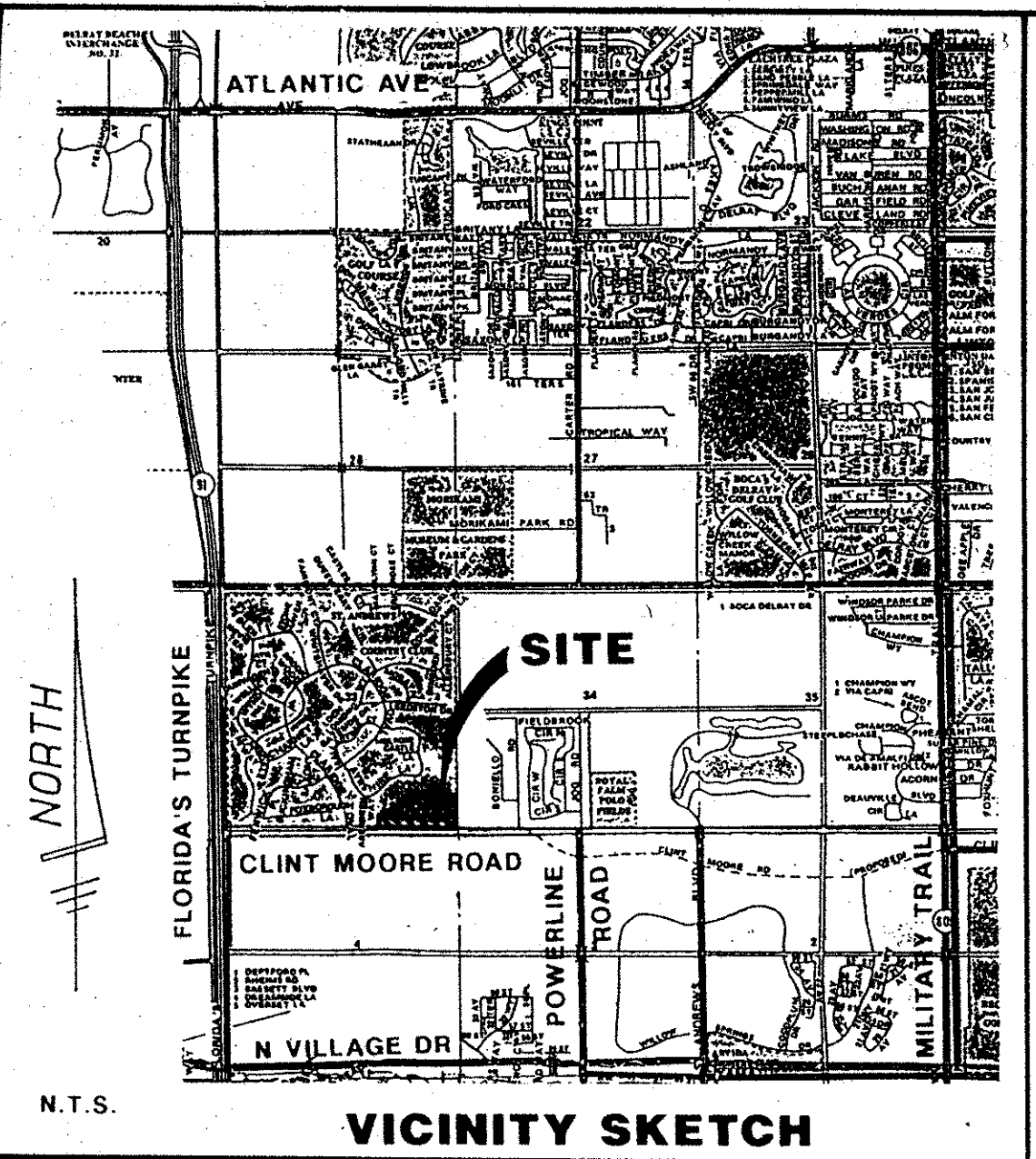


PLAT OF ST. ANDREWS HILLS (A P.U.D.)

BEING A REPLAT OF THE REPLAT OF PLAT NO. 1 ST. ANDREWS COUNTRY CLUB (A P.U.D.) AS RECORDED IN PLAT BOOK 66, PAGE 187, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

JANUARY 1991



INDEX SHEET SHEET 1 ----- COVERSHEET SHEET 2 ----- PLAT (SHEET 2 of 2)

COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed and recorded in 1991 on the 26 day of July 1991 and duly recorded in the Public Records of Palm Beach County, Florida in Plat Book 68 on page 45-46 KENNETH B. DUNKLE, Clerk of Court of Palm Beach County



ABBREVIATIONS & SYMBOLS

1. —□—	= Denotes Permanent Reference Monument (P.R.M.)
2. —●—	= Denotes Permanent Control Point (P.C.P.)
3. A.	= Denotes Arc.
4. B of C.C.P.B.C.	= Denotes Board of County Commissioners, Palm Beach County.
5. D.E.	= Denotes Drainage Easement.
6. L.A.E.	= Denotes Limited Access Easement.
7. L.M.E.	= Denotes Lake Maintenance Easement.
8. L.M.A.E.	= Denotes Lake Maintenance Access Easement.
9. L.W.D.D.	= Denotes Lake Worth Drainage District.
10. N.T.S.	= Denotes Not to Scale.
11. O.A.	= Denotes Overall Dimension.
12. O.R.B.	= Denotes Official Record Book.
13. P.B.	= Denotes Plat Book.
14. P.B.C.	= Denotes Palm Beach County.
15. P.E.	= Denotes Professional Engineer.
16. PG.	= Denotes Page.
17. P.U.D.	= Denotes Planned Unit Development.
18. R	= Denotes Radius/Radial Line.
19. U.E.	= Denotes Utility Easement.
20. C/L	= Denotes Centerline.
21. R/W	= Denotes Right-of-Way.
22. Δ	= Denotes Central Angle.
23. T.	= Denotes Tangent.
24. Chd.	= Denotes Chord.
25. Chd. Brg.	= Denotes Chord Bearing.
26. O/S	= Denotes Offset.
27. F.P.E.	= Flood Plain Easement.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that St. Andrews Hills, a Florida General Partnership,

By: St. Andrews Hills, Inc., a Florida Corporation and General Partner of St. Andrews Hills.

By: Brownell Realty Corporation, a Florida Corporation and General Partner of St. Andrews Hills.

owners of the land shown hereon, being in Section 33, Township 46 South, Range 42 East, Palm Beach County, Florida shown hereon as Plat of St. Andrews Hills (A P.U.D.), being more particularly described as follows:

The Replat of Plat No. 1 St. Andrews Country Club (A P.U.D.), as recorded in Plat Book 66, Page 187, Public Records of Palm Beach County, Florida.

Containing in all 14.750 acres, more or less.

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

- Street - Tract for Private Road purposes shown as: Lake Estates Drive

Is hereby dedicated for private road purposes, utility and drainage purposes 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.

2. Tracts

- 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 and is the perpetual maintenance obligation of said association, its successors and assigns without recourse to Palm Beach County.
- 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 are the perpetual maintenance obligation of said association, its successors and assigns without recourse to Palm Beach County.

3. Easements

- 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.
- 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 are 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.
- The 20 foot Lake Maintenance Easement shown adjacent to water management tracts as shown hereon is for lake maintenance purposes and 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 without recourse to Palm Beach County.
- The 20 foot Lake Maintenance Access Easement as shown hereon is for access purposes to and from the 20 foot Lake Maintenance Easement as shown hereon and 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, without recourse to Palm Beach County.
- The 20 foot Flood Plain Easement as shown hereon is for Flood Plain Delineation purposes and 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, without recourse to Palm Beach County. This easement may be subject to inundation during storm events.

IN WITNESS WHEREOF, the above-named parties have caused these presents to be signed this 4th day of JUNE, 1991.

St. Andrews Hills, a Florida General Partnership

By: St. Andrews Hills, Inc., a Florida Corporation and General Partner of St. Andrews Hills.

By: Jerome V. Ansel, President

Witness: [Signature] Witness: [Signature]

By: Brownell Realty Corporation, a Florida Corporation and General Partner of St. Andrews Hills.

By: Leo Brown, President

Attest: [Signature] Morrie E. Brown, Treasurer

ACKNOWLEDGEMENT

State of Florida

County of Palm Beach

Before me personally appeared Jerome V. Ansel, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as President and sole officer of St. Andrews Hills, Inc., a Florida Corporation, and acknowledged to and before me that he 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 4th day of JUNE, 1991.

My Commission expires: 9-1-92

[Signature] Notary Public

ACKNOWLEDGEMENT

State of Florida

County of Palm Beach

Before me personally appeared Leo Brown and Morrie E. Brown, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Treasurer of Brownell Realty Corporation, 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 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 10th day of June, 1991.

My commission expires: 9-1-92

[Signature] Notary Public

TITLE CERTIFICATION

State of Florida

County of Palm Beach

We, Chicago Title Insurance Company, a title insurance company, duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to St. Andrews Hills, a Florida General Partnership; that the current taxes have been paid; and that we find that the property is unencumbered by any mortgages; and that there are encumbrances of record, but they do not prohibit the creation of the hereon depicted subdivision.

Date: 6-10-91

[Signature] Herbert G. Swan, Assistant Vice President Chicago Title Insurance Company, Title Insurance Company licensed in the State of Florida

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.

[Signature] Francis Gryta Professional Land Surveyor Florida Certificate No. 4351

This instrument prepared by: Francis Gryta WALLACE SURVEYING CORPORATION, 9176 Alternate A-1-A, Lake Park, Florida 33403

APPROVALS

Board of County Commissioners

Palm Beach County, Florida

This plat is hereby approved to record this 23 day of July, 1991.

By: [Signature] Karen T. Marcus, "Chair"

Attest: John B. Dunkle, Clerk

By: [Signature] Julie Rowat Deputy Clerk

County Engineer

This plat is hereby approved for record this 23 day of July, 1991.

By: [Signature] George Webb, P.E. Acting 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.
- The East line of the Replat of Plat No. 1 St. Andrews Country Club (A P.U.D.), as recorded in Plat Book 66, Page 187, Public Records of Palm Beach County, Florida, bears South 00° 50' 30" East and all other bearings are relative thereto.

CORPORATE SEAL	CORPORATE SEAL	NOTARY	SURVEYOR	CLERK

TABULAR DATA

Total Area	=	14.750
Number of Lots	=	15
Density	=	1.02 DU/AC
Minimum Lot Size	=	7500 square feet
Open Space Tract	=	0.20 acres
Zoning Petition No.	=	80-73 F

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

ROADS 102500 PER UNIT

0305-015

PET. 80-73

COLLECT

68/45

PLAT OF ST. ANDREWS HILLS

WALLACE SURVEYING CORPORATION

9176 ALTERNATE A1A, LAKE PARK, FLORIDA 33403 • 407/642-4233

FIELD	JOB NO	90-1290	F B	PG	
OFFICE	R.C.	DATE	JANUARY 1991	DWG NO	90-1290
CHK'D	M.B.	REF	90-1237	SHEET	1 OF 2

BOOK 68 FLOOD MAP #215A ZONING RE/VE

PLAT 45

SECTION 33

TAZ 600