

SPEIER PLAT

BEING A REPLAT OF LOTS 77 AND 78, ST. ANDREWS GOLF AND COUNTRY CLUB PLAT NO. 2 - A P.U.D.
AS RECORDED IN PLAT BOOK 43, PAGES 170 THROUGH 178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 33, TOWNSHIP 46 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA

PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NUMBER 3591
MARCH - 2002

TABULAR DATA:

TOTAL AREA OF THIS PLAT	0.641 ACRES
AREA OF LOTS	0.641 ACRES
TOTAL NUMBER OF UNITS THIS PLAT	1
DENSITY THIS PLAT	1.560 UNITS/ACRE
ZONING PETITION NO.	80-73(B)
LAND USE	SINGLE FAMILY RESIDENCE

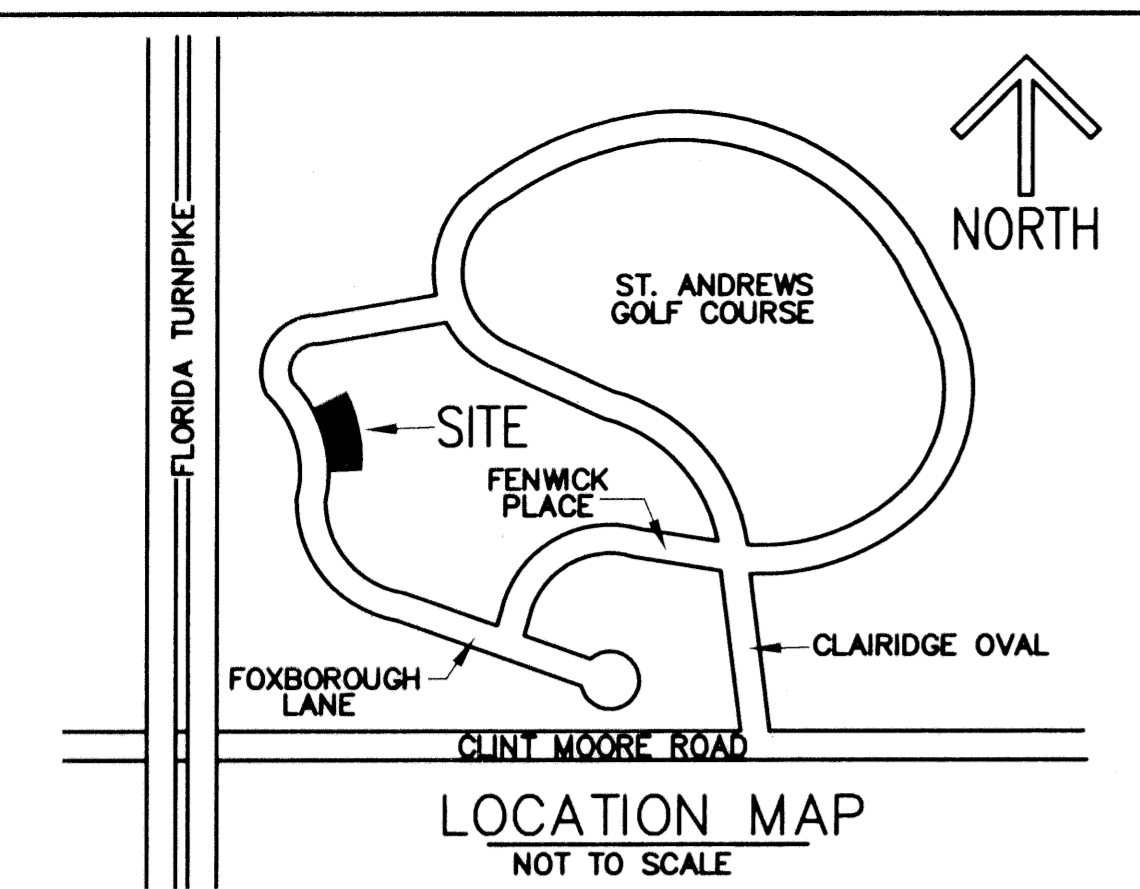
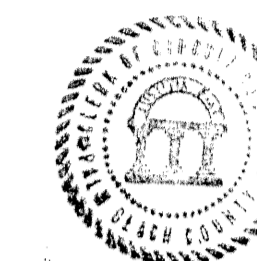
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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:11 A.M.
THIS 30th DAY OF May
A.D. 2002 AND DULY RECORDED
IN PLAT BOOK 43 ON
PAGE 15

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: *Sherry M. Galdier*
DEPUTY CLERK

SHEET 1 OF 1



DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH
STATE OF FLORIDA)

KNOW ALL MEN BY THESE PRESENTS THAT PETER SPEIER AND JANYSCE SPEIER, OWNERS OF THE LAND SHOWN HEREON AS "SPEIER PLAT", BEING A REPLAT OF LOTS 77 AND 78, ST. ANDREWS GOLF AND COUNTRY CLUB PLAT NO. 2 - A P.U.D., AS RECORDED IN PLAT BOOK 43, PAGES 170 THROUGH 178 OF THE 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:

LOTS 77 AND 78, ST. ANDREWS COUNTRY CLUB PLAT NO. 2 - A P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGES 170 THROUGH 178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON.

IN WITNESS WHEREOF, I, PETER SPEIER, DO HEREUNTO SET MY HAND AND SEAL THIS 14th DAY OF April, 2002.

WITNESS: *Leanne Castro* PRINT NAME
WITNESS: *Claudia Jordan Salerno* PRINT NAME

IN WITNESS WHEREOF, I, JANYSCE SPEIER, DO HEREUNTO SET MY HAND AND SEAL THIS 14th DAY OF April, 2002.

WITNESS: *Leanne Castro* PRINT NAME
WITNESS: *Claudia Jordan Salerno* PRINT NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PETER SPEIER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *Peter Speier* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF April, 2002.

MY COMMISSION EXPIRES: *Anna L. Nava* NOTARY PUBLIC

ACKNOWLEDGMENT

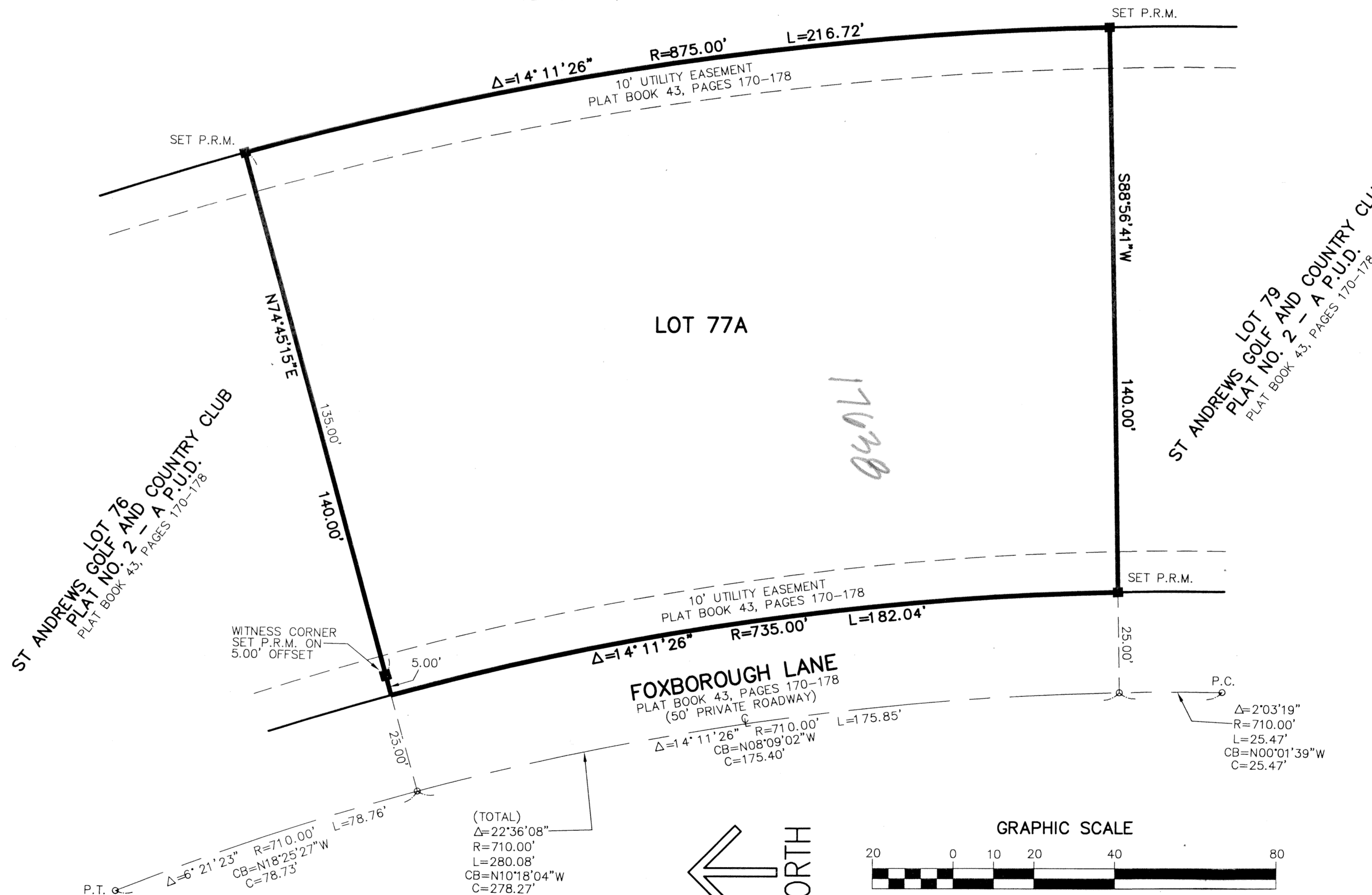
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JANYSCE SPEIER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *Janysce Speier* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF April, 2002.

MY COMMISSION EXPIRES: *Anna L. Nava* NOTARY PUBLIC

TRACT "A"
ST ANDREWS GOLF AND COUNTRY CLUB PLAT NO. 2 - A P.U.D.
PLAT BOOK 43, PAGES 170-178



SURVEY NOTES

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- P.R.M. - INDICATES SET 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591
- LINE INTERSECTING CURVES ARE RADIAL UNLESS SHOWN OTHERWISE.
- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- BEARINGS SHOWN HEREON ARE RELATIVE TO "ST. ANDREWS COUNTRY CLUB PLAT NO. 2 - (A P.U.D.)", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGES 170 THROUGH 178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BASED ON THE SOUTH LINE OF LOT 78, BEARING S88°56'41"W.
- CB - DENOTES CHORD BEARING
- C - DENOTES CHORD DISTANCE
- P.C. - DENOTES POINT OF CURVATURE
- P.T. - DENOTES POINT OF TANGENCY

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, EDGAR A. BENES, P.A., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN PETER SPEIER AND JANYSCE SPEIER; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 4/25/02

Edgar A. Benes, P.A.
EDGAR A. BENES, P.A.
ATTORNEY AT LAW
LICENSED IN FLORIDA

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 27 DAY OF May, 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

George T. Webb, P.E.
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY 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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., 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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 5-3-02

David P. Lindley
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB#3591

MORTGAGEES CONSENT

STATE OF South Carolina)
COUNTY OF Greenville)

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 12780, AT PAGE 1903 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1st DAY OF May, 2002.

BB&T MORTGAGE, A SOUTH CAROLINA BANKING CORPORATION

WITNESS: *Manoel T. Pulgar* NAME
WITNESS: *Rebecca Youngblood* NAME

BY: *John Harmon* NAME
VICE PRESIDENT

ACKNOWLEDGMENT

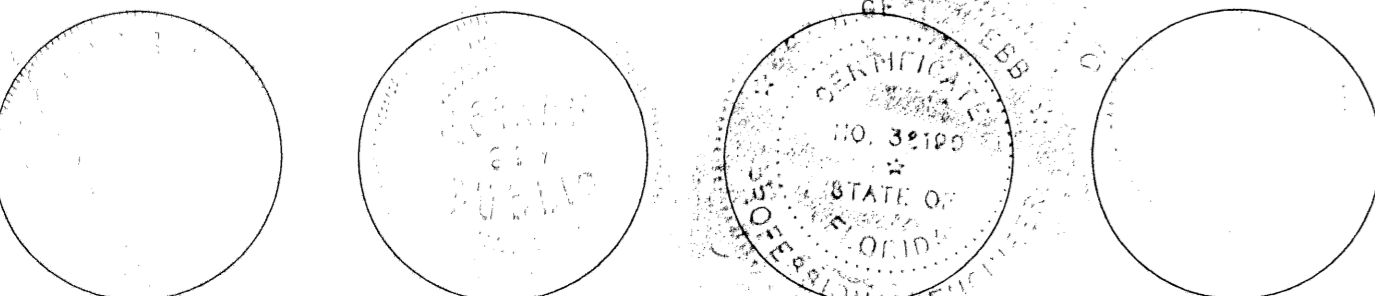
STATE OF South Carolina)
COUNTY OF Greenville)

BEFORE ME PERSONALLY APPEARED *John Harmon*, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *John Harmon* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BB&T MORTGAGE, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 1st DAY OF May, 2002.

MY COMMISSION EXPIRES: July 22, 2007 *Vickie Childs* NOTARY PUBLIC

BB&T MORTGAGE NOTARY COUNTY ENGINEER SURVEYOR



Subdivision Speier Plat
Page 15
Flood Map # 215A
Flood Zone B
Zoning RT SE
Quad # 52
SE 80-73
TAX 002
PUD NAME ST. ANDREWS GOLF & COUNTRY CLUB PUD