

# ST. ANDREWS COUNTRY CLUB

154

## (A P.U.D.) PLAT NO. 8

BEING A PLAT OF A PORTION OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.  
NOV., 1986 SHEET 2 OF 3

### 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 HEREBY SET MY HAND THIS DAY OF JULY, 1987.

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 JUANITA N. MORGAN, TO ME WELL KNOWN 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 EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF JULY, 1987.

MY COMMISSION EXPIRES: 8-22-88

*Notary Public*  
NOTARY PUBLIC

### 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 936, 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 508, 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 1953, FURTHER MODIFIED BY FUTURE ADVANCE AGREEMENT RECORDED AT OFFICIAL RECORD BOOK 3892, PAGE 804, FURTHER MODIFIED BY FUTURE MODIFICATION OF MORTGAGE AND PROMISSORY NOTES RECORDED AT OFFICIAL RECORD BOOK 3892, PAGE 809, AND PARTIALLY ASSIGNED BY BROADVIEW TO CUYAHOGA BY PARTIAL ASSIGNMENT OF MORTGAGE RECORDED AT OFFICIAL RECORD BOOK 3892, PAGE 814, 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 694, 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 PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28th DAY OF JULY, 1987.

THE BROADVIEW SAVINGS AND LOAN COMPANY, AN OHIO CORPORATION

BY: *William F. Ford*  
WILLIAM F. FORD  
PRESIDENT

ATTEST: *Ronald Creepe*  
RONALD CREEPE  
SECRETARY

### ACKNOWLEDGEMENT

STATE OF OHIO  
COUNTY OF CUYAHOGA

BEFORE ME PERSONALLY APPEARED WILLIAM F. FORD AND RONALD CREEPE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND 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 28th DAY OF JULY, 1987.

MY COMMISSION EXPIRES: 8-22-88

*Notary Public*  
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 HEREOF DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY DESCRIBED IN DEDICATION NO. 1 IS VESTED TO ST. ANDREWS COUNTRY CLUB, A CORPORATION OF THE STATE OF FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY NO MORTGAGES.

DATE: 7-1-87

*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 HEREOF DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY DESCRIBED IN DEDICATION NO. 2A AND 2B IS VESTED TO THE ST. ANDREWS DEVELOPMENT COMPANY 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: 7-1-87

*J. Herman Dance*  
J. HERMAN DANCE, PRESIDENT  
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.P.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 GUARANTEE 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. Hejzler*  
DENNIS J. HEJZLER  
REGISTERED SURVEYOR NO. 2977  
STATE OF FLORIDA

### P.U.D. TABULATION

TOTAL AREA = 16607 SQUARE FEET  
OPEN SPACE = 6.05 ACRES  
DWELLING UNITS (DU) = 21 DU  
DENSITY = 126 DU/ACRE

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF AUGUST, 1987.

By: *John Adams*  
JOHN ADAMS  
VICE CHAIR

ATTEST: JOHN ADAMS, CLERK  
By: *Paul A. Compton*  
PAUL A. COMPTON  
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF AUGUST, 1987.

By: *Herbert F. Ahlert, P.E.*  
HERBERT F. AHLERT, 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. 8 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.L.) 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 USED IN THE PREPARATION OF THIS PLAT COMPLIES WITH THE APPROPRIATE SECTIONS OF CHAPTER 177, F.S.

Ret. 80-113

At Land Survey Co  
154  
215A  
33434  
3/4/88  
57  
52  
PUD  
Plat 8  
7/1/87

ST. ANDREWS COUNTRY CLUB  
(A P.U.D.)  
PLAT No. 8

WILLIAM E. WALLACE, INC.  
CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS  
5176 N. TERNAUTE AVE. LAKE PARK, FL 33410 • 305-847-4233

FIELD	M. BROWN	INSTR. NO.	85-728	DATE	NOV. 1986	DWG. NO.	85-729 E
OFFICE	R. M. RODANO	DATE	NOV. 1986	DWG. NO.	85-729 E		

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