

53/173

# PLAT NO 6 ST. ANDREWS COUNTRY CLUB (A P.U.D.)

173

DEDICATION NO. 1

KNOW ALL MEN BY THESE PRESENTS THAT ST. ANDREWS DEVELOPMENT COMPANY OF BOCA RATON, INC. A FLORIDA CORPORATION, OWNER OF A PORTION OF THE LAND SHOWN HEREON, LYING IN SECTION 33, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 6, ST. ANDREWS COUNTRY CLUB (A P.U.D.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PLAT OF A PORTION OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA  
FEB, 1986  
SHEET 1 OF 3

COMMENCE AT PERMANENT REFERENCE MONUMENT (P.R.M.) #78 AS SHOWN ON PLAT NO. 5 ST. ANDREWS COUNTRY CLUB (A P.U.D.) AS RECORDED IN PLAT BOOK 47, PAGES 109 THROUGH 115 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID P.R.M. BEING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF CLARIDGE OVAL WEST WITH THE EASTERLY LINE OF SAID PLAT NO. 5 AS SHOWN ON SAID PLAT NO. 5; THENCE NORTH 70° 07' 39" EAST, ALONG SAID SOUTHERLY LINE OF CLARIDGE OVAL WEST, A DISTANCE OF 135.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 70° 07' 39" EAST A DISTANCE OF 16.32 FEET TO THE BEGINNING OF A CURVE FROM WHICH THE RADIUS POINT BEARS SOUTH 19° 52' 21" EAST A DISTANCE OF 1395.00 FEET; THENCE NORTHEASTERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 346.02 FEET THROUGH A CENTRAL ANGLE OF 14° 12' 42"; THENCE SOUTH 18° 20' 00" EAST, NON-TANGENT AND NON-RADIAL TO SAID CURVE, A DISTANCE OF 72.49 FEET TO THE BEGINNING OF A CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 72° 00' 00" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.07 FEET THROUGH A CENTRAL ANGLE OF 39° 00' 00"; THENCE SOUTH 57° 00' 00" EAST A DISTANCE OF 32.98 FEET TO THE BEGINNING OF A CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 33° 00' 00" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.03 FEET THROUGH A CENTRAL ANGLE OF 18° 20' 51"; THENCE NORTH 57° 00' 00" WEST A DISTANCE OF 75.47 FEET TO THE BEGINNING OF A CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 33° 00' 00" EAST A DISTANCE OF 340.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 231.43 FEET THROUGH A CENTRAL ANGLE OF 30° 00' 00"; THENCE NORTH 18° 00' 00" WEST A DISTANCE OF 146.93 FEET; TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- STREET
  - WHITEHAVEN DRIVE
- EASEMENTS
  - UTILITY AND DRAINAGE EASEMENTS - THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
  - EASEMENTS ARE HEREBY GRANTED WITHIN THE RIGHT-OF-WAY OF WHITEHAVEN DRIVE AS DEDICATED TO THE ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
  - 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.

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 HEREBY SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1986.

WITNESS:  
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 EXPRESS THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1986.

My Commission Expires: \_\_\_\_\_  
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 3602, PAGE 356, AS MODIFIED BY MORTGAGE MODIFICATION AND SPREADER AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 3439, PAGE 1692, FURTHER MODIFIED BY FUTURE ADVANCE AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 3544, PAGE 668, FURTHER MODIFIED BY MODIFICATION OF MORTGAGE AND PROMISSORY NOTES RECORDED AT OFFICIAL RECORD BOOK 3661, PAGE 1093, FURTHER MODIFIED BY SECOND MODIFICATION OF MORTGAGE AND PROMISSORY NOTES RECORDED AT OFFICIAL RECORD BOOK 3628, PAGE 672, FURTHER MODIFIED BY FUTURE ADVANCE AGREEMENT RECORDED AT OFFICIAL RECORD BOOK 3930, PAGE 0953, FURTHER MODIFIED BY FUTURE ADVANCE AGREEMENT RECORDED AT OFFICIAL RECORD BOOK 3961, PAGE 614, 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 RECORDS BOOK 4889, PAGE 294, 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1986.

THE BROADVIEW SAVINGS AND LOAN COMPANY, AN OHIO CORPORATION

By: JAMES H. EASTLAND  
VICE PRESIDENT

ATTEST: WILLIAM J. WARZLOW  
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES H. EASTLAND AND WILLIAM J. WARZLOW, 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 BROADVIEW SAVINGS AND LOAN COMPANY, AN OHIO CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT BY 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 1986.

My Commission Expires: \_\_\_\_\_  
NOTARY PUBLIC

0305-008

TITLE INSURANCE COMPANY AS TO DEDICATION NO. 1

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, GOLD COAST TITLE CO., A TITLE INSURANCE COMPANY, FULLY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN 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 BELIEVE THE PROPERTY IS ENCLASSED BY THE MORTGAGES SHOWN HEREON, AND THAT WE FIND THAT ALL MORTGAGES ARE JUDICIAL AND ARE TRUE AND VALID.

LESS LOTS 425 AND 426 DESCRIBED AS FOLLOWS:  
LOT 425  
A PARCEL OF LAND IN SECTION 33, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND VICE PRESIDENT AND ITS CORPORATION SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1986.

ST. ANDREWS DEVELOPMENT COMPANY  
OF BOCA RATON, INC. A CORPORATION  
OF THE STATE OF FLORIDA.

By: WILLIAM J. WARZLOW  
VICE PRESIDENT

ATTEST: 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 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 1986.

My Commission Expires: \_\_\_\_\_  
NOTARY PUBLIC

ST. ANDREWS DEVELOPMENT CO.  
OF BOCA RATON, INC.

NOTARY

BROADVIEW SAVINGS

NOTARY

NOTARY

COMMENCE AT P.R.M. NO. 78, AS SHOWN ON PLAT NO. 5 ST. ANDREWS COUNTRY CLUB (A P.U.D.) AS RECORDED IN PLAT BOOK 47, PAGE 109, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF CLARIDGE OVAL WEST; THENCE NORTH 70° 07' 39" EAST, ALONG THE EASTERLY PROLONGATION OF SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 135.37 FEET TO A POINT; THENCE SOUTH 18° 00' 00" EAST A DISTANCE OF 146.93 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 340.00 FEET AND A CENTRAL ANGLE OF 35° 0' 00"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 231.43 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 57° 00' 00" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING OF THE HEREAFTER DESCRIBED PARCEL; THENCE CONTINUE SOUTH 57° 00' 00" EAST A DISTANCE OF 65.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 18° 20' 59"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.93 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 5° 30' 28"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 18.75 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 33° 00' 00" EAST ALONG SAID NON-TANGENT LINE, A DISTANCE OF 161.74 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 30° 00' 39"; AND A RADIAL BEARING AT THIS POINT OF SOUTH 53° 00' 39" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 13.16 FEET TO THE POINT OF TANGENCY; THENCE NORTH 57° 00' 00" WEST A DISTANCE OF 102.44 FEET TO A POINT; THENCE SOUTH 33° 00' 00" WEST A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING.

LOT 426  
A PARCEL OF LAND IN SECTION 33, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT P.R.M. NO. 78, AS SHOWN ON PLAT NO. 5 ST. ANDREWS COUNTRY CLUB (A P.U.D.), AS RECORDED IN PLAT BOOK 47, PAGE 109, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF CLARIDGE OVAL WEST; THENCE NORTH 70° 07' 39" EAST, ALONG THE EASTERLY PROLONGATION OF SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 135.37 FEET TO A POINT; THENCE SOUTH 18° 00' 00" EAST A DISTANCE OF 146.93 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 340.00 FEET AND A CENTRAL ANGLE OF 17° 07' 22"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 101.61 FEET TO THE POINT OF BEGINNING OF THE HEREAFTER DESCRIBED PARCEL; THENCE CONTINUE SOUTHEASTERLY ALONG THE CONTINUATION OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21° 52' 38", A DISTANCE OF 129.82 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 57° 00' 00" EAST A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 33° 00' 00" EAST A DISTANCE OF 135.00 FEET TO A POINT; THENCE NORTH 57° 00' 00" WEST A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 21° 52' 38"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.64 FEET TO A POINT ON A RADIAL LINE; THENCE SOUTH 54° 52' 38" WEST A DISTANCE OF 195.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.047 ACRES MORE OR

33/46/42

SUBDIVISION	St Andrews Country Club
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PLAT No. 6  
ST. ANDREWS COUNTRY CLUB  
(A P.U.D.)  
WILLIAM S. WALLACE, INC.

FILED	BY	DATE
W. S. W.	W. S. W.	FEB 1986

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