

45/150

PLAT NO. 3 ST. ANDREWS COUNTRY CLUB (A P.U.D.)

150

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 PORTION OF SECTION 33 AND A REPLAT OF A PORTION OF TRACT "E", 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.

APRIL, 1983 SHEET 2 OF 6

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 3835, 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 601, 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 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 April, 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 13 DAY OF April, 1983.

THE BROADVIEW SAVINGS AND LOAN COMPANY, AN OHIO CORPORATION

By: William Heidehoff
WILLIAM HEIDELOFF, PRESIDENT

ATTEST: Paul C. Csank
PAUL C. 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 13 DAY OF April, 1983.

MY COMMISSION EXPIRES: Virginia M. Sirc
NOTARY PUBLIC

VIRGINIA M. SIRC
Notary Public State of Ohio
My Commission Expires 10-10-83

ACKNOWLEDGEMENT

STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME PERSONALLY APPEARED WILLIAM HEIDELOFF AND PAUL C. 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 13 DAY OF April, 1983.

MY COMMISSION EXPIRES: William Heidehoff
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 April 5, 1983 AT 08:00, 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

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. Morgan, DO HEREUPTO SET MY HAND THIS 14 DAY OF April, 1983.

WITNESSES:
M. Noveck
Ana V. Kerpatrik
Juanita N. Morgan

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED 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 14 DAY OF April, 1983.

MY COMMISSION EXPIRES: 10/1/83
Sumner S. O'Rourke
NOTARY PUBLIC

NOTES:

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- 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.
- = 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.
- = DENOTES EXISTING PERMANENT REFERENCE MONUMENT (P.R.M.) - STAMPED P.L.S. NO. 3357.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

0305-005 45/150

PLAT No. 3
ST. ANDREWS COUNTRY CLUB
(A P.U.D.)
WILLIAM G. WALLACE, INC.
83-0150
R.M. RODANO APRIL, 1983 83-015
W.L.F. 2

