

0305-016

77

ST. ANDREWS COUNTRY CLUB (A P.U.D.) PLAT NO. 17

BEING A REPLAT OF LOTS 769, 770, 771, AND A PORTION OF TRACT "L" PLAT NO. 14 ST. ANDREWS COUNTRY CLUB (A P.U.D.), AS RECORDED IN PLAT BOOK 57, PAGES 132 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. MARCH 1992

TABULAR DATA

Total Area = 1.597
Number of Lots = 3
Density = 1.88 DU/AC
Zoning Petition No. 80-73 F

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 8:51 A.M.
on the 30 day of July
1992, and duly recorded in Plat Book No.
69 on page 77-78
Clerk Circuit Court
William A. West D.C.



SURVEYOR'S CERTIFICATE

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; that said survey is accurate to the best of my knowledge and belief; that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law; and, further, that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

Wray D. Jordan
Professional Land Surveyor
Florida Certificate No. 4244

APPROVALS

Board of County Commissioners
Palm Beach County, Florida

This plat is hereby approved to record this 28 day of July, 1992.
By: Karen T. Marcus, Chair

Attest: Milton T. Bauer, Clerk

By: Drilla Powell
Deputy Clerk

County Engineer

This plat is hereby approved for record this 18 day of July, 1992.

By: George T. Webb
George Webb, P.E.

PET. 80-73 F
COLLECT \$112500 ROADS SFD
NOTICE:

There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.

0305-016 69/77

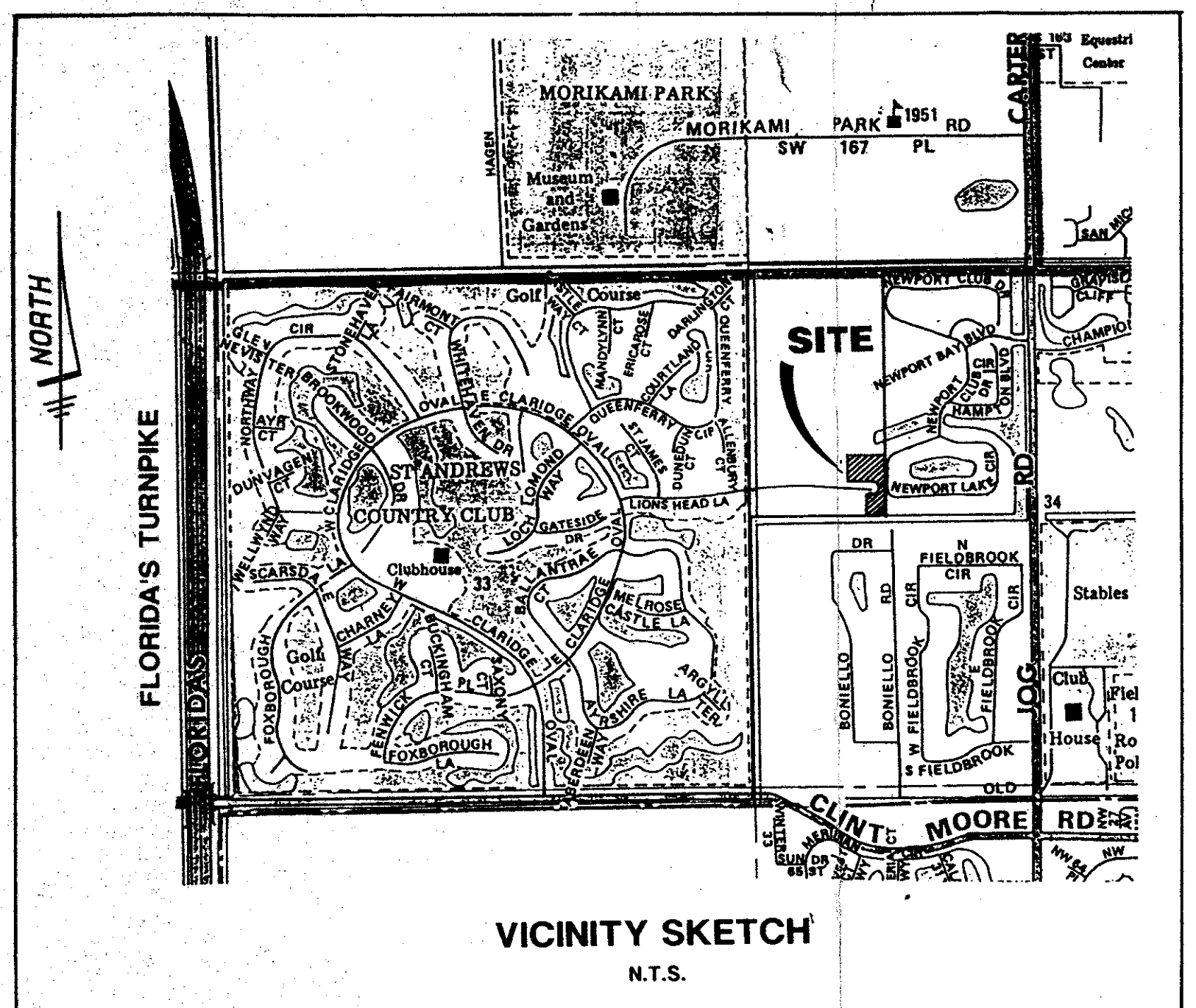
This instrument prepared by:
Wray D. Jordan
Wallace Surveying Corporation
9176 Alternate A-1-A
Lake Park, Florida 33403

ST. ANDREWS COUNTRY CLUB

PLAT NO. 17

WALLACE SURVEYING CORPORATION
9176 ALTERNATE A1A, LAKE PARK, FLORIDA 33403 • 407/842-4233

FIELD	D.W.	JOB NO 91-1183	F.B.S.A 76 PG 9
OFFICE	R.T.	DATE MARCH, 1992	DWG NO 91-1183
CK'D	REF	SHEET	1 OF 2



SHEET INDEX

SHEET 1	COVERSHEET
SHEET 2	PLAT (SHEET 2 OF 2)

DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS that Douglas S. Horn and Marilyn J. Horn, along with Centex Real Estate Corporation, a Nevada Corporation, authorized to do business in the State of Florida, along with Donald M. Kaplan and Stephany L. Kaplan, owners of the land shown hereon, being in Section 34, Township 46 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Lots 769, 770 and 771, inclusive, together with that portion of Tract "L" being adjacent to said Lots, according to the Plat of St. Andrews Country Club (A P.U.D.) Plat No. 14, as recorded in Plat Book 57, Pages 132 through 135, Public Records of Palm Beach County, Florida, lying in the North half of Section 34, Township 46 South, Range 42 East, Palm Beach County, Florida; being more particularly described as follows:

Beginning at a point on the South line of said North half of Section 34 being the Southeast corner of said Plat No. 14; thence South 89° 23' 52" West along the South line of said plat (the South line of Plat No. 14 is assumed to bear South 89° 23' 52" West and all other bearings are relative thereto) a distance of 121.37 feet to the intersection with the Southerly extension of the West line of said Lot 771; thence North 04° 06' 52" West, along said extension and said West line, a distance of 205.45 feet to the Southerly Right-of-Way line of Lions Head Lane and the Northwest corner of said Lot 771; thence North 85° 53' 08" East, along said Right-of-Way line, a distance of 60.06 feet to the beginning of a curve concave to the Southwest, having a radius of 50.00 feet, and a central angle of 250° 31' 43"; thence Easterly, Northerly, and Southwesterly, along the arc of said curve, a distance of 218.63 feet to a point of reverse curvature with a curve concave to the Northwest, having a radius of 25.00 feet and a central angle of 70° 31' 44"; thence Westerly, along the arc of said curve, a distance of 30.77 feet to the point of tangency; thence South 85° 53' 08" West a distance of 125.66 feet to the Southwest corner of said Lot 769; thence, departing said Right-of-Way, North 04° 06' 52" West, along the West line said Lot 769, a distance of 140.00 feet to the Northwest corner of said Lot 769 and a point on the Northerly boundary of said Plat No. 14; thence North 85° 53' 08" East, along said boundary, a distance of 149.23 feet to a point; thence North 04° 06' 52" West a distance of 51.70 feet to a point; thence North 85° 53' 08" East a distance of 132.47 feet to the Northeast corner of said Plat No. 14; thence South 01° 03' 40" East, along the East line of said plat, a distance of 455.22 feet to the Southeast corner of said Plat No. 14 and the Point of Beginning.

Containing 1.60 acres, more or less.

DEDICATION

The above named parties do hereby join together to have said lands surveyed and platted as shown hereon as Plat No. 17 St. Andrews Country Club, and do hereby dedicate as follows:

- Easements:
Utility Easements - The Utility Easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities and cable television systems.

In Witness Whereof, we Douglas S. Horn and Marilyn J. Horn do hereunto set our hands and seals this 26th day of May, 1992.

Witness As To Both: Douglas S. Horn, Marilyn J. Horn

In Witness Whereof, the above named corporation has caused these presents to be signed by its DIVISION PRESIDENT and attested to by its ASSIST. SECRETARY and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 5 day of JUNE 1992.

Centex Real Estate Corporation, a Corporation of the State of Nevada, authorized to do business in the State of Florida.
By: LEONA HAMMOND
LEONA HAMMOND
ASSISTANT SECRETARY

In Witness Whereof, we Donald M. Kaplan and Stephany L. Kaplan do hereunto set our hands and seals this 26th day of May, 1992.

Witness As To Both: Donald M. Kaplan, Stephany L. Kaplan

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach
Before Me personally appeared Douglas S. Horn and Marilyn J. Horn to me well known and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged before me that they executed said instrument for the purposes expressed therein.

Witness my hand and official seal this 26th day of May, 1992.
Notary Public: Jam Waugh

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach
Before Me personally appeared DAVID BARCLAY and LEONA HAMMOND, to me well known, and known to me to be the individuals described in and for who executed the foregoing instrument as DIVISION PRESIDENT and ASSIST. SECRETARY of the Centex Real Estate Corporation, a Nevada Corporation, authorized to do business in the State of Florida, and severally acknowledged to and before me that they executed such instrument as such officer 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 26 day of JUNE, 1992.
My Commission Expires: 12/31/94
Notary Public: David S. Brown

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach
Before Me personally appeared Donald M. Kaplan and Stephany L. Kaplan to me well known and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged before me that they executed said instrument for the purposes expressed therein.

Witness my hand and official seal this 26th day of May, 1992.
My Commission Expires: Jam Waugh
Notary Public

CENTEX	NOTARY	NOTARY	NOTARY	NCNB	NOTARY	SURVEYOR	CLERK	ENGINEER

MORTGAGEE'S CONSENT

State of Florida
County of Hillsborough
The undersigned hereby certifies that it is the holder of a mortgage upon a portion of 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, lien, or other encumbrances which is recorded in Official Record Book 7211, at Page 185 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 SR. VICE PRES. and attested to by its ASST. SECY. and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 22nd day of JUNE, 1992.

NCNB National Bank of Florida
Attest: ASST. SECY. By: SR. VICE PRESIDENT

ACKNOWLEDGEMENT

State of Florida
County of Hillsborough
Before Me personally appeared TAYLOR BETTS, JR. and JILL L. COTTELL, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as SR. VICE PRES. and ASST. SECY. of NCNB National Bank of Florida, a Florida 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 22nd day of June, 1992.
My Commission Expires: Corinne M. Mapple
Notary Public

TITLE CERTIFICATION

State of Florida
County of Palm Beach
I, Edward Popkin, an Attorney At Law, duly licensed in the State of Florida, do hereby certify that I have examined the title to the heron described property; that I find the title to the property is vested to Douglas S. Horn and Marilyn J. Horn, Centex Real Estate Corporation and Donald M. Kaplan and Stephany L. Kaplan; that the current taxes have been paid; and that I find that a portion of the property is encumbered by the mortgage shown hereon, and that the remainder of the property is unencumbered by any mortgages, and that there are encumbrances of record, but they do not prohibit the creation of the heron described subdivision.

Date: July 10, 1992
Edward Popkin, Attorney At Law, licensed in the State of Florida