

DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT EUGENE McGRATH AND HELEN McGRATH, OWNERS OF THE LAND SHOWN HEREON AS OLD MARSH GOLF CLUB REPLAT No. 6, A REPLAT OF LOTS 98 AND 99 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 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 98 AND 99, OLD MARSH GOLF CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGES 62 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 98A, AS SHOWN HEREON IS HEREBY RESERVED FOR EUGENE McGRATH AND HELEN McGRATH THEIR SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL DEVELOPMENT AND OTHER PROPER PURPOSES.

IN WITNESS WHEREOF, WE EUGENE McGRATH AND HELEN McGRATH DO HEREUNTO SET OUR HANDS AND SEALS THIS 17th DAY OF AUGUST, 1999.

WITNESS: Eugene McGrath BY: Eugene McGrath EUGENE McGRATH

WITNESS: Helene McGrath BY: Helene McGrath HELEN McGRATH

WITNESS: Moryan Cianci

ACKNOWLEDGMENT

STATE OF New York COUNTY OF Westchester

BEFORE ME PERSONALLY APPEARED EUGENE McGRATH, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF August, 1999

MY COMMISSION EXPIRES: 3/30/2001 Phyllis Minacapilli NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF New York COUNTY OF Westchester

BEFORE ME PERSONALLY APPEARED HELEN McGRATH, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF August, 1999

MY COMMISSION EXPIRES: 11/05/2000 Dawn F. Nodarse NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, BARRY BYRD, 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 EUGENE McGRATH AND HELEN McGRATH; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATED: FEBRUARY 15, 2000 Barry Byrd, Esq.

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: 11/30/99 NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

BY: TUSULA N. STEWART, PRESIDENT BOARD OF SUPERVISORS

ATTEST: 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 22nd DAY OF April, 2000 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. - COUNTY ENGINEER

SURVEYOR'S NOTES

- 1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "L.B. 4318"
2. THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF N 22°42'36" W ALONG THE CENTERLINE OF SABLE CHASE, OLD MARSH GOLF CLUB, AS RECORDED IN PLAT BOOK 58, PAGES 62-75 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
4. 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 PALM BEACH COUNTY, FLORIDA.
5. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
6. 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.
7. 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.

DATE: 10/11/99 GARY A. RAGER PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE NO. 4828 STATE OF FLORIDA

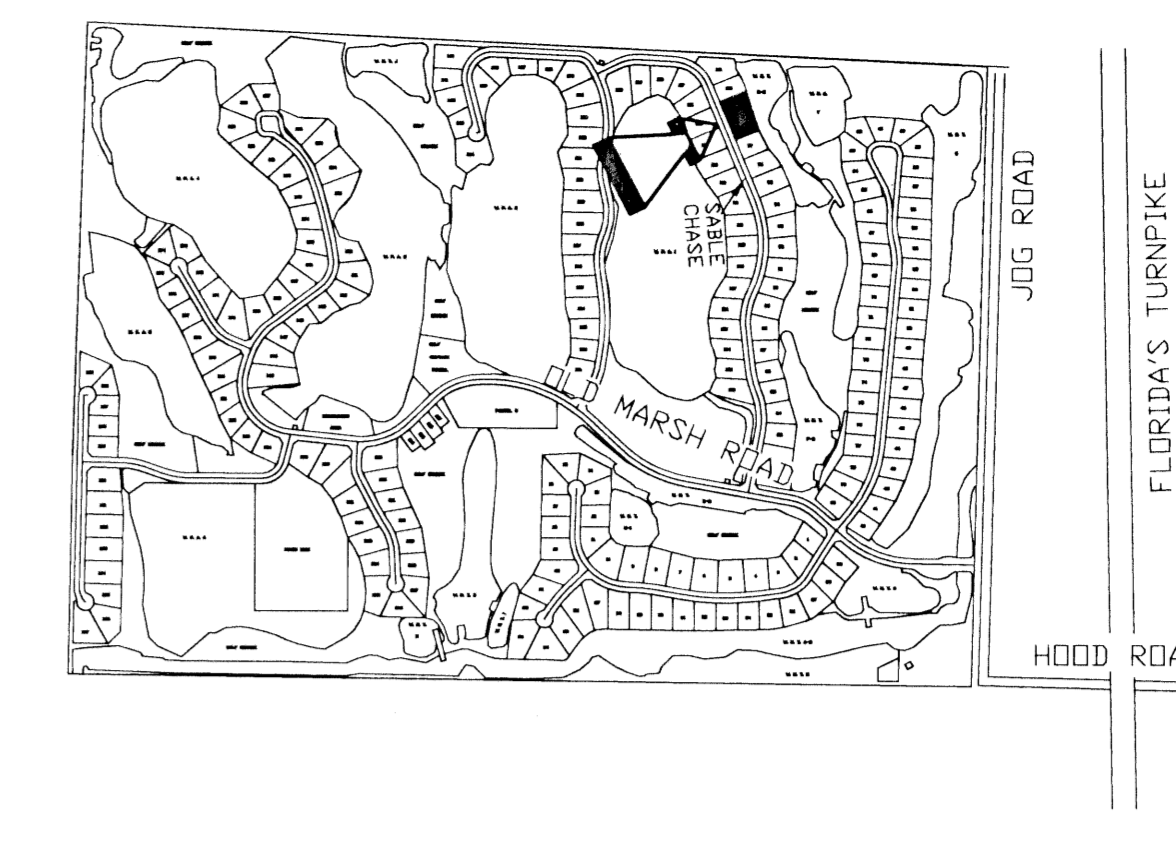
THIS INSTRUMENT WAS PREPARED BY GARY A. RAGER IN THE OFFICES OF NICK MILLER, INC., 2560 RCA BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA, 33410

OLD MARSH GOLF CLUB REPLAT No. 6 A REPLAT OF LOTS 98 AND 99 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 JUNE 1999 SHEET 1 OF 1

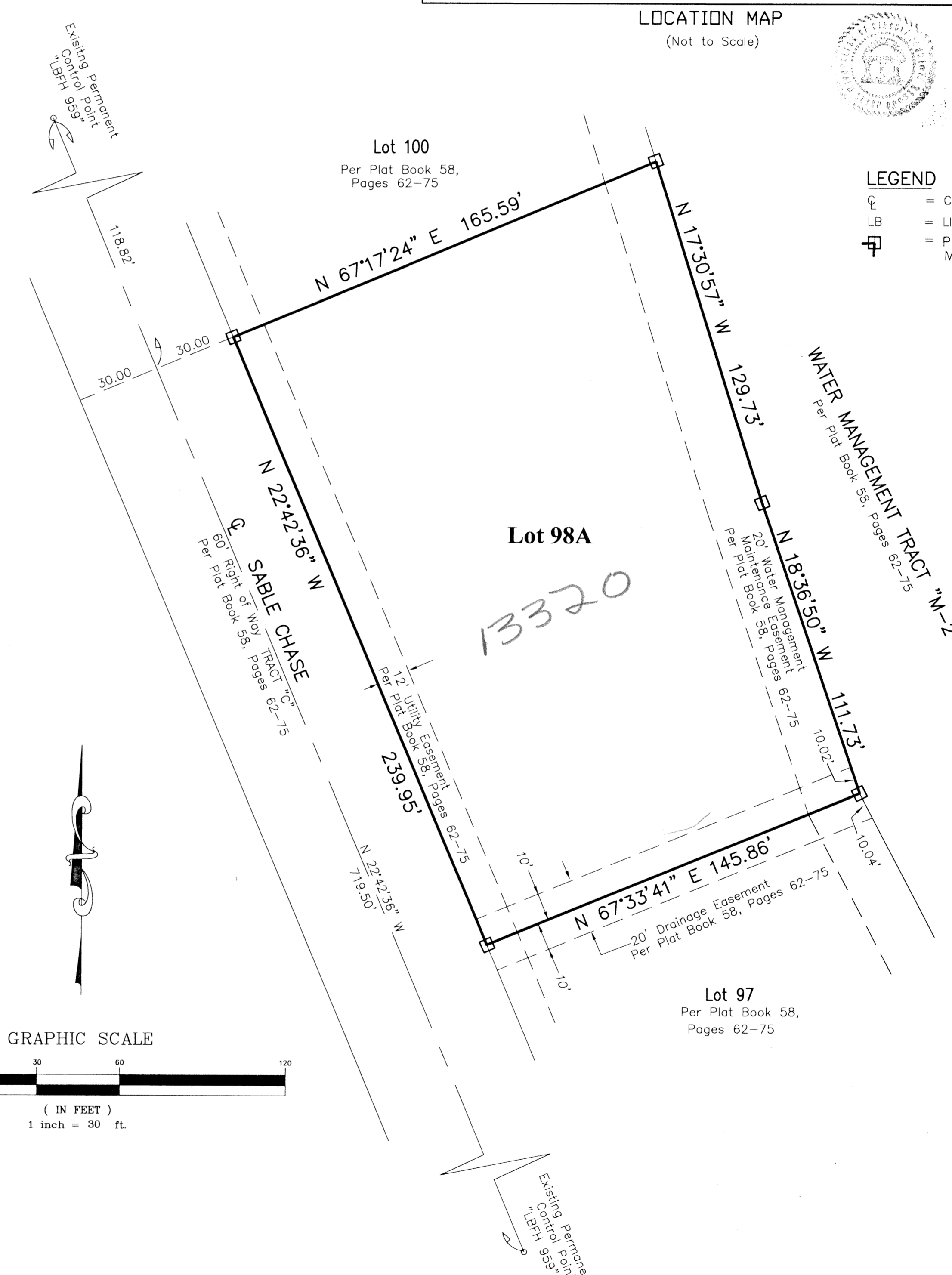
LAND USE

LOT 98A 0.86 Ac.

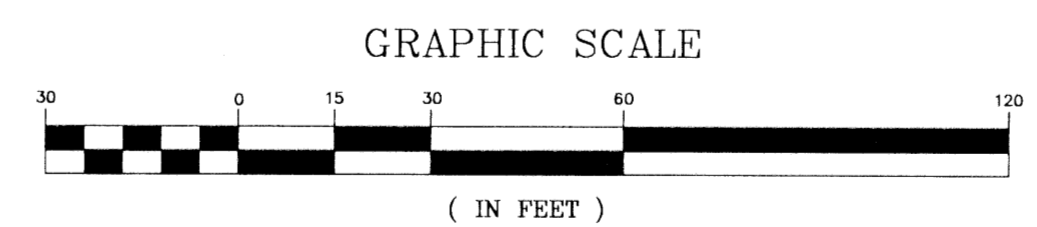
NUMBER OF UNITS: 1 TYPE USE: RESIDENTIAL PETITION: 85-42A



COUNTY OF PALM BEACH STATE OF FLORIDA This plat was filed for record at 12:07 PM on page 1 of 1 and duly recorded in Plat Book No. 58 DOROTHY WILKEN, Clerk of Circuit Court



LEGEND = CENTERLINE = LICENSED BUSINESS = PERMANENT REFERENCE MONUMENT "LB 4318"



Old Marsh Golf Club 1156 REUSE 42 797

NOTARY SEAL PHYLIS MINACAPILLI Notary Public, State of New York No. 24-462143 Commission Expires March 30, 2001
NOTARY SEAL DAWN F. NODARSE NOTARY PUBLIC, ST. OF FLORIDA West City 01-460-5095-77 Commission Expires 11/05/2000
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SEAL
COUNTY ENGINEER SEAL GEORGE T. WEBB, P.E.
SURVEYOR'S SEAL GARY A. RAGER

OLD MARSH GOLF CLUB REPLAT No. 6 NICK MILLER, INC. Surveying & Mapping Consultants SHEET NO. 1 OF 1 SCALE: 1" = 30' DATE: JUNE 1999 JOB NO. 99004 FILE: 99004-2.DWG