

47/109

PLAT NO. 5 ST. ANDREWS COUNTRY CLUB (A P.U.D.)

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, SHOWN HEREON AS PLAT NO. 5 ST. ANDREWS COUNTRY CLUB (A P.U.D.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF PLAT NO. 2 ST. ANDREWS COUNTRY CLUB (A P.U.D.) AS SAID PLAT IS RECORDED IN PLAT BOOK 43, PAGES 170 THROUGH 178, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID NORTHWEST CORNER ALSO BEING SHOWN AS THE POINT OF BEGINNING OF SAID PLAT NO. 2; THENCE NORTH 01° 05' 49" WEST, ALONG THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 2999.59 FEET TO THE NORTHWEST CORNER OF SAID SECTION 33; THENCE NORTH 88° 58' 35" EAST, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 1784.52 FEET; THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 253.13 FEET TO A POINT ON A CURVE RADIAL TO THE LAST DESCRIBED LINE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 190.00 FEET; THENCE EASTERLY, SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY, 458.05 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 141° 08' 42" TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY, 75.13 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 86° 05' 36", TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2366.74 FEET; THENCE SOUTHEASTERLY, 622.75 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15° 04' 34", TO A POINT OF TANGENCY; THENCE SOUTH 19° 52' 21" EAST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 70° 07' 39" WEST A DISTANCE OF 310.00 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1420.00 FEET; THENCE SOUTHWESTERLY, 947.33 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38° 13' 26", TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 560.00 FEET; THENCE SOUTHWESTERLY AND SOUTHERLY 311.82 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31° 54' 13", TO A POINT OF TANGENCY; THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 161.80 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 607.98 FEET; THENCE SOUTHERLY AND SOUTHEASTERLY, 218.08 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20° 33' 05", TO A POINT ON A LINE NN-TANGENT TO THE LAST DESCRIBED CURVE, SAID POINT BEING A POINT ON THE NORTHERLY LINE OF THE PREVIOUSLY MENTIONED PLAT NO. 2 ST. ANDREWS COUNTRY CLUB (A P.U.D.);

THENCE RUN ALONG SAID NORTHERLY BOUNDARY OF PLAT NO. 2 ST. ANDREWS COUNTRY CLUB (A P.U.D.) THROUGH THE FOLLOWING CURVES AND DISTANCES:

THENCE SOUTH 55° 30' 00" WEST, A DISTANCE OF 389.11 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 51.28 FEET; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, 59.63 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 66° 37' 26", TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 330.00 FEET; THENCE NORTHWESTERLY, 166.92 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28° 3' 55", TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2213.83 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY, 358.03 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09° 15' 58", TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, 35.92 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20° 34' 41", TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 185.00 FEET; THENCE NORTHWESTERLY, WESTERLY, SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY, 340.81 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 105° 33' 04", TO A POINT ON A LINE RADIAL TO THE LAST DESCRIBED CURVE; THENCE SOUTH 88° 54' 11" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 45.00 FEET.

CONTAINING 107.499 ACRES, MORE OR LESS.

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

1. STREETS

THE TRACTS FOR PRIVATE ROAD PURPOSES AS SHOWN ARE HEREBY DEDICATED TO THE 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.

2. 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 THE ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, IT'S SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND PUBLIC UTILITIES, IRRIGATION FACILITIES, ELECTRICAL AND TELEPHONE FACILITIES AND PRIVATE CABLE TELEVISION AND SECURITY FACILITIES.

BEING A PLAT OF A PORTION OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
MAY, 1983 SHEET 1 OF 7

3. WATER MANAGEMENT TRACTS

THE WATER MANAGEMENT TRACTS 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, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT'S SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. RECREATIONAL - GOLF COURSE (TRACT "A")

TRACT "A" AS SHOWN IS TO BE RETAINED BY THE ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC., A FLORIDA CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, 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 SENIOR EXECUTIVE VICE-PRESIDENT AND GENERAL MANAGER AND IT'S CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF IT'S BOARD OF DIRECTORS, THIS 13 DAY OF DECEMBER, 1983.

ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC., A CORPORATION OF THE STATE OF FLORIDA.

BY: John P. Siegel
JOHN P. SIEGEL
SENIOR EXECUTIVE VICE-PRESIDENT AND GENERAL MANAGER

ATTEST:

BY: John C. Csapo
JOHN C. CSAPO
EXECUTIVE VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN P. SIEGEL 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 SENIOR EXECUTIVE VICE-PRESIDENT AND GENERAL MANAGER AND EXECUTIVE VICE-PRESIDENT 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 13 DAY OF DECEMBER, 1983.

MY COMMISSION EXPIRES

Notary Public, State of Florida
My Commission Expires Oct 1, 1987

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH AT THE OFFICE OF WILLIAM G. WALLACE, INC., 9176 ALTERNATE A-1-A, LAKE PARK, FLORIDA 33410.

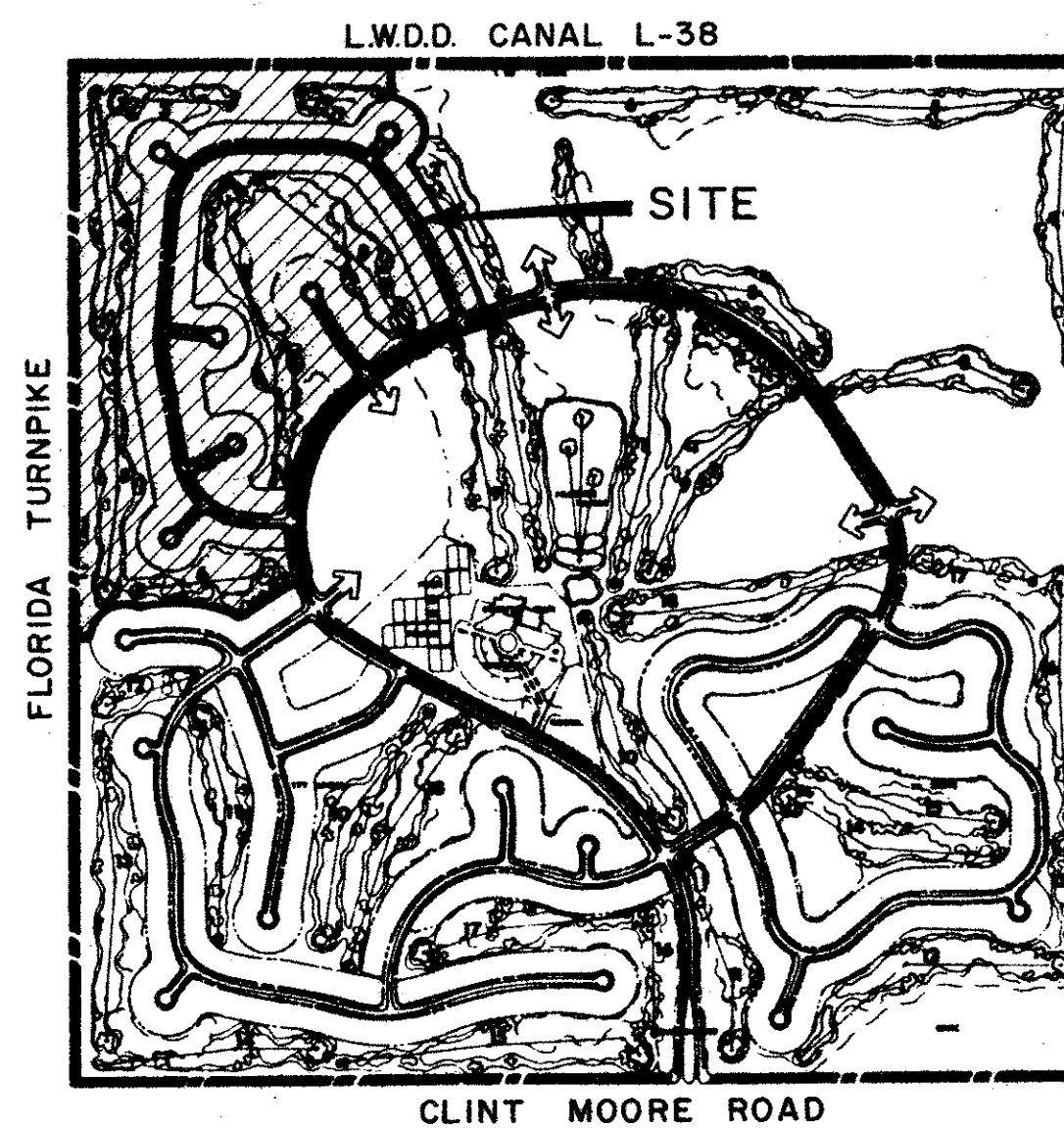
SEAL:
ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC.

SEAL:
NOTARY PUBLIC

SEAL:
PROFESSIONAL LAND SURVEYOR

SEAL:
COUNTY ENGINEER

SEAL:
DEPUTY CLERK



SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 FURTHERMORE THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES 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.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13 DAY OF DECEMBER, 1983.

BY: Ken Spillias
KEN SPILLIAS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13 DAY OF DECEMBER, 1983.

BY: Herbert F. Kahlert
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: Elizabeth Parker
DEPUTY CLERK

SHEET INDEX:

- SHEET 1. SIGNATURE SHEET
- SHEET 2. SIGNATURE SHEET
- SHEET 3. KEY SHEET
- SHEET 4. CLARIDGE OVAL WEST, RIGHT OF WAY
- SHEET 5. LOT LAYOUT SHEET
- SHEET 6. LOT LAYOUT SHEET
- SHEET 7. LOT LAYOUT SHEET

TABULAR DATA

TOTAL AREA 107.499 ACRES ±
TOTAL DWELLING UNITS 91 UNITS
DWELLING UNITS 0.85 UNITS PER ACRE

PLAT No. 5

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

WILLIAM G. WALLACE, INC.
CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS
321 NORTHLAKE BLVD., NO. PALM BEACH, FL. 33461 • 336-0421
3241 SW MAPLE RD., PALM CITY PLAZA, PALM CITY, FL. 33460 • 336-25-0200

FIELD: M BONIN JOB NO: 83-640 F.B. PG:
OFFICE: R.M. RODANO DATE: NOV. 1983 DWG. NO: 83-640
CWD: REF: SHEET OF

47/109

