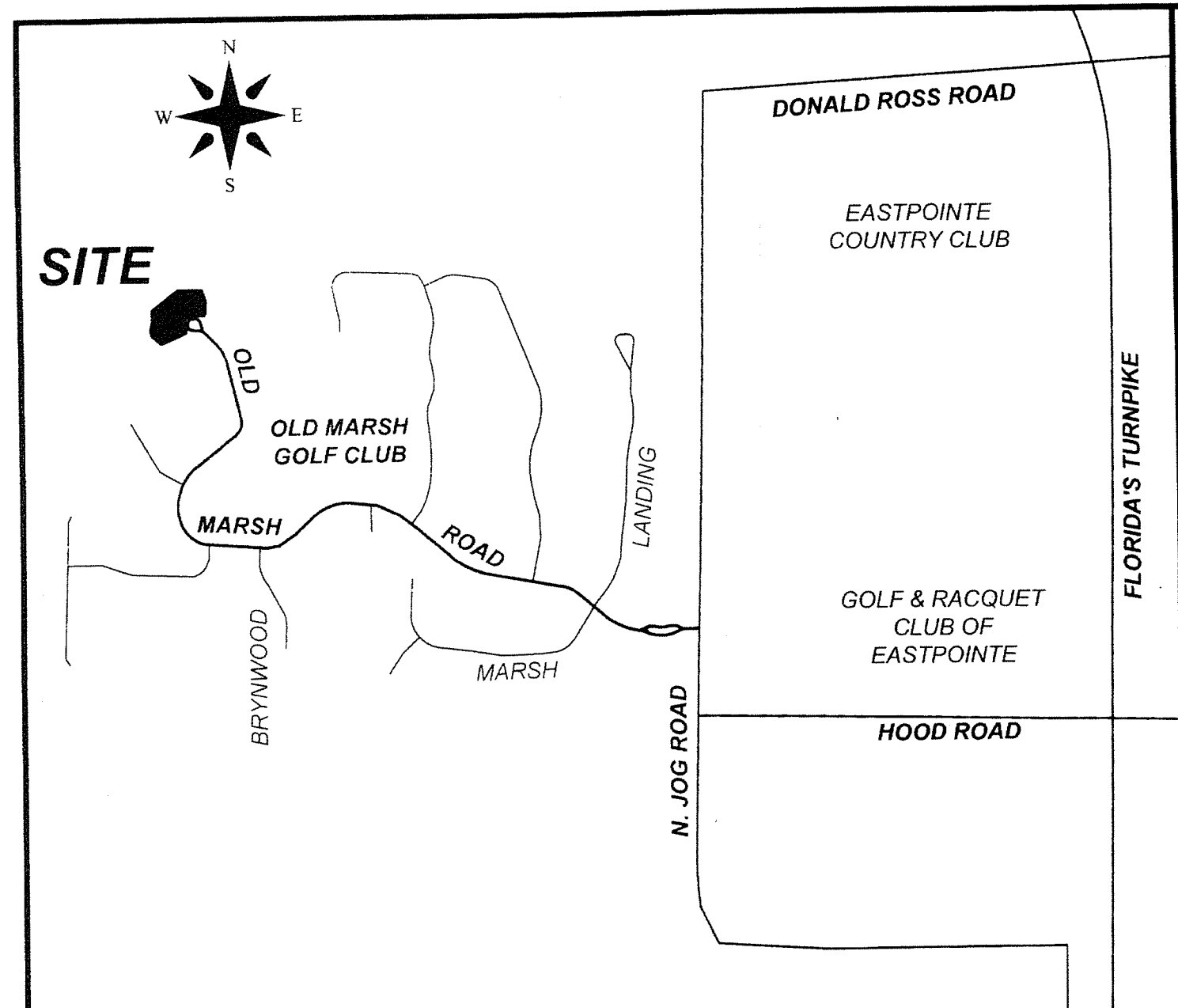




STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 3:13 PM
on the 22nd day of July, 2014
and duly recorded in Plat Book 118
on Page(s) 139-140
Sharon H. Book, Clerk & Comptroller
By: *Sharon H. Book*



VICINITY SKETCH
(NOT TO SCALE)

OLD MARSH GOLF CLUB REPLAT No. 20 (a P.U.D.)

BEING A REPLAT OF LOTS 157, 158 AND 159, OLD MARSH GOLF CLUB (a P.U.D.), ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 58, PAGE 62, LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Nancy J. Kyle, Trustee of the Nancy J. Kyle Declaration of Trust, owner of the land shown hereon as **OLD MARSH REPLAT No. 20 (a P.U.D.)**, being a replat of Lots 157, 158 and 159, OLD MARSH GOLF CLUB (a P.U.D.), according to the plat thereof, on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 58, Page 62, lying in Section 28, Township 41 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

LEGAL DESCRIPTION:

Lots 157, 158 and 159, OLD MARSH GOLF CLUB (a P.U.D.), according to the plat thereof, on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 58, Page 62.

Containing in all, 1.772 Acres, more or less

has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

DRAINAGE EASEMENT

The **Drainage Easement**, as shown hereon, is hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of Old Marsh Homeowners Association Inc., a Florida non-profit corporation. Its successors and assigns, without recourse to Palm Beach County or the Northern Palm Beach County Improvement District.

IN WITNESS WHEREOF, I, Nancy J. Kyle, Trustee of the Nancy J. Kyle Declaration of Trust do hereunto set my hand and seal this 17 day of July, 2014.

WITNESS: *Robert J. Cajal*
Printed Name
WITNESS: *Jame G. Peden Jr.*
Printed Name
BY: *Nancy J. Kyle, Trustee*
Nancy J. Kyle, Trustee
Nancy J. Kyle Declaration of Trust

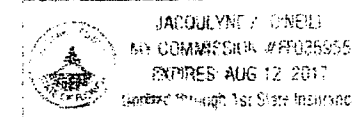
ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

Before me personally appeared Nancy J. Kyle, Trustee of the Nancy J. Kyle Declaration of Trust who is personally known to me or has produced _____ as identification and who executed the foregoing instrument as Trustee of the Nancy J. Kyle Declaration of Trust, and severally acknowledged before me that she executed such instrument for the purposes expressed therein.

WITNESS my hand and official seal this 17 day of July, 2014.

FF 035955
My Commission No.:
Aug. 12, 2017
My Commission Expires:



Jacquelyn A. O'Neil
Signature of Notary Public
Jacquelyn A. O'Neil
Printed name of Notary Public

ACCEPTANCE OF DEDICATION

State of Florida
County of Palm Beach

The Old Marsh Homeowners' Association, Inc., a Florida non-profit corporation, hereby accepts the dedications to said Association as stated and shown hereon, and hereby accepts its maintenance obligation for same as stated hereon, dated this 11 day of July, 2014.

Old Marsh Homeowners' Association, Inc.,
a Florida non-profit corporation

WITNESS: *Marcy Moore*
Printed Name
WITNESS: *Anthony Vaughn*
Printed Name

BY: *Steve Demeritt*
Steve Demeritt, President

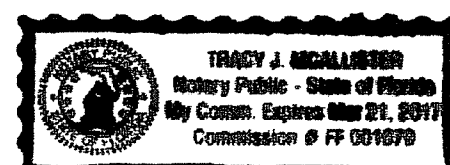
ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

Before me personally appeared Steve Demeritt, who is personally known to me or has produced _____ as identification and who executed the foregoing instrument as President of Old Marsh Homeowners' Association, Inc., a Florida non-profit corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 11 day of July, 2014.

Tracy J. McElishe
My Commission No.:
March 21, 2017
My Commission Expires:



Tracy J. McElishe
Signature of Notary Public
Tracy J. McElishe
Printed name of Notary Public

TABULAR DATA

CONTROL No.	1985-00042
PROJECT No.	00474-000
LOT 157A	= 39,105.65 S.F. (0.898 ACRE)
LOT 159A	= 38,084.46 S.F. (0.874 ACRE)
TOTAL AREA	= 77,190.11 S.F. (1.772 ACRES)

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.

TITLE CERTIFICATION

I, Richard Carlson, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested in Nancy J. Kyle, Trustee of the Nancy J. Kyle Declaration of Trust; that the current taxes have been paid; and that all Palm Beach County special assessment items, and all other items held against said lands have been satisfied; that there are no mortgages of record; and that there are encumbrances of record, but those encumbrances do not prohibit the subdivision created by this plat.

Dated this 22nd day of July, 2014.

Richard W. Carlsson
Richard Carlson, Esquire
Florida Bar No. 345520
2377 Crawford Court
Lantana, FL 33462

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

The Northern Palm Beach County Improvement District hereby acknowledges that there are no dedications to, nor any maintenance obligations being incurred, accepted or assumed by said district on this plat. The prior dedication of 20 foot Water Management Maintenance Easements as shown on and dedicated by the plat of Old Marsh Golf Club, recorded in Plat Book 58, Pages 62 through 75, survives this replat.

IN WITNESS WHEREOF, Northern Palm Beach County Improvement District has caused these presents to be signed by Adrian M. Salee, its President, and attested by O'Neal Bardin, Jr., its Assistant Secretary, and its seal to be affixed hereto by and with the authority of its Board of Supervisors this 23 day of July, 2014.

Northern Palm Beach County Improvement District Unit of Development No. 21

BY: *Adrian M. Salee*
Adrian M. Salee, President
Board of Supervisors
ATTEST: *O'Neal Bardin, Jr.*
O'Neal Bardin, Jr., Assistant Secretary
Board of Supervisors

COUNTY APPROVAL

COUNTY ENGINEER:

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 22nd day of July, 2014, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081 (1), F.S.

George T. Webb, P.E.
George T. Webb, P.E.
County Engineer

SURVEYOR & MAPPER'S CERTIFICATE

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.

Dated this 22nd day of July, 2014.

Robert J. Cajal
Robert J. Cajal
Professional Surveyor and Mapper
Florida Certificate No. 6266
Wallace Surveying Corporation

NOTES

- Coordinates shown are grid.
- Datum = NAD 83, 1990 adjustment.
- Zone = Florida East
- Linear unit = US foot
- All distances are ground unless labeled otherwise.
- Scale factor = 1.0000239
- Ground distance x scale factor = grid distance
- Bearings shown hereon are based on the West line of the Southwest quarter of Section 28, Township 41 South, Range 42 East, which bears North 01°44'05" East and all other bearings are relative thereto.
- No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable county approvals or permits as required for such encroachments.
- 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.
- Existing recorded easements as shown on sheet 2, lying within the limits of this plat shall not be extinguished nor terminated by the recording of this plat.
- In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easement shall be subordinate to these with their priorities being determined by use rights granted.
- This instrument prepared by: Robert J. Cajal in the office of Wallace Surveying Corporation 5553 Village Boulevard, West Palm Beach, Florida 33407

PLAT OF:

**OLD MARSH GOLF CLUB
REPLAT No. 20 (a P.U.D.)**



FIELD: _____ JOB No.: 94-1110 F.B. PG. _____
OFFICE: R.C. DATE: JANUARY 2014 DWG. No.: 94-1110-5
C/K'D: REF.: 94-1110-5.DWG SHEET 1 OF 2

