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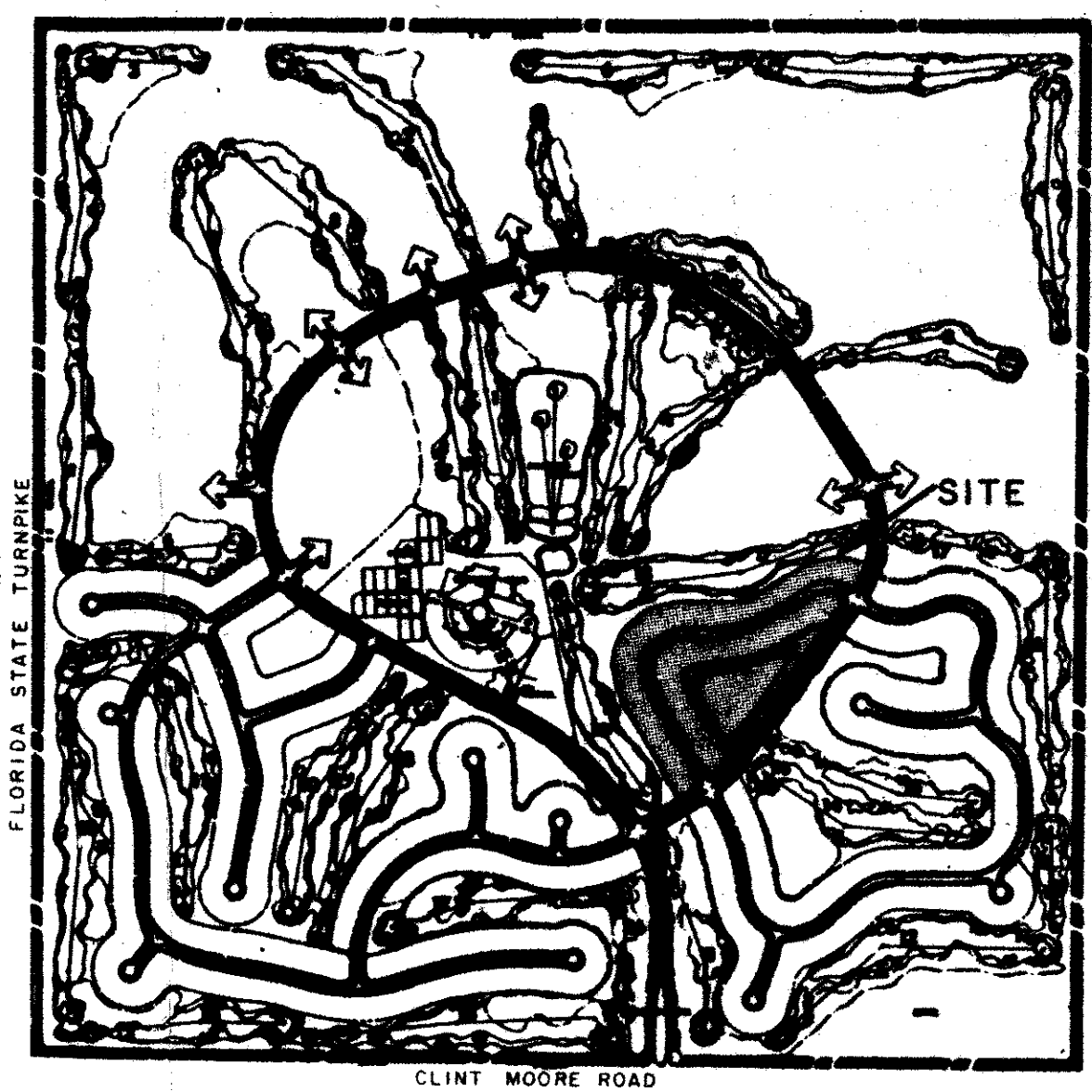
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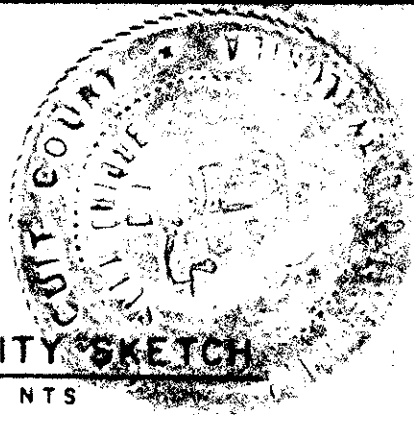
# PLAT NO. 4 ST. ANDREWS COUNTRY CLUB (A P.U.D.)

BEING A PLAT OF A PORTION OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS A REPLAT OF A PORTION OF TRACT "E", AND A PORTION OF THE WATER MANAGEMENT TRACT CONTIGUOUS THERETO, PLAT NO. 2 ST. ANDREWS COUNTRY CLUB (A P.U.D.), PLAT BOOK 43, PAGES 170-178, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
MAY, 1983

SHEET 1 OF 3



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 7:55 A.M.  
on the 27th day of OCTOBER  
1983, and duly recorded in Plat Book No.  
46 on pages 145, 146 + 147.  
JOHN B. DUNKLE, Clerk Circuit Court  
Margaret A. Mander, Notary



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, LYING IN SECTION 33, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT "E" AND A PORTION OF THE WATER MANAGEMENT TRACT CONTIGUOUS THERETO, BOTH SHOWN ON PLAT NO. 2 ST. ANDREWS COUNTRY CLUB (A P.U.D.) AS SAID PLAT IS RECORDED IN PLAT BOOK 43, PAGES 170-178, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 4 ST. ANDREWS COUNTRY CLUB (A P.U.D.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF BEGINNING OF PLAT NO. 3 ST. ANDREWS COUNTRY CLUB (A P.U.D.) AS SAID PLAT IS RECORDED IN PLAT BOOK 43, PAGES 149-154, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT OF BEGINNING LYING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID PLAT NO. 2 ST. ANDREWS COUNTRY CLUB (A P.U.D.) WITH THE EASTERLY LINE OF TRACT "G" AS SHOWN ON SAID PLAT NO. 3 ST. ANDREWS COUNTRY CLUB (A P.U.D.); THENCE SOUTH 72° 35' 02" WEST, ALONG SAID NORTH LINE OF PLAT NO. 2 ST. ANDREWS COUNTRY CLUB (A P.U.D.), A DISTANCE OF 81.33 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF TRACT "G" AS SHOWN ON SAID PLAT NO. 3 ST. ANDREWS COUNTRY CLUB (A P.U.D.); SAID POINT OF INTERSECTION ALSO BEING A POINT ON A CURVE NON-TANGENT TO THE LAST DESCRIBED LINE, SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 610.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 83° 37' 59" EAST; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY 239.83 FEET, ALONG THE ARC OF SAID CURVE AND ALONG THE PREVIOUSLY MENTIONED WESTERLY LINE OF TRACT "G", THROUGH A CENTRAL ANGLE OF 22° 31' 35" TO THE POINT OF INTERSECTION OF SAID WESTERLY LINE OF TRACT "G" WITH THE NORTHERLY LINE OF TRACT "E" AS SHOWN ON SAID PLAT NO. 2 ST. ANDREWS COUNTRY CLUB (A P.U.D.) AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE SOUTHWESTERLY 208.18 FEET, CONTINUING ALONG THE ARC OF THE PREVIOUSLY MENTIONED CURVE AND CONTINUING ALONG SAID WESTERLY LINE OF TRACT "G" AND ALONG THE NORTHWESTERLY LINE OF CLARIDGE OVAL EAST AS SHOWN ON SAID PLAT NO. 3 ST. ANDREWS COUNTRY CLUB (A P.U.D.), THROUGH A CENTRAL ANGLE OF 19° 33' 15" TO A POINT OF TANGENCY; THENCE SOUTH 35° 42' 50" WEST, CONTINUING ALONG SAID NORTHWESTERLY LINE OF CLARIDGE OVAL EAST, A DISTANCE OF 137.05 FEET TO THE POINT OF INTERSECTION OF SAID NORTHWESTERLY LINE OF CLARIDGE OVAL EAST WITH THE NORTHWESTERLY LINE OF THE WATER MANAGEMENT TRACT SHOWN ON SAID PLAT NO. 2 ST. ANDREWS COUNTRY CLUB (A P.U.D.), (SAID WATER MANAGEMENT TRACT LYING NORTHWESTERLY OF AND ADJOINING SAID NORTHWESTERLY LINE OF CLARIDGE OVAL EAST), SAID POINT OF INTERSECTION ALSO BEING A POINT ON A CURVE NON-TANGENT TO THE LAST DESCRIBED LINE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 32.24 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 35° 42' 50" EAST;

THENCE RUN ALONG THE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY LINES OF THE PREVIOUSLY MENTIONED WATER MANAGEMENT TRACT THROUGH THE FOLLOWING CURVES, COURSES AND DISTANCES:

THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY 39.97 FEET, ALONG THE ARC OF THE LAST DESCRIBED CURVE, THROUGH A CENTRAL ANGLE OF 71° 02' 50" TO A POINT OF TANGENCY; THENCE SOUTH 54° 40' 00" WEST A DISTANCE OF 195.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 665.00 FEET; THENCE SOUTHWESTERLY AND WESTERLY 423.64 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36° 30' 00" TO A POINT OF TANGENCY; THENCE NORTH 88° 50' 00" WEST A DISTANCE OF 157.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 47.00 FEET; THENCE WESTERLY, SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY 168.82 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 205° 47' 50" TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 185.00 FEET; THENCE NORTHEASTERLY, EASTERLY, SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY 493.25 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 152° 45' 47" TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY 121.82 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 69° 47' 53" TO A POINT ON SAID NORTHWESTERLY LINE OF CLARIDGE OVAL EAST, SAID POINT ALSO BEING A POINT ON A CURVE NON-TANGENT AND NON-RADIAL TO THE LAST DESCRIBED CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 527.54 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 50° 34' 28" WEST;

THENCE SOUTHWESTERLY 167.82 FEET, ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHWESTERLY LINE OF CLARIDGE OVAL EAST, THROUGH A CENTRAL ANGLE OF 18° 13' 35" TO A POINT OF TANGENCY; THENCE SOUTH 57° 39' 07" WEST, ALONG SAID NORTHWESTERLY LINE OF CLARIDGE OVAL EAST, A DISTANCE OF 165.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID TRACT "E";

THENCE RUN ALONG THE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY LINES OF SAID TRACT "E" THROUGH THE FOLLOWING CURVES, COURSES AND DISTANCES:

THENCE NORTH 32° 20' 53" WEST A DISTANCE OF 285.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1360.39 FEET; THENCE NORTHWESTERLY 194.28 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08° 10' 57" TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 435.00 FEET; THENCE NORTHWESTERLY AND NORTHERLY 316.57 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41° 41' 50" TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 335.00 FEET; THENCE NORTHWESTERLY AND EASTERLY 526.22 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90° 00' 00" TO A POINT OF TANGENCY; THENCE SOUTH 88° 50' 00" EAST A DISTANCE OF 224.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 335.00 FEET; THENCE EASTERLY AND NORTHEASTERLY 213.41 FEET, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 30' 00" TO A POINT OF TANGENCY; THENCE NORTH 54° 40' 00" EAST A DISTANCE OF 223.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 340.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY 398.15 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67° 05' 42" TO THE POINT OF BEGINNING.

CONTAINING 16.156 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- STREETS**  
A. THE TRACTS FOR PRIVATE ROAD PURPOSES AS SHOWN ARE HEREBY DEDICATED TO ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, IT'S SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT'S SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- EASEMENTS**  
A. 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.  
B. 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.  
C. EASEMENTS ARE HEREBY GRANTED WITHIN THE RIGHTS OF WAY OF THE PRIVATE ROADS WHICH ARE DEDICATED TO ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND PUBLIC UTILITIES, IRRIGATION FACILITIES, ELECTRICAL AND TELEPHONE FACILITIES AND PRIVATE CABLE TELEVISION AND SECURITY FACILITIES.
- WATER MANAGEMENT TRACTS**  
TRACT "H" AS SHOWN IS HEREBY DEDICATED AS ADDITIONAL WATER MANAGEMENT TRACT TO ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, IT'S SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT'S SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S PRESIDENT AND IT'S CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF IT'S BOARD OF DIRECTORS, THIS 27th DAY OF September, 1983.

ATTEST:  
By: *John R. Tompson*  
JOHN R. TOMPSON  
VICE PRESIDENT AND ASSISTANT SECRETARY

By: *John C. Csapo*  
JOHN C. CSAPO  
EXECUTIVE VICE-PRESIDENT

SEAL: ST. ANDREWS DEVELOPMENT COMPANY OR BOCA RATON, INC.

SEAL: NOTARY PUBLIC

SEAL: COUNTY ENGINEER

SEAL: DEPUTY CLERK

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ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS  
By: *Elizabeth Richards*  
DEPUTY CLERK

APPROVALS  
BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

BEFORE ME PERSONALLY APPEARED JOHN C. CSAPO AND JOHN R. TOMPSON, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE-PRESIDENT AND VICE PRESIDENT AND ASSISTANT SECRETARY OF 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 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 27th DAY OF September, 1983.

*Susan S. O'Rourke*  
NOTARY PUBLIC  
Notary Public, State of Florida at Large  
My Commission Expires Oct. 1, 1983  
Bonded by American Fidelity & Casualty Company

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF October, 1983.

By: *Peggy Evans*  
PEGGY EVANS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF October, 1983.

By: *Herbert F. Kahler*  
HERBERT F. KAHLERT, P.E.  
COUNTY ENGINEER

THIS INSTRUMENT PREPARED BY WAYNE LARRY FISH AND GEORGE C. ZIGLIANI, AT THE OFFICE OF WILLIAM G. WALLACE, INC., 321 NORTHLAKE BOULEVARD, SUITE 109, NORTH PALM BEACH, FLORIDA 33408.

0305-006

PLAT NO. 4 ST. ANDREWS COUNTRY CLUB (A P.U.D.)

WILLIAMS & BOWEN, INC.  
CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS  
321 NORTHLAKE BLVD., NO. PALM BEACH, FL. 33408 • 305/940-4223  
3241 SW MAPLE RD., PALM CITY PLAZA, PALM CITY, FL. 33460 • 305/285-0300

FIELD: M. BONIN	JOB NO.: 83-0274	F.B. PG.
OFFICE: J. PETERSON	DATE: MAY 1983	DWG. NO.: 83-0274
CHKD: W. L. FISH	REF: 80-789	SHEET 1 OF 3