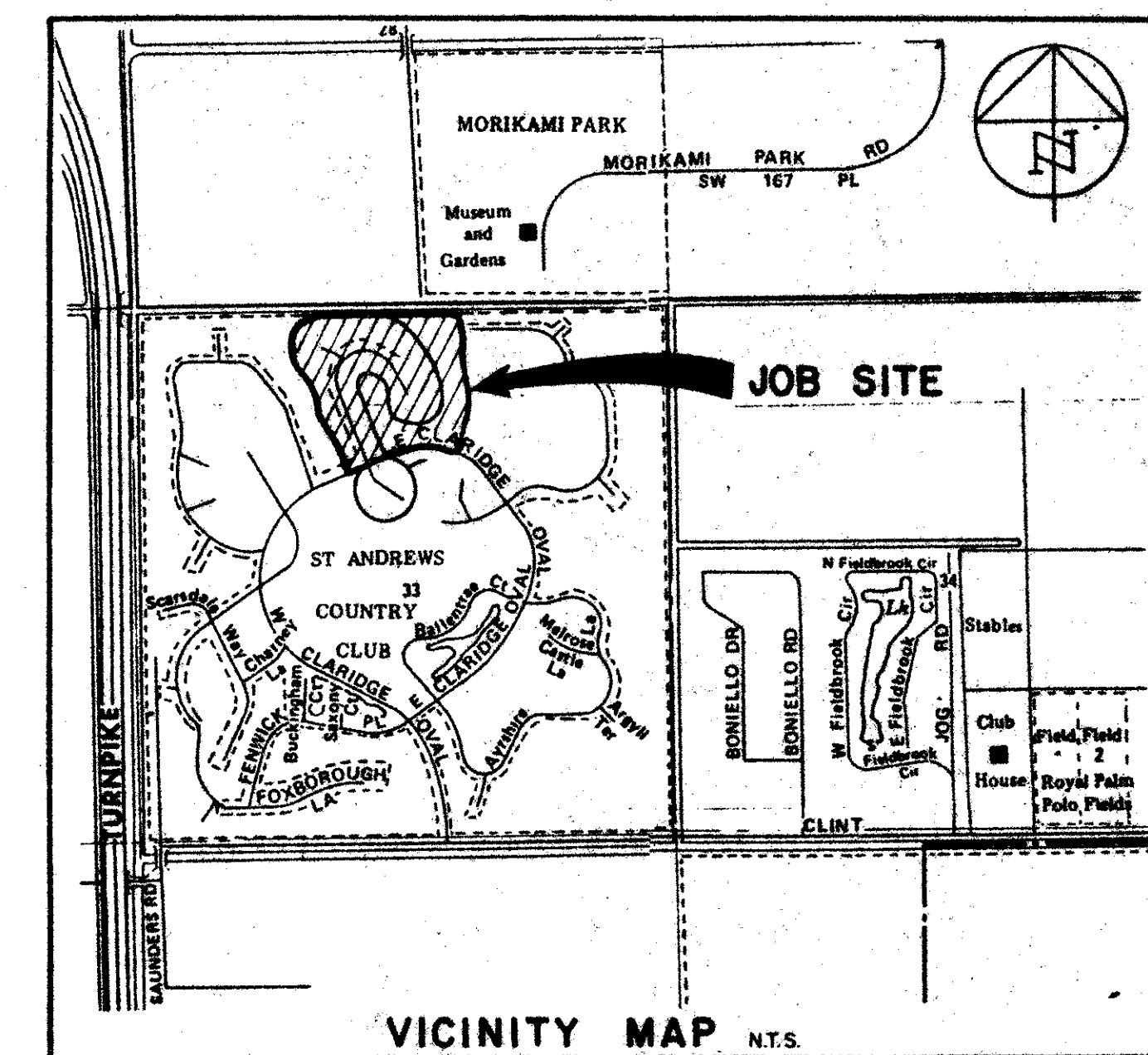
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM J. WARZLOW AND BRIAN N. TAUB, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT OF THE ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC., 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 BY HAND AND OFFICIAL SEAL THIS 18th DAY OF June, 1986.

MY COMMISSION EXPIRES: April 22, 1990
NOTARY PUBLIC

St. Andrews Development Company of Boca Raton, Inc. NOTARY:



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 10/4/86
this 21 day of August
1986, and duly recorded in Plat Book No. 52
on page 52-53-54
JOHN B. DUNKLE, Clerk, Circuit Court
Maguel B. Henderson, D.



MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT SHE IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT HER MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3071 AT PAGE 1238 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I, Juanita N. Morgan, DO HERETO SET MY HAND THIS 18th DAY OF June, 1986.

WITNESS:
M. Nove
Dana Karatz
Juanita N. Morgan

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JUANITA N. MORGAN, 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 SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS BY HAND AND OFFICIAL SEAL THIS 18th DAY OF June, 1986.

MY COMMISSION EXPIRES: April 22, 1990
NOTARY PUBLIC

TABULAR DATA

TOTAL AREA = 22.946 ACRES
TOTAL UNITS = 33 DWELLING UNITS
DENSITY = 1.44 UNITS PER ACRE

SHEET INDEX

SHEET 1 DESCRIPTION & SIGNATURES
SHEET 2 SIGNATURES
SHEET 3 LOT LAYOUT

0305-010

THIS INSTRUMENT PREPARED BY: DENNIS J. MEIERER
WILLIAM G. WALLACE, INC.
9176 ALTERNATE A1A, LAKE PARK, FLORIDA 33405

PLAT No. 9
ST. ANDREWS COUNTRY CLUB
(A P.U.D.)

WILLIAM G. WALLACE, INC.
CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS
9176 ALTERNATE A1A, LAKE PARK, FL. 33405

FIELD: M. BROWN	JOB NO: 85-887	FE: PG
OFFICE: R. R.	DATE: FEB. 1986	DWG NO: 85-887
CKD: DVP	REF:	SHEET: OP. 3

33/46/42
SUBDIVISION - St. Andrews C. Country Club
BOOK 54
FLOOD ZONE B
QUAD # 53
SE
PUD NAME
PAGE 52-4
FLOOD MAP # 215A
ZONING
ZIP CODE 33434

DRAWING NUMBER

DRAWING NUMBER

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