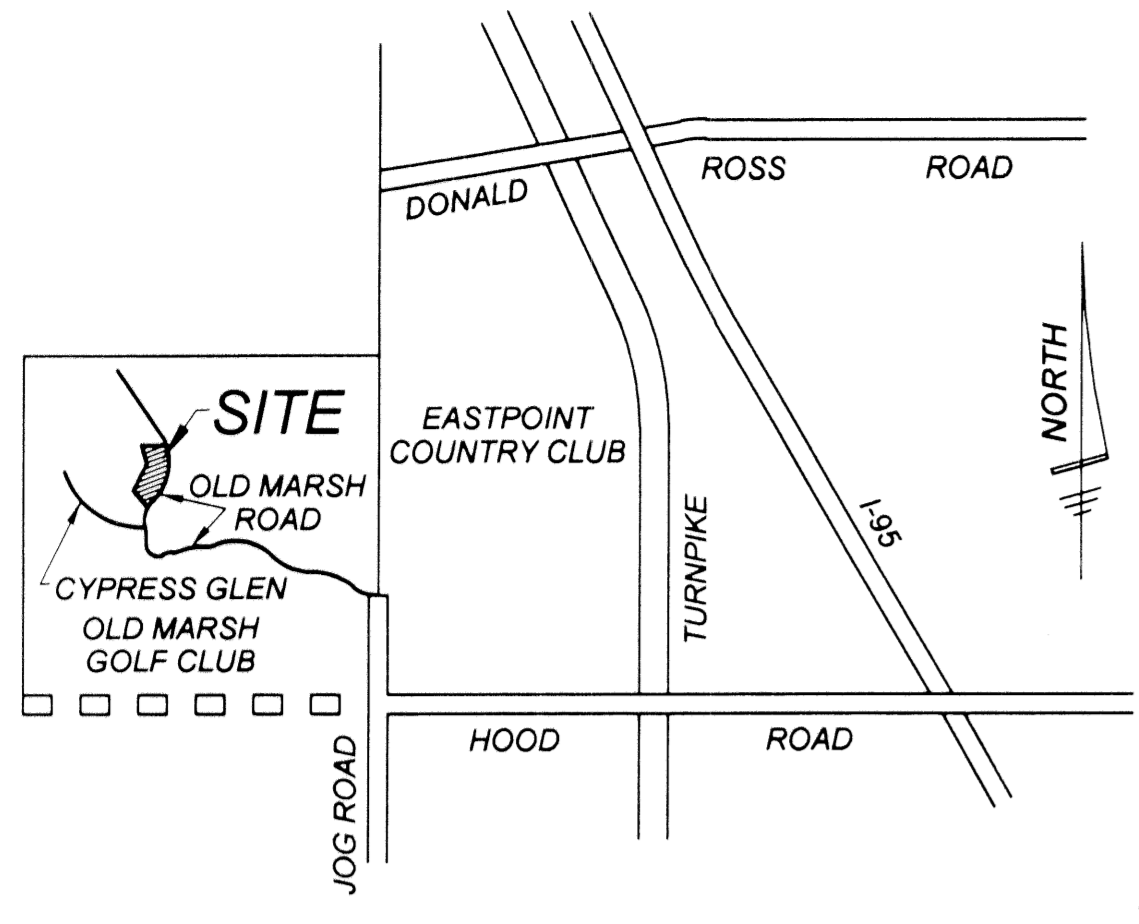
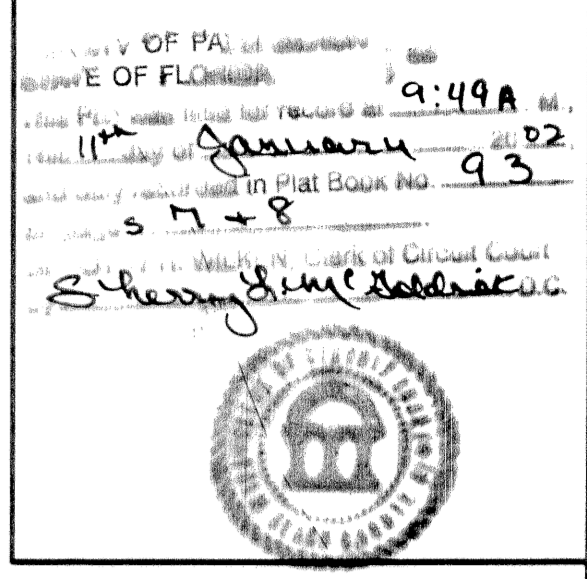


# OLD MARSH GOLF CLUB REPLAT No. 12 (a P.U.D.)

BEING A REPLAT OF LOTS 168 & 169, OLD MARSH GOLF CLUB (a P.U.D.), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 58, PAGE 62 AND LOT D, OLD MARSH GOLF CLUB MINOR REPLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGE 191, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA  
JANUARY, 2001



VICINITY SKETCH (NOT TO SCALE)



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Carol Colman Timmis, Carol Colman Timmis and Henry E. Fuldner, as co-trustees of the Carol Colman Timmis 1996 Trust, 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. 12 (a P.U.D.), being a replat of Lots 168 & 169, OLD MARSH GOLF CLUB, (a P.U.D.) according to the plat thereof, recorded in Plat Book 58, Page 62, and Lot D, OLD MARSH GOLF CLUB MINOR REPLAT, according to the plat thereof, recorded in Plat Book 85, Page 191, Public Records of Palm Beach County, Florida, lying in Section 28, Township 41 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

### DESCRIPTION

Lots 168 & 169, OLD MARSH GOLF CLUB (a P.U.D.), according to the plat thereof, recorded in Plat Book 58, Page 62, Public Records of Palm Beach County, Florida, lying in Section 28, Township 41 South, Range 42 East, Palm Beach County, Florida.

### TOGETHER WITH:

Lot D, OLD MARSH GOLF CLUB MINOR REPLAT, according to the plat thereof, recorded in Plat Book 85, Page 191, Public Records of Palm Beach County, Florida, lying in Section 28, Township 41 South, Range 42 East, Palm Beach County, Florida.

Containing in all, 2.5196 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

### LOTS 167A & 169 A

Lots 167 A & 169 A, as shown hereon, are hereby reserved by Carol Colman Timmis, Carol Colman Timmis and Henry E. Fuldner, as co-trustees of the Carol Colman Timmis 1996 Trust, their successors and assigns, for residential purposes and other purposes not inconsistent with this reservation and its perpetual maintenance obligation of said Carol Colman Timmis, Carol Colman Timmis and Henry E. Fuldner, as co-trustees of the Carol Colman Timmis 1996 Trust, their successors and assigns, without recourse to Palm Beach County, Florida.

### DRAINAGE EASEMENT

The 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 Old Marsh Homeowners Association Inc., a Florida non-profit corporation, its successors and assigns, without recourse to Palm Beach County or 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 easements associated with said drainage system.

IN WITNESS WHEREOF, We, Carol Colman Timmis, Carol Colman Timmis and Henry E. Fuldner, as co-trustees of the Carol Colman Timmis 1996 Trust, do hereunto set our hands and seals this 17th day of July, 2001.

WITNESS: Jeanne Olson  
Jeanne Olson  
Printed Name  
By: Carol Colman Timmis  
Carol Colman Timmis  
Printed Name

WITNESS: Elizabeth A. McBurnie  
Elizabeth A. McBurnie  
Printed Name  
By: Carol Colman Timmis  
Carol Colman Timmis  
as co-trustee  
Printed Name

WITNESS: Jeanne Olson  
Jeanne Olson  
Printed Name  
By: Henry E. Fuldner  
Henry E. Fuldner  
as co-trustee  
Printed Name

WITNESS: Elizabeth A. McBurnie  
Elizabeth A. McBurnie  
Printed Name  
By: Henry E. Fuldner  
Henry E. Fuldner  
as co-trustee  
Printed Name

WITNESS: C. J. S. J. S.  
C. J. S. J. S.  
Printed Name  
By: Henry E. Fuldner  
Henry E. Fuldner  
as co-trustee  
Printed Name

WITNESS: Edie Schwartzlein  
Edie Schwartzlein  
Printed Name  
By: Henry E. Fuldner  
Henry E. Fuldner  
as co-trustee  
Printed Name

### ACKNOWLEDGEMENT

State of New York  
County of Westchester

Before me personally appeared Carol Colman Timmis and Carol Colman Timmis, as co-trustee of the Carol Colman Timmis 1996 Trust who is personally known to me or has produced Deed License, as identification and who executed the foregoing instrument and severally acknowledged before me that she executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 18th day of July, 2001.

My Commission Expires: May 31, 2003  
Kathleen Magnuson  
Signature of Notary Public

My Commission Number: 4843028  
Kathleen Magnuson  
Printed name of Notary Public

### ACKNOWLEDGEMENT

State of FLORIDA  
County of PALM BEACH

Before me personally appeared Henry E. Fuldner, as co-trustee of the Carol Colman Timmis 1996 Trust who is personally known to me or has produced as identification and who executed the foregoing instrument and severally acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 20th day of July, 2001.

My Commission Expires: 6/8/03  
Elizabeth L. Coleman  
Signature of Notary Public

My Commission Number: NONE  
ELIZABETH L. COLEMAN  
Printed name of Notary Public

### 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 to said Association as stated and shown hereon, and hereby accepts its maintenance obligation for same as stated hereon, dated this 6th day of September, 2001.

WITNESS: Ronald Parr  
Ronald Parr  
Printed Name  
By: Ronald Parr  
Ronald Parr  
President  
Printed Name

WITNESS: Chris Kull  
Chris Kull  
Printed Name  
By: Robert Reynolds  
Robert Reynolds  
Printed Name

WITNESS: Robert Reynolds  
Robert Reynolds  
Printed Name  
By: Robert Reynolds  
Robert Reynolds  
Printed Name

### TABULAR DATA:

PETITION No.: PDD85-42  
TOTAL AREA: 2.5196 ACRES  
TOTAL UNITS: 2  
DENSITY: 0.79 DU/AC

### ACKNOWLEDGEMENT

State of Florida  
County of Palm Beach

Before me personally appeared Ronald Parr, who is personally known to me or has produced as identification and who executed the foregoing instrument as President of Old Marsh Homeowners' Association, Inc., a Florida non-profit corporation, and severally acknowledged 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 6th day of September, 2001.

My Commission Expires: 1/2/05  
James H. Robinson  
Signature of Notary Public

My Commission Number: CC936809  
James H. Robinson  
Printed name of Notary Public

### TITLE CERTIFICATION

State of Florida  
County of Palm Beach

I, Wilton L. White, Esquire, 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 Carol Colman Timmis, Carol Colman Timmis and Henry E. Fuldner, as co-trustees of the Carol Colman Timmis 1996 Trust; 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: 10/25/01 By: Wilton L. White  
Wilton L. White, Esquire  
Attorney-at-law licensed in Florida

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

The Northern Palm Beach County Improvement District hereby acknowledges that there are no dedications to nor maintenance responsibilities being incurred by said district on this plat and that the Northern Palm Beach County Improvement District Water Management Maintenance Easement (Wetland Preservation Area - 4) recorded in Plat Book 58, Page 62, is shown hereon.

Northern Palm Beach County Improvement District  
Date: DECEMBER 13, 2001 By: Sally Hamadah  
Sally Hamadah, President  
Board of Supervisors

Attest: Peter L. Pimentel  
Peter L. Pimentel, Secretary  
Board of Supervisors

### SURVEYOR & MAPPERS 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 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 ordinances of Palm Beach County, Florida.

Craig L. Wallace  
Craig L. Wallace  
Professional Surveyor & Mapper  
Florida Certificate No. 3357

### COUNTY APPROVAL

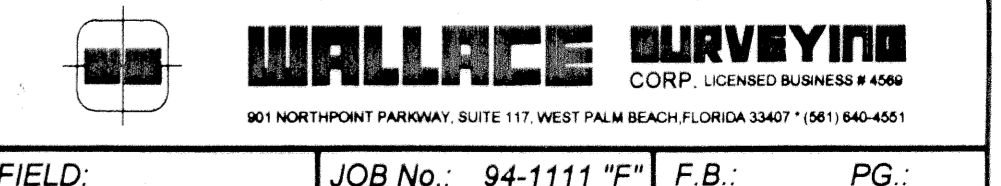
COUNTY ENGINEER:  
This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 10th day of Jan, 2001, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081 (1), F.S.

George T. Webb, P.E.  
George T. Webb, P.E.  
County Engineer

### NOTES

- Coordinates shown are grid.
- Datum = NAD 83, 1990 adjustment.
- Zone = Florida East
- Linear unit = US foot
- Coordinate system 1983 State Plane Transverse Mercator Projection
- All distances are ground.
- Scale factor = 1.000026987
- Ground distance x scale factor = gnd distance
- Bearings shown hereon are based on the West line of the Southwest Quarter of Section 28, Township 41 South, Range 42 East, as shown on the Plat of OLD MARSH GOLF CLUB (Plat Book 58, Page 62) which bears North 01° 44' 05" East and all other bearings are relative thereto.
- No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable county approvals or permits as required for such encroachments.
- 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, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- 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.
- This instrument prepared by: Craig L. Wallace  
Wallace Surveying Corporation  
901 Northpoint Parkway, Suite 117  
West Palm Beach, Florida 33407  
561/640-4551

### OLD MARSH GOLF CLUB REPLAT No. 12 (a P.U.D.)



FIELD:	JOB No.:	94-1111 "F"	F.B.:	PG.:	
OFFICE:	R.C.	DATE:	JAN, 2001	DWG. No.:	94-1111-2
C'K'D:	REF:	SHEET:	1 OF 2		

PAGE: 1 of 2  
PLAT # 11515  
ZONING RE  
SE 05-42(A)  
TAZ 797  
FUD NAME