

DRAWING NUMBER
55/55
PLAN HOLD CORPORATION - IRVINE, CALIFORNIA
RECORDED BY NUMBER 02348

ST. ANDREWS COUNTRY CLUB (A P.U.D.)

55

BEING A PLAT OF A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND A REPLAT OF PORTIONS OF TRACT "A", PLAT NO. 2 ST. ANDREWS COUNTRY CLUB (A P.U.D.) AS RECORDED IN PLAT BOOK 43 PAGES 170 THROUGH 178 PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND A PORTION OF THE WATER MANAGEMENT TRACT AS SHOWN ON PLAT NO. 9 ST. ANDREWS COUNTRY CLUB (A P.U.D.) AS RECORDED IN PLAT BOOK 54 PAGES 52 THROUGH 54 PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

AS TO DEDICATION No. 2

IN WITNESS WHEREOF, THE ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE 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 19th DAY OF November, 1986.

ST. ANDREWS COUNTRY CLUB
PROPERTY OWNERS' ASSOCIATION,
INC., A NOT FOR PROFIT CORPORATION
OF THE STATE OF FLORIDA
BY: William J. Warzlow
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 COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, 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 19th DAY OF November, 1986.

MY COMMISSION EXPIRES: Nov 21 1988
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT SHE 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 HER MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3071 AT PAGE 1238 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF I, JUANITA N. SANDERS, FORMERLY KNOWN AS JUANITA N. MORGAN, DO HERETO SET MY HAND THIS 19th DAY OF November, 1986.

WITNESS: Juanita N. Sanders
JUANITA N. SANDERS
FORMERLY KNOWN AS
JUANITA N. MORGAN

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JUANITA N. SANDERS, FORMERLY KNOWN AS AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESS THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF November, 1986.

MY COMMISSION EXPIRES: Nov 21 1988
NOTARY PUBLIC

(SEAL)
ST. ANDREWS COUNTRY CLUB PROPERTY
OWNERS' ASSOCIATION, INC.

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 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 19th 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 19th DAY OF November, 1986.

MY COMMISSION EXPIRES: Nov 21 1988
NOTARY PUBLIC

(SEAL) (SEAL) (SEAL)
NOTARY NOTARY NOTARY
BROADVIEW SAVINGS
AND LOAN 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. 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: 11-18-86

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: 11-18-86

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 19th DAY OF Dec

Karen T. Marcus
HONORABLE KAREN T. MARCUS
CHAIR

ATTEST: JOHN B. DUNKLE, CLERK

BY: Kathryn S. Miller
KATHRYN S. MILLER
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF Dec, 19 86

Herbert F. Kahler
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

(SEAL) (SEAL) (SEAL) (SEAL) (SEAL)
NOTARY LAND SURVEYOR COUNTY ENGINEER DEPUTY CLERK

33434/42
SUBDIVISION = St. Andrews CC
BOOK 55 PAGE 55
FLOOD ZONE 0 FLOOD MAP # 215A
QUAD # X ZONING
CZ ZIP CODE 33434
PUD NAME

- 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 86-177 "C" TITLED: BOUNDARY SURVEY FOR ST. ANDREWS IS CERTIFIED IN COMPLIANCE WITH CH. 21HH-6 F.A.C.

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. Meiser
DENNIS J. MEISER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2977

0305-011

TABULAR DATA
TOTAL AREA = 168.682 AC +/-
WATER MANAGEMENT TRACT AREA = 40.015 AC +/-
RECREATION/GOLF COURSE TRACT AREA = 36.087 AC
TOTAL DWELLING UNITS = 185 CURRENT (8 FUTURE)
DENSITY = 1.4 DU/ACRE (OVERALL)

PLAT No. 10
ST. ANDREWS COUNTRY CLUB
(A P.U.D.)

WILLIAM E. WALLACE, INC. CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS 8178 ALTERNATE A1A LAKE PARK FL 33410 • 305-842-4233			
FIELD	M. BROWN	JOB NO	86-177
OFFICE	R.M. RODANO	DATE	JULY, 1986
CKD	CCM	REF	
FB	PG	DWG NO	86-177
		SHEET	2 OF 9

55/55

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