

0305-017



58

TABULAR DATA

Total Area = 0.915
 Number of Lots = 2
 Density = 2.19 DU/AC
 Zoning Petition No. 80-73 F

COUNTY OF PALM BEACH) ss
 STATE OF FLORIDA)
 This Plat was filed for record at 8:52 A.M.
 this 17th day of August 1994
 and duly recorded in Plat Book No. 37
 on page 58
 DOROTHY H. WILKEN, Clerk of Circuit Court
 by *Dorothy H. Wilken* D.C.

ST. ANDREWS COUNTRY CLUB (A P.U.D.) PLAT NO. 18

BEING A REPLAT OF LOTS 772, 773, AND A PORTION OF TRACT "L" PLAT NO. 14 ST. ANDREWS COUNTRY CLUB (A P.U.D.), AS RECORDED IN PLAT BOOK 57, PAGES 132 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

JULY, 1994

APPROVALS

Board of County Commissioners
 Palm Beach County, Florida

This plat is hereby approved to record this 16 day of Aug, 1994.

By: *Mary McCarty*
 Mary McCarty, Chair

Attest: Dorothy H. Wilken, Clerk

Debra Rowland
 Deputy Clerk

County Engineer

This plat is hereby approved for record this 16 day of Aug, 1994.

By: *George Webb*
 George Webb, P.E.

NOTES

- No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments.
- All building setbacks shall conform to the Palm Beach Zoning Code.
- The South line of the North 1/2 of Section 34, Township 46 South, Range 42 East is assumed to bear North 89° 23' 52" East and all other bearings are relative thereto.

ABBREVIATIONS & SYMBOLS

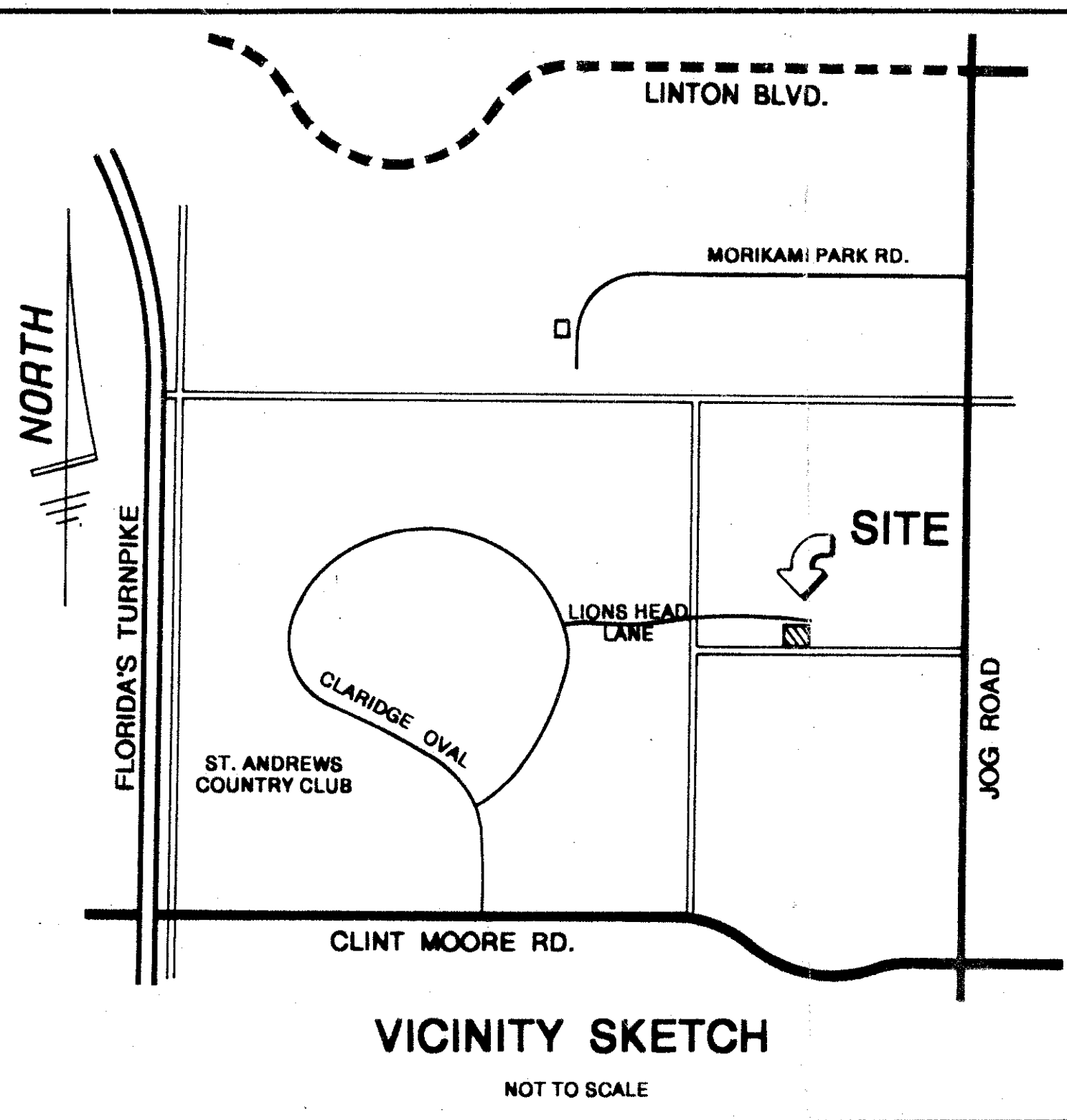
- | | |
|--------------|--|
| 1. | = Denotes Permanent Reference Monument (P.R.M.) set. |
| 2. | = Denotes Permanent Reference Monument (P.R.M.) found. |
| 3. A | = Denotes Arc. |
| 4. D.E. | = Denotes Drainage Easement. |
| 5. L.W.D.D. | = Denotes Lake Worth Drainage District. |
| 6. N.T.S. | = Denotes Not to Scale. |
| 7. O.R.B. | = Denotes Official Record Book. |
| 8. P.B. | = Denotes Plat Book. |
| 9. P.B.C. | = Denotes Palm Beach County. |
| 10. PG. | = Denotes Page. |
| 11. P.L.S. | = Denotes Professional Land Surveyor. |
| 12. P.R.M. | = Denotes Permanent Reference Monument. |
| 13. P.U.D. | = Denotes Planned Unit Development. |
| 14. R | = Denotes Radius/Radial Line. |
| 15. U.E. | = Denotes Utility Easement. |
| 16. C/L | = Denotes Centerline. |
| 17. Δ | = Denotes Delta. |
| 18. SECT. | = Denotes Section. |
| 19. S.A.C.C. | = Denotes St. Andrews Country Club. |
| 20. W.M.T. | = Denotes Water Management Tract. |
| 21. P.O.B. | = Denotes Point of Beginning. |
| 22. P.O.C. | = Denotes Point of Commencement. |

NOTICE:

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

This instrument prepared by: *Craig L. Wallace*
 Wallace Surveying Corporation
 901 Northpoint Parkway, Suite 117
 West Palm Beach, Florida 33407

PET. 80-73
#102500 ROADS
5/3/3/K



DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS that St. Andrews Lakes, Inc., a Florida Corporation, licensed to do business in the State of Florida, owner of land shown hereon, being in Section 34, Township 46 South, Range 42 East, Palm Beach County, Florida, shown hereon as St. Andrews Country Club (A P.U.D.) Plat No. 18 being more particularly described as follows:

Lots 772 and 773, inclusive, together with that portion of Tract "L" being adjacent to said Lots, according to the Plat of St. Andrews Country Club (A P.U.D.) Plat No. 14, as recorded in Plat Book 57, Pages 132 through 135, Public Records of Palm Beach County, Florida, lying in the North half of Section 34, Township 46 South, Range 42 East, Palm Beach County, Florida; being more particularly described as follows:

Commencing at a point on the South line of said North half of Section 34 being the Southeast corner of said Plat No. 14; thence South 89° 23' 52" West along the South line of said plat (the South line of Plat No. 14 is assumed to bear South 89° 23' 52" West and all other bearings are relative thereto) a distance of 121.37 feet to the intersection with the Southerly extension of the East line of said Lot 772 and the Point of Beginning of the hereinafter described parcel; thence continue South 89° 23' 52" West a distance of 201.60 feet to the Northeast corner of the Plat of Lake Estates, Plat No. 16, St. Andrews Country Club, as recorded in Plat Book 66, Pages 156 through 158, inclusive, Public Records of Palm Beach County, Florida; thence North 00° 50' 30" West, along the Northerly extension of the East line of said Plat No. 16, said line being common with the East line of Water Management Tract, as recorded in Official Record Book 6582, Pages 1567 through 1568, inclusive, Public Records of Palm Beach County, Florida, a distance of 53.18 feet to a point on the Southerly line of said Lot 773; thence North 85° 53' 08" East, along the South line of said Lots 773 & 772, a distance of 200.00 feet to the Southeast corner of said Lot 772; thence South 04° 06' 52" East, a distance of 65.45 feet along the Southerly extension of the East line of said Lot 772 to the South line of said Plat No. 14 and the Point of Beginning.

Containing 0.91 acres, more or less.

In Witness Whereof, the above named corporation has caused these presents to be signed by its 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 29 day of JULY 1994.

St. Andrews Lakes, Inc., a Corporation of State of Florida
 By: *Jerome V. Ansel*
 Jerome V. Ansel, President/Director

Attest: *Ronald A. Reitsma*
 Ronald A. Reitsma, Vice President

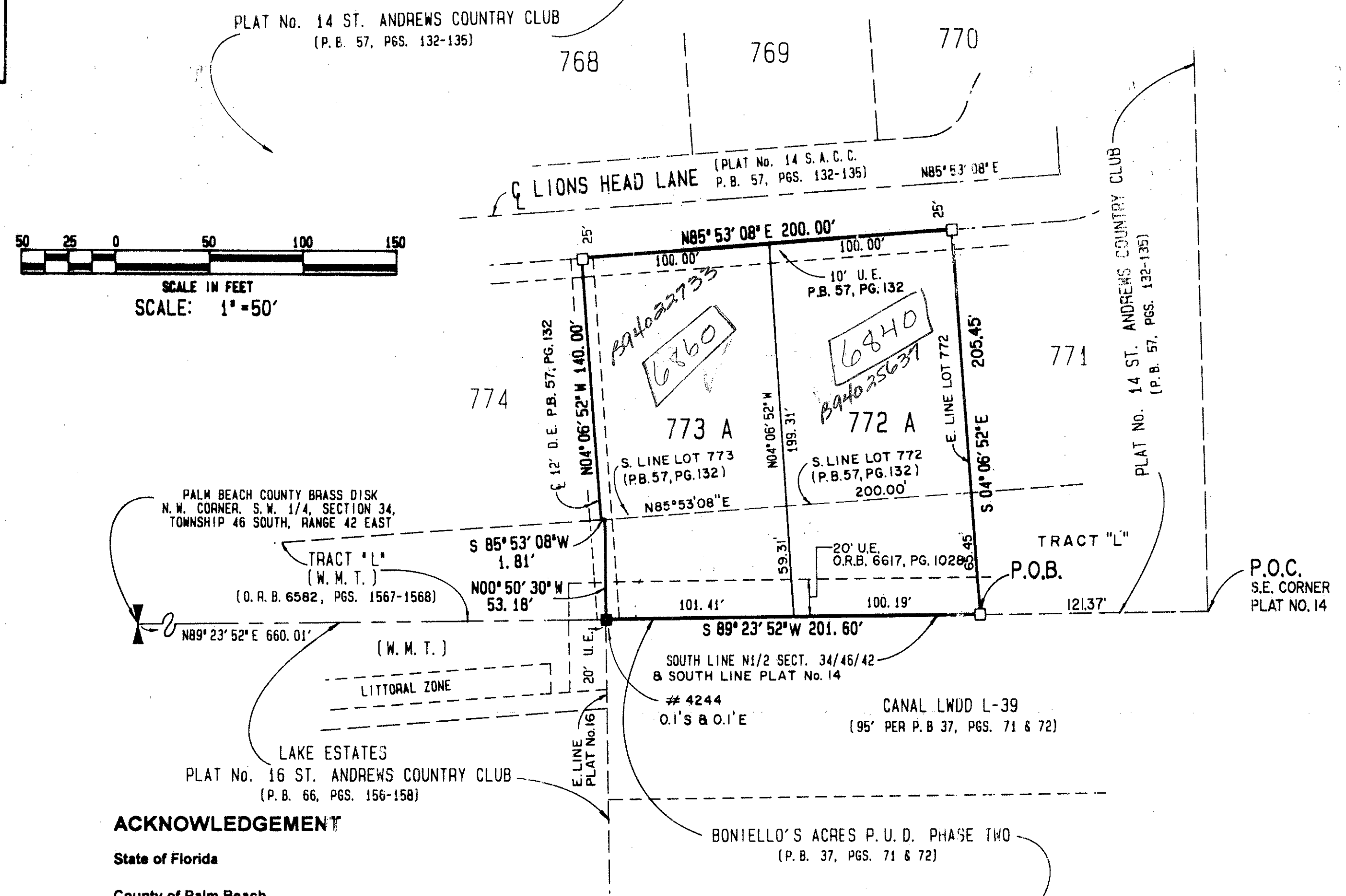
ACKNOWLEDGEMENT

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 of St. Andrews Lakes, Inc., a Florida Corporation, and severally 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 29 day of JULY 1994.

My Commission Expires: 3/16/97
 Notary Public *Nancy J. Wertz*



ACKNOWLEDGEMENT

State of Florida
 County of Palm Beach

Before Me personally appeared Ronald A. Reitsma, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as Vice President of St. Andrews Lakes, Inc., a Florida Corporation, and severally 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 29 day of JULY 1994.

My Commission Expires: 3/16/97
 Notary Public *Nancy J. Wertz*

TITLE CERTIFICATION

State of Florida
 County of Palm Beach

I, Edward Popkin, an Attorney At Law, duly licensed 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 St. Andrews Lakes, Inc., a Florida Corporation; that the current taxes have been paid; and that I find that there are no mortgages of record; and that there are encumbrances of record, but they do not prohibit the creation of the hereon depicted subdivision.

Date: 7/29/94
 Edward Popkin, Attorney At Law, 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, 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.

Craig L. Wallace
 Craig L. Wallace
 Professional Land Surveyor
 Florida Certificate No. 3357

ST. ANDREWS LAKES, INC.	NOTARY	COUNTY COMMISSIONERS	SURVEYOR	ENGINEER

0305-1017
73/58

ST ANDREWS COUNTRY CLUB
 PLAT No. 18

WALLACE SURVEYING CORPORATION		
801 NORTHPOINT PARKWAY, SUITE 117, WEST PALM BEACH, FLORIDA 33407 • 407-640-6511		
FIELD:	JOB NO. 92-1046	F.B. PG.
OFFICE: R.C.	DATE: JULY, 1994	DWG. NO. 92-1046
CHFD:	REF:	SHEET 1 OF 1

ST ANDREWS C.C.
PLAT 18
58
73
37
86-4987
34/46/52 same
TAZ-603