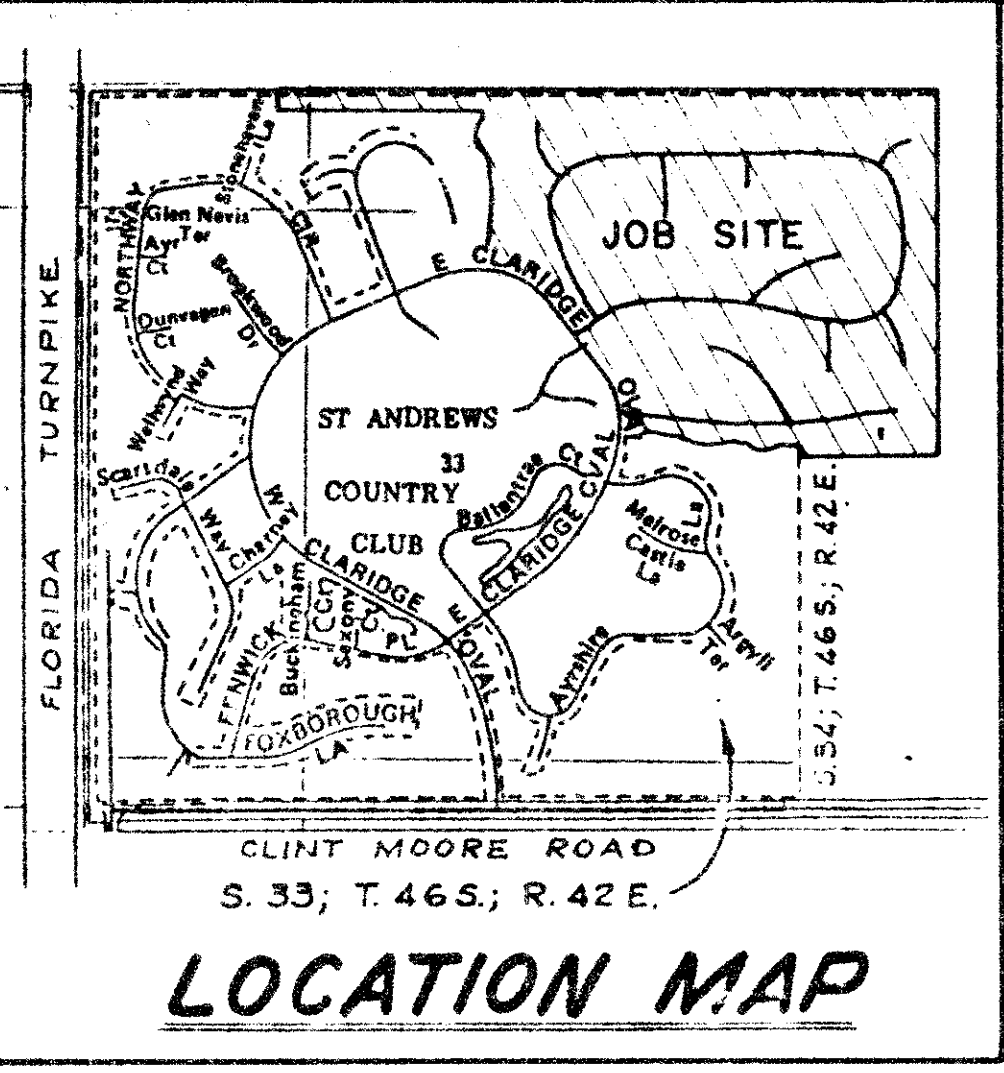


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PLAT NO. 10 ST. ANDREWS COUNTRY CLUB (A P.U.D.)

54

BEING A PLAT OF A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND A REPLAT OF PORTIONS OF TRACT "A", PLAT NO. 2 ST. ANDREWS COUNTRY CLUB (A P.U.D.) AS RECORDED IN PLAT BOOK 43 PAGES 170 THROUGH 178 PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND A PORTION OF THE WATER MANAGEMENT TRACT AS SHOWN ON PLAT NO. 9 ST. ANDREWS COUNTRY CLUB (A P.U.D.) AS RECORDED IN PLAT BOOK 54 PAGES 52 THROUGH 54 PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

SUBDIVISION *St. Andrews CC*
BOOK *55* PAGE *54*
FLOOD ZONE *B* FLOOD MAP *#21A*
QUAD *Y*
CE
PUD NAME *Plot 10*



DEDICATION.

KNOW ALL MEN BY THESE PRESENTS THAT: ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC., A FLORIDA CORPORATION, OWNER OF THE LAND DESCRIBED IN DEDICATION NO. 1 AND THAT ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION OWNER OF THE LAND DESCRIBED IN DEDICATION NO. 2, LYING IN SECTIONS 33 AND 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 10 ST. ANDREWS COUNTRY CLUB (A P.U.D.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION ST. ANDREWS PLAT 10 DEDICATION NO. 1

A PARCEL OF LAND SITUATE IN SECTIONS 33 AND 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE NORTH 89° 17' 40" EAST, ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 991.60 FEET; THENCE

SOUTH 01° 03' 40" EAST, A DISTANCE OF 2672.83 FEET TO THE SOUTH NORTH ONE HALF (N 1/2) OF SAID SECTION 34; THENCE

SOUTH 89° 23' 52" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 982.98 FEET TO THE SOUTHWEST CORNER OF SAID NORTH ONE HALF (N 1/2) OF SECTION 34; THENCE

NORTH 01° 14' 46" WEST, ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 39.84 FEET TO A POINT ON A NON-TANGENT CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 05° 14' 26" EAST A DISTANCE OF 2040.00 FEET; THENCE

WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.48 FEET THROUGH A CENTRAL ANGLE OF 02° 49' 20"; THENCE

NORTH 81° 56' 14" WEST A DISTANCE OF 33.91 FEET TO A POINT ON A NON-TANGENT CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 22° 45' 46" WEST A DISTANCE OF 210.00 FEET; THENCE

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 78.86 FEET THROUGH A CENTRAL ANGLE OF 21° 30' 58" TO A POINT OF COMPOUND CURVATURE FROM WHICH THE RADIUS POINT BEARS NORTH 01° 14' 46" WEST A DISTANCE OF 185.00 FEET; THENCE

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 116.19 FEET THROUGH A CENTRAL ANGLE OF 35° 59' 00"; THENCE

NORTH 87° 28' 33" WEST, NON-TANGENT TO THE AFORESAID CURVE, A DISTANCE OF 11.10 FEET TO THE BEGINNING OF A CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 02° 31' 27" EAST A DISTANCE OF 1559.45 FEET; THENCE

WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 88.80 FEET TO A POINT OF INTERSECTION WITH A CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 07° 56' 10" WEST A DISTANCE OF 445.00 FEET; THENCE

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 296.27 FEET THROUGH A CENTRAL ANGLE OF 38° 08' 45" TO A POINT OF INTERSECTION WITH A CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 16° 29' 14" EAST A DISTANCE OF 1559.45 FEET; THENCE

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 64.25 FEET THROUGH A CENTRAL ANGLE OF 02° 21' 39"; THENCE

NORTH 71° 09' 07" WEST A DISTANCE OF 69.39 FEET TO A POINT ON A NON-TANGENT CURVE FROM WHICH THE RADIUS POINT BEARS SOUTH 05° 37' 58" WEST, A DISTANCE OF 305.00 FEET; THENCE

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 149.46 FEET THROUGH A CENTRAL ANGLE OF 28° 04' 39" TO A POINT OF INTERSECTION WITH A CURVE FROM WHICH THE RADIUS POINT BEARS SOUTH 82° 20' 23" WEST A DISTANCE OF 690.00 FEET, SAID CURVE BEING THE EASTERLY RIGHT-OF-WAY LINE OF CLARIDGE OVAL EAST AS SHOWN ON PLAT NO. 7 ST. ANDREWS COUNTRY CLUB (A P.U.D.) RECORDED IN PLAT BOOK 51, PAGES 153 THROUGH 158, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 333.82 FEET THROUGH A CENTRAL ANGLE OF 27° 43' 11"; THENCE

NORTH 36° 22' 51" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 404.21 FEET TO THE BEGINNING OF A CURVE FROM WHICH THE RADIUS POINT BEARS SOUTH 54° 37' 09" WEST A DISTANCE OF 1475.00 FEET; THENCE

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1139.60 FEET THROUGH A CENTRAL ANGLE OF 44° 16' 02" TO THE EAST LINE OF PLAT NO. 9 ST. ANDREWS COUNTRY CLUB (A P.U.D.) RECORDED IN PLAT BOOK 54, PAGES 52 THROUGH 54 INCLUSIVE, SAID PUBLIC RECORDS; THENCE

NORTH 10° 21' 07" EAST ALONG SAID EAST LINE A DISTANCE OF 439.25 FEET; THENCE

NORTH 02° 27' 49" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 606.32 FEET TO THE NORTH LINE OF SAID PLAT NO. 9; THENCE

SOUTH 88° 58' 35" WEST, ALONG SAID NORTH LINE AND ITS WESTERLY PROLONGATION, A DISTANCE OF 1378.15 FEET; THENCE

NORTH 00° 00' 00" EAST A DISTANCE OF 137.02 FEET TO THE NORTH LINE OF SAID SECTION 33; THENCE

NORTH 88° 58' 35" EAST A DISTANCE OF 3585.20 FEET TO THE NORTHEAST CORNER OF SAID SECTION 33 AND THE POINT OF BEGINNING.

TOGETHER WITH:
DEDICATION NO. 2
A PARCEL OF LAND SITUATE WITHIN PLAT NO. 9 ST. ANDREWS COUNTRY CLUB (A P.U.D.) AS RECORDED IN PLAT BOOK 54, PAGES 52 THROUGH 54 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PLAT NO. 9; THENCE

SOUTH 02° 27' 49" EAST, ALONG THE EAST LINE OF SAID PLAT NO. 9, A DISTANCE OF 64.18 FEET TO THE POINT OF BEGINNING; THENCE

SOUTH 02° 27' 49" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 230.21 FEET; THENCE

NORTH 30° 39' 46" WEST A DISTANCE OF 93.00 FEET; THENCE

NORTH 05° 42' 38" WEST A DISTANCE OF 50.25 FEET; THENCE

NORTH 23° 02' 32" EAST A DISTANCE OF 108.67 FEET TO THE POINT OF BEGINNING.

BEARINGS BASED ON SAID PLAT NO. 9 ST. ANDREWS COUNTRY CLUB.

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

- AS TO DEDICATION NO. 1
1. STREETS
TRACTS FOR PRIVATE ROAD PURPOSES SHOWN AS:
A. QUEENFERRY CIRCLE
B. CASTLEBAY COURT
C. MANDYLYNN COURT
D. ERICAROSE COURT
E. DARLINGTON COURT
F. ALLENBURY COURT
G. DUNDEN COURT
H. COURTLAND LANE
I. LEEDSTON DRIVE
J. MORAY PLACE

ARE HEREBY DEDICATED FOR PRIVATE ROAD PURPOSES TO THE ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. EASEMENTS

- A. UTILITY EASEMENTS - THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- B. DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE.
- C. EASEMENTS ARE HEREBY GRANTED, WITHIN THE TRACTS FOR PRIVATE ROAD PURPOSES AS DEDICATED TO THE ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES, IRRIGATION FACILITIES, ELECTRICAL AND TELEPHONE FACILITIES, CABLE TELEVISION, SECURITY FACILITIES AND DRAINAGE FACILITIES.
- D. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- E. THE 20 FOOT MAINTENANCE EASEMENTS SHOWN ADJACENT TO WATER MANAGEMENT TRACTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- F. GOLF COURSE ACCESS EASEMENTS - THE 20 FOOT MAINTENANCE EASEMENTS AS SHOWN HEREON ARE ALSO DEDICATED AS GOLF COURSE ACCESS EASEMENTS.

- 3. WATER MANAGEMENT TRACTS - THE WATER MANAGEMENT TRACTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

- 4. RECREATIONAL - GOLF COURSE - TRACTS A-1, A-2, A-3, A-4, A-5, A-6, A-7, AND A-8 AS SHOWN HEREON ARE TO BE RETAINED BY THE ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC., A FLORIDA CORPORATION AND ARE A PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.

- 5. FUTURE RESIDENTIAL - TRACTS E-1, E-2, E-3, AND E-4 AS SHOWN HEREON ARE TO BE RETAINED BY THE ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC., A FLORIDA CORPORATION AND ARE A MAINTENANCE OBLIGATION OF SAID CORPORATION UNTIL SUCH A TIME AS SAID "E" TRACTS ARE SUBDIVIDED INTO SINGLE FAMILY LOTS.

- 6. LANDSCAPE - BUFFER - TRACT L AS SHOWN HEREON IS HEREBY DEDICATED TO THE ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

AS TO DEDICATION NO. 2
1. RECREATIONAL - GOLF COURSE - TRACT A-9 AS SHOWN HEREON IS HEREBY DEDICATED TO THE ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC., A FLORIDA CORPORATION AND IS A PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.
AS TO DEDICATION NO. 1
IN WITNESS WHEREOF, THE ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5TH DAY OF *November*, 1986.

ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC., A CORPORATION OF THE STATE OF FLORIDA
BY: *William J. Warzlow*
WILLIAM J. WARZLOW
VICE PRESIDENT

ATTEST: *Brian N. Taub*
BRIAN N. TAUB
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM J. WARZLOW AND BRIAN N. TAUB, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT OF THE 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 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 5TH DAY OF *November*, 1986.

MY COMMISSION EXPIRES: *June 11, 1991*
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
DENNIS J. MEIERER
WILLIAM G. WALLACE, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
9176 ALT. A-1-A
LAKE PARK, FLORIDA 33403

0305-011

(SEAL)
St. Andrews Development Co.
of Boca Raton, Inc.

(SEAL)
NOTARY

55/54

PLAT No. 10
ST. ANDREWS COUNTRY CLUB
(A P.U.D.)
WILLIAM G. WALLACE, INC.
CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS
9176 ALTERNATE A-1-A LAKE PARK, FL. 33410 • 305-942-4233
FIELD M. BROWN JOB NO. 86-177 FB PG
OFFICE R. M. RODANO DATE JULY, 1986 DWG NO. 86-177
CKD CJM REF SHEET 1 OF 9