

# ST. ANDREWS COUNTRY CLUB

## (A P.U.D.) PLAT NO. 14

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.

### 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 at agrees that the Mortgage which is recorded in Official record book 3402, Page 956, as modified by Mortgage Modification and Broadener 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 1093, 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 Senior Vice President and attested to by its Assistant Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 17 day of January 1987.

The Broadview Savings and Loan Company, an Ohio Corporation

By: *Robert S. Waits*  
Robert S. Waits  
Senior Vice President

ATTEST: *Theresa L. Shank*  
Theresa L. Shank  
Assistant Secretary

### ACKNOWLEDGEMENT

STATE OF OHIO  
COUNTY OF CUYAHOGA

BEFORE me personally appeared Robert S. Waits and Theresa L. Shank, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Senior 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 17th day of January 1987.

My commission expires: *June 1, 1988*  
Theresa L. Shank  
Notary Public

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

We, GOLD COAST TITLE CO., 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 described in Dedication No. 1 is vested to St. ANDREWS DEVELOPMENT CO. OF BOCA RATON, INC., a corporation of the State of Florida, 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.

DATE: 7-18-87

*J. Herman Dance*  
J. Herman Dance, President  
Gold Coast Title Company

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

We, GOLD COAST TITLE CO., 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 described in Dedication No. 2 is vested to the St. ANDREWS COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., a corporation of the State of Florida, 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.

DATE: 7-18-87

*J. Herman Dance*  
J. Herman Dance, President  
Gold Coast Title Company

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 25th day of AUGUST 1987.

By: *Ken Adams*  
Honorable Ken Adams  
VICE Chair

ATTEST: John B. ...  
By: *Rud A. Compton*  
Deputy Clerk

### COUNTY ENGINEER

This plat is hereby approved for record this 25th day of AUGUST 1987.

*Herbert F. Kahlert*  
Herbert F. Kahlert, P.E.  
County Engineer

### 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.C.P.'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. Meisner*  
Dennis J. Meisner  
Professional Land Surveyor  
Florida Certificate No. 2977

### 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
- Survey data obtained prior to the preparation of this plat complies with the appropriate sections of F.A.C. 21HH-6.

### TABULAR DATA

Total Area = 23.831 Acres +/-  
OPEN SPACE AREA = 1.450 ACRES +/-  
Total Dwelling Units (DU) (SINGLE FAMILY) = 52  
Density = 2.2 DU/Acre +/-

0305-003  
0305-003

ST. ANDREWS COUNTRY CLUB  
(A P.U.D.)  
PLAT No. 14

WALLACE SURVEYING CORPORATION  
3176 ALTERNATE AVE. LAKE PARK, FLORIDA 33403 • 305/842-4233

FIELD	M. BROWN	JOB NO.	HE-993	FS S	PC
OFFICE	R. M. RODRIGUEZ	DATE	FEB. 1987	DWG NO.	86-995
CKD	D. J. M.	REF.		SHEET	2 of 4

57/133

SUBDIVISION \* St. Andrews C.C.  
BOOK 57 PAGE 133  
FLOOD MAP # 215A  
ZONING RE  
QUAD \* 33-57  
ZIP CODE 33454  
P.U.D. # 14  
TAX 603  
33004412