

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

154

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 173, 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

DEDICATION NO. 1

Know all men by these presents that Fairway Terrace Associates, a Florida General Partnership by Par Four Group, Inc., a Florida corporation, General Partner and by Saxony Builders, Inc., a Florida corporation, General Partner, Owners 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. 7, St. Andrews Country Club (A P.U.D.), 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 and Westerly 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 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 Southerly 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 353.56 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.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. STREETS
 - A. LOCH LOMOND WAY
 - B. GATESIDE DRIVE

are hereby dedicated for private road purposes 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 and Drainage Easements - The Utility and Drainage Easements as shown hereon are hereby granted in perpetuity for the construction and maintenance of utilities and drainage.
 - B. Easements are hereby granted within the rights way of LOCH LOMOND WAY AND GATESIDE DRIVE as dedicated to the St. Andrews Country Club Property Owners' Association, Inc., for the construction and maintenance of underground utilities, public and private, irrigation facilities, electrical and telephone facilities, and cable television and security facilities, and drainage facilities.
 - C. 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.
3. WATER MANAGEMENT TRACT

The Water Management Tract as shown 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.
4. LANDSCAPE BUFFER TRACTS (TRACT "K")

Tracts "K", as shown hereon, are hereby dedicated for landscape buffer to the Fairway Terrace HOMEOWNERS' Association, Inc., a non-profit Florida corporation, its successors and assigns and is the perpetual maintenance obligation of said Association, its successors and assigns.
5. MAINTENANCE TRACT (TRACT "L")

The Maintenance Tract (Tract "L") as shown hereon is hereby dedicated to the Fairway Terrace HOMEOWNERS' Association, Inc., a non-profit Florida corporation, its successors and assigns and is the perpetual maintenance obligation of said Association, its successors and assigns.

IN WITNESS WHEREOF, the above named corporation, by its General Partners, has caused these presents to be signed by: the President of Par Four Group, Inc. and attested by the Secretary of Par Four Group, Inc. and the President of Saxony Builders, Inc., and attested by the Executive Vice-President/Assistant Secretary of Saxony Builders, Inc., and its corporate seal to be affixed hereto, and with the authority of its Board of Directors this 5th day of July, 1985.

Fairway Terrace Associates,
A Florida General Partnership
By: Sam Korn
Par Four Group, Inc. a
Florida Corporation, General
Partner
By: Sam Korn
Sam Korn
President
Attest: Filmore Chaiken
Filmore Chaiken
Secretary

AND
By: Saxony Builders, Inc.
Saxony Builders, Inc. a
Florida Corporation, General
Partner
By: Jerome V. Ansel
Jerome V. Ansel
President
Attest: John C. Csapo
John C. Csapo
Executive Vice-President/
Assistant Secretary

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared SAM KORN and FILMORE CHAIKEN, 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 Par Four Group, Inc., a corporation, and severally acknowledged to and before me that they executed and 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 5th day of July, 1985.
My commission expires: _____
Notary Public

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 Executive Vice-President/Assistant Secretary of Saxony Builders, 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 5th day of July, 1985.

My commission expires: _____

TITLE CERTIFICATION

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 hereon described property, Dedication No. 2 is vested to the property described in OF BOCA RATON, INC. and title to ANDREWS DEVELOPMENT CO. in Dedication No. 1 is vested to FAIRWAY TERRACE ASSOCIATES, a Florida General Partnership, that the current taxes have been paid; and that we find that the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are shown and are true and correct.

SURVEYOR'S CERTIFICATION

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 guaranties 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.

Dennis J. Meier
Dennis J. Meier
Registered Surveyor No. 2977
State of Florida
0305-009
THIS INSTRUMENT PREPARED BY:
DENNIS J. MEIER
WILLIAM G. WALLACE, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
9176 ALTERNATE A1A LAKE PARK, FLORIDA 33410

PLAT No. 7			
ST. ANDREWS COUNTRY CLUB (A P.U.D.)			
WILLIAM G. WALLACE, INC.			
CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS 9176 ALTERNATE A1A LAKE PARK, FL. 33410 • 561-842-4233			
FIELD	M. BROWN	JOB NO.	85-95
OFFICE	R. M. RODANO	DATE	MAY, 1985
CHKD.	DJM	REF	
F.B.	PG.	DWG NO.	85-95
		SHEET	2 OF 6

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Fairway Terrace Assoc.

Notary:

Notary:

Surveyor:

