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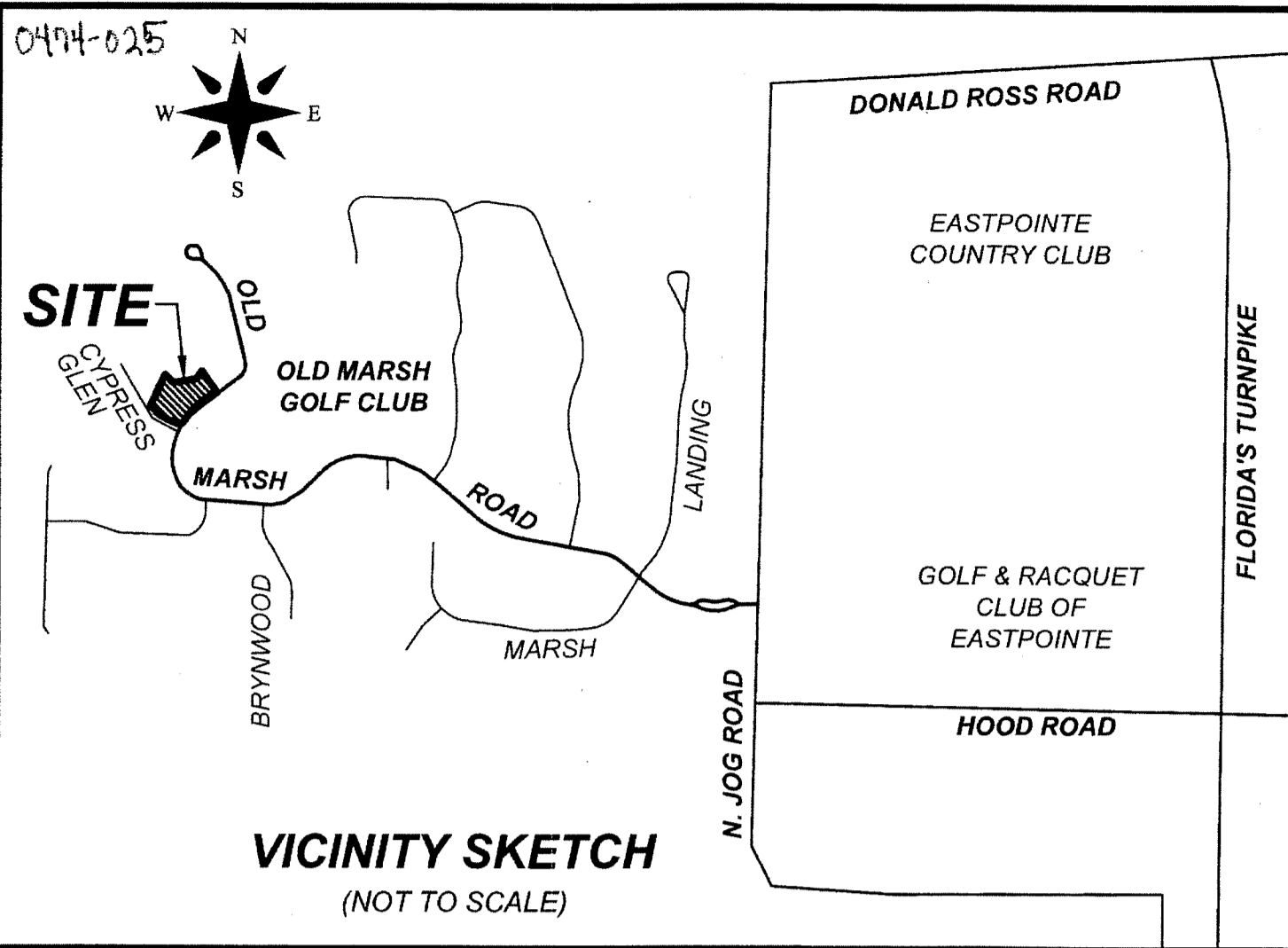
108

OLD MARSH GOLF CLUB REPLAT No. 21

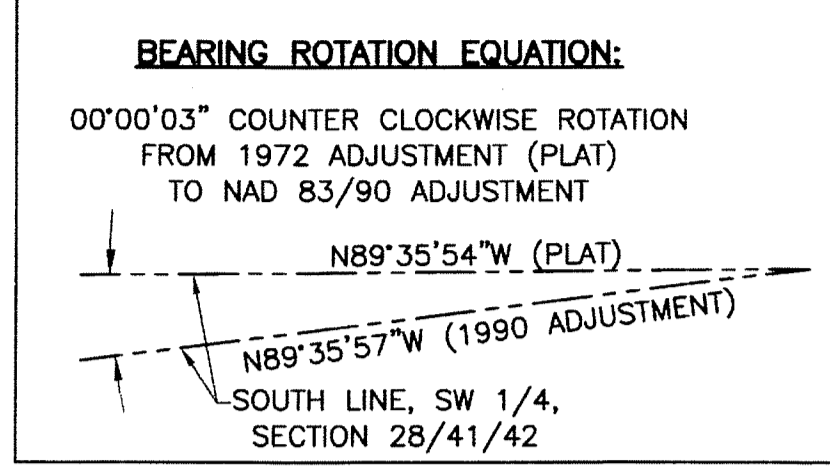
BEING A REPLAT OF LOT 170A, OLD MARSH GOLF CLUB REPLAT NO.16, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE 54, OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 11/19/14
this 16th day of March 2015
and duly recorded in Plat Book 107
on page 108
Sharon R. Borden, Clerk & Comptroller
By: *Sharon R. Borden*

SHEET 1 OF 1



TABULAR DATA	
CONTROL No.	1985-00042
LOT 169B	= 35,468.25 S.F. (0.814 ACRE)
LOT 170B	= 33,296.87 S.F. (0.764 ACRE)
TOTAL AREA	= 68,765.12 S.F. (1.58 ACRES)



TITLE CERTIFICATION

I, ANDREW HELGENSEN, 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 TIMOTHY M. DONAHUE AND JAYNE N. DONAHUE, 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 9th DAY OF FEBRUARY, 2015.

Andrew Helgensen
ANDREW HELGENSEN, ESQUIRE
FLORIDA BAR NO. 277981

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TIMOTHY M. DONAHUE AND JAYNE N. DONAHUE, OWNERS OF THE LAND SHOWN HEREON AS OLD MARSH GOLF CLUB REPLAT NO. 21, BEING A REPLAT OF LOT 170A, OLD MARSH GOLF CLUB REPLAT NO. 16, 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 107, PAGE 54, LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

LOT 170A, OLD MARSH GOLF CLUB REPLAT NO 16, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING IN ALL, 1.58 ACRES, MORE OR LESS HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, WE, TIMOTHY M. DONAHUE AND JAYNE N. DONAHUE, DO HEREBY SET OUR HANDS AND SEALS THIS 9th DAY OF FEBRUARY, 2015

WITNESS: *Joseph Dalton* BY: *Timothy M. Donahue*
JOSEPH DALTON
PRINTED NAME
TIMOTHY M. DONAHUE

WITNESS: *Susan Lornabene* BY: *Jayne N. Donahue*
SUSAN LORNABENE
PRINTED NAME
JAYNE N. DONAHUE

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME HAVE PERSONALLY APPEARED TIMOTHY M. DONAHUE AND JAYNE N. DONAHUE WHO ARE PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF FEBRUARY, 2015.

FF 114989
MY COMMISSION NO.:
5/22/18
MY COMMISSION EXPIRES:

Andrew Helgensen
SIGNATURE OF NOTARY PUBLIC
ANDREW HELGENSEN
PRINTED NAME OF NOTARY PUBLIC

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

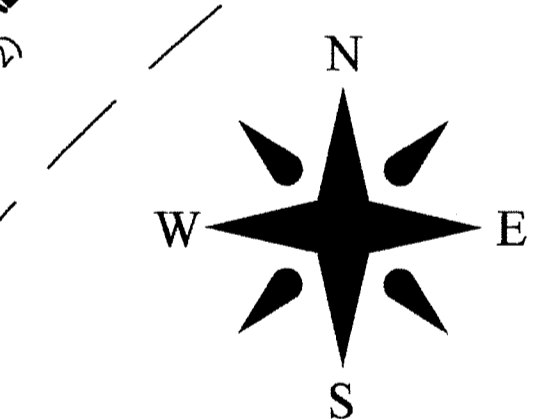
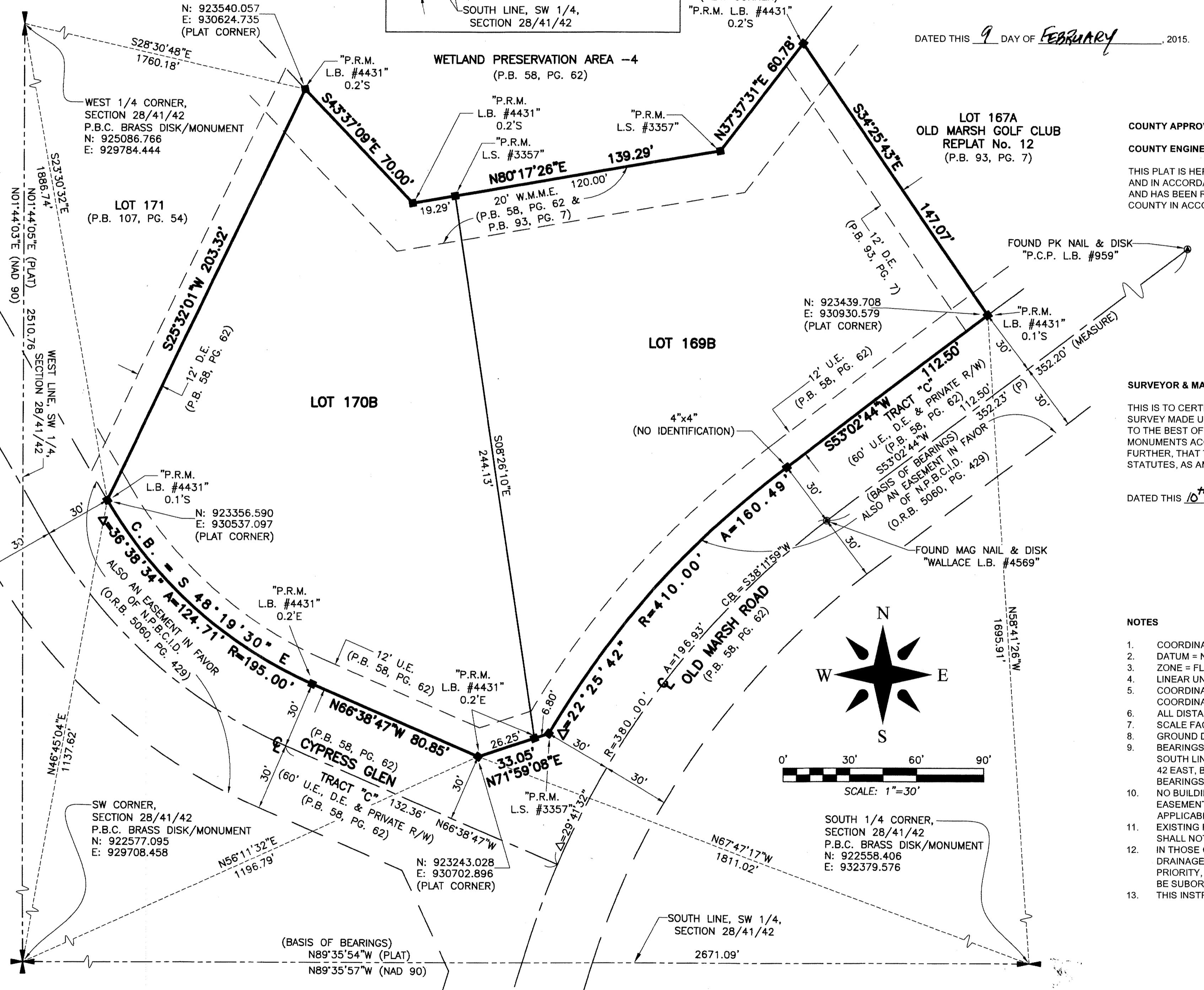
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY SAID DISTRICT ON THIS PLAT. THE PRIOR DEDICATION OF 20 FOOT WATER MANAGEMENT MAINTENANCE EASEMENTS AS SHOWN ON AND DEDICATED 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 MATTHEW J. BOYKIN, ITS PRESIDENT, AND ATTESTED BY ONEAL BARDIN, JR., ITS ASSISTANT SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS THIS 25th DAY OF FEBRUARY, 2015.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 21

BY: *Matthew J. Boykin* PRESIDENT
MATTHEW J. BOYKIN
BOARD OF SUPERVISORS

ATTEST: *Oneal Bardin, Jr.*
ONEAL BARDIN, JR., ASSISTANT SECRETARY
BOARD OF SUPERVISORS



SYMBOLS/ABBREVIATIONS

A	= ARC LENGTH	P.R.M.	= PERMANENT REFERENCE MONUMENT
C.B.	= CHORD BEARING	R	= RADIUS
CL	= CENTERLINE	S.F.	= SQUARE FEET
D.E.	= DRAINAGE EASEMENT	U.E.	= UTILITY EASEMENT
FND.	= FOUND	W.C.	= WITNESS CORNER
L.B.	= LICENSE BOARD	CL	= CENTERLINE
L.S.	= LICENSED SURVEYOR	CA	= CENTRAL ANGLE/DELTA
M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT	CM	= 4"x4" CONCRETE MONUMENT FOUND (AS NOTED)
N.R.	= NOT RADIAL	CD	= 4"x4" CONCRETE MONUMENT SET WITH DISK
O.R.B.	= OFFICIAL RECORD BOOK	CM	= 4"x4" CONCRETE MONUMENT SET WITH DISK
O/S	= OFFSET	ND	= NAIL & DISK FOUND (AS NOTED)
P	= PLAT DATUM	MD	= MAG NAIL & DISK SET (LB #4569)
P.B.	= PLAT BOOK	N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
P.B.C.	= PALM BEACH COUNTY	R/W	= RIGHT OF WAY
P.C.P.	= PERMANENT CONTROL POINT		
PG.	= PAGE		
NAD	= NORTH AMERICAN DATUM		

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.

COUNTY APPROVAL

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(1)(2), F.S., THIS 16th DAY OF March, 2015, 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 10th DAY OF February, 2015.

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
- COORDINATES SHOWN ON THE CONTROL P.R.M.'S ARE BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.
- ALL DISTANCES SHOWN HEREON ARE GROUND UNLESS LABELLED OTHERWISE.
- SCALE FACTOR = 1.0000269
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- BEARINGS SHOWN HEREON ARE GRID (P.B.C. 1972 FREE ADJUSTMENT) AND ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST, BEING A WELL MONUMENTED LINE WHICH BEARS NORTH 89°35'54" WEST 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.
- EXISTING RECORDED EASEMENTS AS SHOWN HEREON, 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: NATASHA LLC IN THE OFFICE OF WALLACE SURVEYING CORPORATION 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407

PLAT OF:

OLD MARSH GOLF CLUB
REPLAT No. 21



FIELD:	JOB No.: 01-1162	F.B. PG.
OFFICE: N.I.	DATE: DEC. 2014	DWG. No.: 01-1162-1
C/K'D: R.C.	REF: 01-1162.DWG	SHEET 1 OF 1