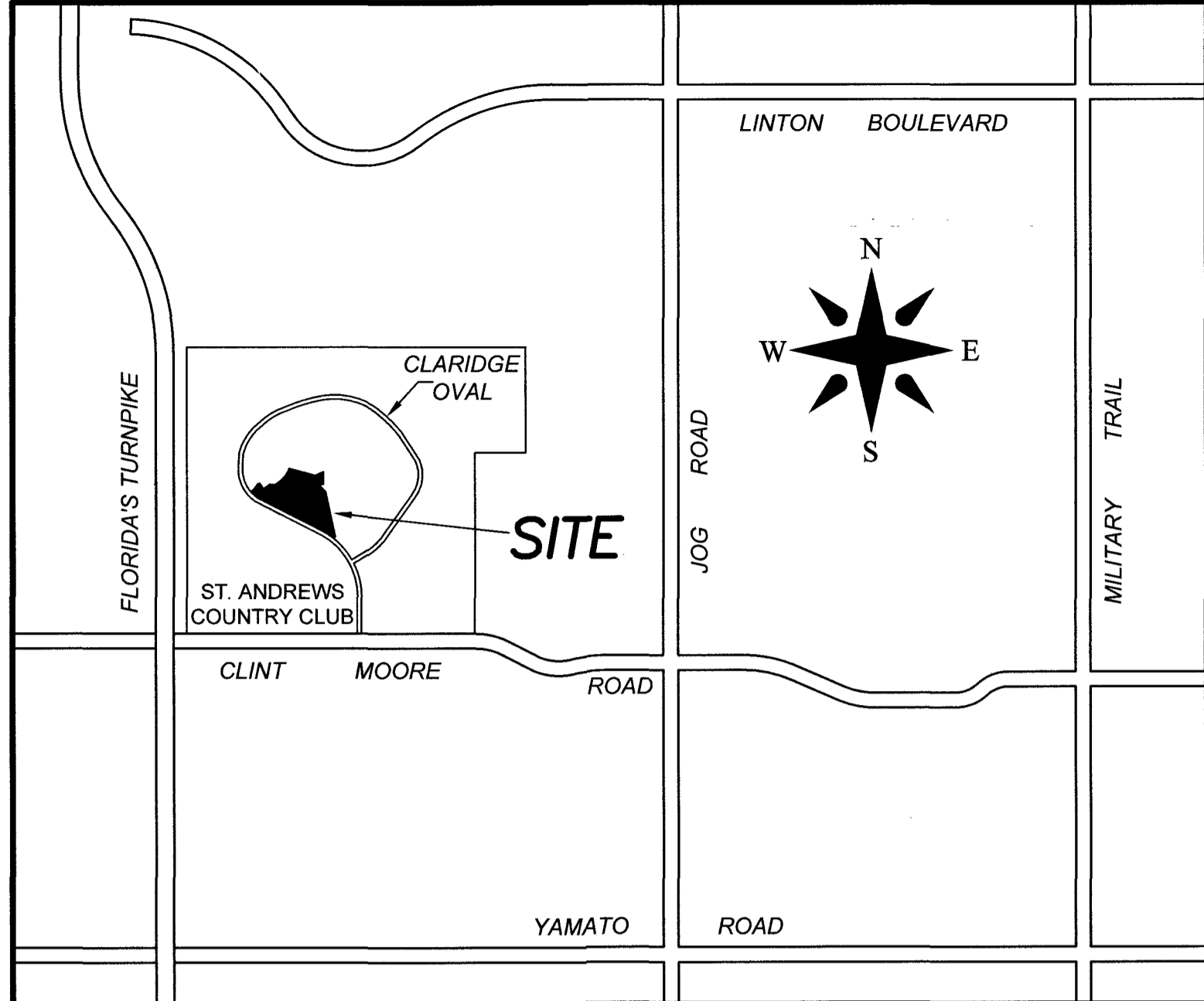


CFN 20250086175 PL BK 139 PG 25

20250086175

25



VICINITY SKETCH  
(NOT TO SCALE)

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS **ST. ANDREWS COUNTRY CLUB (A P.U.D.) RECREATIONAL POD**, BEING A REPLAT OF PARCEL 19B, ST. ANDREWS COUNTRY CLUB (A P.U.D.) REPLAT NO. 19, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 119, PAGE 160, 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, BOTH RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF UNPLATTED LAND ALL LYING IN SECTION 33, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

BEGIN AT THE SOUTHWEST CORNER OF THE RECREATION TRACT, ACCORDING TO PLAT NO. 8, **ST. ANDREWS COUNTRY CLUB (A P.U.D.)**, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 57, PAGE 153, SAID CORNER BEING COMMON WITH THE SOUTHEAST CORNER OF TRACT "K-1" ACCORDING TO SAID PLAT NO. 8 AND THE SOUTHWEST CORNER OF SAID PARCEL 19B; THENCE PROCEED ALONG THE COMMON LINE BETWEEN SAID TRACT "K-1" AND SAID RECREATION TRACT AND SAID PARCEL 19B THROUGH THE NEXT TWO COURSES; NORTH 53°52'04" EAST A DISTANCE OF 63.32 FEET; THENCE NORTH 36°25'34" 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 RADIAL BEARING AT THIS POINT OF NORTH 06°25'34" EAST; THENCE DEPARTING SAID COMMON LINE, CONTINUE ALONG THE LIMITS OF SAID RECREATION TRACT AND SAID PARCEL 19B, BEING THE ARC OF SAID CURVE, A DISTANCE OF 35.72 FEET; THENCE CONTINUE ALONG THE LIMITS OF SAID RECREATION TRACT AND SAID PARCEL 19B THROUGH THE FOLLOWING FOUR COURSES; SOUTH 34°30'03" EAST, RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 115.00 FEET; THENCE NORTH 55°29'57" EAST A DISTANCE OF 135.00 FEET; THENCE SOUTH 79°30'03" EAST A DISTANCE OF 14.14 FEET; THENCE NORTH 89°59'57" EAST A DISTANCE OF 79.80 FEET TO A POINT ON THE NORTHWESTERLY LIMITS OF TRACT "B", ACCORDING TO SAID PLAT NO. 2, ST. ANDREWS COUNTRY CLUB (A P.U.D.), AND THE NORTHWESTERLY LIMITS OF SAID PARCEL 19B; THENCE CONTINUE ALONG SAID NORTHWESTERLY LIMITS THROUGH THE FOLLOWING TWO COURSES; NORTH 55°29'57" EAST A DISTANCE OF 87.87 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 458.74 FEET, A CENTRAL ANGLE OF 32°59'54" AND A RADIAL BEARING AT THIS POINT OF NORTH 34°30'03" WEST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 284.20 FEET TO THE NORTHWEST CORNER OF SAID TRACT "B" AND SAID PARCEL 19B; THENCE CONTINUE ALONG THE NORTHEASTERLY PROLONGATION OF THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°58'09", A DISTANCE OF 31.78 FEET; THENCE DEPARTING SAID CURVE, ALONG A NON-TANGENT LINE TO THE LAST DESCRIBED CURVE, SOUTH 74°48'08" EAST A DISTANCE OF 465.16 FEET TO A CORNER POINT IN THE LIMITS OF SAID PARCEL 19B; THENCE CONTINUE ALONG SAID LIMITS OF PARCEL 19B THROUGH THE FOLLOWING TWO COURSES; NORTH 67°37'11" EAST A DISTANCE OF 162.00 FEET; THENCE SOUTH 00°00'03" EAST A DISTANCE OF 219.44 FEET TO A POINT ON THE NORTHERLY LIMITS OF TRACT "A" ACCORDING TO SAID PLAT NO. 2 AND AN ANGLE POINT IN THE LIMITS OF SAID PARCEL 19B; THENCE SOUTH 81°00'52" WEST, ALONG THE COMMON LINE BETWEEN SAID NORTHERLY LIMITS OF TRACT "A" AND PARCEL 19B, A DISTANCE OF 74.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE CONTINUE ALONG THE COMMON LINE BETWEEN SAID TRACT "A", SAID TRACT "B" AND SAID PARCEL 19B THROUGH THE FOLLOWING TWO COURSES; SOUTH 43°45'03" EAST A DISTANCE OF 160.00 FEET; THENCE SOUTH 12°04'28" EAST A DISTANCE OF 105.56 FEET; THENCE DEPARTING SAID COMMON LINE BETWEEN TRACT "B" AND TRACT "C", CONTINUE ALONG THE LIMITS OF SAID PARCEL 19B THROUGH THE FOLLOWING TWO COURSES; SOUTH 65°29'48" EAST A DISTANCE OF 37.15 FEET; THENCE SOUTH 07°15'16" EAST A DISTANCE OF 355.05 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 10060, PAGE 1783, SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE MOST EASTERLY CORNER OF SAID EASTERLY LIMITS OF PARCEL 19B, SAID POINT ALSO LYING ON THE COMMON LINE BETWEEN TRACT "A" AND TRACT "C" ACCORDING TO SAID ST. ANDREWS COUNTRY CLUB (A P.U.D.) PLAT NO. 2; THENCE CONTINUE ALONG THE COMMON LINE BETWEEN SAID TRACTS "A" AND "C" THROUGH THE FOLLOWING TWO (2) COURSES; SOUTH 12°04'28" EAST A DISTANCE OF 325.60 FEET; THENCE SOUTH 35°29'57" WEST (BEING A RADIAL BEARING TO THE FOLLOWING DESCRIBED NON-TANGENT CURVE), A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CLARIDGE OVAL WEST, A PRIVATE 80 FOOT RIGHT-OF-WAY ACCORDING TO SAID PLAT NO. 2, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1550.00 FEET AND A CENTRAL ANGLE OF 08°52'27"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 240.07 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 63°22'30" WEST A DISTANCE OF 1177.33 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 607.88 FEET, A CENTRAL ANGLE OF 24°53'10" AND A RADIAL BEARING AT THIS POINT OF NORTH 28°37'30" EAST; THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 264.07 FEET TO THE SOUTHWEST CORNER OF SAID RECREATION TRACT, SAID PARCEL 19B AND THE POINT OF BEGINNING.

CONTAINING IN ALL 20.002 ACRES (871,302.9 SQUARE FEET) MORE OR LESS.

# ST. ANDREWS COUNTRY CLUB (A P.U.D.) RECREATIONAL POD

BEING A REPLAT OF PARCEL 19B, ST. ANDREWS COUNTRY CLUB PLAT (A P.U.D.) REPLAT NO. 19, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 119, PAGE 160, 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, BOTH RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF UNPLATTED LAND ALL LYING IN SECTION 33, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

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

PARCEL 19C

PARCEL 19C, AS SHOWN HEREON, IS HEREBY RESERVED FOR ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23 DAY OF January, 2025.

ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC.,  
A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: Chenine Strupp  
PRINTED NAME  
WITNESS: Ben McConnell  
PRINTED NAME

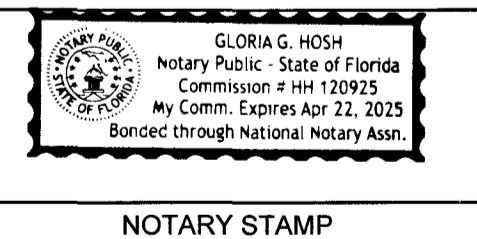
BY: Martin Klepper  
MARTIN KLEPPER,  
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 23 DAY OF January, 2025, BY MARTIN KLEPPER AS PRESIDENT FOR ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

4/22/2025  
MY COMMISSION EXPIRES  
HH 120925  
MY COMMISSION NUMBER



NOTARY STAMP

Gloria G. Hash  
SIGNATURE OF NOTARY PUBLIC  
Gloria G. Hash  
PRINTED NAME OF NOTARY PUBLIC

TITLE CERTIFICATION

I, RICHARD D. PERCIC, 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 PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT 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 CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS 5<sup>th</sup> DAY OF January, 2025.

Richard D. Percic  
RICHARD D. PERCIC, ESQUIRE  
FLORIDA BAR #373184

COUNTY APPROVAL

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 12 DAY OF MARCH, 2025, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

David L. Ricks, P.E.  
DAVID L. RICKS, 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) 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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

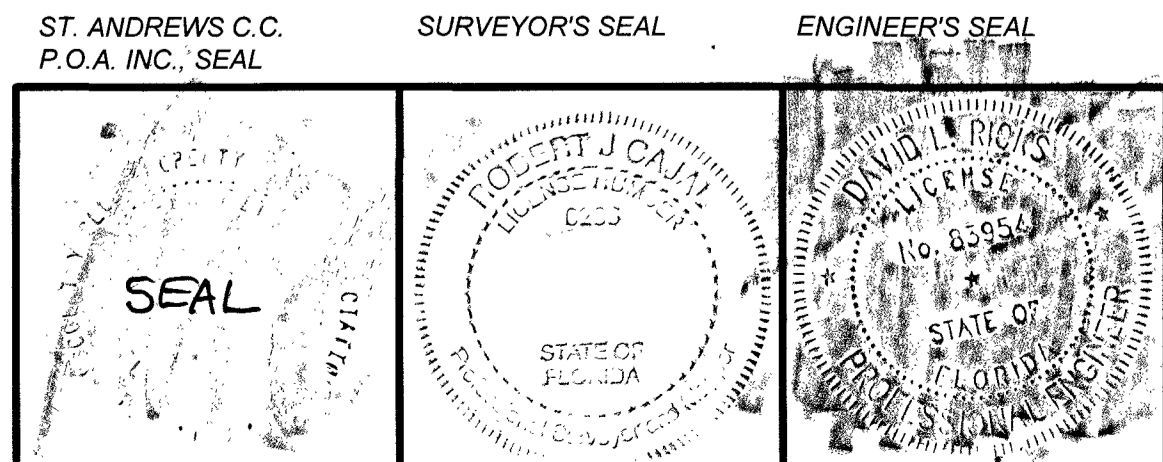
Robert J. Cajal  
ROBERT J. CAJAL, P.S.M.  
LICENSE NO.: 6266  
STATE OF FLORIDA

SURVEYOR & MAPPER'S NOTES

- COORDINATES SHOWN ARE GRID.
- DATUM = NAD 83, 1990 ADJUSTMENT.
- ZONE = FLORIDA EAST
- LINEAR UNIT = U.S. SURVEY 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 AS MEASURED ON HORIZONTAL PLANE.
- SCALE FACTOR = 1.0000273
- BEARINGS SHOWN HEREON ARE GRID (NAD 83/90 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°30'22" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO, UNLESS OTHERWISE LABELED.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- 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.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL ROADS WITHIN ST. ANDREWS COUNTRY CLUB DEVELOPMENT ARE PRIVATE UNLESS OTHERWISE NOTED.
- EASEMENT RIGHTS FOR CABLE ANTENNA TELEVISION GRANTED IN O.R.B. 4347, PAGE 500 EXTENDS TO ALL UTILITY EASEMENTS RECORDED IN ST. ANDREWS COUNTRY CLUB PLAT NUMBERS 2, 3 & 4.
- EASEMENT RIGHTS TO PALM BEACH COUNTY WATER UTILITIES DEPARTMENT GRANTED BY O.R.B. 8632, PAGE 1016, O.R.B. 14956, PAGE 1636 AND O.R.B. 15836, PAGE 1515 EXTENDS TO ALL TRACTS FOR PRIVATE ROAD PURPOSES DEDICATED BY ALL PLATS IN ST. ANDREWS COUNTRY CLUB.
- THIS INSTRUMENT PREPARED BY: ROBERT J. CAJAL IN THE OFFICE OF WALLACE SURVEYING, A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB #8598, 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407

SITE DATA

CONTROL #: 1980-00073



WALLACE SURVEYING			
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB #8598, 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551			
FIELD:	JOB No.: 87-1151.68	F.B.	PG.
OFFICE: R.C.	DATE: SEPT. 2021	DWG. No.:	87-1151-34
C/K'D:	REF.: 87-1151-33 DWG.	SHEET 1 OF 4	