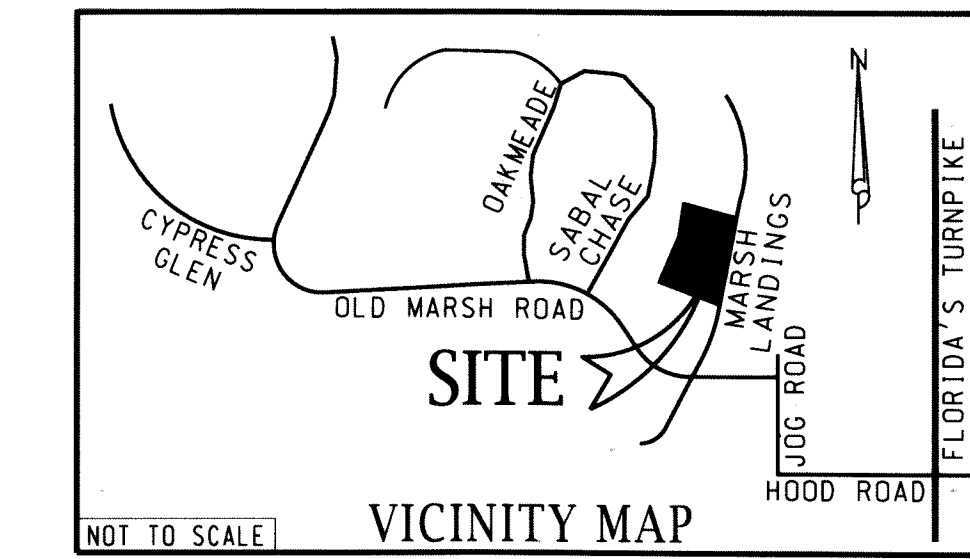


OLD MARSH GOLF CLUB REPLAT No. 22

A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF LOTS 75A AND 77A, AS SHOWN ON OLD MARSH GOLF CLUB REPLAT No. 18, AS RECORDED IN PLAT BOOK 112, PAGES 33 THROUGH 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SITUATE IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA) COUNTY OF PALM BEACH) THIS PLAT WAS FILED FOR RECORD AT 10:47 A.M. THIS 22 DAY OF August 2017 AND DULY RECORDED IN PLAT BOOK 124 ON PAGES 82 THRU 83 SHARON R. BOCK CLERK AND COMPTROLLER BY: *Sharon R. Bock* D.C.

SHEET 1 OF 2

DEDICATION AND RESERVATIONS:

STATE OF FLORIDA) COUNTY OF PALM BEACH) KNOW ALL MEN BY THESE PRESENTS THAT ROBERT S. BUTTERWORTH AND SUZAN M. BUTTERWORTH, HUSBAND AND WIFE, AND EDWARD L. CALCATERRA, AS TRUSTEE OF THE PATRICIA J. CALCATERRA TRUST, OWNERS OF THE LAND SHOWN HEREON AS OLD MARSH GOLF CLUB REPLAT No. 22, BEING A REPLAT OF LOTS 75A AND 77A, AS SHOWN ON OLD MARSH GOLF CLUB REPLAT No. 18, AS RECORDED IN PLAT BOOK 112, PAGES 33 THROUGH 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SITUATE IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOTS 75A AND 77A, OLD MARSH GOLF CLUB REPLAT No. 18, AS RECORDED IN PLAT BOOK 112, PAGES 33 THROUGH 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. CONTAINING 1.499 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS: LOTS 75B AND 76B, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ROBERT S. BUTTERWORTH AND SUZAN M. BUTTERWORTH, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF ROBERT S. BUTTERWORTH AND SUZAN M. BUTTERWORTH, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. LOT 77B, AS SHOWN HEREON IS HEREBY RESERVED FOR EDWARD L. CALCATERRA, AS TRUSTEE OF THE PATRICIA J. CALCATERRA TRUST, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF EDWARD L. CALCATERRA, AS TRUSTEE OF THE PATRICIA J. CALCATERRA TRUST, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, WE, ROBERT S. BUTTERWORTH AND SUZAN M. BUTTERWORTH, DO HERUNTO SET OUR HANDS AND SEALS THIS 10th DAY OF August, 2017.

WITNESS: *Melissa A. Johnston* PRINT NAME: Melissa A. Johnston WITNESS: *Lori J. Christiano* BY: *Robert S. Butterworth* PRINT NAME: Lori J. Christiano ROBERT S. BUTTERWORTH WITNESS: *Richard Wilkie* PRINT NAME: Richard Wilkie WITNESS: *Eric Casasus* BY: *Suzan M. Butterworth* PRINT NAME: ERIC CASASUS SUZAN M. BUTTERWORTH

ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH) BEFORE ME PERSONALLY APPEARED ROBERT S. BUTTERWORTH AND SUZAN M. BUTTERWORTH WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED 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 10th DAY OF August, 2017. MY COMMISSION EXPIRES: March 3, 2018 *Kristen M. Williams* NOTARY PUBLIC PRINT NAME: KRISTEN M. WILLIAMS COMMISSION NO. FF086983

IN WITNESS WHEREOF, I, EDWARD L. CALCATERRA, AS TRUSTEE OF THE PATRICIA J. CALCATERRA TRUST, DO HERUNTO SET MY HAND AND SEAL THIS 7th DAY OF August, 2017. WITNESS: *Lisa M Gebhardt* PRINT NAME: LISA M GEBHART WITNESS: *Caterina Steitz* BY: *Edward L. Calcaterra* EDWARD L. CALCATERRA, AS TRUSTEE PRINT NAME: Caterina Steitz

ACKNOWLEDGEMENT:

STATE OF MISSOURI) COUNTY OF ST. LOUIS) BEFORE ME PERSONALLY APPEARED EDWARD L. CALCATERRA, AS TRUSTEE OF THE PATRICIA J. CALCATERRA TRUST WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A PLSD, AS IDENTIFICATION 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 9 DAY OF August, 2017. MY COMMISSION EXPIRES: 1/29/18 *Casely Shain* NOTARY PUBLIC PRINT NAME: Casely Shain COMMISSION NO. 14572999

TITLE CERTIFICATION:

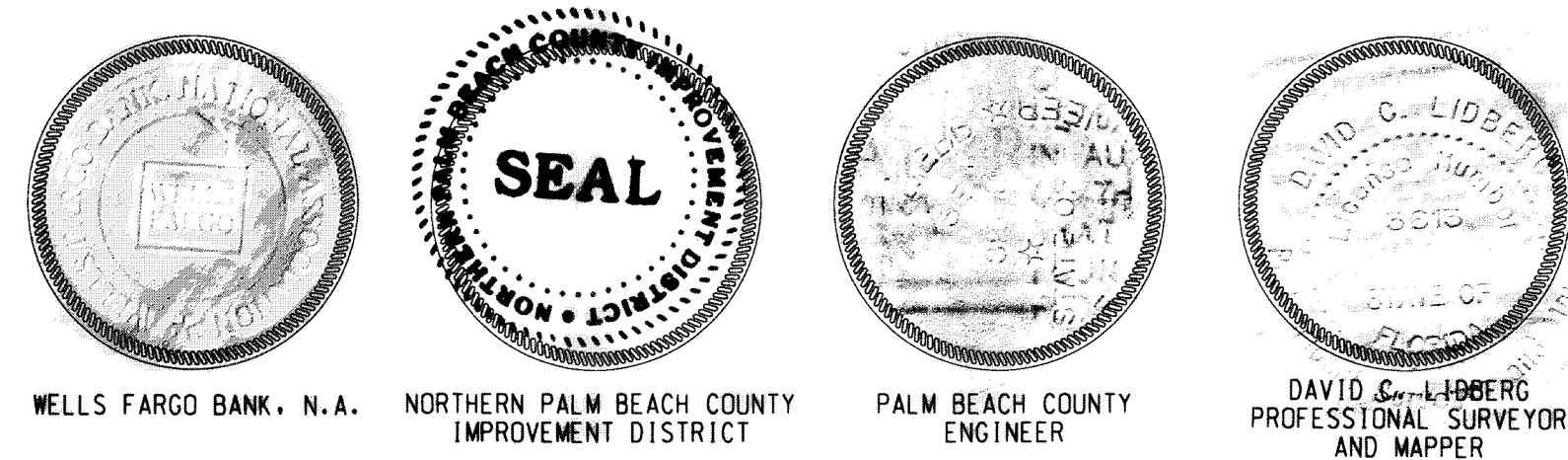
STATE OF FLORIDA) COUNTY OF PALM BEACH) I, NAN B. BOLZ, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN ROBERT S. BUTTERWORTH AND SUZAN M. BUTTERWORTH, HUSBAND AND WIFE AND EDWARD L. CALCATERRA, AS TRUSTEE OF THE PATRICIA J. CALCATERRA TRUST; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: August 10, 2017 *NAN B. BOLZ* FLORIDA BAR NO. 337358

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 21st DAY OF August, 2017 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1) F.S. *George T. Webb, P.E.* COUNTY ENGINEER

- ABBREVIATIONS: CONC. = CONCRETE D = DELTA ANGLE FND. = FOUND L = ARC LENGTH MON. = MONUMENT P.B. = PLAT BOOK PCP. = PERMANENT CONTROL POINT PGS. = PAGES PRM = PERMANENT REFERENCE MONUMENT R = RADIUS R/W = RIGHT OF WAY



MORTGAGEE'S JOINDER AND CONSENT

STATE OF OREGON) COUNTY OF MULTNOMAH) THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 22965, AT PAGE 165 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 LOAN DOCUMENTATION AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8th DAY OF August, 2017.

WELLS FARGO BANK, N.A., A NATIONAL BANKING ASSOCIATION A SUCCESSOR INTEREST TO WACHOVIA BANK, N.A. WITNESS: *Linh Nguyen* PRINT NAME: LINH NGUYEN WITNESS: *Michael Pau* BY: *Michael Pau* MICHAEL PAU VICE PRESIDENT LOAN DOCUMENTATION PRINT NAME: Michael Pau

ACKNOWLEDGEMENT:

STATE OF OREGON) COUNTY OF MULTNOMAH) BEFORE ME PERSONALLY APPEARED MICHAEL PAU WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT LOAN DOCUMENTATION OF WELLS FARGO BANK, N.A., A NATIONAL BANKING ASSOCIATION, A 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 (IF AVAILABLE) 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 8th DAY OF August, 2017.

MY COMMISSION EXPIRES: 1-15-2018 *Virginia Glas Baurista* NOTARY PUBLIC PRINT NAME: Virginia Glas Baurista 923878 COMMISSION NO. 1-15-2018

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

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 NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT. THE PRIOR DEDICATION OF A 20 FOOT WATER MANAGEMENT MAINTENANCE EASEMENT AS SHOWN ON AND DEDICATED BY THE PLAT OF OLD MARSH GOLF CLUB, RECORDED IN PLAT BOOK 58, PAGES 62 THROUGH 75, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SURVIVES THIS REPLAT. IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, AND O'NEAL BARDIN, JR., ITS ASSISTANT SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 11 DAY OF August, 2017. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT BY: *Matthew J. Boykin* MATTHEW J. BOYKIN PRESIDENT ATTEST: *O'Neal Bardin, Jr.* O'NEAL BARDIN, JR. ASSISTANT SECRETARY DATE: July 18, 2017 *David S. Lidberg, P.S.W.* DAVID S. LIDBERG, P.S.W. LICENSE NO. 3613 STATE OF FLORIDA

SURVEYOR & MAPPER'S NOTES:

BEARINGS SHOWN HEREON ARE STATE PLANE GRID BEARINGS AND ARE BASED ON A BEARING OF NORTH 05°15'45" EAST BETWEEN FOUND PCP'S ON THE CENTERLINE OF MARSH LANDING, AS DEPICTED 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 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.

THE 12 FOOT UTILITY EASEMENT, AS SHOWN HEREON, SHALL ALSO BE AN EASEMENT 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.

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.

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.

A BLANKET EASEMENT EXIST IN FAVOR OF COMCAST OF FLORIDA/GEORGIA, LLC, DESCRIBED IN OFFICIAL RECORD BOOK 25757, PAGE 1816, ACROSS ALL OF OLD MARSH GOLF CLUB, A P.U.D., AS RECORDED IN PLAT BOOK 58, PAGES 62 THROUGH 75, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

NO BUILDINGS OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS, P.S.W. IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

SURVEYOR & MAPPER'S CERTIFICATE:

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") AND MONUMENTS 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, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

LIDBERG LAND SURVEYING, INC. 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454

SITE PLAN CONTROL No.: 1985-00042

CAD. K:\UST \ 284142 \ 112-33 \ 07-150-306A \ 07-150-306A.DGN	REF.	F.B.	P.C.	JOB	07-150-306A
F.L.D.				DATE	APRIL 2017
OFF. CASASUS				SHEET	1 OF 2
CKD. D.C.L.				DWG.	D07-150PP