

ST. ANDREWS COUNTRY CLUB

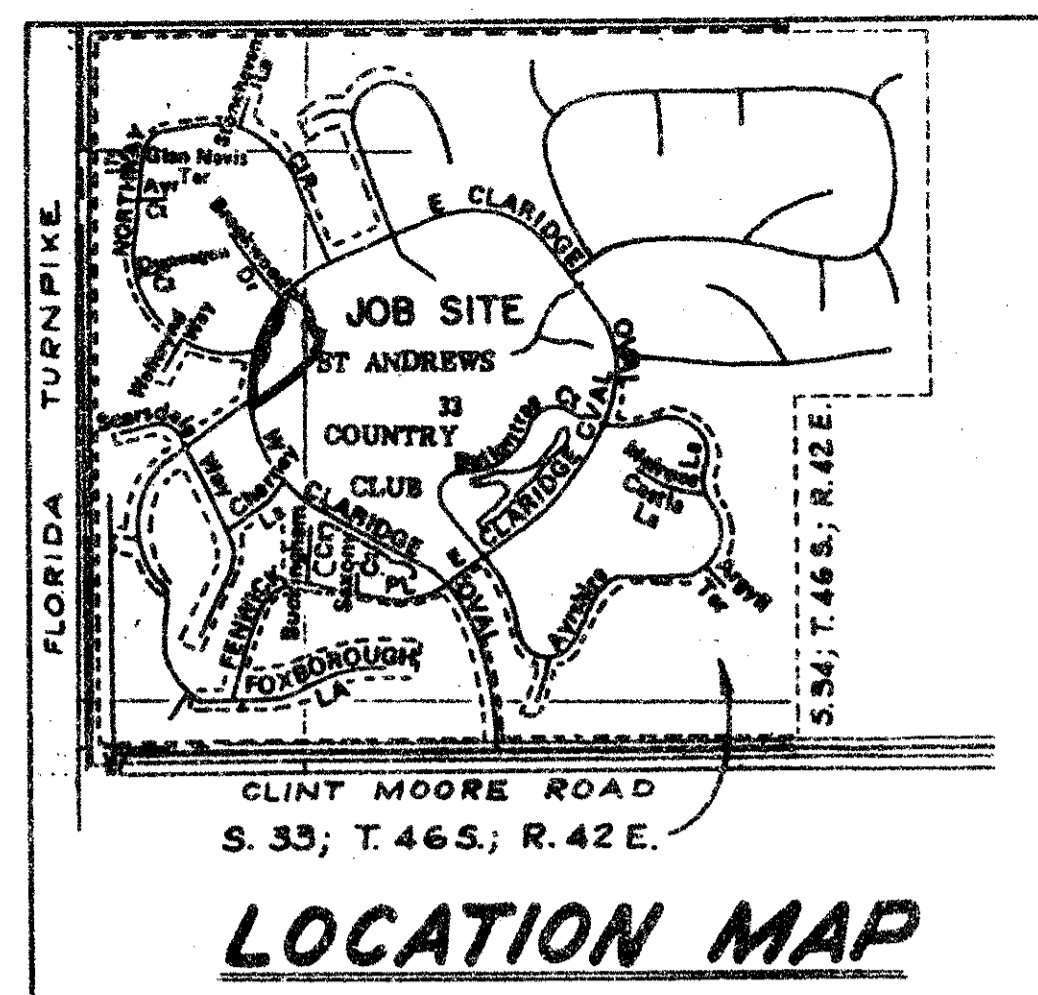
(A P.U.D.) PLAT NO. 8

BEING A PLAT OF A PORTION OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

NOV, 1986 SHEET 1 OF 3



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 28 day of August 1987, and duly recorded in Plat Book No. 153, on page 153-154-155
JOHN E. DUNKLE, Clerk Circuit Court
John E. Dunkle, D. C.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: ST. ANDREWS LAKES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND DESCRIBED IN DEDICATION NO. 1 AND THAT ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC., A FLORIDA CORPORATION, OWNER OF THE LAND DESCRIBED IN DEDICATION NO. 2-A AND 2-B, LYING IN SECTION 33, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BROWN HEREON AS PLAT NO. 8 ST. ANDREWS COUNTRY CLUB (A P.U.D.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DEDICATION NO. 1

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. 82, AS SHOWN ON PLAT NO. 5 ST. ANDREWS COUNTRY CLUB (A P.U.D.), AS RECORDED IN PLAT BOOK 4, PAGES 109 THROUGH 115, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF CLARIDGE OVAL WEST; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 607.98 FEET, A CENTRAL ANGLE OF 15° 07' 11" AND A RADIAL BEARING AT THIS POINT OF NORTH 90° 00' 00" EAST, A DISTANCE OF 160.44 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE NORTH 55° 30' 00" EAST, DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 386.18 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 210.00 FEET AND A CENTRAL ANGLE OF 77° 53' 10"; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 285.47 FEET TO THE POINT OF TANGENCY; THENCE NORTH 22° 23' 10" WEST A DISTANCE OF 320.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 18° 10' 50"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 26.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 40° 34' 00" WEST A DISTANCE OF 50.38 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF CLARIDGE OVAL WEST, SAID POINT LYING ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1420.00 FEET, A CENTRAL ANGLE OF 13° 20' 00" AND A RADIAL BEARING AT THIS POINT OF SOUTH 47° 14' 22" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 30.75 FEET TO A POINT ON THE WEST LINE OF TRACT "B" ACCORDING TO PLAT NO. 2 ST. ANDREWS COUNTRY CLUB (A P.U.D.), AS RECORDED IN PLAT BOOK 4, PAGE 170, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT LYING ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 456.74 FEET AND A CENTRAL ANGLE OF 32° 59' 54"; THENCE SOUTHWESTERLY, ALONG THE WEST LINE OF SAID TRACT "B" AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 264.20 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 55° 30' 00" WEST A DISTANCE OF 87.87 FEET TO A POINT; THENCE NORTH 90° 00' 00" WEST A DISTANCE OF 79.80 FEET TO A POINT; THENCE NORTH 79° 30' 00" WEST A DISTANCE OF 14.14 FEET TO A POINT; THENCE SOUTH 55° 30' 00" WEST A DISTANCE OF 139.00 FEET TO A POINT; THENCE RADIALLY NORTH 34° 30' 00" WEST A DISTANCE OF 115.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 40° 55' 37"; AND A RADIAL BEARING AT THIS POINT OF NORTH 34° 30' 00" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.72 FEET TO THE END OF SAID CURVE; THENCE SOUTH 36° 25' 37" WEST, ALONG A NON-TANGENT LINE, A DISTANCE OF 180.74 FEET TO A POINT; THENCE SOUTH 53° 52' 07" WEST A DISTANCE OF 63.32 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF CLARIDGE OVAL WEST, SAID POINT LYING ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 607.98 FEET, A CENTRAL ANGLE OF 23° 22' 06", AND A RADIAL BEARING AT THIS POINT OF NORTH 51° 30' 43" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 247.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.557 ACRES, MORE OR LESS.

TOGETHER WITH:

DEDICATION NO. 2-A

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

BEGIN AT P.R.M. NO. 82 AS SHOWN ON PLAT NO. 5 ST. ANDREWS COUNTRY CLUB (A P.U.D.) AS RECORDED IN PLAT BOOK 4, PAGES 109 THROUGH 115, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 161.80 FEET TO THE BEGINNING OF A CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 90° 00' 00" EAST A DISTANCE OF 560.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 311.82 FEET THROUGH A CENTRAL ANGLE OF 31° 54' 13" TO A POINT OF COMPOUND CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 58° 05' 47" EAST, A DISTANCE OF 1420.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 269.08 FEET THROUGH A CENTRAL ANGLE OF 10° 51' 26"; THENCE SOUTH 40° 34' 00" EAST, NON-TANGENT TO THE PRECEDING CURVE, A DISTANCE OF 50.38 FEET TO THE BEGINNING OF A CURVE FROM WHICH THE RADIUS POINT BEARS SOUTH 49° 26' 00" WEST A DISTANCE OF 85.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 26.97 FEET THROUGH A CENTRAL ANGLE OF 18° 10' 50"; THENCE SOUTH 22° 23' 10" EAST A DISTANCE OF 320.00 FEET TO THE BEGINNING OF A CURVE FROM WHICH THE RADIUS POINT BEARS SOUTH 67° 36' 50" WEST A DISTANCE OF 210.00 FEET; THENCE SOUTHEASTERLY AND SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 285.47 FEET THROUGH A CENTRAL ANGLE OF 77° 53' 10"; THENCE SOUTH 55° 30' 00" WEST A DISTANCE OF 388.18 FEET TO A POINT ON A NON-TANGENT CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 74° 52' 49" EAST A DISTANCE OF 607.98 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 160.44 FEET THROUGH A CENTRAL ANGLE OF 15° 07' 11" TO THE POINT OF BEGINNING.

CONTAINING 5.104 ACRES MORE OR LESS.

TOGETHER WITH:

DEDICATION NO. 2-B

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. 82 AS SHOWN ON PLAT NO. 5 ST. ANDREWS COUNTRY CLUB (A P.U.D.) AS RECORDED IN PLAT BOOK 4, PAGES 109 THROUGH 115, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, SAID P.R.M. BEING THE BEGINNING OF A CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 90° 00' 00" EAST, A DISTANCE OF 607.98 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 408.41 FEET THROUGH A CENTRAL ANGLE OF 38° 29' 17" TO THE POINT OF BEGINNING; THENCE NORTH 53° 52' 07" EAST, NON-TANGENT TO THE PRECEDING CURVE, A DISTANCE OF 43.32 FEET; THENCE NORTH 36° 25' 37" EAST A DISTANCE OF 120.74 FEET TO A POINT ON A NON-TANGENT CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 06° 25' 37" EAST A DISTANCE OF 50.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.72 FEET THROUGH A CENTRAL ANGLE OF 40° 55' 37"; THENCE SOUTH 34° 30' 00" EAST, A DISTANCE OF 115.00 FEET; THENCE NORTH 55° 30' 00" EAST A DISTANCE OF 135.00 FEET; THENCE SOUTH 79° 30' 00" EAST A DISTANCE OF 14.14 FEET; THENCE NORTH 90° 00' 00" EAST A DISTANCE OF 79.80 FEET TO THE WESTERLY LINE OF TRACT B, PLAT NO. 2 ST. ANDREWS COUNTRY CLUB (A P.U.D.) AS RECORDED IN PLAT BOOK 4, PAGES 170 THROUGH 178, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 55° 30' 00" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 394.06 FEET TO A POINT ON A CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 37° 36' 18" EAST A DISTANCE OF 607.98 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 144.03 FEET THROUGH A CENTRAL ANGLE OF 13° 34' 25" TO THE POINT OF BEGINNING.

CONTAINING 0.946 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

AS TO DEDICATION NO. 1

1. STREET

THE TRACT FOR PRIVATE ROAD PURPOSES SHOWN AS:

- A. BROOKWOOD DRIVE

IS HEREBY DEDICATED TO THE ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. EASEMENTS

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

B. DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE.

C. EASEMENTS ARE HEREBY GRANTED WITHIN THE TRACT FOR PRIVATE ROAD PURPOSES 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, CABLE TELEVISION, SECURITY FACILITIES AND DRAINAGE FACILITIES.

D. 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.

E. LANDSCAPE EASEMENTS - THE LANDSCAPE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC. FOR LANDSCAPING PURPOSES. SAID ASSOCIATION HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN SAID LANDSCAPING.

F. LANDSCAPE TRACT "K-1" - LANDSCAPE TRACT K-1 AS SHOWN HEREON IS HEREBY DEDICATED TO THE ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

AS TO DEDICATION NO. 1

IN WITNESS WHEREOF, THE ST. ANDREWS LAKES, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF August, 1987.

ST. ANDREWS LAKES, INC., A CORPORATION OF THE STATE OF FLORIDA

BY: Jerome V. Ansel, PRESIDENT

ATTEST: John C. Csapo, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JEROME V. ANSEL AND JOHN C. CSAPO, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF THE ST. ANDREWS LAKES, 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 MY HAND AND OFFICIAL SEAL THIS DAY OF August, 1987.

MY COMMISSION EXPIRES: 8-22-93

SEAL ST. ANDREWS LAKES, INC. SEAL NOTARY SEAL ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC. SEAL NOTARY

AS TO DEDICATIONS NO. 2-A AND 2-B

1. EASEMENTS

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

B. THE 20 FOOT MAINTENANCE EASEMENT ADJACENT TO THE WATER MANAGEMENT TRACT AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. 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.

3. RECREATION TRACT - THE RECREATION TRACT AS SHOWN HEREON IS HEREBY RETAINED BY THE ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. LANDSCAPE TRACT K-2 - LANDSCAPE TRACT K-2 AS SHOWN HEREON IS HEREBY DEDICATED TO THE ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

AS TO DEDICATIONS NO. 2A AND 2B

IN WITNESS WHEREOF, THE ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF August, 1987.

ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC., A CORPORATION OF THE STATE OF FLORIDA

BY: Robert S. Waits, PRESIDENT

ATTEST: Julie E. Rabin, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME PERSONALLY APPEARED ROBERT S. WAITS AND JULIE E. RABIN TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS 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 MY HAND AND OFFICIAL SEAL THIS DAY OF August, 1987.

MY COMMISSION EXPIRES: 11-19-91

THIS INSTRUMENT PREPARED BY: DENNIS J. MEIERER, WILLIAM G. WALLACE, INC., CONSULTING ENGINEERS & LAND SURVEYORS 9176 ALT. A-1-A, LAKE PARK, FLORIDA 33403

ST. ANDREWS COUNTRY CLUB (A P.U.D.) PLAT No. 8

WILLIAM G. WALLACE, INC. CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS 9176 ALT. A-1-A, LAKE PARK, FL. 33410-3000-4003

FIELD	M. BROWN	JOB NO.	85-729	FB	PG
OFFICE	R.M. RODANO	DATE	NOV. 1986	DWG NO.	85-729
CR'D	O.J.M.	REF.		SHEET	1 OF 3

SUBDIVISION # St. Andrews CC
BOOK 57 PAGE 153
FLOOD ZONE B
QUAD 52
SE PUD
PUD MAP # 8
TAZ 602
33/44/42

57/153