

DRAWING NUMBER
46/146

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PLAT NO. 4 ST. ANDREWS COUNTRY CLUB (A P.U.D.)

146

BEING A PLAT OF A PORTION OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS A REPLAT OF A PORTION OF TRACT "E", AND A PORTION OF THE WATER MANAGEMENT TRACT CONTIGUOUS THERETO, PLAT NO. 2 ST. ANDREWS COUNTRY CLUB (A P.U.D.), PLAT BOOK 43, PAGES 170 - 178, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MAY, 1983

SHEET 2 OF 3

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, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE CUYAHOGA SAVINGS AND LOAN ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S PRESIDENT AND ATTESTED TO BY IT'S SENIOR VICE PRESIDENT AND IT'S CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF IT'S BOARD OF DIRECTORS THIS 14 DAY OF SEPTEMBER, 1983.

THE CUYAHOGA SAVINGS ASSOCIATION, AN OHIO CHARTERED SAVINGS AND LOAN ASSOCIATION

By: William R. Bryan, Jr.
WILLIAM R. BRYAN, JR., PRESIDENT

ATTEST: David Y. Wilcox
DAVID Y. WILCOX, SENIOR VICE PRESIDENT

IN WITNESS WHEREOF, THE BROADVIEW SAVINGS AND LOAN COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S PRESIDENT AND ATTESTED TO BY IT'S SECRETARY AND IT'S CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF IT'S BOARD OF DIRECTORS THIS 14 DAY OF SEPTEMBER, 1983.

THE BROADVIEW SAVINGS AND LOAN COMPANY, AN OHIO CORPORATION

By: William Heideloff
WILLIAM HEIDELOFF, PRESIDENT

ATTEST: Paul L. Csank
PAUL L. CSANK, SECRETARY

ACKNOWLEDGEMENT

STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME PERSONALLY APPEARED WILLIAM R. BRYAN, JR. AND DAVID Y. WILCOX, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SENIOR VICE PRESIDENT OF THE CUYAHOGA SAVINGS ASSOCIATION, AN OHIO ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION 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 ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF SEPTEMBER, 1983.

MY COMMISSION EXPIRES: _____

KAREN L. O'HEARN
Notary Public, State of Ohio, Cuyahoga Co.
My Commission Expires June 24, 1986

ACKNOWLEDGEMENT

STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME PERSONALLY APPEARED WILLIAM HEIDELOFF AND PAUL L. CSANK, 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 14 DAY OF SEPTEMBER, 1983.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT AS OF SEPTEMBER 14, 1983 AT 7:00 P.M., APPARENT RECORD TITLE TO THE PROPERTY IS VESTED IN ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC., A FLORIDA CORPORATION; THAT THE REAL ESTATE TAXES FOR THE YEAR 1982 AND PRIOR YEARS HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ARE SHOWN AND ARE TRUE AND CORRECT.

GUNSTER, YOAKLEY, CRISER & STEWART, P.A.

By: Paul W. A. Courtnell, Jr.
PAUL W. A. COURTNELL, JR., ESQUIRE

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 FURTHERMORE 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

Wayne Larry Fish
WAYNE LARRY FISH
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3238

SEAL: THE CUYAHOGA SAVINGS ASSOCIATION

SEAL: NOTARY PUBLIC

SEAL: THE BROADVIEW SAVINGS AND LOAN COMPANY

SEAL: NOTARY PUBLIC

SEAL: PROFESSIONAL LAND SURVEYOR

NOTES:

1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON PLAT NO. 2 ST. ANDREWS COUNTRY CLUB (A P.U.D.), AS RECORDED IN PLAT BOOK 43, PAGES 170-178, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. = DENOTES PERMANENT CONTROL POINT (P.C.P.)
4. = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
5. (R.) = DENOTES RADIAL LINE
6. (N.R.) = DENOTES NON-RADIAL LINE
7. U.E. = DENOTES UTILITY EASEMENT
8. L.A.E. = DENOTES LIMITED ACCESS EASEMENT
9. D.E. = DENOTES DRAINAGE EASEMENT
10. WHERE UTILITY AND DRAINAGE EASEMENTS INTERSECT THE DRAINAGE EASEMENT SHALL TAKE PRECEDENCE.
11. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
12. = DENOTES EXISTING PERMANENT REFERENCE MONUMENT (P.R.M.) - STAMPED P.L.S. NO. 3238.
13. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

*Impact Fee
flow due*

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46/145

PLAT NO. 4 ST. ANDREWS COUNTRY CLUB (A P.U.D.)

WILLIAM E. BARNES, P.E.
CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS
321 NORTHLAKE BLVD., NO. PALM BEACH, FL 33480-3054/42-0238
3241 SW MAPLE RD. PALM CITY PLAZA, PALM CITY, FL 32909-3503/253-0239

FIELD: M. BONIN	JOB NO: 83-0274	P.E. PG.
OFFICE: J. PETERSON	DATE: MAY 1983	DWG. NO: 83-0274
CK'D: W.L. FISH	REF: 80-789	SHEET 2 OF 3