

DRAWING NUMBER
52/101

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STONEBRIDGE TRACT P

LYING IN SECTION 36, TOWNSHIP 46 SOUTH, RANGE 41 EAST

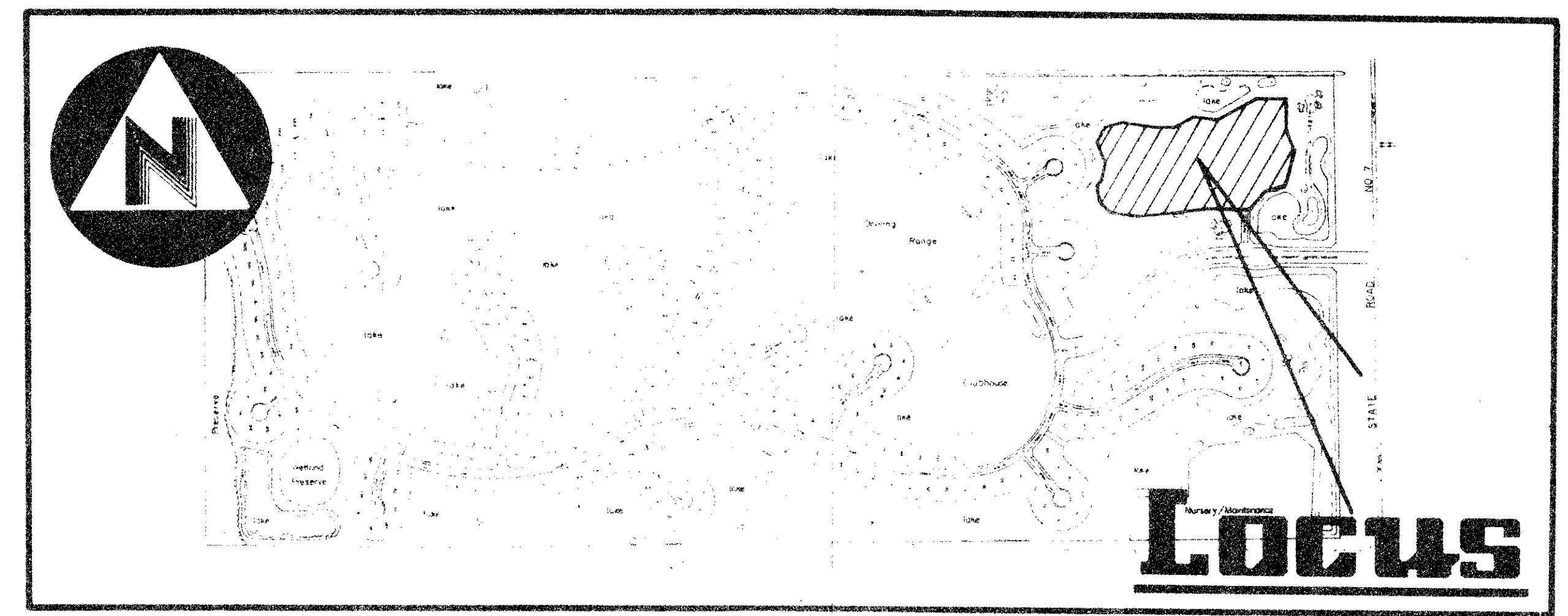
BEING A REPLAT OF PORTIONS OF TRACTS P, G&L, STONEBRIDGE PLAT NO. 1, AS RECORDED IN PLAT BOOK 49, PAGES 112 THRU 119, INCLUSIVE, OF THE PUBLIC RECORDS OF, THE COUNTY OF PALM BEACH, STATE OF FLORIDA.

DECEMBER 1985

SHEET 1 OF 2

This instrument was prepared by Wm. R. Van Campen, R.L.S., in the offices of Bench Mark Land Surveying and Mapping, Inc., 50 South Military Trail, Suite 200, West Palm Beach, Florida 33415. Phone (305) 689-2111

101
State of Florida)
County of Palm Beach)
This plat was filed for record, at 10:30 A.M. on the 17th day of December, A.D., 1985, and duly recorded in Plat Book 49 on pages 112 and 113.
John B. Dunkle,
Clerk of the Circuit Court
B. J. [Signature]



Dedication:

State of Florida)
County of Palm Beach)

Know all men by these presents, that **Diamond Brothers, Inc.**, a Florida Corporation, owner of the land shown hereon as Stonebridge Tract "P", lying in Section 36, Township 46 South, Range 41 East, and being a replat of portions of tracts "P", "L", & "G", Stonebridge Plat No. 1, according to the plat thereof, as recorded in Plat Book 49, pages 112 thru 119, inclusive, of the Public Records of the County of Palm Beach, State of Florida, being more particularly described as follows:

Beginning at the Northeast corner of Spyglass Way, as shown on said Stonebridge Plat No. 1, said point also being the Southeast Corner of said Tract "P"; Thence, **North 40°00'00" East**, a distance of 130.00 feet; Thence, **North 70°00'00" East**, a distance of 50.00 feet; Thence, **North 10°00'00" East**, a distance of 205.00 feet; Thence, **North 31°00'00" East**, a distance of 105.55 feet; Thence, **North 09°00'00" West**, a distance of 152.69 feet; Thence, **North 00°00'00" East**, a distance of 60.00 feet to the Northeast corner of said Tract "P"; Thence, **North 90°00'00" West**, along the Boundary line of said Tract "P", a distance of 170.00 feet; Thence, **South 60°00'00" West**, continuing along the Boundary line of said Tract "P", a distance of 250.00 feet; Thence, **North 85°00'00" West**, continuing along the Boundary line of said Tract "P", a distance of 140.00 feet; Thence, **South 70°00'00" West**, a distance of 170.00 feet; Thence, **North 90°00'00" West**, a distance of 55.00 feet; Thence, **North 72°00'00" West**, a distance of 129.82 feet; Thence, **South 76°00'00" West**, a distance of 164.29 feet to the Northwest corner of said Tract "P"; Thence, **South 15°00'00" West**, along the Boundary of said Tract "P", a distance of 94.00 feet; Thence, **South 22°00'00" East**, continuing along the Boundary of said Tract "P", a distance of 110.00 feet; Thence, **South 08°00'00" West**, continuing along the Boundary of said Tract "P", a distance of 95.00 feet; Thence, **South 30°00'00" West**, continuing along the Boundary of said Tract "P", a distance of 50.00 feet; Thence, **South 10°00'00" East**, continuing along the Boundary of said Tract "P", a distance of 111.88 feet to the Southwest Corner of said Tract "P"; Thence, **South 45°00'00" East**, continuing along the Boundary of said Tract "P", a distance of 57.28 feet; Thence, **South 81°00'00" East**, a distance of 133.23 feet; Thence, **North 83°00'00" East**, a distance of 430.00 feet; Thence, **South 90°00'00" East**, a distance of 230.00 feet to the point of beginning

Containing: 12.025 acres, more or less.

Has Caused The Same to be surveyed and platted, and does hereby make the following dedications and reservations:

1. Tract "A", as shown hereon, is hereby dedicated to the Stonebridge Golf and Country Club of Boca Raton Property Owners' Association, a Florida not for profit Corporation, for private road right of way and other lawful purposes, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
2. Tract "B", as shown hereon, is hereby dedicated to the Stonebridge Golf and Country Club of Boca Raton Property Owners' Association, Inc., a Florida not for profit Corporation, for private access purposes, and other lawful purposes, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
3. Tract "C", as shown hereon, is hereby dedicated to the Cove of Stonebridge Homeowners' Association, Inc., a Florida not for profit Corporation for Recreational purposes, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
4. Tract "D", as shown hereon, is hereby dedicated to the Cove of Stonebridge Homeowners' Association, Inc., a Florida not for profit Corporation for Landscaping and Open Space purposes, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
5. The utility easements, as shown hereon, are hereby dedicated in perpetuity for the construction and maintenance of utility facilities.
6. The drainage easements, as shown hereon, are hereby dedicated to the Cove of Stonebridge Homeowners' Association, Inc., a Florida not for profit Corporation and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. Palm Beach County shall have the right, but not the obligation, to maintain those portions of the drainage system which drain public roads.

In Witness Whereof, Diamond Brothers, Inc. a Florida Corporation, has caused these presents to be signed by its President and attested by its Vice President and its Corporate Seal to be affixed hereto, by and with the authority of its Board of Directors, this 17th day of December, A.D., 1985.

Diamond Brothers, Inc.
a Florida Corporation

Attest: _____ By: Gerald Diamond, President

Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me, personally appeared Gerald Diamond and _____ to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice President of Diamond Brothers, Inc. a Florida Corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said Corporation, and that the seal affixed hereto is the seal of said Corporation and that it was affixed by due and regular corporate authority, and that said instrument is a free act and deed of said Corporation.

Witness my hand and official seal this _____ day of _____ A.D. 1985.

My commission expires _____ Notary Public

Mortgagees' Consent:

State of Florida)
County of Palm Beach)

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 owner thereof and agrees that its mortgage which is recorded in Official Record Book 4509 at page 1321 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 President and by its attested to by its Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this _____ day of _____ A.D. 1985.

Edward M. Fida PRESIDENT
CMSB Enterprises, Inc., a Florida Corporation
& Glen Eagle Partnership, a Florida General Partnership, Organized as a Joint Venture

Attest: _____ By: James E. Callahan Notary Public

Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me, personally appeared Edward M. Fida and James E. Callahan to me well known and known to me to be the individuals described in and who executed the foregoing instrument as _____ and _____ of CMSB Enterprises, Inc., a Florida Corporation & Glen Eagle Partnership, a Florida General Partnership, Organized as a Joint Venture and severally acknowledged to and before me that they executed such instrument as such officers of said partnership, and that the seal affixed hereto is the seal of said partnership and that it was affixed by due and regular authority, and that said instrument is a free act and deed of said partnership.

Witness my hand and official seal this _____ day of _____ A.D. 1985.

My commission expires _____ Notary Public

Mortgagees' Consent:

State of Florida)
County of Palm Beach)

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 owner thereof and agrees that its mortgage which is recorded in Official Record Book 4509 at page 1330 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In Witness Whereof, the said association has caused these presents to be signed by its _____ and attested to by its _____ and it seal to be affixed hereto by and with the authority of its Board of Directors this _____ day of _____ A.D. 1985.

Attest: _____ By: _____
Carteret Savings and Loan, F.A.

Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me personally appeared _____ and _____ to me well known and known to me to be the individuals described in and who executed the foregoing instrument as _____ and _____ of Carteret Savings and Loan, F.A., and severally acknowledged to and before me that they executed such instrument as such officers of said association, and that the seal affixed hereto is the seal of said association and that it was affixed by due and regular authority, and that said instrument is a free act and deed of said association.

Witness my hand and official seal this _____ day of _____ A.D. 1985.
My commission expires _____ Notary Public

Title Certification:

State of Florida)
County of Palm Beach)

I, Richard B. MacFarland, Esquire, of the Law Firm of Broad & Cassel, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to Stonebridge Tract "P", that I find the title to the property is vested to Diamond Brothers, Inc., a Florida Corporation; that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon; that all mortgages are shown and are true and correct and that there are no other encumbrances.

Broad & Cassel
By: _____
Richard B. MacFarland, Esquire
For The Firm

Date: 12/18/85

Tabular Data

Tract "A"	=	0.545 Acres
Tract "B"	=	1.034 Acres
Tract "C"	=	0.253 Acres
Tract "D"	=	0.076 Acres
Lots	=	10.117 Acres
Total	=	12.025 Acres

Total Number of Lots = 49
Density = 0.245 Units/Acre

Surveyor's Certification:

State of Florida)
County of Palm Beach)

I Herby Certify, that the plat shown hereon is a true and correct representation of a survey made under my direction; that said survey is accurate to the best of my knowledge and belief and that permanent reference monuments (P.R.M.'s) have been set, and permanent control points (P.C.P.'s) will be set under the guarantees posted with Palm Beach County Board of County Commissioners for the required improvements, 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.

Date: 24th Day of October, A.D. 1985.

By: Wm. R. Van Campen
Wm. R. Van Campen, R.L.S.
Florida Certificate Number 2424

County Approvals:

0420-300

Board of County Commissioners

Stonebridge Tract "P" is hereby approved for record this _____ day of _____ A.D. 1985.

By: _____
Kenneth M. Adams, Chairman

County Engineer:

Stonebridge Tract "P" is hereby approved for record this _____ day of _____ A.D. 1985.

Attest: _____ By: _____
John B. Dunkle, Clerk
Herbert F. Kahlert, P.E.
County Engineer

By: Herbert F. Kahlert, P.E.
County Engineer
Palm Beach County

BENCH MARK
land surveying and mapping, inc.
with the BENCH MARK logo

Record Plat
Stonebridge Tract "P"

OWN	CKD	DATE	WD
SCALE	SIZE	FB	ORIENT

- Seal: John B. Dunkle, Clerk of the Circuit Court, Palm Beach County
- Seal: Diamond Brothers, Inc.
- Seal: Diamond Brothers, Inc. Notary
- Seal: CMSB Enterprises, Inc. & Glen Eagle Partnership, A Joint Venture
- Seal: CMSB Enterprises, Inc. & Glen Eagle Partnership, A Joint Venture, Notary
- Seal: Carteret Savings & Loan, F.A.
- Seal: Carteret Savings & Loan, F.A. Notary
- Seal: Wm. R. Van Campen, R.L.S. 2424
- Seal: Board of County Commissioners, Palm Beach County