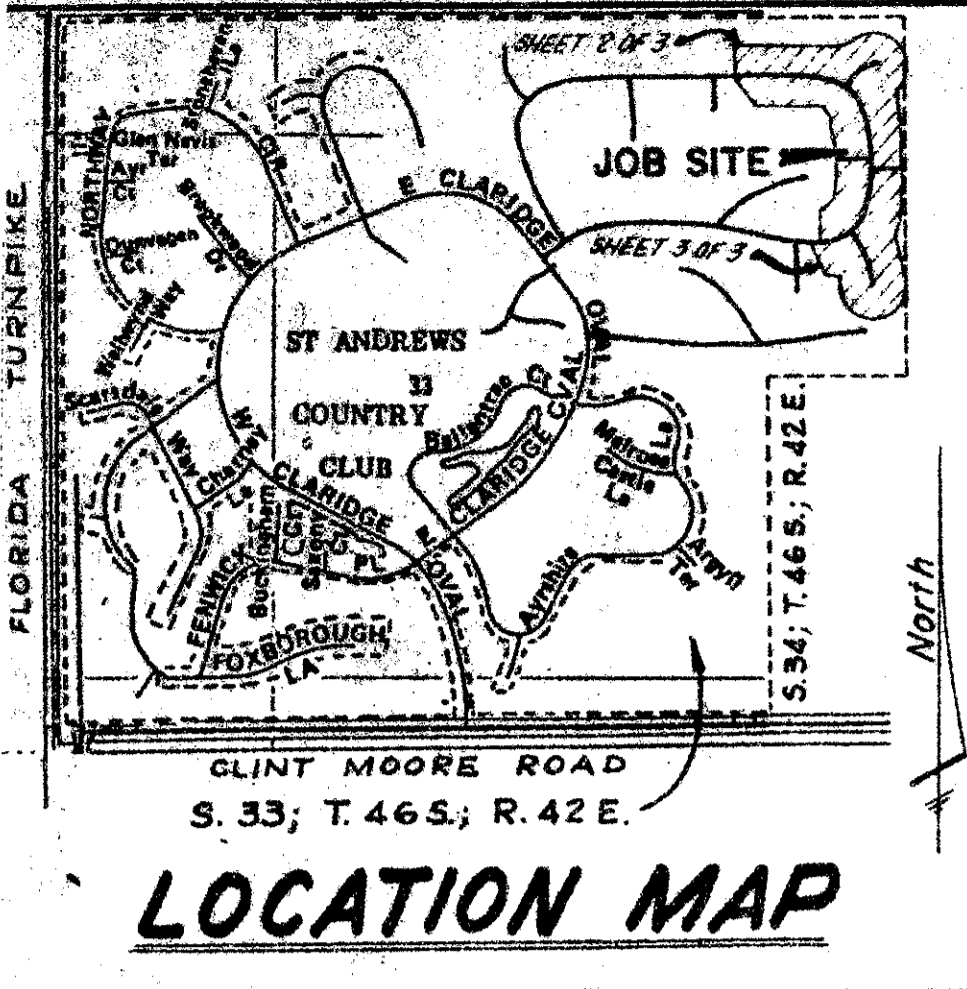


55/96



PLAT NO. 11 ST. ANDREWS COUNTRY CLUB (A P.U.D.)

96

BEING A REPLAT OF A PORTION OF PLAT NO. 10 ST. ANDREWS COUNTRY CLUB (A P.U.D.) AS RECORDED IN PLAT BOOK 55 PAGES 54 THROUGH 62 INCLUSIVE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA. LYING IN SECTIONS 33 AND 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY.

33634/46/42

COUNTY OF PALM BEACH
STATE OF FLORIDA
Plat was filed for record on 23 day of December 1986, and duly recorded in Plat Book No. 55 on page 96 and 97 by Herbert F. Kahler, P.E. D.C.

SUBDIVISION St. Andrews CC
BOOK 55 PAGE 96
FLOOD ZONE 3 FLOOD MAP # 215
ROAD # 52 ZONING
JOB
ZIP CODE 33434
PUD NAME Plat 11



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 AS PLAT NO. 11 ST. ANDREWS COUNTRY CLUB (A P.U.D.) LYING IN SECTIONS 33 AND 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS E-1, E-2, E-3 AND E-4 AS SHOWN ON PLAT NO. 10 ST. ANDREWS COUNTRY CLUB (A P.U.D.) AS RECORDED IN PLAT BOOK 55 PAGES 54 THROUGH 62, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

- EASEMENTS
 - UTILITY EASEMENTS - THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
 - DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF November, 1986.

St. Andrews Development Company
of Boca Raton, Inc., a
corporation of the State of Florida
By: 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 18th DAY OF November, 1986.

MY COMMISSION EXPIRES: Karen M. Hudiel
NOTARY PUBLIC

NOTARY PUBLIC
KAREN M. HUDIEL
8011 11th ST.
BOCA RATON, FL 33434

MORTGAGEE'S CONSENT

STATE OF OHIO
COUNTY OF CUYAHOGA

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THE MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3402, PAGE 956, AS MODIFIED BY MORTGAGE MODIFICATION AND SPREADER AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 3438, PAGE 1002, FURTHER MODIFIED BY FUTURE ADVANCE AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 3544, PAGE 808, FURTHER MODIFIED BY MODIFICATION OF MORTGAGE AND PROMISSORY NOTES RECORDED AT OFFICIAL RECORD BOOK 3661, PAGE 1091, ASSIGNED FROM CUYAHOGA TO BROADVIEW BY ASSIGNMENT RECORDED AT OFFICIAL RECORD BOOK 3661, PAGE 1095, FURTHER MODIFIED BY SECOND MODIFICATION OF MORTGAGE AND PROMISSORY NOTES RECORDED AT OFFICIAL RECORD BOOK 3698, PAGE 0472, FURTHER MODIFIED BY FUTURE ADVANCE AGREEMENT RECORDED AT OFFICIAL RECORD BOOK 3836, PAGE 0953, FURTHER MODIFIED BY FUTURE ADVANCE AGREEMENT RECORDED AT OFFICIAL RECORD BOOK 3892, PAGE 604, FURTHER MODIFIED BY THIRD MODIFICATION OF MORTGAGE AND PROMISSORY NOTES RECORDED AT OFFICIAL RECORD BOOK 3892, PAGE 609, AND PARTIALLY ASSIGNED BY BROADVIEW TO CUYAHOGA BY PARTIAL ASSIGNMENT OF MORTGAGE RECORDED AT OFFICIAL RECORD BOOK 3892, PAGE 614, AND FURTHER MODIFIED BY A COMPLETE REASSIGNMENT OF PROMISSORY NOTES AND MORTGAGES FROM CUYAHOGA SAVINGS ASSOCIATION TO BROADVIEW SAVINGS AND LOAN COMPANY RECORDED IN OFFICIAL RECORD BOOK 4808, PAGE 994, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE BROADVIEW SAVINGS AND LOAN COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF November, 1986.

The Broadview Savings and Loan Company
an Ohio Corporation
By: William J. Warzlow
WILLIAM J. WARZLOW
VICE PRESIDENT

ATTEST:
Brian N. Taub
BRIAN N. TAUB
ASSISTANT SECRETARY

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 ASSISTANT SECRETARY OF THE BROADVIEW SAVINGS AND LOAN COMPANY, AN OHIO 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF November, 1986.

MY COMMISSION EXPIRES: Karen M. Hudiel
NOTARY PUBLIC

NOTARY PUBLIC
KAREN M. HUDIEL
8011 11th ST.
BOCA RATON, FL 33434

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, GOLD COAST TITLE 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 DEVELOPMENT COMPANY OF BOCA RATON, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

11-18-86
DATE
J. Herman Dance
J. HERMAN DANCE
GOLD COAST TITLE COMPANY

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND 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 PALM BEACH COUNTY 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.

Dennis J. Melezer
DENNIS J. MELEZER
REGISTERED SURVEYOR NO. 2977
STATE OF FLORIDA

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF Dec, 1986.
By: Karen M. Hudiel
HONORABLE KAREN M. HUDIEL
CHAIR

ATTEST: JOHN B. DUNKLE, CLERK
By: Kathryn S. Miller
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF Dec, 1986.

By: Herbert F. Kahler
HERBERT F. KAHLER, P.E.
COUNTY ENGINEER

NOTES:

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- BEARINGS SHOWN HEREON ARE BASED ON PLAT NO. 9 ST. ANDREWS COUNTRY CLUB RECORDED IN PLAT BOOK 54, PAGES 52-54.
- = DENOTES PERMANENT CONTROL POINT (P.C.P.)
- = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
- (R.) = DENOTES RADIAL LINE
- (N.R.) = DENOTES NON-RADIAL LINE
- U.E. = DENOTES UTILITY EASEMENT
- L.A.E. = DENOTES LIMITED ACCESS EASEMENT
- D.E. = DENOTES DRAINAGE EASEMENT
- 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.
- (O.A.) = OVERALL DISTANCE
- NO ABOVE GROUND IMPROVEMENTS ARE TO BE PLACED IN UTILITY EASEMENTS WHICH FALL WITHIN WATER MANAGEMENT TRACTS.
- W.G. WALLACE DRAWING 85-177 "D" TITLED: BOUNDARY SURVEY FOR ST. ANDREWS IS CERTIFIED IN COMPLIANCE WITH CH. 21HN-6 F.A.C. TABULAR DATA.

AREA = 18658 ACRES +/-
DWELLING UNITS (DU) = 51 (DU)
DENSITY 273 (DU)/ACRE

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

0305-300

PLAT No. 11
ST. ANDREWS COUNTRY CLUB
(A P.U.D.)

WILLIAM G. WALLACE, INC.
CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS
8750 ALA BAY BLVD., SUITE 200, BOCA RATON, FL 33434

FIELD	M. BROWN	FORM NO.	86-177	REV.	NO
PRICE	100.00	DATE	OCT. 1986	DWG. NO.	36-87
BY	DJM	NO.		DATE	

55/96

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

SEAL ST. ANDREWS DEV. CO. OF BOCA RATON INC.

SEAL NOTARY

SEAL BROADVIEW SAVINGS AND LOAN COMPANY

SEAL NOTARY

SEAL LAND SURVEYOR

SEAL COUNTY ENGINEER

SEAL DEPUTY CLERK

