

OLD MARSH GOLF CLUB

A PLAT OF

A PLANNED UNIT DEVELOPMENT
LYING IN SECTIONS 28 AND 33 TOWNSHIP 41 SOUTH, RANGE 42
EAST, PALM BEACH COUNTY, FLORIDA

APRIL, 1987

SHEET 2 OF 14

68

DISTRICT ACCEPTANCE

COUNTY OF PALM BEACH
STATE OF FLORIDA S.S.

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION AND PERPETUAL MAINTENANCE OBLIGATION OF THE WATER MANAGEMENT TRACTS, ALL THE WETLAND PRESERVATION AREAS, PUMP STATION TRACTS "A" AND "B" AND PARCEL "N", AS ALL ARE SHOWN AND CITED HEREON; AND HEREBY ACCEPTS THE WATER MANAGEMENT, WATER MANAGEMENT MAINTENANCE AND INGRESS/EGRESS EASEMENTS, AS ALL ARE SHOWN AND CITED HEREON; AND HEREBY ACKNOWLEDGES SAID DISTRICT HAS NO MAINTENANCE OBLIGATIONS ON OR UNDER THE LANDS OVER WHICH SAID EASEMENTS LIE; AND HEREBY ACCEPTS THE RIGHT TO OPERATE AND MAINTAIN ITS WATER MANAGEMENT FACILITIES CROSSING OR LYING IN TRACT "C", AS SHOWN AND CITED HEREON, AND ACCEPTS THE RIGHT FOR INGRESS/EGRESS OVER ALL OF TRACT "C", AS CITED HEREON, ACKNOWLEDGING IT HAS NO MAINTENANCE RESPONSIBILITIES IN SAID TRACT "C"; AND HEREBY ACKNOWLEDGES SAID DISTRICT HAS NO LIABILITY FOR FLOODING IN THE GOLF COURSE TRACTS, AS SHOWN HEREON, NOR RESPONSIBILITY FOR REPAIR OR MAINTENANCE OF SAID GOLF COURSE TRACTS DUE TO FLOODING.

ATTEST: Peter L. Pimentel
PETER L. PIMENTEL, SECRETARY

William L. Kerslake
WILLIAM L. KERSLAKE, PRESIDENT
BOARD OF SUPERVISORS

ACKNOWLEDGEMENT

COUNTY OF PALM BEACH S.S.
STATE OF FLORIDA

BEFORE ME, PERSONALLY APPEARED WILLIAM L. KERSLAKE AND PETER L. PIMENTEL, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE BOARD OF SUPERVISORS OF THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, A WATER MANAGEMENT DISTRICT UNDER THE LAWS OF THE STATE OF FLORIDA, AND THAT THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF September, 1987.

MY COMMISSION EXPIRES: 6/18/91

William L. Kerslake
NOTARY PUBLIC

MORTGAGEE'S CONSENT

COUNTY OF PALM BEACH Orange
STATE OF FLORIDA

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4497, PAGE 1840 AND RE-RECORDED IN OFFICIAL RECORD BOOK 4443, PAGE 1103, AS MODIFIED BY MORTGAGE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 4645, PAGE 0475, AND AS FURTHER MODIFIED BY A MORTGAGE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 5397, PAGE 1925, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ATTESTED BY ITS Asst. Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25th DAY OF August, A.D., 1987.

ATTEST: Denise M. Jones
ITS Asst. Secretary

William C. Ramirez
ITS Vice President

ACKNOWLEDGEMENT

COUNTY OF PALM BEACH Orange
STATE OF FLORIDA S.S.

BEFORE ME, PERSONALLY APPEARED William C. Ramirez AND Denise M. Jones, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President AND Asst. Secretary OF THE ABOVE NAMED NCNB NATIONAL BANK OF FLORIDA, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH Vice President AND Asst. Secretary, RESPECTIVELY 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 CORPORATION AUTHORITY, AND THAT SAID CONSENT OF MORTGAGE HOLDER IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF August, 1987.

MY COMMISSION EXPIRES: 7/6/90

Robert Murphy
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA S.S.

I, LARRY B. ALEXANDER, 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 OLD MARSH PARTNERS, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT; AND THAT THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY, AS OF THIS 17th DAY OF September, 1987.

Larry B. Alexander
LARRY B. ALEXANDER
505 SOUTH FLAGLER DRIVE
ELEVENTH FLOOR
POST OFFICE DRAWER E
WEST PALM BEACH, FLORIDA 33402-3475

NOTES:
□ - SET PERMANENT REFERENCE MONUMENT (P.R.M.)
○ - PERMANENT CONTROL POINT (P.C.P.)

BEARING BASE:
THE EAST LINE OF SECTION 33 IS TAKEN TO BE S 01°08'15" W AND ALL OTHER BEARINGS ARE RELATIVE THEREON.

THE BUILDING SETBACKS SHALL CONFORM TO PALM BEACH COUNTY ZONING CODE.

NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.

NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.

APPROVAL OF LANDSCAPING OR UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.

WHEN DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.

THERE SHALL BE NO BUILDINGS, STRUCTURES, ANY KIND OF CONSTRUCTION, TREES OR SHRUBS PLACED ON ANY LANDS OWNED BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, OR WATER MANAGEMENT EASEMENTS OR WATER MANAGEMENT MAINTENANCE EASEMENTS, UNLESS APPROVED IN PERMIT FORM, BY THE SAID DISTRICT.

D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
L.A.E. - LIMITED ACCESS EASEMENT
M.L.L. - MEDIAL LINE
G.C. - GOLF COURSE
W.M.T. - WATER MANAGEMENT TRACT
W.M.A. - WATER MANAGEMENT EASEMENT
W.M.M. - WATER MANAGEMENT MAINTENANCE EASEMENT
W.P.A. - WETLAND PRESERVATION AREA

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA S.S.

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER GUARANTEE POSTED WITH PALM BEACH COUNTY AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.

Vincent J. Noel
VINCENT J. NOEL
REGISTERED LAND SURVEYOR NO. 4169
STATE OF FLORIDA

COUNTY APPROVAL

COUNTY OF PALM BEACH
STATE OF FLORIDA S.S.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF OCTOBER, A.D., 1987.

Carol A. Roberts
BY: CAROL A. ROBERTS, CHAIR

ATTEST: John B. Dunlop
JOHN B. DUNLOP, CLERK
BY: Ruth S. Compton
RUTH S. COMPTON, DEPUTY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF OCTOBER, A.D., 1987.

H.F. Kahler
BY: H.F. KAHLER, P.E.
COUNTY ENGINEER, R.F. KAHLER, P.E.

TABULAR DATA

TOTAL AREA = 441.45 ACRES
CIVIC SITE = 8.92 ACRES
GOLF COURSE = 104.87 ACRES
WETLAND PRESERVATION AREAS (W.P.A.)
(INCLUDING PARCEL "N"
AND PUMP STATION SITES) = 176.03 ACRES
LOTS AND ROADS = 146.30 ACRES
CLUBHOUSE (PARCEL "G") = 3.23 ACRES
GOLF VILLA PARCEL = 2.10 ACRES
DWELLING UNITS = 227
DWELLING UNITS PER ACRES = 1.945
UNIT TYPE = DETACHED SINGLE FAMILY

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

284 3341 42
SUBDIVISION - Old Marsh Golf Club
BOOK 58 PAGE 63
FLOOD ZONE B FLOOD MAP # 115B
GRID # 42 ZONING RE
SE PUD ZP CODE 33416
PUD NAME
TAZ 797

NPB Co	WCD	NOTARY	NOTARY	NCNB NATIONAL BANK	SURVEYOR	ENGINEER

OLD MARSH GOLF CLUB 58/63

LINDAHL, BROWNING, FERRARI & HELSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
PO BOX 777 10 CENTRAL PARKWAY SUITE 400
WEST PALM BEACH, FLORIDA 33411 WEST PALM BEACH, FLORIDA 33411
111 SOUTH SECOND STREET
FORT PENCE, FLORIDA 32834

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