COUNTY OF PALM BEACH) STATE OF FLORIDA

This Plat was filed for record at_ This ___ day of ____

and duly recorded in Plat Book No. 109

0474-021 OLD MARSH GOLF CLUB REPLAT NO. 17 SITUATE IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST, BEING A REPLAT OF LOTS 107 AND 108, OLD MARSH GOLF CLUB, A PLANNED UNIT DEVELOPMENT, AS RECORDED IN PLAT BOOK 58, PAGES 62 THROUGH 75, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA JULY, 2006 SHEET 1 OF 1 STATE OF NORTH CAROLINA) COUNTY OF MOORE) FOUND PK NAIL & DISK P.C.P. LB *959 LOT 109 P.B. 58, PG. 62 175.47 N86° 29'21"E (ALSO AS SHOWN ON P.B. 58, PG. 62) GRAPHIC SCALE IN FEET WITNESS: Jarol Davi PRINT NAME: Janel Davis 41,331.67 SQ.FT. 12' DRAINAGE EASEMENT. (RELEASED & TERMINATED IN O.R.B. 20337, PG. 1595) WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF WOVE 2006. ON WIED WANDER ON WHITE OF CASE IN SOURCE CASE IN S FOUND PK NAIL & DISK P.C.P. LB *959 Δ-07° 46'30" R-430.00 L-58.35' 12' DRAINAGE EASEMENT-P.B. 58, PG. 62 LOT 106 P.B. 58, PG. 62 LEGEND: = SET 4"x4" CONCRETE MONUMENT & ALUMINUM DISK STAMPED "PRM LB 4431" FOUND PK NAIL & DISK P.C.P. LB \$959

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT STEPHEN M. HAGGERTY AND CAROLYN J. HAGGERTY, HUSBAND AND WIFE, OWNERS OF THE LAND SHOWN HEREON AS OLD MARSH GOLF CLUB REPLAT NO. 17, SITUATE IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST, BEING A REPLAT OF LOTS 107 AND 108, OLD MARSH GOLF CLUB, A PLANNED UNIT DEVELOPMENT, AS RECORDED IN PLAT BOOK 58, PAGES 62 THROUGH 75, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

LOTS 107 AND 108. OLD MARSH GOLF CLUB. A PLANNED UNIT DEVELOPMENT.AS RECORDED IN PLAT BOOK 58. PAGES 62 THROUGH 75. 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:

1) THE 20 FOOT WATER MANAGEMENT MAINTENANCE EASEMENT. AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER MANAGEMENT AND WETLAND PRESERVATION FACILITIES. THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF SAID LANDS. THEIR SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY AND THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

2) THE 12 FOOT UTILITY EASEMENT. AS SHOWN HEREON. IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES. INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

3) THE 12 FOOT DRAINAGE EASEMENT, AS SHOWN HEREON, IS 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.

IN WITNESS WHEREOF, WE STEPHEN M. HAGGERTY AND CAROLYN J. HAGGERTY, DO HEREUNTO SET OUR HANDS AND SEAL THIS DAY OF NOVEMBER. . 2006.

WITNESS: PRINT NAME: Modelhow Davis WITNESS: Jarel Day PRINT NAME: Janel Davis

WITNESS: Man BY: Carolyn Hayerty PRINT NAME! Maylbus Davis

ACKNOWLEDGEMENT:

STATE OF FLORIDAY WORTH Caroling COUNTY OF PARK BEACH MOORE

BEFORE ME PERSONALLY APPEARED STEPHEN M. HAGGERTY AND CAROLYN J. HAGGERTY, PERSONALLY KNOWN TO ME OR HAVE PRODUCED DRIVERS LICENSES. AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

MY COMMISSION EXPIRES: May 1, ZOID COMMISSION NUMBER: 20001160107

ACCEPTANCE FOR OLD MARSH HOMEOWNERS ASSOCIATION INC.:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

THE OLD MARSH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS DAY OF NOVEL 1, 2006.

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

PRINT NAME: Sue Tagis

ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED RONALD PARR. WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE, AS IDENTIFICATION. 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 28th DAY OF NOVEMBER 2006.

MY COMMISSION EXPIRES: 1 8 2010 CLSUL RUSSIC RUSE! NOTARY SEAL:

TITLE CERTIFICATION:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

1. GREGORY R. COHEN. 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 STEPHEN M. HAGGERTY AND CAROLYN J. HAGGERTY.HUSBAND AND WIFE; 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: 4/29/06

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 SECTION 177.071(2) F.S., THIS DAY OF COLUMN 2007 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1) F.S.

Sy 1. Will GEORGE T. WEBB. P.E. COUNTY ENGINEER

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

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE WATER MANAGEMENT MAINTENANCE EASEMENT. AS SHOWN HEREON; AND HEREBY ACKNOWLEDGES SAID DISTRICT HAS NO MAINTENANCE OBLIGATIONS ON OR UNDER THE LANDS OVER SAID EASEMENT. IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY RONALD M. ASH. ITS PRESIDENT, AND O'NEAL BARDIN, JR., ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS DAY OF DECENDED 2006.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

FLORIDA BAR NO. 0087270

Hamela M. Hauch BOARD OF SUPERVISORS

BOARD OF SUPERVISORS

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING OF NORTH 01°19'48" EAST BETWEEN FOUND PCP'S ON THE CENTERLINE OF SABAL CHASE AS DEPICTED ON THIS PLAT, SAME PCP'S ALSO SHOWN ON THE PLAT OF OLD MARSH GOLF CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE 62 THROUGH 75 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE 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.

BUILDING SETBACKS SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS. NO BUILDINGS. IMPROVEMENTS OF ANY KIND. TREES OR SHRUBS 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.

THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG IN THE OFFICES OF LIDBERG LAND SURVEYING, INC. LOCATED AT 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA, 33458

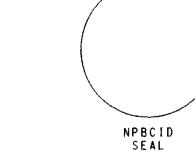
SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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") 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.

DAVID C. LIDBERG, P.S.M. STATE OF FLORIDA LICENSE NO. 3613

DATE: NOVEMBER 18, 2004



ABBREVIATIONS: (C) = CALCULATED

P.T. = POINT OF TANGENCY

(M) = MEASURED ORB = OFFICIAL RECORD BOOK
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT SO.FT. = SQUARE FEET P.B. = PLAT BOOK



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