

20150172798

160

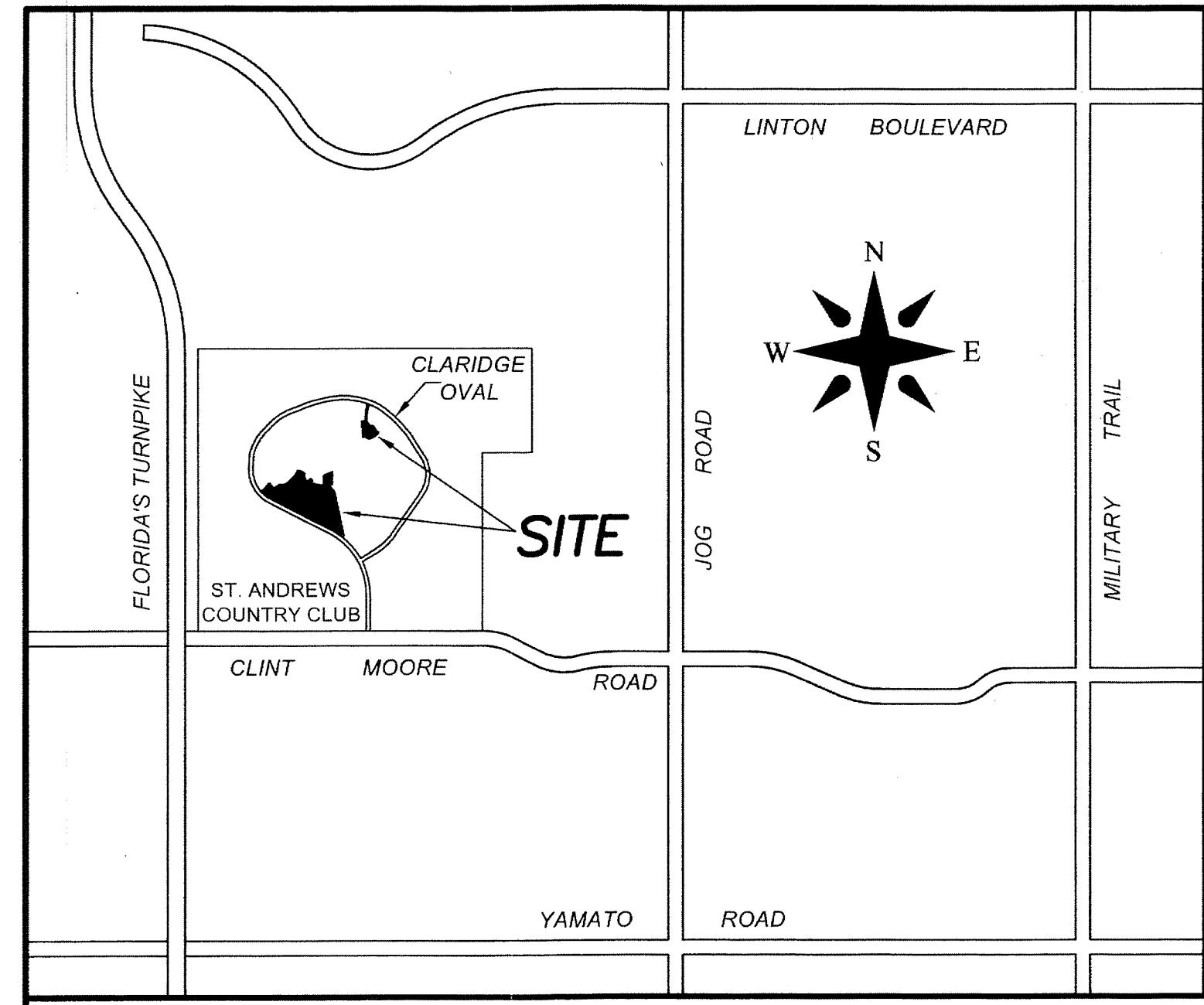
PLAT No. 19
COUNTY OF PALM BEACH
This Plat was filed for record on 11/19/2015
at 11:44 AM
and duly recorded in Plat Book 119
on Page(s) 160-163
Sharon R. Book, Clerk & Comptroller
by *Walter R. ...*



SHEET 1 OF 4

ST. ANDREWS COUNTRY CLUB (A P.U.D.) PLAT No. 19

BEING A REPLAT OF A PORTION OF TRACT "A", ALL OF TRACT "B" AND A PORTION OF TRACT "C", PLAT NO. 2, ST. ANDREWS COUNTRY CLUB (A P.U.D.) ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGE 170, TOGETHER WITH THE "RECREATION TRACT", PLAT No. 8, ST. ANDREWS COUNTRY CLUB (A P.U.D.) ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 57, PAGE 153, TOGETHER WITH TRACT "F", PLAT NO. 3, ST. ANDREWS COUNTRY CLUB (A P.U.D.) ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 45, PAGE 149, ALL RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND PARCELS OF UNPLATTED LAND, ALL LYING AND BEING IN SECTION 33, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



VICINITY SKETCH
(NOT TO SCALE)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that St. Andrews Country Club, Inc., a Florida nonprofit corporation, owner of the land shown hereon as **ST. ANDREWS COUNTRY CLUB (a P.U.D.) PLAT No. 19**, being a Replat of a portion of Tract "A", all of Tract "B" and a portion of Tract "C", Plat No. 2, St. Andrews Country Club (a P.U.D.) according to the plat thereof, recorded in Plat Book 43, Page 170, **TOGETHER WITH** "Recreation Tract", Plat No. 8, St. Andrews Country Club (a P.U.D.) according to the plat thereof, recorded in Plat Book 57, Page 153, **TOGETHER WITH** Tract "F", Plat No. 3, St. Andrews Country Club (a P.U.D.) according to the plat thereof, recorded in Plat Book 45, Page 149, all recorded in the Public Records of Palm Beach County, Florida, **TOGETHER WITH** portions of unplatted land, all lying and being in Section 33, Township 46 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

LEGAL DESCRIPTION:

PARCEL 19B

BEGIN at the Southwest corner of said Recreation Tract, according to said Plat No. 8, said corner being common with the Southeast corner of Tract "K-1" according to said Plat No. 8; thence proceed along the common line between said Tract "K-1" and said Recreation Tract through the next two courses; North 53°52'07" East a distance of 63.32 feet; thence North 36°25'37" East a distance of 120.74 feet to the beginning of a non-tangent curve, concave to the North, having a radius of 50.00 feet, a central angle of 40°55'37" and a chord bearing of North 75°57'49" East; thence departing said common line, continue along the limits of said Recreation Tract being the arc of said curve, a distance of 35.72 feet; thence continue along the limits of said Recreation Tract through the following four courses; South 34°30'00" East a distance of 115.00 feet; thence North 55°30'00" East a distance of 135.00 feet; thence South 79°30'00" East a distance of 14.14 feet; thence North 90°00'00" East a distance of 79.80 feet to a point on the Northwestly limits of said Tract "B"; thence along said Northwestly limits through the following two courses; North 55°30'00" East a distance of 87.87 feet to the beginning of a curve, concave to the Northwest, having a radius of 458.74 feet, a central angle of 32°59'54" and a chord bearing of North 39°00'03" East; thence Northeastly, along the arc of said curve, a distance of 264.20 feet to the Northwest corner of said Tract "B"; thence departing said curve and continuing along the Northerly limits of said Tract "B", along a non-tangent line to the last described curve, South 67°29'54" East a distance of 30.76 feet to the wet face of an 0.8 foot wide wooden bulkhead; thence departing said Northerly limits, along the wet face of said bulkhead, through the following fourteen courses; North 45°06'29" East a distance of 12.91 feet; thence South 47°38'52" East a distance of 18.09 feet; thence South 68°08'25" East a distance of 52.96 feet; thence North 79°57'58" East a distance of 6.12 feet; thence North 74°19'15" East a distance of 12.01 feet; thence South 43°25'18" East a distance of 40.77 feet; thence South 31°56'10" East a distance of 21.01 feet; thence South 22°19'22" East a distance of 34.70 feet; thence South 00°47'54" East a distance of 28.93 feet; thence South 08°56'28" East a distance of 5.75 feet; thence South 14°35'55" East a distance of 5.46 feet; thence South 29°51'40" East a distance of 11.92 feet; thence South 36°29'48" East a distance of 5.47 feet; thence South 85°48'29" East a distance of 6.08 feet; thence departing said wet face of bulkhead South 86°01'18" East a distance of 21.33 feet; thence South 00°00'06" East a distance of 42.78 feet to the beginning of a curve, concave to the Northeast, having a radius of 15.00 feet, a central angle of 75°28'40" and a chord bearing of South 37°44'26" East; thence Southeastly along the arc of said curve, a distance of 19.76 feet; thence South 75°28'46" East a distance of 151.42 feet to a point on the Northerly limits of said Tract "B"; thence North 90°00'00" East, along said Northerly limits, a distance of 93.00 feet; thence departing said Northerly limits, North 00°00'00" East a distance of 169.43 feet; thence North 67°37'14" East a distance of 162.00 feet; thence South 00°00'00" West a distance of 219.44 feet to a point on the Northerly limits of Tract "A" according to said Plat No. 2; thence South 81°00'55" West, along said Northerly limits, a distance of 74.70 feet to the Northeast corner of said Tract "B"; thence continue along the common line between said Tract "A" and said Tract "B" through the following two courses; South 43°45'00" East a distance of 160.00 feet; thence South 12°04'25" East a distance of 105.56 feet; thence departing said common line, South 65°29'45" East a distance of 37.15 feet; thence South 07°15'13" East a distance of 355.05 feet to the northwest corner of a parcel of land as described in Official Records Book 10060, Page 1763, said Public Records of Palm Beach County, Florida; thence continue along the limits of said described land through the following seven courses; South 82°44'49" West a distance of 124.05 feet; thence South 46°40'55" West a distance of 50.10 feet; thence South 42°46'13" West a distance of 39.56 feet; thence South 32°28'55" West a distance of 39.21 feet; thence South 26°37'33" West a distance of 42.00 feet to the beginning of curve, concave to the Northeast, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord bearing of South 18°22'27" East; thence Southeastly along the arc of said curve, a distance of 39.27 feet; thence South 26°37'33" West, along a radial bearing to said curve, a distance of 5.00 feet to a point on the Southwestly line of said Tract "C"; thence continue along the Southwestly limits of said Tract "C" and said Tract "B"; North 63°22'27" West a distance of 1107.33 feet to the beginning of a curve, concave to the Northeast, having a radius of 607.98 feet, a central angle of 24°53'10" and a chord bearing of North 50°55'52" West; thence continue along the arc of said curve, being the Southwestly limits of said Tract "B" and said Recreation Tract, a distance of 264.07 feet to the Southwest corner of said Recreation Tract and the **POINT OF BEGINNING**.

TOGETHER WITH:

PARCEL 19F

BEGIN at the Northeast corner of Tract "F", Plat No. 3, St. Andrews Country Club (a P.U.D.) according to the plat thereof, recorded in Plat Book 45, Page 149, Public Records of Palm Beach County, Florida, said corner being common with the Southerly right-of-way line of Claridge Oval East as shown on Plat No. 7, St. Andrews Country Club (a P.U.D.) as recorded in Plat Book 51, Page 153, Public Records of Palm Beach County, Florida; thence along the limits of said Tract "F" through the following courses: South 63°12'55" West a distance of 36.34 feet to the beginning of a curve, non-tangent to the last described line, said curve being concave to the East having a radius of 850.00 feet the chord of said curve bears South 09°03'07" West; thence Southwestly 223.89 feet along the arc of said curve through a central angle of 15°05'31" to the beginning of a compound curve, said compound curve being concave to the Northeast having a radius of 154.10 feet; thence Southwestly, Southerly and Southeasterly 135.31 feet along the arc of said curve through a central angle of 50°18'29" to a point on a line non-tangent to the last described curve; thence South 90°00'00" East a distance of 22.85 feet to the beginning of a curve concave to the Southwest having a radius of 77.06 feet; thence Easterly and Southeasterly 93.39 feet along the arc of said curve through a central angle of 69°26'38" to a point of tangency; thence South 20°33'22" East a distance of 42.72 feet; thence South 53°07'48" East a distance of 50.00 feet to the beginning of a curve, said curve being concave to the West having a radius of 25.00 feet; thence Southeasterly, Southerly and Southwestly 46.77 feet along the arc of said curve through a central angle of 107°11'48" to a point of tangency; thence South 54°04'00" West a distance of 126.32 feet to the beginning of a curve concave to the Northeast having a radius of 85.00 feet; thence Southwestly, Westerly and Northwesterly 131.98 feet through a central angle of 88°57'38" to line non-tangent to the last described curve; thence departing said limits of Tract "F", along said non-tangent line, South 88°47'53" West a distance of 70.36 feet; thence North 01°12'07" West a distance of 177.23 feet; thence South 88°47'53" West a distance of 4.06 feet; thence North 01°12'07" West, a distance of 118.83 feet; thence North 88°47'53" East, radially to the following described curve, a distance of 58.38 feet to a point on the Westerly limits of said Tract "F" and the beginning of said non-tangent curve, concave to the East, having a radius of 890.00 feet; thence Northerly 278.56 feet along the arc of said curve and said limits of Tract "F" through a central angle of 17°55'59"; thence continue along said limits of Tract "F", along a line non-tangent to the last described curve, North 28°36'04" West a distance of 35.56 feet to the Northwest corner of said Tract "F", said corner being common with the Southerly right-of-way line of said Claridge Oval East and being the beginning of a non-tangent curve, concave to the South, having a radius of 1395.00 feet, a central angle of 03°45'56" and a chord bearing of South 72°03'01" East; thence Easterly, along the arc of said curve being the North line of said Tract "F" and the Southerly right-of-way line of said Claridge Oval East, a distance of 91.68 feet to the Northeast corner of said Tract "F" and the **POINT OF BEGINNING**.

Containing in all 19.15 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

PARCELS 19B & 19F

Parcels 19B and 19F, as shown hereon, are hereby reserved by St. Andrews Country Club, Inc., a Florida corporation, its successors and assigns, for recreation purposes, and are the perpetual maintenance obligation of said St. Andrews Country Club, Inc., a Florida corporation, its successors and assigns, without recourse to Palm Beach County, Florida.

* nonprofit

LIMITED ACCESS EASEMENT (L.A.E.)

The **Limited Access Easement**, as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

SITE DATA	
PETITION #:	80-73H
PROJECT #:	00305-008 & 00305-091
EXHIBIT #:	245 & 244
PARCEL 19B:	AREA = 17.29 ACRES
PARCEL 19F:	AREA = 1.86 ACRES
	TOTAL 19.15 ACRES

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 19th day of March, 2015.

BY: St. Andrews Country Club, Inc.,
a Florida nonprofit corporation
Joanna Pratt
Printed Name
WITNESS: *Joanna Pratt*
Printed Name
Kristen L. Pfeifer
Printed Name
BY: *Alice Newman-Friedman*
Alice Newman-Friedman, Secretary

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

Before me personally appeared Alice Newman-Friedman, who is personally known to me or has produced _____ as identification and who executed the foregoing instrument as Secretary of St. Andrews Country Club, Inc., a Florida nonprofit corporation, and severally acknowledged before me that 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 19 day of March, 2015.

EE159925
My Commission No.:
1/21/2016
My Commission Expires:



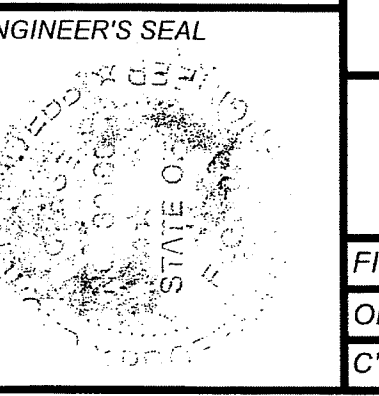
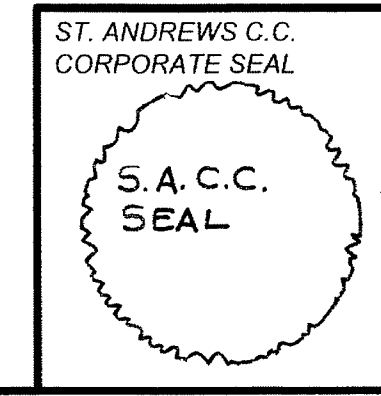
K.M. Kuntz
Signature of Notary Public
Kari M. Kuntz
Printed name of Notary Public

TITLE CERTIFICATION

I, *Steven I. Greenwell*, 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 St. Andrews Country Club, Inc., a Florida nonprofit corporation; that the current taxes have been paid; and that all Palm Beach County special assessment items, and all other items held against said lands have been satisfied; that there are no mortgages of record, and that there are encumbrances of record, but those encumbrances do not prohibit the subdivision created by this plat.

Dated this 19 day of March, 2015.

Steven I. Greenwell Esquire
Florida Bar No. 210927



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 this county.

COUNTY APPROVAL

COUNTY ENGINEER:

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 11th day of March, 2015, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081 (1), F.S.

George T. Webb, P.E.
County Engineer

SURVEYOR & MAPPER'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 Permanent Reference Monuments (P.R.M.'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 the ordinances of Palm Beach County, Florida.

Dated this 23rd day of March, 2015.

Robert J. Cajal
Professional Surveyor and Mapper
Florida Certificate No. 6266
Wallace Surveying Corporation

NOTES

- Coordinates shown are grid.
- Datum = NAD 83, 1990 adjustment.
- Zone = Florida East
- Linear unit = US foot
- Coordinates shown on the control P.R.M.'S are based upon the Florida State Plane coordinate system on the North American Datum of 1983, 1990 adjustment.
- All distances are ground unless labeled otherwise.
- Scale factor = 1.0000149
- Ground distance x scale factor = grid distance
- Bearings shown hereon are grid (P.B.C. 1972 Free Adjustment) and are based on the South line of the Southwest quarter (SW 1/4) of Section 33, Township 46 South, Range 42 East, which bears North 89°30'25" East and all other bearings are relative thereto.
- No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable county approvals or permits as required for such encroachments.
- 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 this county.
- Existing recorded easements shown hereon are shown for informational purposes only and are not part of this plat.
- 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 easement shall be subordinate to these with their priorities being determined by use rights granted.
- This instrument prepared by: *Robert J. Cajal* in the office of Wallace Surveying Corporation 5553 Village Boulevard, West Palm Beach, Florida 33407

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

PLAT No. 19



FIELD:	JOB No.: 87-1151.25	F.B.	PG.
OFFICE: R.C.	DATE: AUGUST 2013	DWG. No.: 87-1151-10	
CKD:	REF.: 87-1151-11.DWG	SHEET 1 OF 4	