

PLAT No. 16 ST. ANDREWS COUNTRY CLUB

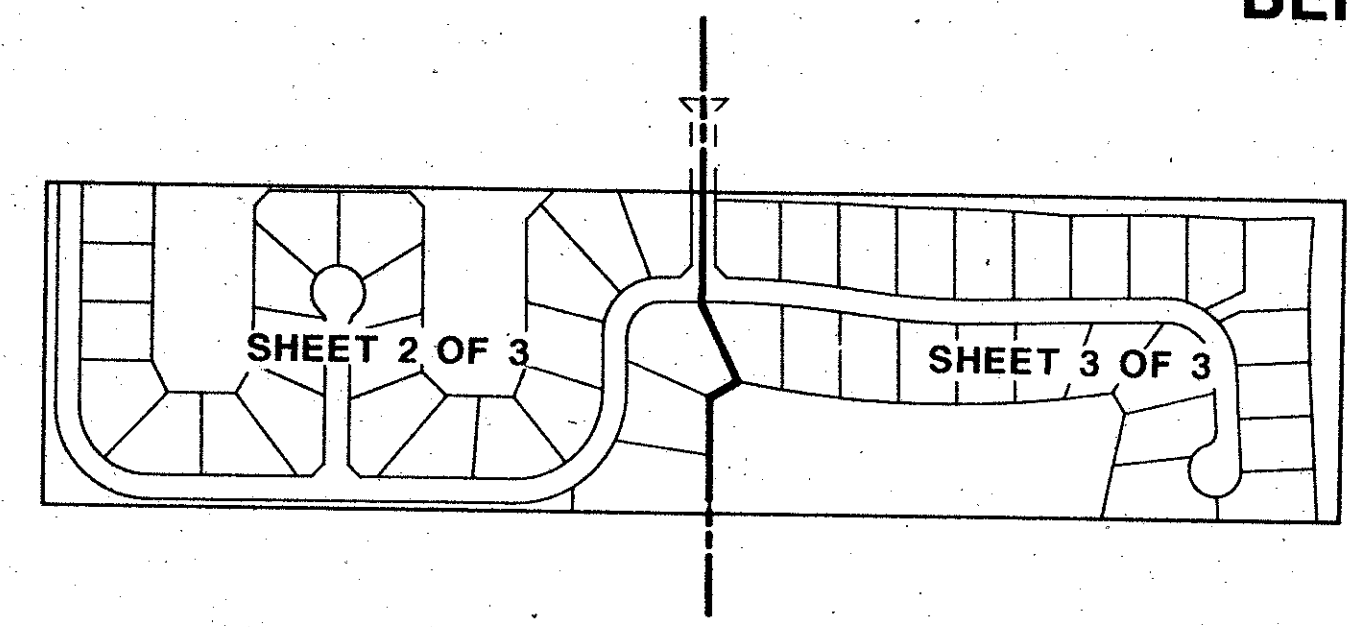
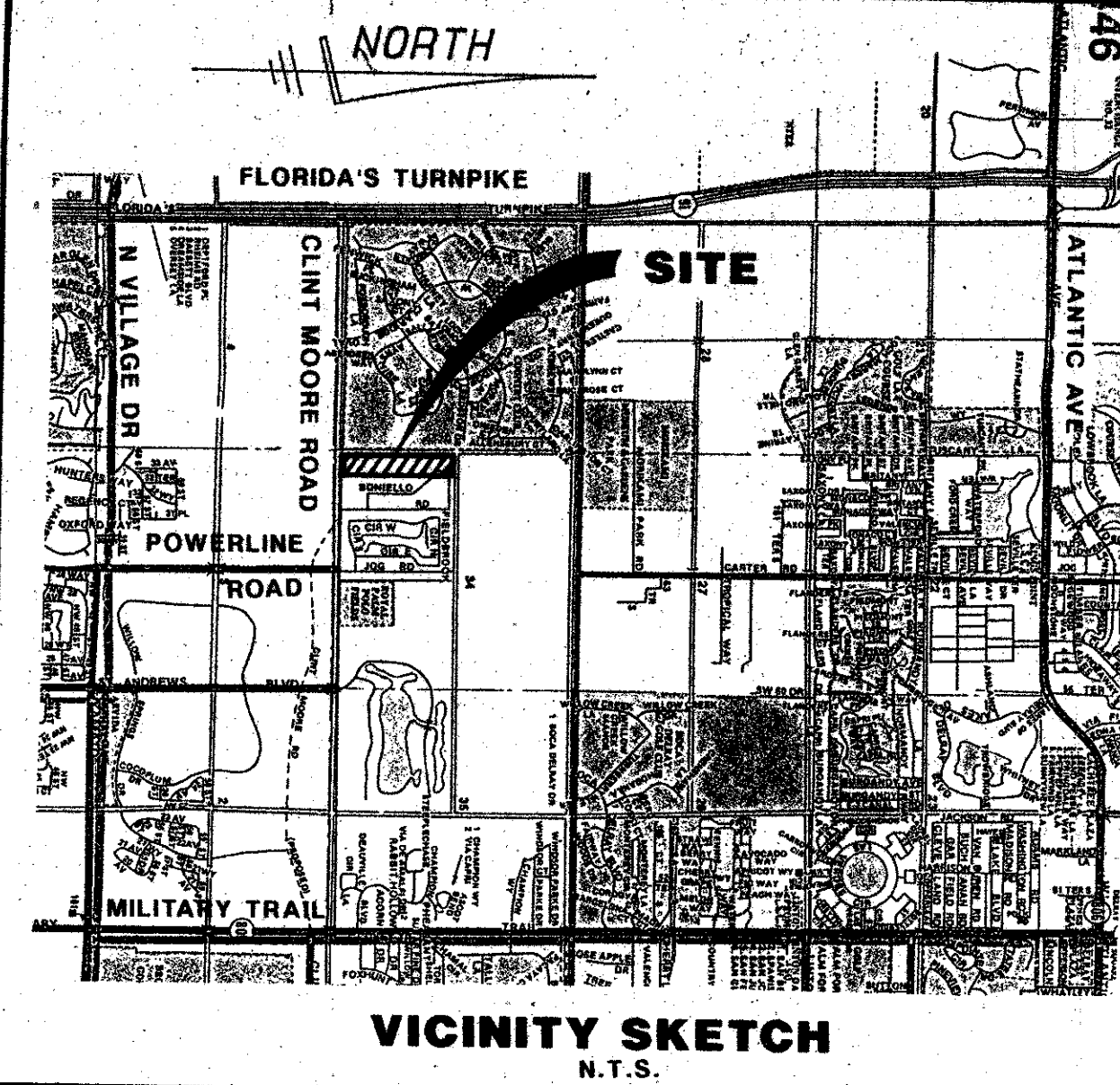
(A P.U.D.)

BEING A PORTION OF SECTION 34, TOWNSHIP 46 SOUTH,
RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

JUNE, 1990

156

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:33 AM
on the 28 day of SEPT.
1990 and duly recorded in Plat Book No.
9-92 on page 156 of 158
John B. Dunkle, Clerk, Circuit Court
Herbert F. Kahlert, P.E.
County Engineer



KEY MAP

SCALE: 1" = 400'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Hasey Properties, Inc., a Florida Corporation, owner of the land shown hereon, being a portion of Section 34, Township 46 South, Range 42 East, Palm Beach County, Florida; shown hereon as Lake Estates, Plat No. 16 St. Andrews Country Club (A P.U.D.); being more particularly described as follows:

- PARCEL 1**
The South 825 feet of the West 660 feet of Section 34, Township 46 South, Range 42 East. and
- PARCEL 2**
All of the West 660 feet, less the South 825 feet thereof, lying South of the Quarter-Section line of Section 34, Township 46 South, Range 42 East. Containing in all 40.756 acres, more or less.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- Streets: Tracts for Private Road purposes shown as:
 - A. Lake Estates Drive
 - B. Lake Estates Court

Are hereby dedicated for private road purposes, utility and drainage to the St. Andrews Country Club Property Owners' Association, Inc., a Florida non-profit Corporation, its successors and assigns and are the perpetual maintenance obligation of said association, its successors and assigns without recourse to Palm Beach County.

- Tracts
 - A. Tract L - Tract L as shown hereon is an Open Space Tract for Open Space purposes and is hereby dedicated to the St. Andrews Country Club Property Owners' Association, Inc., a Florida non-profit corporation, its successors and assigns for the perpetual maintenance obligation of said association, its successors and assigns.
 - B. Water Management Tracts - The Water Management Tracts as shown hereon are hereby dedicated to the St. Andrews Country Club Property Owners' Association, Inc., a Florida non-profit corporation, its successors and assigns for the proper purposes and is the perpetual maintenance obligation of said association, its successors and assigns without recourse to Palm Beach County.
 - C. Littoral Zones - The tracts shown hereon as Littoral Zones are hereby dedicated for littoral zone and water management purposes to the St. Andrews Country Club Property Owners' Association, Inc., a Florida non-profit corporation, its successors and assigns, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. It is a punishable violation of Palm Beach County laws, ordinances, codes, regulations and approvals to alter the approved slopes, contours or cross sections, or to chemically or physically remove, damage, destroy, cut or trim any plants within said tracts without the prior written consent of the Palm Beach County Department of Environmental Resources Management.

- Easements
 - A. Utility Easements - The Utility Easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities, cable television systems without recourse to Palm Beach County.
 - B. Drainage Easements - The Drainage Easements shown hereon are hereby dedicated to the St. Andrews Country Club Property Owners Association, Inc., a Florida non-profit corporation, its successors and assigns for the construction and maintenance of drainage and drainage related facilities and is the perpetual maintenance obligation of said association, its successors and assigns without recourse to Palm Beach County. Palm Beach County has the right but not the obligation to maintain that portion of the drainage systems that serves to drain public roads.
 - C. Landscape Easements - The Landscape Easements as shown hereon are hereby dedicated to the St. Andrews Country Club Property Owners' Association, Inc., a Florida non-profit corporation, its successors and assigns for landscaping purposes and is the perpetual maintenance obligation of said association, its successors and assigns without recourse to Palm Beach County.
 - D. Palm Beach County has the right but not the obligation to maintain that portion of the drainage system within this plat that serves to drain public roads.
 - E. 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.
 - F. The 20 foot Lake Maintenance Easements shown adjacent to water management tracts as shown hereon are for lake maintenance purposes and are 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 and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
 - G. The 20 foot Lake Maintenance Access Easements as shown hereon are for access purposes to and from the 20 foot Maintenance Easements as shown hereon and are 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, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its President and attested by its Secretary and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors this 13th day of September, 1990.

Hasey Properties, Inc., a Florida Corporation
By: William J. Hasey, Jr.
William J. Hasey, Jr., President
Attest: Martin J. Hasey
Martin J. Hasey, Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared William J. Hasey, Jr. and Martin J. Hasey to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of Hasey Properties, Inc., a Florida 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 a regular 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 13th day of September, 1990.
Jessie D. Powell
Notary Public
My Commission Expires: 2/29/92

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 6492 at Pages 1193 through 1205, inclusive, and Official Record Book 6492 at Pages 1205, inclusive, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice-President and attested to by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 13th day of September, 1990.

Barnett Bank of Palm Beach County, Florida,
a Corporation of the State of Florida
By: D. Scott Dixon
D. Scott Dixon, Vice-President
Attest: W. Dale Kahle
W. Dale Kahle, Vice-President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared D. Scott Dixon and W. Dale Kahle 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 Barnett Bank of Palm Beach County, a Corporation of the State of Florida 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 13th day of September, 1990.
Jessie D. Powell
Notary Public

My Commission Expires: 2/29/92

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Martin J. Hasey, 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 to Hasey Properties, Inc., a Florida corporation; that the current taxes have been paid; and that I find that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct and that there are no other encumbrances of record.

Martin J. Hasey
Martin J. Hasey,
Attorney-at-Law, licensed in the
State of Florida
13th day of September, 1990

SURVEYOR'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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with the Palm Beach County Board of County Commissioners for the required improvements; 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.

Francis Gryta
Francis Gryta
Professional Land Surveyor
Florida Certificate No. 4351

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 25 day of Sept, 1990.

By: Carol J. Elquist
Carol J. Elquist, Chairman

Attest: JOHN B. DUNKLE, CLERK

By: W. Dale Kahle
W. Dale Kahle, Deputy Clerk

BARNETT-BANK OF P.B.C.	NOTARY	HASEY PROPERTIES, INC.	NOTARY	SURVEYOR	BoF.C.P.B.C.	CLERK	ENGINEER

NOTICE:
There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.

COUNTY ENGINEER
This plat is hereby approved for record this 25 day of Sept, 1990.
By: Herbert F. Kahlert
Herbert F. Kahlert, P.E.
County Engineer

NOTES

- No buildings or any kind of construction shall be placed on utility or drainage easements.
- Where utility and drainage easements intersect, the drainage easement shall take precedence.
- No structures, trees or shrubs shall be placed on drainage easements.
- Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.
- No structures, trees or shrubs shall be placed on utility easements for water and sewer.
- All building setbacks shall conform to the Palm Beach Zoning Code.
- Ingress/Egress easement granted by: St. Andrews Country Club Property Owners Association, Inc. to Hasey Properties, Inc.
- Centerline of L.W.D.D. Lateral Canal L-40 predicated on Palm Beach County Drawing "Old Clint Moore Road Abandonment Description" Drawing No. S-1-90-118.
- The East line 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, bears North 00° 50' 30" West and all other bearings are relative thereto.

ABBREVIATIONS & SYMBOLS

- Denotes Permanent Reference Monument (P.R.M.). Stamped P.R.M. P.L.S. # 4351
- Denotes Permanent Control Point (P.C.P.). Stamped P.C.P. P.L.S. # 4351. In the advent of the inaccessibility of one or more locations the affected P.C.P. (s) shall be referenced by two (2) P.C.P. disks and nails at 5' offsets on opposite sides and on the road centerline.
- A - Denotes Arc.
- B of C.C.P.B.C. - Denotes Board of County Commissioners, Palm Beach County.
- D.B. - Denotes Deed Book.
- D.E. - Denotes Drainage Easement.
- L. - Denotes Lateral.
- L.A.E. - Denotes Limited Access Easement.
- L.M.E. - Denotes Landscape Easement.
- L.M.A.E. - Denotes Lake Maintenance Easement.
- L.W.D.D. - Denotes Lake Worth Drainage District.
- N.T.S. - Denotes Not to Scale.
- O.A. - Denotes Overall Dimension.
- O.R.B. - Denotes Official Record Book.
- P.B. - Denotes Plat Book.
- P.B.C. - Denotes Palm Beach County.
- P.E. - Denotes Professional Engineer.
- P.G. - Denotes Page.
- P.U.D. - Denotes Planned Unit Development.
- R. - Denotes Radius/Radial Line.
- U.E. - Denotes Utility Easement.
- C/L - Denotes Centerline.
- R/W - Denotes Right-of-Way.
- Δ - Denotes Central Angle.
- T. - Denotes Tangent.
- Chd. - Denotes Chord.
- Chd. Brg. - Denotes Chord Bearing.

TABULAR DATA

Total Area	=	40.756
Number of Lots	=	48
Density	=	.97 DU/AC
Minimum Lot Size	=	7500 square feet
Zoning Petition No.	=	80-73P

This instrument prepared by:
Francis Gryta
Wallace Surveying Corporation
9176 ALTERNATE A1A, LAKE PARK, FLORIDA 33403 • 407/842-4233

Pet. 80-73 (A)
Sch #150
3/28/90

PLAT OF
LAKE ESTATES
PLAT No. 16
ST. ANDREWS COUNTRY CLUB

WALLACE SURVEYING CORPORATION
9176 ALTERNATE A1A, LAKE PARK, FLORIDA 33403 • 407/842-4233

FIELD	W.B.	JOB NO.	90-1085	FB	PG.
OFFICE	M.B. & R.C.	DATE	JUNE 1990	DWG NO.	90-1085
CK'D	F.G.	REF.		SHEET	1 OF 3

TAZ 603

SUBDIVISION: LAKE ESTATES
PAGE 156
FLOOD MAP: 425A
FLOOD ZONE: B
ZONING: RE
QUAD: 37
SE 80-73
PURNAME: ST. ANDREWS C.C. 15-16

66/156

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