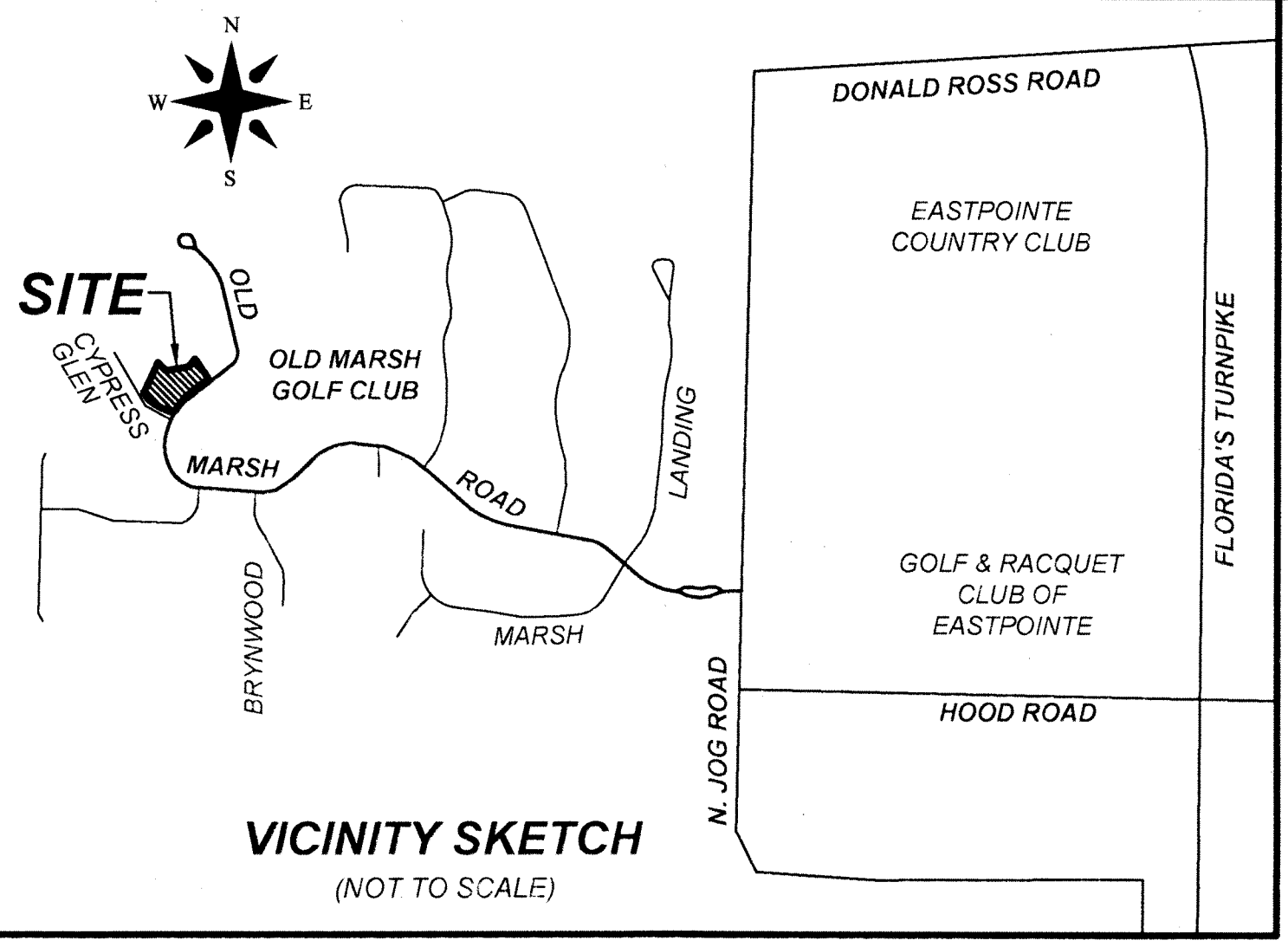


STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT THIS OFFICE ON THE 11th DAY OF November A.D. 2017 AND DULY RECORDED IN PLAT BOOK 125 ON PAGES 8-125 ON

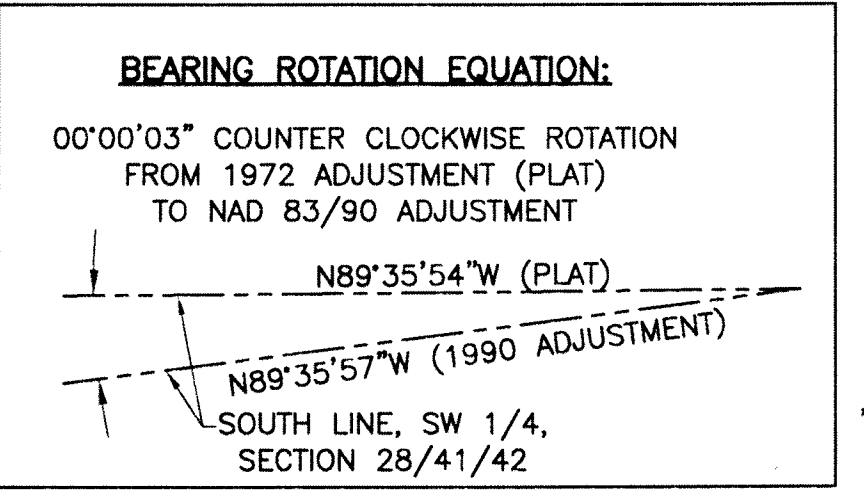
SHEET 1 OF 1



OLD MARSH GOLF CLUB REPLAT No. 23, A P.U.D. BEING A REPLAT OF LOT 169B & LOT 170B, OLD MARSH GOLF CLUB REPLAT NO.21, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 108, OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



TABULAR DATA CONTROL No. 1985-00042



TITLE CERTIFICATION STATE OF FLORIDA COUNTY OF PALM BEACH

I, DEAN L. WILLBUR, JR., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY...

DATED THIS 2nd DAY OF November 2017. DEAN L. WILLBUR, JR., ESQUIRE FLORIDA BAR NUMBER 286222

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 4th DAY OF December 2017...

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...

DATED THIS 6th DAY OF November 2017. ROBERT J. CAJAL PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 8286 WALLACE SURVEYING CORPORATION

SURVEYOR AND MAPPER'S NOTES

- 1. COORDINATES SHOWN ARE GRID. 2. DATUM = NAD 83 1990 ADJUSTMENT. 3. ZONE = FLORIDA EAST. 4. LINEAR UNIT = US FOOT. 5. 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. 6. ALL DISTANCES SHOWN HEREON ARE GROUND UNLESS LABELED OTHERWISE. 7. SCALE FACTOR = 1.0000289. 8. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE. 9. BEARINGS SHOWN HEREON ARE GRID (P.B.C. 1972 FREE ADJUSTMENT) AND ARE BASED ON THE SOUTH LINE OF THE SOUTH-WEST 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. 10. 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. THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENT AND LAKE MAINTENANCE EASEMENT COINCIDE. 11. 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. 12. 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 EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. 13. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED. 14. BUILDING SETBACK LINES LISTED IN DECLARATION OF RESTRICTIONS OF OLD MARSH CLUB, RECORDED IN O.R.B. 5519, PG. 243 ARE AS FOLLOWS FRONT - 25 FEET, REAR - 40 FEET, SIDE - THE SUM OF BOTH SIDE YARD SETBACKS MUST TOTAL NOT LESS THAN 35 FEET, BUT IN NO CASE SHALL THERE BE LESS THAN 15 FEET ON ANY SIDE; REFER TO RECORDED DEED FOR ADDITIONAL RESTRICTIONS. 15. 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. 16. IN ACCORDANCE WITH F.S. CHAPTER 177.091(28) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

DEDICATION AND RESERVATION KNOW ALL MEN BY THESE PRESENTS THAT PETER A. DEROW AND RUTH J. DEROW, OWNERS OF THE LAND SHOWN HEREON AS OLD MARSH GOLF CLUB REPLAT NO. 23, A P.U.D., BEING A REPLAT OF LOT 169B & LOT 170B, OLD MARSH GOLF CLUB REPLAT NO. 21, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 108, OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION: LOT 169B AND LOT 170B, OLD MARSH GOLF CLUB REPLAT NO 21, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 108, 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 AND DO HEREBY DEDICATE AS FOLLOWS:

LOTS 169C AND 170C. LOTS 169C AND 170C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR PETER A. DEROW AND RUTH J. DEROW, THEIR SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THESE LOTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PETER A. DEROW AND RUTH J. DEROW, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, WE, PETER A. DEROW AND RUTH J. DEROW, DO HEREBY SET OUR HANDS AND SEALS THIS 2nd DAY OF November 2017

WITNESS: Tara Davis, Peter A. Derow, Ruth J. Derow

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH

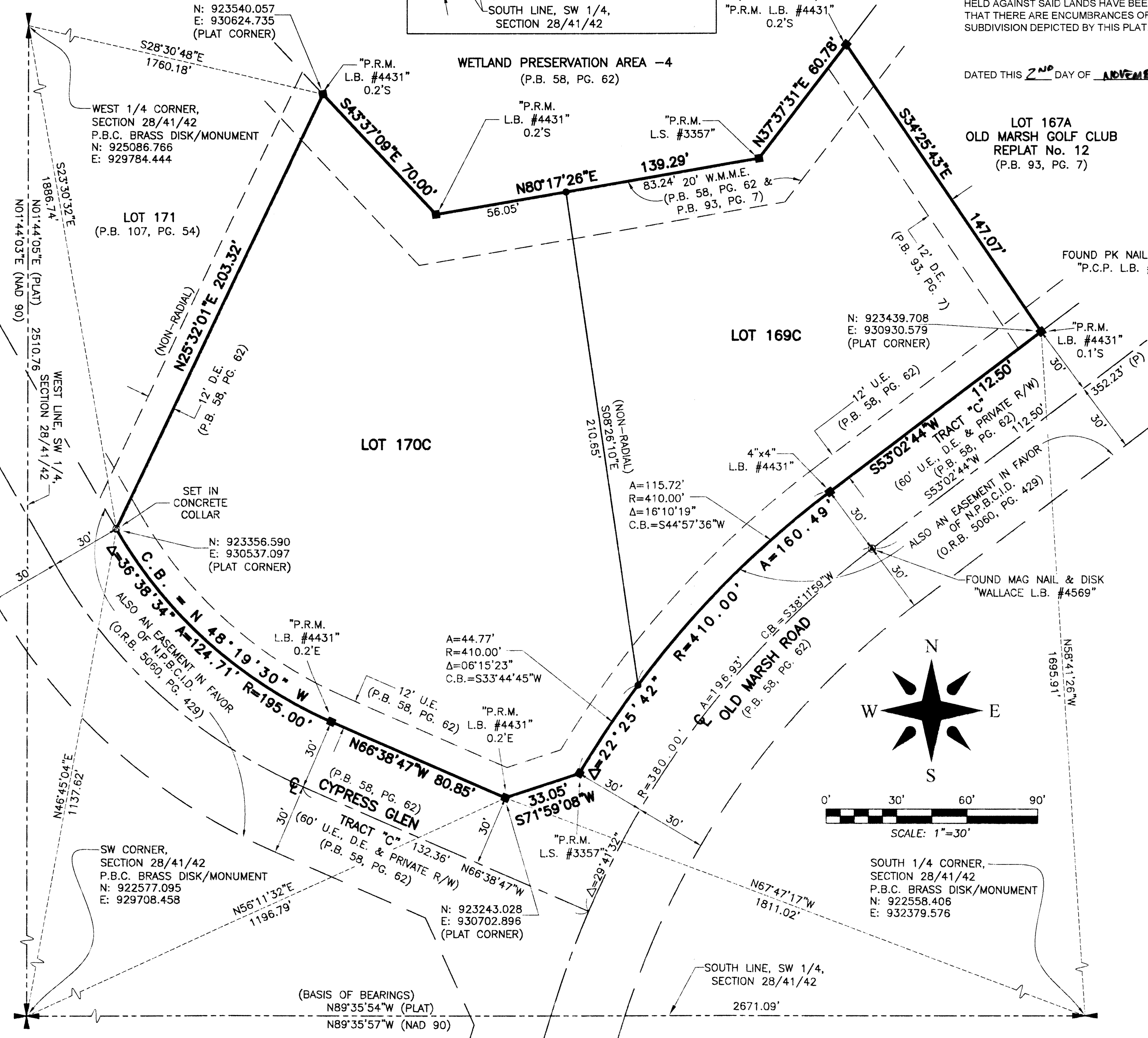
BEFORE ME HAVE PERSONALLY APPEARED PETER A. DEROW AND RUTH J. DEROW WHO ARE PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF November 2017. Notary Public: Bryan Johnson

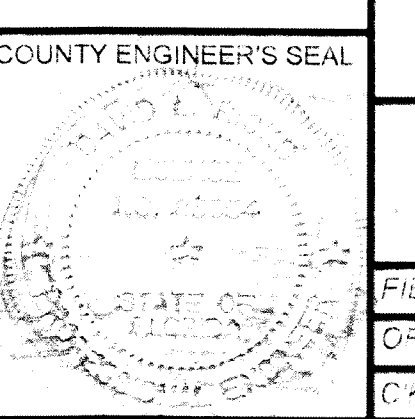
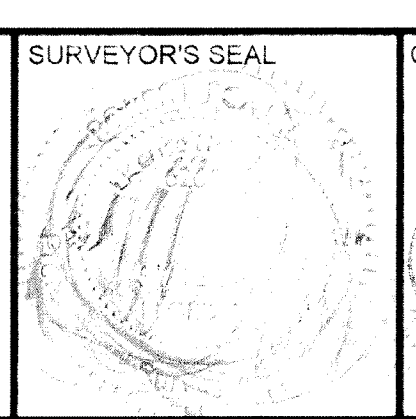
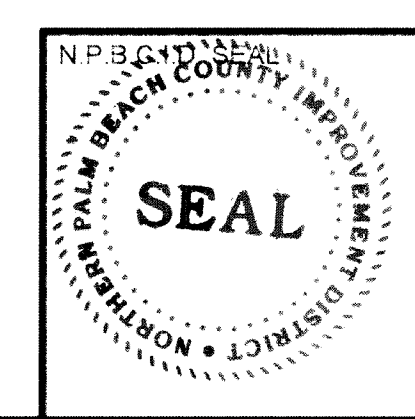
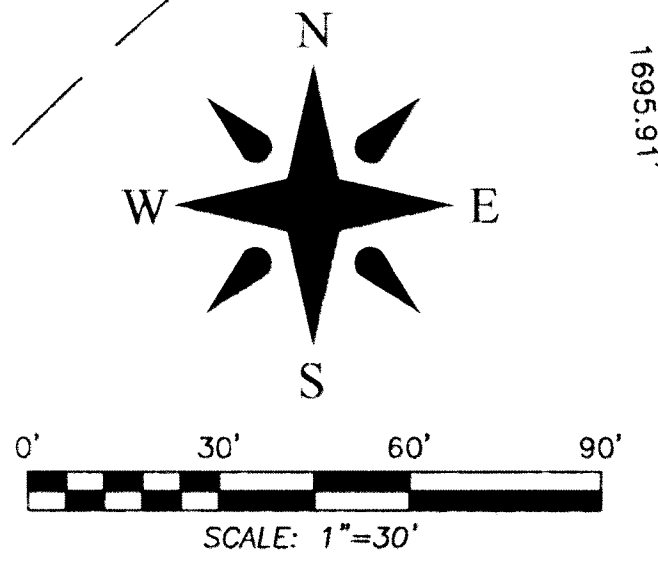
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT: THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY SAID DISTRICT ON THIS PLAT...

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...

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 21. BY: Matthew J. Boykin, Oneal Bardin, Jr.



SYMBOLS/ABBREVIATIONS table listing symbols for arc length, chord bearing, centerline, drainage easement, found, license board, licensed surveyor, water management maintenance easement, not radial, official record book, offset, plat datum, plat book, palm beach county, permanent control point, page, north american datum, permanent reference monument, radius, square feet, utility easement, witness corner, centerline, central angle/delta, concrete monument found, concrete monument & disk set, iron rod & cap set, nail & disk found, nail & disk set, northern palm beach county improvement district, right of way.



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. 23. WALLACE SURVEYING CORPORATION. FIELD: JOB No. 01-1162.20 FB PG. OFFICE: N.I. DATE: MARCH 2017 DWG No.: 01-1162-3. CK'D: R.C. REF: 01-1162.DWG SHEET 1 OF 1