



# 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.

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 10:25 AM  
the 28 day of August  
1987, and duly recorded in Plat Book No. 57  
Page 132 of 132 Plat 132  
John B. Dunne, Clerk of Court  
John A. Platt, D.C.

### DEDICATION

Know all men by these presents that St. Andrews Development Company of Boca Raton, Inc., a Florida Corporation, Owner of the land described in Dedication No. 1 and the St. Andrews Country Club Property Owners' Association, Inc. a non-profit Florida Corporation, Owner of the land described in Dedication No. 2, lying in Sections 33 and 34, Township 46 South, Range 42 East, Palm Beach County, Florida, shown hereon as Plat No. 14 St. Andrews Country Club (A P.U.D.), being more particularly described as follows:

#### DEDICATION #1

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; more particularly described as follows:

Lots 583 through 663, inclusive, of said Plat No. 10, together with

Tracts A-5, A-7, and A-8 of said Plat No. 10

Together with  
DEDICATION #2

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; more particularly described as follows:

Those tracts for private road purposes shown a Leedston Drive and Moray Place according to said Plat No. 10, together with

Tract I according to said Plat No. 10

Containing in all 23.831 Acres more or less

Have caused the same to be surveyed and plat as shown hereon and do hereby dedicate as follows:

As to Dedication No. 1

- 1. EASEMENTS
  - A. Utility Easements - The utility easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities.
  - B. Drainage Easements - The drainage easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of drainage.
  - C. Limited Access Easements - The limited access easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
- 2. RECREATIONAL - GOLF COURSE

Tracts A 10 and A-11 as shown hereon are to be retained by the St. Andrews Development Company of Boca Raton, Inc., a Florida Corporation and are a perpetual maintenance obligation of said Corporation

#### 3. LANDSCAPE BUFFER

Tracts L-1 and L-2 as shown hereon are hereby dedicated to the St. Andrews Country Club Property Owners' Association, Inc. for landscape buffer purposes and are the perpetual maintenance obligation of said Association, its heirs and assigns.

As to Dedication No. 2

In Witness Whereof, the St. Andrews Development Company of Boca Raton, Inc., has caused these presents to be signed by its President and attested by its Assistant Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 17 day of July, 1987.

St. Andrews Development Company of Boca Raton, Inc., a Corporation of the State of Florida

By: Robert S. Waits  
Robert S. Waits  
President

ATTEST: John M. Letscher  
John M. Letscher  
Assistant Secretary

### ACKNOWLEDGMENT

STATE OF OHIO  
COUNTY OF CUYAHOGA

BEFORE ME personally appeared Robert S. Waits and John M. Letscher, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary 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 17 day of July, 1987

My commission expires: \_\_\_\_\_  
Notary Public

As to Dedication No. 2

1. Tracts for private road purposes shown as  
A ST. JAMES COURT  
B LINDA HEAD LANE

are hereby retained for private road purposes by the St. Andrews Country Club Property Owners' Association, Inc. a non-profit Florida Corporation, its successors and assigns and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County

2. Easements are hereby granted within the Tracts for private road purposes as retained by the St. Andrews Country Club Property Owners' Association, Inc. for the construction and maintenance of underground utilities, irrigation facilities, electrical and telephone facilities, cable television, security facilities and drainage facilities

ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC.

NOTARY

ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC.

NOTARY

NOTARY

### 3. LANDSCAPE - BUFFER - Tract L as shown hereon is hereby retained by the St. Andrews Country Club Property Owners' Association, Inc., a Florida non-profit corporation, its successors and assigns and is the perpetual maintenance obligation of said Association, its successors and assigns

As to Dedication No. 2

In Witness Whereof, the St. Andrews Country Club Property Owners' Association, Inc., a Florida non-profit corporation, has caused these presents to be signed by its President and attested by its Assistant Secretary and its corporate seal to be affixed hereto by and with authority of its Board of Directors this 17 day of July, 1987

St. Andrews Country Club Property Owners' Association, Inc., a non-profit corporation of the State of Florida

By: Robert S. Waits  
Robert S. Waits  
President

ATTEST: John M. Letscher  
John M. Letscher  
Assistant Secretary

### ACKNOWLEDGMENT

STATE OF OHIO  
COUNTY OF CUYAHOGA

BEFORE ME personally appeared Robert S. Waits and John M. Letscher, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary 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 17 day of July, 1987

My commission expires: \_\_\_\_\_  
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 herein and does hereby join in and consent to the dedication of the land described in said dedication by the Owner hereof 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 hereunto set my hand this 17 day of July, 1987

WITNESS:

Juanita N. Sanders  
Juanita N. Sanders,  
formerly known as  
Juanita N. Morgan

### ACKNOWLEDGMENT

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 17 day of July, 1987

My commission expires: April 1, 1990  
Notary Public

### SHEET INDEX

- SHEET NO. 1 SIGNATURE SHEET
- SHEET NO. 2 SIGNATURE SHEET
- SHEET NO. 3 LOT LAYOUT SHEET
- SHEET NO. 4 LOT LAYOUT SHEET

THIS INSTRUMENT PREPARED BY  
DENNIS J. WALLACE  
WALLACE SURVEYING CORPORATION  
9175 ALFORD AVE. SUITE 100  
LAKE PARK, FLORIDA 33463  
0305-003

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

PLAT No. 14

WALLACE SURVEYING CORPORATION  
8175 ALFORD AVE. LAKE PARK, FLORIDA 33463  
TEL: 336-842-4233

CLIENT	M. BROWN	JOB NO.	86-993	FB SA	PG
OFFICE	R.M. RODRIG	DATE	FEB, 1987	DWG NO.	86-993
BY	D.J.M.	REF.		SHEET	1 OF 4

SUBDIVISION - St. Andrews C.C.  
BOOK 57  
PAGE 132  
FLOOD ZONE B  
QUAD # 33-57  
CORING RE  
REC CODE 30934  
33 P.U.D.  
PLAT NO. 14  
ST. ANDREWS C.C.  
33-57-57-57

57/132