

45/149

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

8-3 277829

# 149

### 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 PORTION OF SAID SECTION 33 AND BEING A REPLAT OF A PORTION OF TRACT "E" AS SHOWN ON PLAT NO. 2 ST. ANDREWS COUNTRY CLUB, (A P.U.D.), AS RECORDED IN PLAT BOOK 43, PAGES 170-178 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 3 ST. ANDREWS COUNTRY CLUB (A P.U.D.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHEAST CORNER OF PLAT NO. 1 ST. ANDREWS COUNTRY CLUB (A P.U.D.) AS RECORDED IN PLAT BOOK 43, PAGE 81, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00° 50' 30" WEST, ALONG THE EAST LINE OF SAID SECTION 33 AND ALONG THE EAST LINE OF SAID PLAT NO. 1 ST. ANDREWS COUNTRY CLUB (A P.U.D.), A DISTANCE OF 529.45 FEET TO THE SOUTHEAST CORNER OF SAID PLAT NO. 2 ST. ANDREWS COUNTRY CLUB (A P.U.D.); THENCE NORTH 00° 30' 30" WEST CONTINUING ALONG THE EAST LINE OF SAID SECTION 33 AND ALONG THE EAST LINE OF SAID PLAT NO. 2 ST. ANDREWS COUNTRY CLUB (A P.U.D.) A DISTANCE OF 2160.83 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE NORTH 01° 14' 46" WEST, CONTINUING ALONG THE EAST LINE OF SAID SECTION 33 AND ALONG THE EAST LINE OF SAID PLAT NO. 2 ST. ANDREWS COUNTRY CLUB (A P.U.D.), A DISTANCE OF 2545.00 FEET TO A POINT ON THE NORTH LINE OF SAID PLAT NO. 2 ST. ANDREWS COUNTRY CLUB (A P.U.D.) AND A POINT OF CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 210.00 FEET, TO WHICH POINT A RADIAL LINE BEARS NORTH 88° 45' 14" EAST;

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

THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY 39.87 FEET, ALONG THE ARC OF THE PREVIOUSLY MENTIONED CURVE, THROUGH A CENTRAL ANGLE OF 90° 00' 00" TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 185.00 FEET; THENCE WESTERLY AND NORTHWESTERLY 127.72 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39° 33' 20" TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY 45.76 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52° 26' 0" TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 445.00 FEET; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY 346.66 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4° 38' 02" TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 305.00 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY 281.8 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52° 57' 07" TO THE NORTHEAST CORNER OF THE PREVIOUSLY MENTIONED TRACT "E" AND A POINT ON A CURVE NON-TANGENT TO THE LAST DESCRIBED CURVE, SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 690.00 FEET, TO WHICH POINT A RADIAL LINE BEARS NORTH 82° 20' 20" EAST SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

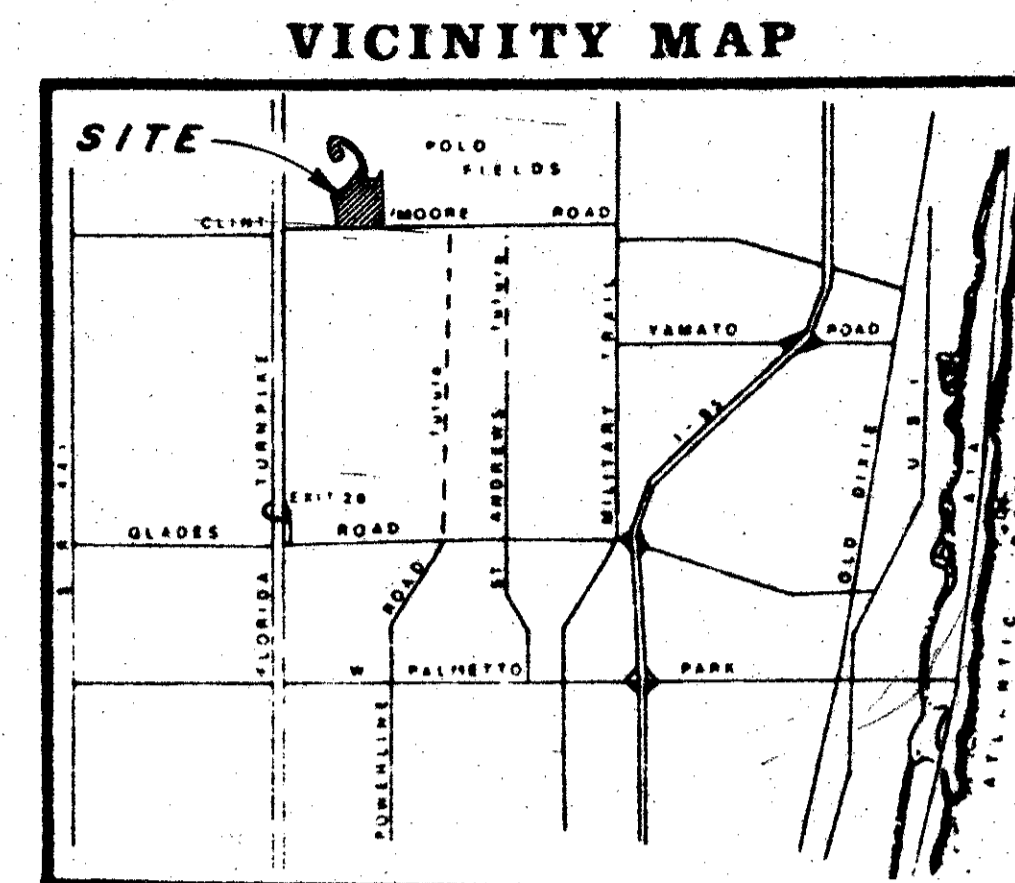
THENCE RUN ALONG THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID TRACT "E" THROUGH THE FOLLOWING CURVES, COURSES AND DISTANCES:

THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY 314.24 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26° 05' 38" TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 54° 17' 10" EAST A DISTANCE OF 2992 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 135.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY 127.63 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54° 10' 05" TO A POINT OF TANGENCY; THENCE NORTH 71° 32' 45" EAST A DISTANCE OF 175.43 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 35.00 FEET; THENCE NORTHEASTERLY, EASTERLY, SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY 692.14 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 118° 22' 43" TO A POINT OF TANGENCY; THENCE SOUTH 09° 55' 8" WEST A DISTANCE OF 220.29 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 135.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY 154.23 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 65° 27' 33" TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 465.00 FEET; THENCE SOUTHEASTERLY, 67.75 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08° 20' 51" TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 00° 50' 30" EAST A DISTANCE OF 52.41 FEET TO A POINT ON A LINE RADIAL TO THE NEXT DESCRIBED CURVE; THENCE SOUTH 59° 20' 00" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 40.00 FEET TO A POINT ON SAID CURVE, SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 330.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY 167.99 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29° 10' 00" TO A POINT OF TANGENCY; THENCE SOUTH 01° 30' 00" EAST A DISTANCE OF 131.30 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 350.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY 200.11 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32° 45' 12" TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 26° 50' 00" EAST A DISTANCE OF 124.82 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 186.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY 515.74 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 159° 43' 43" TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY AND WESTERLY 77.48 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44° 23' 43" TO A POINT OF TANGENCY; THENCE SOUTH 88° 30' 00" WEST A DISTANCE OF 319.04 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY, 132.09 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37° 50' 25" TO A POINT OF TANGENCY; THENCE SOUTH 50° 39' 35" WEST A DISTANCE OF 246.84 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 415.00 FEET; THENCE SOUTHWESTERLY, 172.67 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23° 50' 23" TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY 96.18 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55° 06' 34" TO A POINT OF REVERSE CURVATURE OF A CURVE,

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 PORTION OF SECTION 33 AND A REPLAT OF A PORTION OF TRACT "E", 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.

APRIL, 1983

SHEET 1 OF 6



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This instrument is recorded in Plat Book No. 43 and is recorded in Plat Book No. 149-154  
JOHN B. DUNKLE, Clerk Circuit Court  
Style Shureff, P.C.

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 14<sup>th</sup> DAY OF APRIL, 1983.

My Commission Expires: 10/1/83  
Notary Public

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16<sup>th</sup> DAY OF APRIL, 1983.  
PEGGY EVITT, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21<sup>st</sup> DAY OF APRIL, 1983.  
HERBERT F. KAHLERT, P.E.  
COUNTY ENGINEER

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

### SHEET INDEX:

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

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

45/149  
(188)  
97-1385

PLAT No. 3  
ST. ANDREWS COUNTRY CLUB  
(A P.U.D.)

FIELD	M. BONIN	JOB NO	83-0150	DATE	APRIL, 1983	DWG. NO	83-0150
OFFICE	R.M. RODANO	DATE	APRIL, 1983	DWG. NO	83-0150	SHEET	1 OF 6

EASTERLY 278.56 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17° 58' 59" TO POINT ON A NON-TANGENT LINE; THENCE NORTH 28° 36' 04" WEST A DISTANCE OF 35.56 FEET TO A POINT ON A LINE RADIAL TO THE NEXT DESCRIBED CURVE; THENCE NORTH 16° 04' 01" EAST, ALONG SAID RADIAL LINE, A DISTANCE OF 80.00 FEET TO A POINT ON SAID CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1475.00 FEET; THENCE SOUTHEASTERLY 992.47 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38° 33' 08" TO A POINT OF TANGENCY; THENCE SOUTH 35° 22' 51" EAST A DISTANCE OF 484.21 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 690.00 FEET; THENCE SOUTHEASTERLY 333.82 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27° 43' 10" TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM, ALL THAT PORTION OF TRACT "A" AND THE WATER MANAGEMENT TRACTS BOTH AS SHOWN ON SAID PLAT NO. 2 ST. ANDREWS COUNTRY CLUB (A P.U.D.), LYING WITHIN THE ABOVE DESCRIBED PARCEL.

CONTAINING 47.473 ACRES MORE OR LESS.

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

- STREETS**
  - THE TRACTS FOR PRIVATE ROAD PURPOSES AS SHOWN ARE HEREBY DEDICATED TO ST. ANDREWS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION AND ASSIGNS AND IS A PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, IT'S SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY
  - TRACT "G" AS SHOWN, FOR PRIVATE ACCESS TO TRACT "F", IS TO BE RETAINED BY THE ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC., A FLORIDA CORPORATION, IT'S SUCCESSORS AND ASSIGNS AND IS A PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, IT'S SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, SAID TRACT "G" TO BE REPLATTED.
- EASEMENTS**
  - 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.
  - 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.
  - EASEMENTS ARE HEREBY GRANTED WITHIN THE RIGHTS OF WAY OF THE PRIVATE ROADS WHICH ARE DEDICATED TO ST. ANDREWS 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.
- RECREATIONAL - GOLF COURSE MAINTENANCE (TRACT "F")**

TRACT "F" AS SHOWN IS TO BE RETAINED BY THE ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC., A FLORIDA CORPORATION, IT'S SUCCESSORS AND ASSIGNS AND IS A PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, IT'S SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. AN EASEMENT IS HEREBY GRANTED UPON TRACT "F" FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND PUBLIC UTILITIES, IRRIGATION FACILITIES, ELECTRICAL AND TELEPHONE FACILITIES AND PRIVATE CABLE TELEVISION AND SECURITY FACILITIES.

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 14<sup>th</sup> DAY OF APRIL, 1983.

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

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