

OLD MARSH GOLF CLUB REPLAT LOTS 151 & 152

BEING A REPLAT OF LOTS 151 AND 152, PLAT OF OLD MARSH GOLF CLUB, A PLANNED UNIT DEVELOPMENT, PLAT BOOK 58, PAGES 62 THROUGH 75, LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

AUGUST, 2001 SHEET 1 OF 2

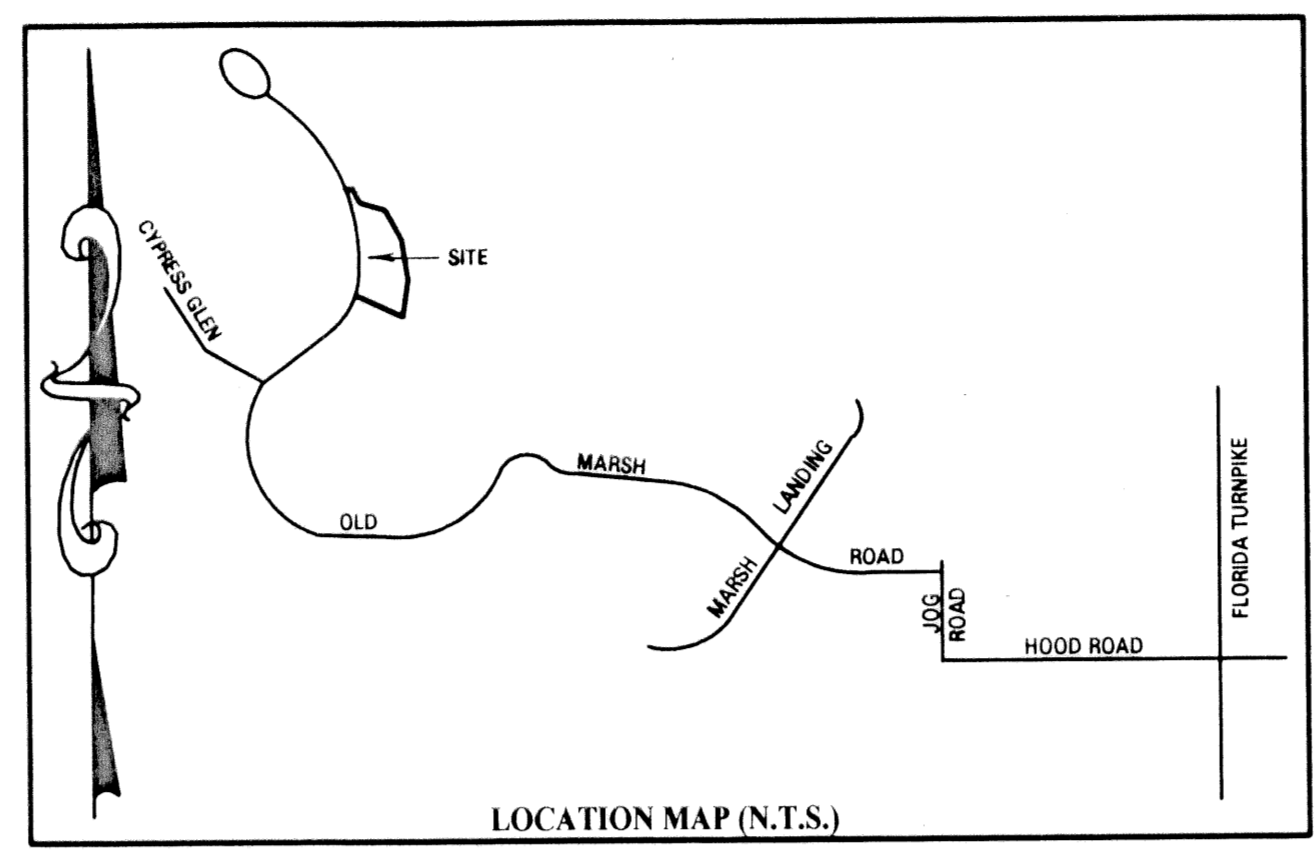
DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Edward J. Edelman owner 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 OF LOTS 151 & 152, being a Replat of Lots 151 AND 152, Plat of Old Marsh Golf Club, A Planned Unit Development, Plat Book 58, Pages 62 through 75, lying in Section 28, Township 41 South, Range 42 East, Palm Beach County, Florida being more particularly described as follows:

Lots 151 AND 152, Old Marsh Golf Club, a Planned Unit Development, according to the map or plat thereof as recorded in Plat Book 58, Page 62, of the Public Records of Palm Beach County, Florida.

CONTAINING IN ALL 1.13 ACRES, MORE OR LESS.

have caused the same to be surveyed and platted as shown hereon and does hereby reserve, lot 151-A, as shown hereon, to said owner, his successors and assigns, for residential use and other proper purposes.



TABULAR DATA

NAME: OLD MARSH GOLF CLUB PUD
PETITION #: PDD85-42
DWELLING UNITS: 1 UNIT
ZONING: RE/PUD
LAND USE: LR - 1
PROJECT ACREAGE: 1.13 +/- ACRES

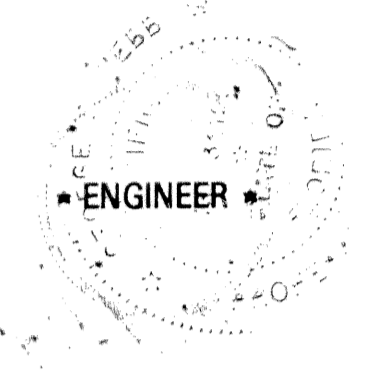


COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 2:15 P.M. on the 27th day of August, 2001, and duly recorded in Plat Book No. 58 on page 47-48. DOROTHY H. WILKEN, Clerk of Circuit Court.

COUNTY APPROVALS

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 1 day of October, 2001, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Section 177.081(1), F.S.

BY: George T. Webb
George T. Webb, P.E.-County Engineer



SURVEYOR'S NOTES

- All bearings shown hereon are relative to the Plat of Old Marsh Golf Club, A Planned Unit Development, recorded in Plat Book 58, Pages 62 through 75, Palm Beach County, Florida, and are relative to State Plane Coordinate System NAD 83, 1990 adjustment
- Building setback lines shall be as required by the current Building and Zoning regulations of Palm Beach County and/or any restrictive covenants pertaining to that reflected by this plat.
- No building or any kind of construction or trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable Palm Beach County approvals or permits as required for such encroachments.
- In instances where Drainage and Utility easements cross, Drainage Easements shall take precedence.
- Abbreviations used on this plat are as follows:
L.B. = Licensed Business
O.R.B. = Official Record Book
P.C.C. = Point of Compound Curve
P.T. = Point of Tangent
R = Radius
Δ = Length of Curve
Δ = Curve Delta
P.C.P. = Permanent Control Point L.B. No. 4165
P.R.M. = Permanent Reference Monument L.B. No. 4165
C/L = Centerline
U.E. = Utility Easement
D.E. = Drainage Easement
W.M.M.E. = Water Management Maintenance Easement
R-O-W = Right-of-Way
- State Plane Coordinate Information.
A. Coordinates shown are grid
B. Datum = NAD 83, 1990 Adjustment
C. Zone = Florida East
D. Linear unit = US Survey Foot
E. Coordinate system 1983 State Plane Transverse Mercator Projection
F. All distances are ground
G. Scale Factor = 1.0000304070
H. Ground distance x scale factor = grid distance

7. 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 this county.

IN WITNESS WHEREOF, I, Edward J. Edelman, do hereunto set my hand and seal this 27 day of August, 2001.

WITNESS: Arthur A. Coan BY: Edward J. Edelman
WITNESS: Dorothy Rose Edward J. Edelman

ACKNOWLEDGEMENT

STATE OF New York
COUNTY OF New York

BEFORE ME personally appeared, Edward J. Edelman, who is personally known to me or has produced 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 27 day of August, 2001.

My commission expires: 03/30/03
31-4576175

Michael G. Blum
Notary Public
MICHAEL A. BLUM

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: 9/6/01 NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

BY: Sally Hamadeh
A. Sally Hamadeh, President
Board of Supervisors
ATTEST: Peter L. Pimentel
Peter L. Pimentel, Secretary
Board of Supervisors



TITLE CERTIFICATION

I, Andrew Helgesen, 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 that the title to the property is vested to Edward J. Edelman; 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: 9/4/01
Andrew Helgesen
Andrew Helgesen, Attorney-at-law licensed in the State of Florida

SURVEYOR & MAPPER'S CERTIFICATE

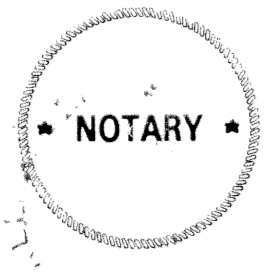
This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s"), and Permanent Control Points ("P.C.P.s"), 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.

Donald D. Daniels
DONALD D. DANIELS, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 2608.



This instrument was prepared by DONALD D. DANIELS, in the office of DONALD D. DANIELS, INC.

	DONALD D. DANIELS, INC. Consulting Surveyors & Mappers		OLD MARSH GOLF CLUB REPLAT OF LOTS 151 & 152	
	Florida Certificate LB No. 4165	REF. 28/41/42	OFFICE: SFB	SCALE: N.T.S.
725 North A-1-A, Suite C-111 Jupiter, Florida 33477 TEL: (561) 747-9894	CHECKED: D.D.D.		DWG. NO.: 00-007.1	SHT. 1 OF 2



EDWARD J. EDELMAN
Old Marsh Golf Club
Plat Book 58, Page 62
ZONING RE
ZIP CODE 33418