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51/153

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PLAT NO. 7 ST. ANDREWS COUNTRY CLUB (A P.U.D.)

153

BEING A PLAT OF A PORTION OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND A REPLAT OF A PORTION OF TRACT "A" PLAT NO. 2 ST. ANDREWS COUNTRY CLUB (A P.U.D.) AS RECORDED IN PLAT BOOK 43, PGS. 170 THROUGH 178, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF TRACT "G" OF PLAT NO. 3 ST. ANDREWS COUNTRY CLUB (A P.U.D.) AS RECORDED IN PLAT BOOK 45, PGS. 149 THROUGH 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MAY, 1985

Description: Plat No. 7, St. Andrews Country Club

Parcels of land lying in Section 33, Township 46 South, Range 42 East, Palm Beach County, Florida and being a replat of a portion of Tract "A" of Plat No. 2 St. Andrews Country Club (A P.U.D.) as recorded in Plat Book 43, Pages 170 through 178, inclusive, Public Records of Palm Beach County, Florida and being a replat of Tract "G" of Plat No. 3 St. Andrews Country Club (A P.U.D.) as recorded in Plat Book 45, Pages 149 through 154, inclusive, Public Records of Palm Beach County, Florida, being more particularly described as follows:

A parcel of land lying 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. 57 at the Northeast corner of Lot 287, as shown on Plat No. 4, St. Andrews Country Club (a P.U.D.), as recorded in Plat Book 46, Pages 145 through 147, inclusive, Public Records of Palm Beach County, Florida, said point (P.R.M. No. 57) lies on the arc of a curve concave to the West having a radius of 610.00 feet, a central angle of 22° 31' 35" and a radial bearing at this point of North 73° 50' 25" West; thence Northerly along the arc of said curve a distance of 239.83 feet to a point on the North line of Tract "A" of Plat No. 2, St. Andrews Country Club, as recorded in Plat Book 43, Pages 170 through 178, Public Records of said Palm Beach County, and the POINT OF BEGINNING of the hereinafter described parcel; thence continue along the arc of said curve through a central angle of 29° 00' 51" a distance of 308.90 feet to the Point of Tangency; thence North 35° 22' 51" West a distance of 484.21 feet to the beginning of a curve concave to the Southwest, having a radius of 1395.00 feet and a central angle of 05° 23' 04" thence Northwesterly along the arc of said curve a distance of 131.09 feet to the end of said curve; thence South 54° 37' 09" West a distance of 320.17 feet to the beginning of a curve concave to the Southeast having a radius of 242.00 feet and a central angle of 56° 37' 09"; thence Southerly along the arc of said curve a distance of 239.14 feet to the Point of Tangency thence South 02° 00' 00" East a distance of 129.98 feet to the beginning of a curve concave to the Northwest, having a radius of 80.00 feet, and a central angle of 90° 00' 00"; thence Southerly along the arc of said curve a distance of 125.66 feet to the Point of Tangency; thence South 88° 00' 00" West a distance of 110.00 feet; thence South 02° 00' 00" East a distance of 141.49 feet to a point on a non-tangent curve concave to the Northeast having a radius of 25.00 feet, a central angle of 58° 59' 31", and a radial bearing at this point of North 09° 32' 13" East; thence Northwesterly along the arc of said curve a distance of 25.74 feet to the beginning of a reverse curve concave to the Southeast having a radius of 50.00 feet and a central angle of 184° 05' 46"; thence Northwesterly, Westerly, and Southerly along the arc of said curve a distance of 160.65 feet to a point, thence South 64° 25' 58" West a distance of 50.04 feet; thence South 02° 00' 00" East a distance of 131.77 feet to the North line of Tract "A" according to Plat No. 2, St. Andrews Country Club as recorded in Plat Book 43, Pages 170 through 178, inclusive, Public Records of said Palm Beach County; thence North 81° 00' 55" East, along the North line of said Tract "A", a distance of 97.19 feet to the beginning of a non-tangent curve from which the radius point bears North 47° 03' 02" East a distance of 185.00 feet; thence Southeasterly along the arc of said curve a distance of 44.94 feet through a central angle of 13° 55' 08"; thence North 88° 00' 00" East departing from said North line of Tract "A" a distance of 270.27 feet to a point on the North line of said Plat No. 2 and Tract "A" and the beginning of a non-tangent curve concave to the South, having a radius of 120.00 feet, a central angle of 71° 22' 14", and a radial bearing at this point of South 42° 41' 07" East; thence, departing from the North line of Tract "A", Easterly along the arc of said curve a distance of 149.48 feet to the North line of Tract "A", and the beginning of a non-tangent curve concave to the North, having a radius of 3653.56 feet, a central angle of 08° 11' 53", and a radial bearing at this point of North 07° 00' 00" West; thence Easterly along said North line of Tract "A" and the arc of said curve a distance of 522.76 feet to the Point of Tangency; thence North 74° 48' 07" East a distance of 113.85 feet to the POINT OF BEGINNING.

TOGETHER WITH
Tract J-2

A parcel of land, lying adjacent to Tract "A", according to Plat No. 2, St. Andrews Country Club (a P.U.D.), as recorded in Plat Book 43, Pages 170 through 178, Public Records of Palm Beach County, Florida, lying 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. 57 at the Northeast corner of Lot 287, as shown on Plat No. 4, St. Andrews Country Club (a P.U.D.), as recorded in Plat Book 46, Pages 145 through 147, inclusive, Public Records of Palm Beach County, Florida said point (P.R.M. No. 57) lies on the arc of a curve concave to the West having a radius of 610.00 feet, a central angle of 22° 31' 35" and a radial bearing at this point of North 73° 50' 25" West; thence Northerly along the arc of said curve a distance of 239.83 feet to a point on the North line of said Tract "A" and Plat No. 2, St. Andrews Country Club; thence South 74° 48' 07" West, along said North line of Tract "A", a distance of 113.85 feet to the beginning of a curve from which the radius point bears North 15° 11' 53" West a distance of 3653.56 feet; thence Southwesterly along the arc of said curve, a distance of 522.76 feet, through a central angle of 08° 11' 53" to the POINT OF BEGINNING of Tract J-2; thence South 83° 00' 00" West a distance of 140.00 feet to a point on a non-tangent curve from which the radius point bears South 42° 41' 07" East a distance of 120.00 feet; thence Northwesterly, Easterly and Southeasterly, departing from said North line of Tract "A", along the arc of said curve, a distance of 149.48 feet, through a central angle of 71° 22' 14" to the POINT OF BEGINNING.

Together with Tract J-1 more particularly described as follows:

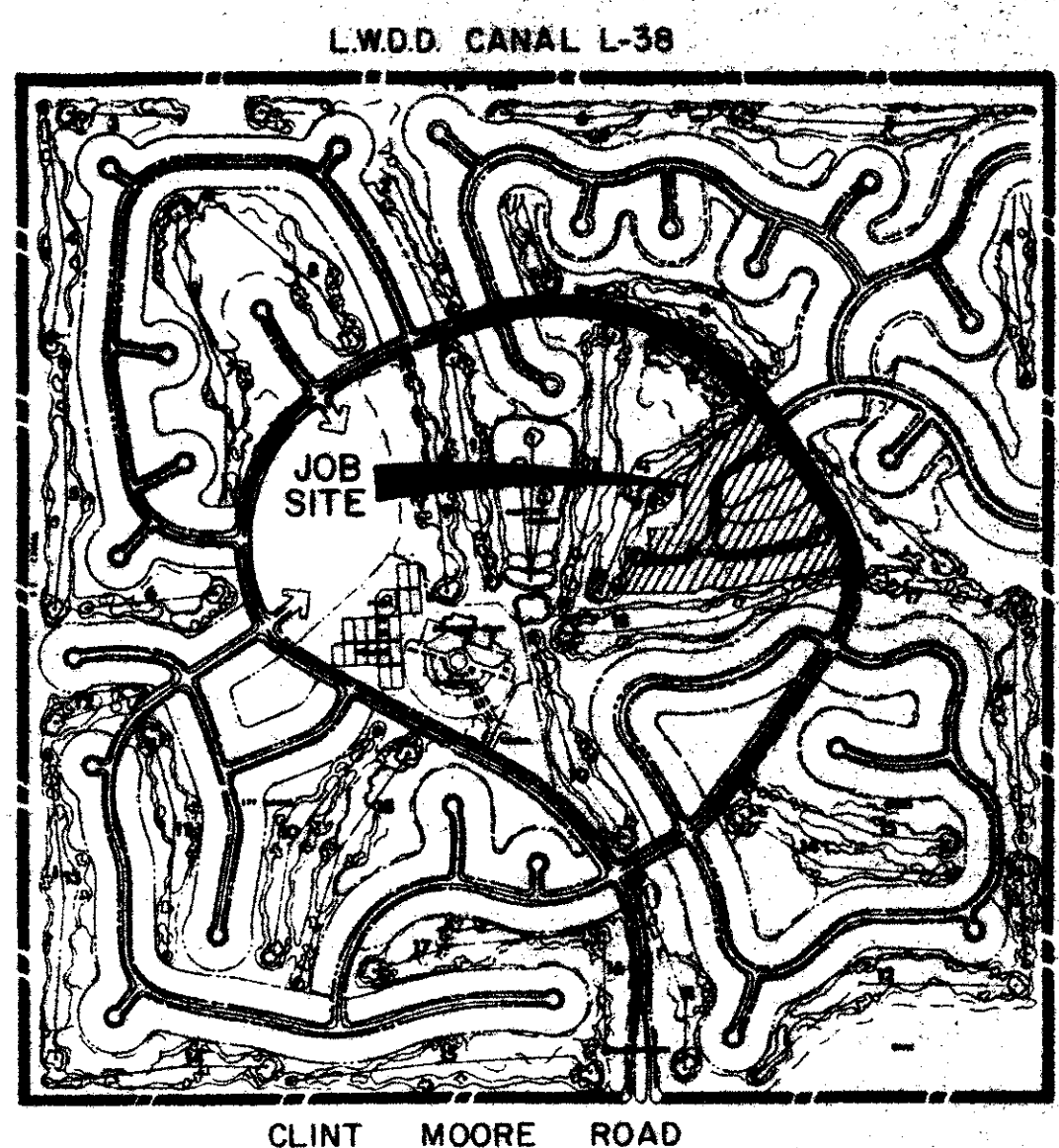
A parcel of land, lying adjacent to Tract "A", according to Plat No. 2, St. Andrews Country Club (a P.U.D.), as recorded in Plat Book 43, Pages 170 through 178, Public Records of Palm Beach County, Florida, said parcel lying in Section 33, Township 46 South, Range 42 East, Palm Beach County, Florida being more particularly described as follows:

Commence at P.R.M. No. 57 at the Northeast corner of Lot 287, as shown on Plat No. 4, St. Andrews Country Club (a P.U.D.), as recorded in Plat Book 46, Pages 145 through 147, inclusive, Public Records of Palm Beach County, Florida, said point (P.R.M. No. 57) lies on the arc of a curve concave to the West having a radius of 610.00 feet, a central angle of 22° 31' 35" and a radial bearing at this point of North 73° 50' 25" West, thence Northerly along the arc of said curve a distance of 239.83 feet to a point on the North line of said Tract "A" and Plat No. 2, St. Andrews Country Club; thence South 74° 48' 07" West, along said North line of Tract "A", a distance of 113.85 feet to the beginning of a curve from which the radius point bears North 15° 11' 53" West a distance of 3653.56 feet; thence Southwesterly along the arc of said curve, a distance of 522.76 feet through a central angle of 08° 11' 53"; thence South 83° 00' 00" West a distance of 140.00 feet to the POINT OF BEGINNING of Tract J-1; thence South 83° 00' 00" West a distance of 45.12 feet to the beginning of a curve from which the radius point bears South 07° 00' 00" East a distance of 100.00 feet; thence Southwesterly, along the arc of said curve, a distance of 37.69 feet through a central angle of 21° 35' 33" to the point of reverse curvature of a curve from which the radius point bears North 28° 35' 33" West a distance of 185.00 feet; thence Southwesterly, Westerly, and Northwesterly, along the arc of said curve, a distance of 199.30 feet through a central angle of 61° 43' 27"; thence North 88° 00' 00" East departing from said North line of Tract "A", thence a distance of 270.27 feet to the POINT OF BEGINNING.

Together with Tracts 391A and 392A more particularly described as follows:

A parcel of land, lying within a portion of Tract "A", according to Plat No. 2, St. Andrews Country Club (a P.U.D.), as recorded in Plat Book 43, Pages 170 through 178, Public Records of Palm Beach County, Florida, said parcel lying 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. 57 at the Northeast corner of Lot 287, as shown on Plat No. 4, St. Andrews Country Club (a P.U.D.), as recorded in Plat Book 46, Pages 145 through 147, inclusive, Public Records of Palm Beach County, Florida, said point (P.R.M. No. 57) lies on the arc of a curve concave to the West having a radius of 610.00 feet, a central angle of 22° 31' 35" and a radial bearing at this point of North 73° 50' 25" West; thence Northerly along the arc of said curve a distance of 239.83 feet to a point on the North line of said Tract "A" and Plat No. 2, St. Andrews Country Club, thence continue along the arc of said curve through a central angle of 29° 00' 51" a distance of 308.90 feet to the Point of Tangency; thence North 35° 22' 51" West a distance of 484.21 feet to the beginning of a curve concave to the Southwest, having a radius of 1395.00 feet and a central angle of 05° 23' 04" thence Northwesterly along the arc of said curve, a distance of 131.09 feet to the end of said curve; thence South 54° 37' 09" West a distance of 320.17 feet to the beginning of a curve concave to the Southeast having a radius of 242.00 feet and a central angle of 56° 37' 09"; thence Southerly along the arc of said curve a distance of 239.14 feet to the Point of Tangency thence South 02° 00' 00" East a distance of 129.98 feet to the beginning of a curve concave to the Northwest, having a radius of 80.00 feet, and a central angle of 90° 00' 00"; thence Southerly along the arc of said curve a distance of 125.66 feet to the Point of Tangency; thence South 88° 00' 00" West a distance of 110.00 feet; thence South 02° 00' 00" East a distance of 141.49 feet to a point on a non-tangent curve concave to the Northeast having a radius of 25.00 feet, a central angle of 58° 59' 31", and a radial bearing at this point of North 09° 32' 13" East; thence Northwesterly along the arc of said curve a distance of 25.74 feet to the beginning of a reverse curve concave to the Southeast having a radius of 50.00 feet and a central angle of 184° 05' 46"; thence Northwesterly, Westerly, and Southerly along the arc of said curve a distance of 160.65 feet to a point; thence South 64° 25' 58" West along a line radial away from the previously described curve, a distance of 50.04 feet; thence South 02° 00' 00" East a distance of 131.77 feet to the North line of said Tract "A" and the POINT OF BEGINNING; thence North 81° 00' 55", along said North line, a distance of 97.19 feet to the beginning of a non-tangent curve from which the radius point bears North 47° 03' 02" East a distance of 185.00 feet; thence Southeasterly, along the arc of said curve, a distance of 44.94 feet through a central angle of 13° 55' 08"; thence North 88° 00' 00" West, departing from said North line, a distance of 129.98 feet; thence North 02° 00' 00" West a distance of 18.23 feet to the POINT OF BEGINNING.



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 12-23-84
this 1st day of AUGUST
1985 and duly recorded in Plat Book No. 45, Page 149 through 154, Public Records of Palm Beach County, Florida.
JOHN B. DUNKLE, Clerk Circuit Court
Thurgood Marshall



==== = SHEET 5 OF 6
- - - - = SHEET 6 OF 6

Together with a portion of "Claridge Oval East and West" more particularly described as follows:

A parcel of land in Section 33, Township 46 South, Range 42 East, Palm Beach County, Florida and being a replat of a portion of Plat No. 3, St. Andrews Country Club (a P.U.D.) as recorded in Plat Book 45, Pages 149 through 154, inclusive, Public Records of Palm Beach County, Florida, being more particularly described as follows:

Begin at 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. 5 as shown on said Plat No. 5; thence North 19° 52' 21" West, along said Easterly line of Plat No. 5, a distance of 80.00 feet to the Northerly line of said Claridge Oval West; thence North 70° 07' 39" East a distance of 151.69 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, Easterly, and Southeasterly along the arc of said curve, a distance of 1917.68 feet through a central angle of 74° 29' 30"; thence South 35° 22' 51" East a distance of 484.21 feet to the beginning of a curve from which the radius point bears South 54° 37' 09" West a distance of 690.00 feet; thence Southeasterly, Southerly and Southwesterly, along the arc of said curve, a distance of 652.15 feet through a central angle of 54° 09' 09"; thence North 71° 13' 42" West radially to said curve a distance of 80.00 feet to a point on a curve, concentric with the previously described curve, having a radius of 610.00 feet; thence Northeasterly, Northerly, and Northwesterly, along the arc of said curve, a distance of 576.54 feet through a central angle of 54° 09' 09"; thence North 35° 22' 51" West a distance of 484.21 feet to the beginning of a curve from which the radius point bears South 54° 37' 09" West a distance of 1395.00 feet; thence Northwesterly and Westerly, along the arc of said curve, a distance of 1813.67 feet through a central angle of 74° 29' 30"; thence South 70° 07' 39" West a distance of 151.69 feet to the POINT OF BEGINNING.

0305-009

CONTAINING 20008 ACRES MORE OR LESS

SHEET INDEX:

SHEET 1	DESCRIPTION
SHEET 2,3,4	SIGNATURE SHEETS
SHEET 5	LOT LAYOUT
SHEET 6	CLARIDGE OVAL EAST AND WEST RIGHT OF WAY

TABULAR DATA:

TOTAL AREA = 20,008 ACRES
TOTAL UNITS = 40 DWELLING UNITS
DENSITY = 2 UNITS PER ACRE

51/153

PLAT No. 7
ST. ANDREWS COUNTRY CLUB
(A P.U.D.)

WILLIAM E. WALLACE, INC.
CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS
9716 ALTERNATE A1A LAKE PARK BLVD. SUITE 200
PALM BEACH, FLORIDA 33410

FIELD: M. BROWN	JOB NO.: 85-96	P.B. NO.:	PG.
OFFICE: R.M. RODANO	DATE: MAY, 1985	DWG. NO.:	85-96
CHKD: C.J.M.	REF:	SHEET:	1 OF 6