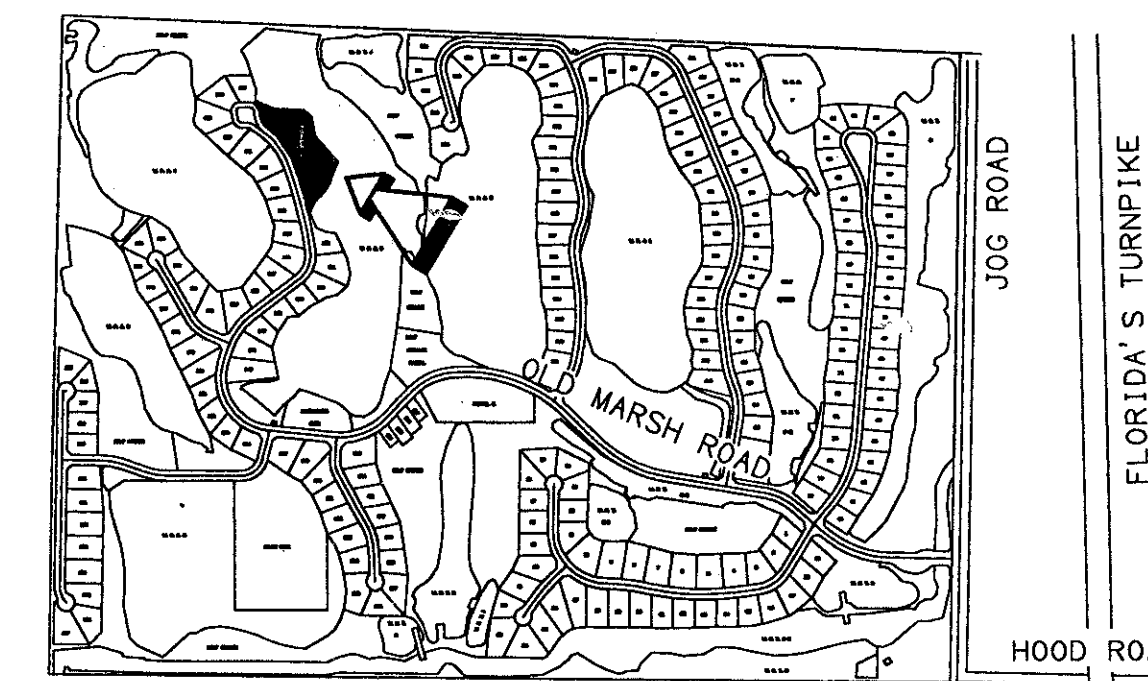


OLD MARSH GOLF CLUB REPLAT No. 3
A REPLAT OF LOTS 153, 154, 155 AND 156 OF OLD MARSH GOLF CLUB,
A PLANNED UNIT DEVELOPMENT,
AS RECORDED IN PLAT BOOK 58, PAGES 62 THROUGH 75
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
OCTOBER 1997
SHEET 1 OF 2



159

COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 2:07 P.M.,
this 21 day of June 1998
and duly recorded in Plat Book No. 58
on page 159-160
DOROTHY H. WILKEN, Clerk of Circuit Court
by Barbara A. Platt D.C.

DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT STEFFEN R. ANDERS, BRIGITTE ANDERS, ANDREW MERSON, CATHERINE MERSON, HARVEY GOLUB, AND ROBERTA GOLUB, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS OLD MARSH GOLF CLUB REPLAT No. 3, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 153 THROUGH 156, OLD MARSH GOLF CLUB, AS RECORDED IN PLAT BOOK 58, PAGES 67 THROUGH 75 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

LOT "A", AS SHOWN HEREON IS HEREBY RESERVED FOR HARVEY GOLUB AND ROBERTA GOLUB, HUSBAND AND WIFE, THEIR SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL DEVELOPMENT AND OTHER PROPER PURPOSES.

LOT "B", AS SHOWN HEREON IS HEREBY RESERVED FOR ANDREW MERSON AND CATHERINE MERSON, HUSBAND AND WIFE, THEIR SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL DEVELOPMENT AND OTHER PROPER PURPOSES.

LOT "C", AS SHOWN HEREON IS HEREBY RESERVED FOR STEFFEN R. ANDERS AND BRIGITTE ANDERS, HUSBAND AND WIFE, THEIR SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL DEVELOPMENT AND OTHER PROPER PURPOSES.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OLD MARSH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, WE HARVEY GOLUB AND ROBERTA GOLUB, HUSBAND AND WIFE, ANDREW MERSON AND CATHERINE MERSON, HUSBAND AND WIFE, AND STEFFEN R. ANDERS AND BRIGITTE ANDERS, HUSBAND AND WIFE, DO HEREBY SET OUR HANDS AND SEALS THIS 30th DAY OF JANUARY 1998.

WITNESS: Maureen Murphy BY: Steffen R. Anders
Luinda Gerken BY: By: Jeffrey C. Tweedy, attorney in fact
STEFFEN R. ANDERS,
BY HIS ATTORNEY IN FACT,
JEFFREY C. TWEEDY, ESQUIRE

WITNESS: Maureen Murphy BY: Brigitte Anders
Luinda Gerken BY: By: Jeffrey C. Tweedy, attorney in fact
BRIGITTE ANDERS,
BY HER ATTORNEY IN FACT,
JEFFREY C. TWEEDY, ESQUIRE

WITNESS: Andrew Merison BY: Andrew Merison
John Sparks BY: Andrew Merison
ANDREW MERSON

WITNESS: Andrew Merison BY: Catherine Merison
John Sparks BY: Catherine Merison
CATHERINE MERSON

WITNESS: Harvey Golub BY: Harvey Golub
John Sparks BY: Harvey Golub
HARVEY GOLUB

WITNESS: Roberta Golub BY: Roberta Golub
John Sparks BY: Roberta Golub
ROBERTA GOLUB

ACKNOWLEDGMENT

STATE OF New York
COUNTY OF New York

BEFORE ME PERSONALLY APPEARED JEFFREY C. TWEEDY, AS ATTORNEY IN FACT FOR STEFFEN R. ANDERS AND BRIGITTE ANDERS, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT ON BEHALF OF STEFFEN R. ANDERS AND BRIGITTE ANDERS FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF February 1998.

MY COMMISSION EXPIRES: Luinda Gerken
Notary Public, State of New York
No. 41-4820539
Qualified in Queens County
Commission Expires December 31, 1998
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF New Jersey
COUNTY OF Hudson

BEFORE ME PERSONALLY APPEARED ANDREW MERSON AND CATHERINE MERSON WHO ARE PERSONALLY KNOWN TO ME, 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 February 1998.

MY COMMISSION EXPIRES: Alexa De Kellner
Notary Public of New Jersey
My Commission Expires June 30, 2002
ALEXA DEE KELLNER
NOTARY PUBLIC OF NEW JERSEY
(see seal below)

ACKNOWLEDGMENT

STATE OF New Jersey
COUNTY OF Hudson

BEFORE ME PERSONALLY APPEARED HARVEY GOLUB AND ROBERTA GOLUB WHO ARE PERSONALLY KNOWN TO ME, 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 February 1998.

MY COMMISSION EXPIRES: Alexa De Kellner
Notary Public of New Jersey
My Commission Expires June 30, 2002
ALEXA DEE KELLNER
NOTARY PUBLIC OF NEW JERSEY
(see seal below)

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE OLD MARSH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 5th DAY OF February 1998.

OLD MARSH HOMEOWNERS ASSOCIATION, INC.
A FLORIDA NON-PROFIT CORPORATION

WITNESS: Maureen Murphy BY: Lawrence M. Kukey
John Sparks BY: Lawrence M. Kukey
PRESIDENT
BOARD OF SUPERVISORS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Lawrence M. Kukey WHO IS PERSONALLY KNOWN TO ME, 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 5th DAY OF FEBRUARY 1998.

MY COMMISSION EXPIRES: Andrew Helgeson
Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LAURIE L. GILDAN, 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 TO STEFFEN R. ANDERS AND BRIGITTE ANDERS, HUSBAND AND WIFE, AS TO LOT "C", ANDREW MERSON AND CATHERINE MERSON, HUSBAND AND WIFE, AS TO LOT "B" AND HARVEY GOLUB AND ROBERTA GOLUB, HUSBAND AND WIFE, AS TO LOT "A"; 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; AND THAT THE CURRENT TAXES HAVE BEEN PAID.

DATE: April 3, 1998 Laurie L. Gildan
LAURIE L. GILDAN

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THE 20 FOOT WATER MANAGEMENT MAINTENANCE EASEMENT SHOWN HEREON PER THE PLAT OF OLD MARSH GOLF CLUB, AS RECORDED IN PLAT BOOK 58, PAGES 62 THROUGH 75 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THAT THERE ARE NO OTHER DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

DATE: April 22, 1998 NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

BY: William L. Kerlake
WILLIAM L. KERLAKE, PRESIDENT
BOARD OF SUPERVISORS

ATTEST: Peter L. Pimentel
PETER L. PIMENTEL, SECRETARY
BOARD OF SUPERVISORS

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 SEC. 177.071(2), F.S., THIS 23 DAY OF June 1998.

George T. Webb
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

SURVEYOR'S NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: P.L.S. 4828
- THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF S 19 42' 25" W ALONG THE EAST LINE OF WETLAND PRESERVATION AREA-3, OLD MARSH GOLF CLUB, AS RECORDED IN PLAT BOOK 58, PAGES 62-75 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

SURVEYOR'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") 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.

2/16/98 Gary A. Rager
GARY A. RAGER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 4828
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY GARY A. RAGER IN THE OFFICES OF NICK MILLER, INC., 2560 RCA BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA, 33410

LAND USE

TRACT "A" 0.88 Ac.
TRACT "B" 0.81 Ac.
TRACT "C" 1.07 Ac.

TOTAL AREA 2.76 Ac.

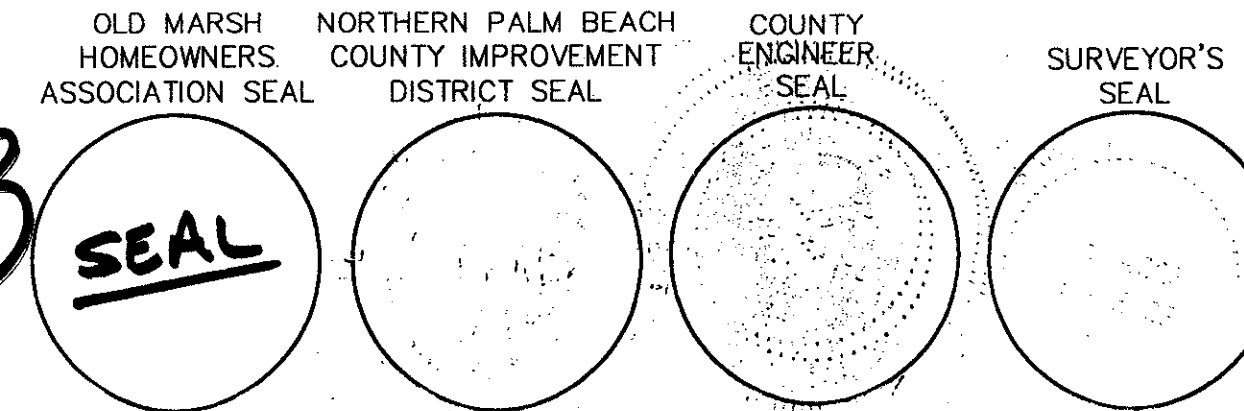
NUMBER OF UNITS: 3
TYPE USE: RESIDENTIAL

PET. 85-42
5/11/98

82/159

SUBDIVISION: Old Marsh Golf Club
BOOK: 58
PAGE: 159
FLOOD MAP: #1150
ZONING REUSE: PUD
QUAD: 42
SE: 85-42
PID NAME: Old Marsh Golf Club

0474-003



OLD MARSH GOLF CLUB REPLAT No. 3

NICK MILLER, INC.
Surveying & Mapping Consultants

SHEET NO. **1 OF 2** SCALE: DATE: OCTOBER 1997
JOB NO. 97017
FILE: 97017-1.DWG

SUITE 105
2560 RCA BLVD.
PALM BEACH GARDENS, FLORIDA 33410
TEL 561 627-5200 FAX 561 627-0983
D.B.P.R. LICENSED BUSINESS No. 4318