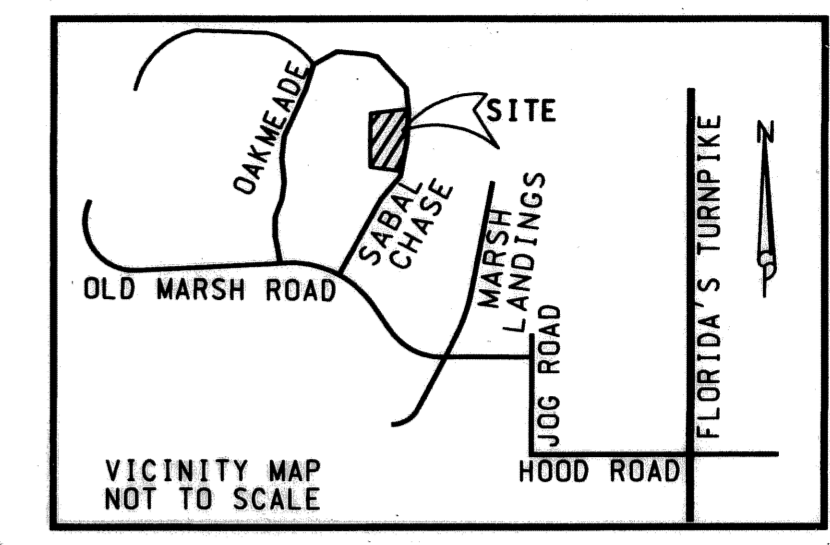
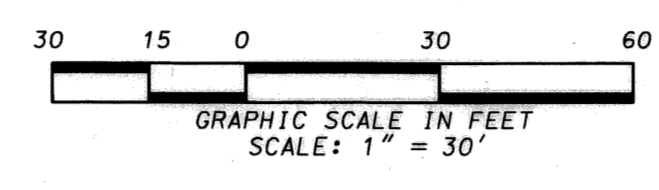
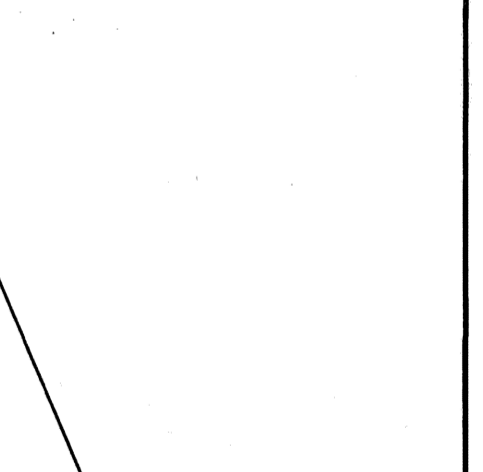
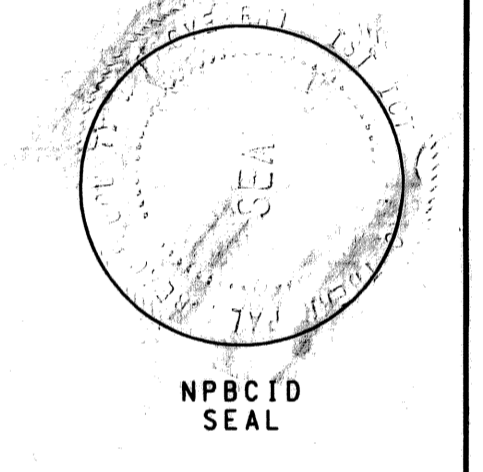
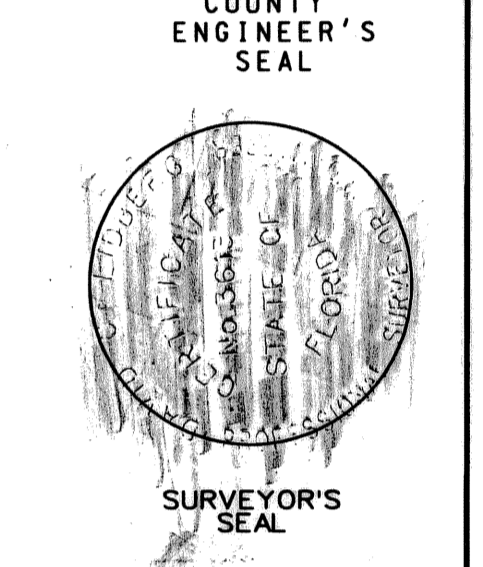
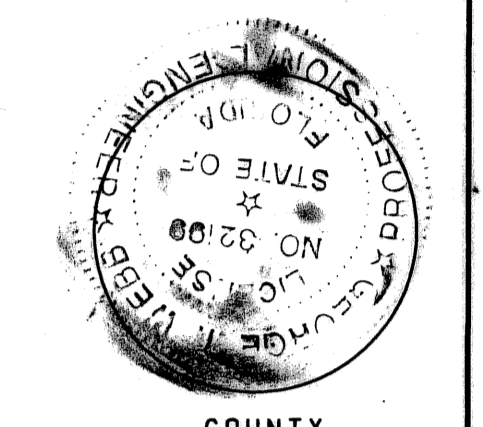


OLD MARSH GOLF CLUB REPLAT NO. 15

SITUATE IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST, BEING A REPLAT OF LOTS 112, 113 AND 114, OLD MARSH GOLF CLUB, A PLANNED UNIT DEVELOPMENT, AS RECORDED IN PLAT BOOK 58, PAGES 62 THROUGH 75, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
APRIL, 2005 SHEET 1 OF 1



COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record on 10 day of MAY, 2005.
and duly recorded in Plat Book No. 58
on page 190
HARRIS, BOCK, Clerk of Court
by David C. Lidberg, D.C.



DEDICATION AND RESERVATIONS:

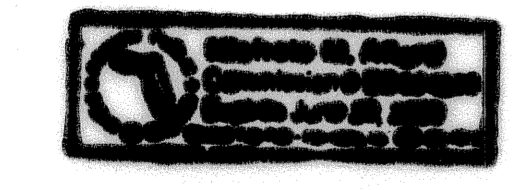
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
KNOW ALL MEN BY THESE PRESENTS THAT WILLIAM COOK AND CHRISTINE COOK, HUSBAND AND WIFE, OWNERS OF THE LAND SHOWN HEREON AS OLD MARSH GOLF CLUB REPLAT NO. 15, SITUATE IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST, BEING A REPLAT OF LOTS 112, 113 AND 114, OLD MARSH GOLF CLUB, A PLANNED UNIT DEVELOPMENT, AS RECORDED IN PLAT BOOK 58, PAGES 62 THROUGH 75, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOTS 112, 113 AND 114, OLD MARSH GOLF CLUB, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGES 62 THROUGH 75 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
CONTAINING 70,622 SQUARE FEET, MORE OR LESS.

- 1.) THE WATER MANAGEMENT MAINTENANCE EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER MANAGEMENT AND WETLAND PRESERVATION FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF SAID LANDS, THEIR SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY AND THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
 - 2.) THE UTILITY EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- IN WITNESS WHEREOF, WE WILLIAM COOK AND CHRISTINE COOK, DO HERETOGETH SET OUR HANDS AND SEAL THIS 29th DAY OF March, 2005.

WITNESS: Nicholas M. Allard BY: William Cook
PRINT NAME: Nicholas M. Allard WILLIAM COOK
WITNESS: Greg Cohen
PRINT NAME: Greg Cohen
WITNESS: Nicholas M. Allard BY: Christine Cook
PRINT NAME: Nicholas M. Allard CHRISTINE COOK
WITNESS: Greg Cohen
PRINT NAME: Greg Cohen

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED WILLIAM COOK AND CHRISTINE COOK, PERSONALLY KNOWN TO ME OR HAVE PRODUCED A DRIVER'S LICENSE, AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF March, 2005.
MY COMMISSION EXPIRES: 6/23/08 Nicholas M. Allard
COMMISSION NUMBER: DD324644 Nicholas M. Allard



LEGEND:

- = SET 4"x4" CONCRETE MONUMENT & ALUMINUM DISK STAMPED "PRM LB 4431"
- ⊙ = FOUND PK AND DISK STAMPED "PCP 959"

ABBREVIATIONS:

- (C) = CALCULATED
- (M) = MEASURED
- ORB = OFFICIAL RECORD BOOK
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, GREGORY R. COHEN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREDON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN WILLIAM COOK AND CHRISTINE COOK, HUSBAND AND WIFE; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATED: 3/29/05 BY: Gregory R. Cohen
ATTORNEY AT LAW
FLORIDA BAR NO. 0087270

PALM BEACH COUNTY APPROVAL:

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2) F.S., THIS 10 DAY OF MAY, 2005 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1) F.S.
George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT: (UNIT OF DEVELOPMENT NO. 21)

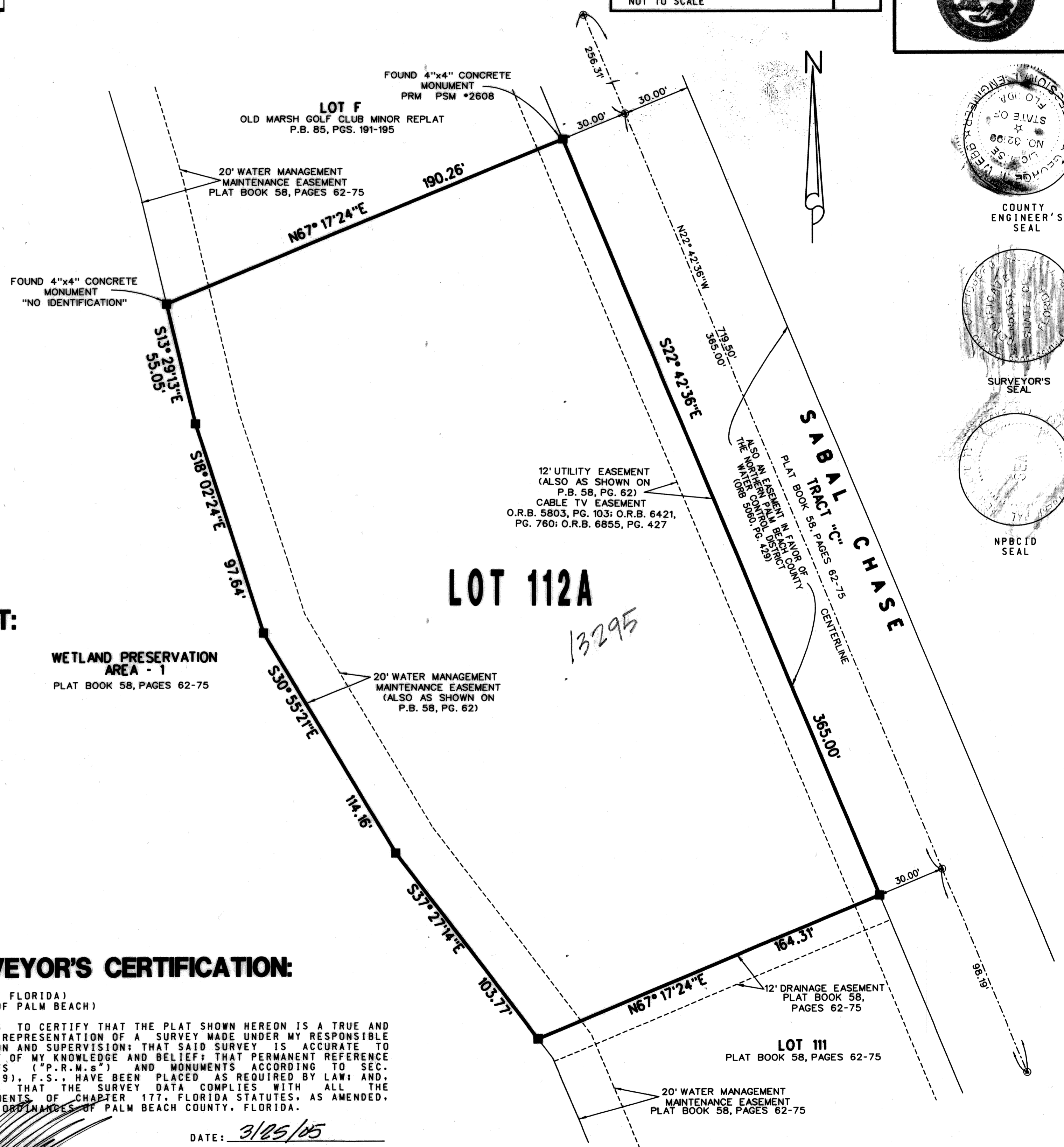
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE WATER MANAGEMENT MAINTENANCE EASEMENT, AS SHOWN HEREON; AND HEREBY ACKNOWLEDGES SAID DISTRICT HAS NO MAINTENANCE OBLIGATIONS ON OR UNDER THE LANDS OVER SAID EASEMENT. IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY HUGO UNRUH, ITS PRESIDENT, AND O'NEAL BARDIN, JR., ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 18th DAY OF April, 2005.
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BY: Hugo Unruh ATTEST: O'Neal Bardin, Jr.
PRESIDENT, SECRETARY,
BOARD OF SUPERVISORS BOARD OF SUPERVISORS

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING OF NORTH 22°42'36" WEST BETWEEN FOUND PCP'S ON THE CENTERLINE OF SABAL CHASE AS DEPICTED ON THIS PLAT. SAME PCP'S ALSO SHOWN ON THE PLAT OF OLD MARSH GOLF CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE 62 THROUGH 75 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
BUILDING SETBACKS SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

SURVEYOR'S CERTIFICATION:

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
DATE: 3/25/05
DAVID C. LIDBERG, P.S.M.
STATE OF FLORIDA LICENSE NO. 3613



SUBDIVISION OLD MARSH GOLF CLUB REPLAT NO. 15
BOOK 104 PAGE 190
FLOOD ZONE B
QUAD # 42
SE
TAZ 747
FUD NAME

LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

CAD: K:\UST\284142\58-62\2054306\2054306.DGN	REF.	FB.	PG.	JOB	04-205-306
	FLD.			DATE	01/27/05
	OFF.	L.J.C.		DWG.	D04-205P
CKD. D.C.L.	SHEET	1	OF	1	