

43/170

PLAT NO. 2 ST. ANDREWS COUNTRY CLUB (A P.U.D.)

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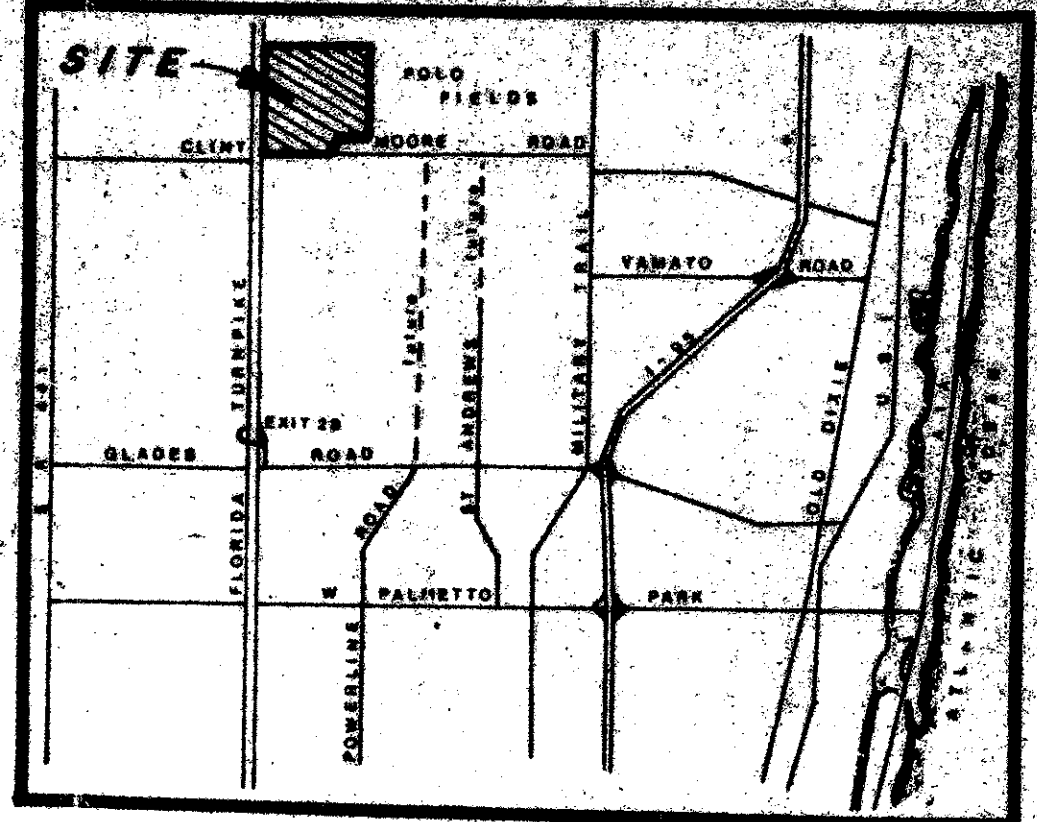
DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING IN SECTION 33, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ST. ANDREWS COUNTRY CLUB, (A P.U.D.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 33, SAID POINT LYING 2309.29 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE RADIIALLY N. 86° 54' 11" E. AT RIGHT ANGLES TO SAID WEST SECTION LINE (THE WEST LINE OF SAID SECTION 33 IS ASSUMED TO BEAR N. 1° 05' 49" W. AND ALL OTHER BEARINGS ARE RELATIVE THERETO); A DISTANCE OF 45.0 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 185.0 FEET, A CENTRAL ANGLE OF 105° 33' 04" AND A RADIAL BEARING AT THIS POINT OF S. 88° 54' 11" W.; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 340.31 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 100.0 FEET AND A CENTRAL ANGLE OF 20° 54' 11"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2213.83 FEET AND A CENTRAL ANGLE OF 5° 15' 58"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 358.03 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 330.0 FEET AND A CENTRAL ANGLE OF 28° 51' 59"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 166.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 51.28 FEET AND A CENTRAL ANGLE OF 66° 37' 28"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 59.63 FEET TO THE POINT OF TANGENCY; THENCE N. 95° 30' 00" E. A DISTANCE OF 389.11 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 607.98 FEET, A CENTRAL ANGLE OF 31° 30' 36", AND A RADIAL BEARING AT THIS POINT OF S. 69° 28' 54" W.; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 334.36 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 481.93 FEET AND A CENTRAL ANGLE OF 32° 59' 54"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 244.20 FEET TO A POINT; THENCE RADIIALLY S. 67° 29' 54" E. A DISTANCE OF 120.0 FEET TO A POINT; THENCE S. 7° 11' 00" E. A DISTANCE OF 190.0 FEET TO A POINT; THENCE S. 75° 00' 00" E. A DISTANCE OF 105.0 FEET TO A POINT; THENCE S. 81° 00' 55" E. A DISTANCE OF 300.0 FEET TO A POINT; THENCE N. 81° 00' 55" E. A DISTANCE OF 185.0 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 185.0 FEET, A CENTRAL ANGLE OF 75° 38' 35", AND A RADIAL BEARING AT THIS POINT OF S. 47° 03' 02" W.; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 244.24 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 100.0 FEET AND A CENTRAL ANGLE OF 21° 35' 33"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.69 FEET TO THE POINT OF TANGENCY; THENCE N. 83° 00' 00" E. A DISTANCE OF 185.12 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 3653.56 FEET, AND A CENTRAL ANGLE OF 8° 11' 53"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 522.76 FEET TO THE POINT OF TANGENCY; THENCE N. 74° 48' 07" E. A DISTANCE OF 113.85 FEET TO A POINT; THENCE N. 72° 35' 02" E. A DISTANCE OF 82.33 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 305.0 FEET, A CENTRAL ANGLE OF 52° 57' 07", AND A RADIAL BEARING AT THIS POINT OF N. 22° 26' 41" W.; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 251.88 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 445.0 FEET AND A CENTRAL ANGLE OF 44° 38' 02"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 346.66 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.0 FEET AND A CENTRAL ANGLE OF 52° 26' 10"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 45.76 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 185.0 FEET, AND A CENTRAL ANGLE OF 39° 33' 20"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 127.78 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 210.0 FEET, AND A CENTRAL ANGLE OF 90° 00' 00"; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 329.87 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE S. 1° 14' 46" E., ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33 A DISTANCE OF 146.00 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE S. 0° 50' 30" E., ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 A DISTANCE OF 2160.83 FEET TO A POINT; THENCE S. 89° 34' 01" W. A DISTANCE OF 447.03 FEET TO A POINT; THENCE S. 54° 00' 59" W. A DISTANCE OF 40.88 FEET TO A POINT; THENCE S. 0° 25' 59" E. A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE S. 89° 34' 01" W., ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1178.29 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE S. 89° 30' 28" W., ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 2686.41 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE N. 1° 05' 49" W., ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2309.29 FEET TO THE POINT OF BEGINNING.

IN SECTION 33, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

VICINITY MAP



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 12-15-81
at 10:00 AM and day recorded in Plat Book No. 305-004
BOOK 305 PAGE 004
JOHN B. DUNKLE, Clerk Circuit Court

Tabular Information
1. Total Area = 311.92 Ac.
2. Area of Open Space and/or Recreation = 229.3 Ac.
3. Number of Lots = 100
4. Density = 1.38 Units/Acre

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS J. MILLER AND JOHN C. CSAPD, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND EXECUTIVE VICE-PRESIDENT OF ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC., A CORPORATION, AND SEVERAL OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 29 DAY OF October, 1981.

MY COMMISSION EXPIRES: Susan A. Hankins
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF OHIO
COUNTY OF CUYAHOGA

THE UNDERSIGNED HEREBY CERTIFIES THAT IT 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 ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3402, PAGE 956, AS MODIFIED BY THAT CERTAIN MORTGAGE MODIFICATION AND SPRINGER AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 3438, PAGE 1002, AS FURTHER MODIFIED BY THE FUTURE ADVANCE AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 3544, PAGE 08, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President AND ATTESTED TO BY ITS Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF October, 1981.

THE CUYAHOGA SAVINGS ASSOCIATION, AN OHIO CORPORATION
BY: William R. Bayne, President

ATTEST: W. A. Blair, Secretary

ACKNOWLEDGEMENT

STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME PERSONALLY APPEARED William R. Bayne and W. A. Blair, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President AND Secretary OF THE CUYAHOGA SAVINGS ASSOCIATION, AN ASSOCIATION, AND AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION 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 ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF October, 1981.

MY COMMISSION EXPIRES: Carol M. M... Notary Public

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT 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 ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3071 AT PAGE 1236 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 HEREUNTO SET MY HAND THIS 21 DAY OF Dec, 1981.

WITNESSES:
Edward J. ...
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 MY HAND AND OFFICIAL SEAL THIS 8th DAY OF Dec, 1981.

ATTEST: Edward J. ... Notary Public

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF January, 1982.

BY: Herbert F. Kahlept, P.E., County Engineer

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF January, 1982.

BY: Herbert F. Kahlept, P.E., County Engineer

ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS

BY: Kathryn B. Miller, Deputy Clerk

TITLE CURATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT AS OF DECEMBER 1, 1981 APPARENT RECORD TITLE TO THE PROPERTY IS VESTED IN ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC., A FLORIDA CORPORATION; THAT THE REAL ESTATE TAXES FOR THE YEAR 1980 AND PRIOR YEARS HAVE BEEN PAID (EXCEPT FOR ANY SUPPLEMENTAL TAX BILL FOR THE YEAR 1980); THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ARE SHOWN AND ARE TRUE AND CORRECT; AND THAT THERE ARE NO RECORDED DEED RESTRICTIONS THAT WOULD RESTRICT THE SUBDIVISION OF THE PROPERTY.

GUNSTER, YOAKLEY, CRISER & STEWART, P.A.
DATE: 12-15-81
BY: Paul W. Courtwell, Jr., Esquire
PAUL W. A. COURTWELL, JR., ESQUIRE

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 FURTHERMORE THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE POSTED 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.

Craig L. Wallace
CRAIG L. WALLACE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3357

THIS INSTRUMENT WAS PREPARED BY CRAIG L. WALLACE, AT THE OFFICE OF WILLIAM S. WALLACE, INC., 321 NORTHLAKE BLVD., SUITE 109, NORTH LAKE BEACH, FLORIDA 33408.

NOTE: See Sheet 2 for Tract usage

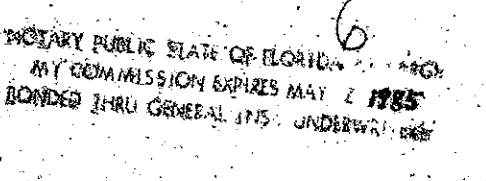
SUBJECT TO A RIGHT OF WAY AND EASEMENT ACROSS THE SOUTH 45.00 FEET THEREOF AS RECORDED IN DEED BOOK 729, PAGE 498.

CONTAINING 311.869 ACRES MORE OR LESS (INCLUDING SAID RIGHT OF WAY AND EASEMENT), HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- STREETS**
THE TRACTS FOR PRIVATE ROAD PURPOSES AS SHOWN ARE HEREBY DEDICATED TO THE ST. ANDREWS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- EASEMENTS**
 - UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
 - LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- WATER MANAGEMENT TRACTS**
THE WATER MANAGEMENT TRACTS AS SHOWN ARE DEDICATED TO THE ST. ANDREWS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- RECREATIONAL - GOLF COURSE (TRACT "A"), CLUBHOUSE SITE (TRACT "B")**
TRACTS "A" AND "B" AS SHOWN ARE TO BE RETAINED BY THE ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC., A FLORIDA CORPORATION, AND ARE A PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.
- COMMERCIAL - (TRACT "C")**
TRACT "C" AS SHOWN IS TO BE RETAINED BY THE ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC., A FLORIDA CORPORATION, AND IS A PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.
- FUTURE RESIDENTIAL - (TRACT "E")**
TRACT "E" AS SHOWN IS TO BE RETAINED BY THE ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC., A FLORIDA CORPORATION, AND WILL BE A MAINTENANCE OBLIGATION OF SAID CORPORATION UNTIL SUCH TIME THAT SAID TRACT "E" IS SUBDIVIDED INTO SINGLE FAMILY LOTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28 DAY OF October, 1981.

ATTEST: Thomas J. Miller, President
ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC., A CORPORATION OF THE STATE OF FLORIDA
BY: Thomas J. Miller



PLAT No. 2
ST. ANDREWS COUNTRY CLUB
(A P.U.D.)
WILLIAM S. WALLACE, INC.
FIELD: _____ DATE: _____
OFFICE: S.D. DATE: 1-10-81 PLAT NO. 80-789
EX'D: _____

