

ST. ANDREWS COUNTRY CLUB (A P.U.D.)

155

DRAWING NUMBER
51/155

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IRVINE CALIFORNIA

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DEDICATION NO. 2

Know all men by these presents that St. Andrews Development Company of Boca Raton, Inc., a Florida Corporation, Owner of a portion of the land shown hereon, lying in Section 33, Township 46 South, Range 42 East, Palm Beach County, shown hereon as Plat No. 7, St. Andrews Country Club (a P.U.D.), being more particularly described as follows:

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° 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 Northeasterly, Easterly and Southeasterly, departing from said North line of Tract "A", along the arc of said curve, a distance of 149.46 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° 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 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 119.00 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"

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

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 South 88° 00' 00" West, departing from said North line, a distance of 129.73 feet; thence North 02° 00' 00" West a distance of 18.23 feet to the POINT OF BEGINNING.

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" East, 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 576.5 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.

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

- STREETS**
The Claridge Oval East and West Tract as shown is 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 is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- EASEMENTS**
A. Utility Easements - The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities.
B. Easements are hereby granted within the right of way of Claridge Oval East and West, 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.
- GOLF COURSE TRACTS J-1 AND J-2**
Tracts J-1 and J-2 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.
- RESIDENTIAL TRACTS 391A AND 392A**
Tracts 391A and 392A as shown are hereby dedicated as residential tracts and are to become a part of Lots 391 and 392, respectively upon recordation of this plat.

St. Andrews Dev. Co., Inc.

Notary:

Amerifirst Fed. Savings & Loan Assoc.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and Vice-President/Assistant Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 3rd day of July, 1985.

Attest: John C. Csapo By: Jerome V. Ansel
Vice-President/Assistant Secretary President
St. Andrews Development Company of Boca Raton, Inc., a corporation of the State of Florida.

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/Assistant Secretary 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 3rd day of July, 1985.

My commission expires: 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 4537, page 1384; 4537, page 1378; 4549, page 330 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and attested to by its Assistant Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 9th day of July, 1985.

Attest: Carole Hall By: Victor D. Griffith
ASSISTANT SECRETARY VICE PRESIDENT
AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOC., a corporation of the State of Florida

Notary: Carole Hall County Engineer: Notary: Deputy Clerk: Notary:

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Victor D. Griffith and Carole Hall, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as (Vice) President and Assistant Secretary of the AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOC., 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 9th day of July, 1985.

My commission expires: Isabel Carril
Notary Public

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 30 day of July, 1985.

By: Kenneth M. Adams
KENNETH M. ADAMS, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 30 day of July, 1985.

By: Herbert F. Kahlert, P.E.
County Engineer

Attest: John B. Dunkle, Clerk
BOARD OF COUNTY COMMISSIONERS
By: Richard S. Compton
Deputy Clerk

NOTES:

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- BEARINGS SHOWN HEREON ARE BASED ON PLAT NO. 2, ST. ANDREWS COUNTRY CLUB (A P.U.D.), RECORDED IN PLAT BOOK 43, PAGES 170-178.
- = DENOTES PERMANENT CONTROL POINT (P.C.P.)
- = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
- (R.) = DENOTES RADIAL LINE
- (N.R.) = DENOTES NON-RADIAL LINE
- U.E. = DENOTES UTILITY EASEMENT
- L.A.E. = DENOTES LIMITED ACCESS EASEMENT
- D.E. = DENOTES DRAINAGE EASEMENT
- WHERE UTILITY AND DRAINAGE EASEMENTS INTERSECT THE DRAINAGE EASEMENT SHALL TAKE PRECEDENCE.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- = DENOTES EXISTING PERMANENT REFERENCE MONUMENT (P.R.M.) - STAMPED P.L.S. NO. 3238.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE OBTAINED WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- (O.A.) = OVERALL DISTANCE

0305-009

PLAT No. 7

ST. ANDREWS COUNTRY CLUB
(A P.U.D.)

WILLIAM E. WALLACE, INC.
CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS
9176 ALTERNATE A1A, LAKE PARK, FL 33410 • 305/942-4233

FIELD	M. BROWN	JOB NO.	85-95	F.B.	PG.
OFFICE	R.M. RODANO	DATE	MAY, 1985	DWG. NO.	85-95
CR'D.	SJM	REF.		SHEET	3 OF 6

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