

RE-PLAT OF LOTS 191 THROUGH 204 OF STONEBRIDGE PLAT NO. 2

A PART OF SOUTHERN MANOR, P. U. D., LYING IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 41 EAST

BEING A RE-PLAT OF LOTS 191-204, INCLUSIVE, TOGETHER WITH PORTIONS OF TRACT 'L' AND PORTIONS OF TRACT 'O', STONEBRIDGE PLAT NO. 2, P.B. 53, PP. 38-44, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA
OCTOBER, A.D., NINETEEN HUNDRED EIGHTY NINE

153

SHEET ONE OF THREE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT STONEBRIDGE GOLF AND COUNTRY CLUB JOINT VENTURE, TOGETHER WITH KENNEDY DEVELOPMENT, INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREBY AS RE-PLAT OF LOTS 191 THROUGH 204 OF STONEBRIDGE PLAT NO. 2, SAID LAND LYING IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 41 EAST, AND BEING A RE-PLAT OF LOTS 191 THROUGH 204, INCLUSIVE, TOGETHER WITH PORTIONS OF TRACT 'L' AND PORTIONS OF TRACT 'O', STONEBRIDGE PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 38 THROUGH 44, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY TERMINUS OF THE CENTERLINE OF STONEBRIDGE COURT, AS SHOWN ON SAID PLAT OF STONEBRIDGE PLAT NO. 2, SAID POINT BEING THE RADIUS POINT OF A 50 FOOT CURVE DE-SAC RIGHT OF WAY FOR SAID STONEBRIDGE COURT; THENCE, SOUTH 50°00'00" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 191 AND THE POINT OF BEGINNING (P.O.B.);

THENCE, CONTINUE SOUTH 50°00'00" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 191, A DISTANCE OF 125.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 191; THENCE, CONTINUE SOUTH 50°00'00" EAST, ALONG THE SOUTHERLY PROLONGATION OF THE EASTERLY BOUNDARY LINE OF SAID LOT 191, A DISTANCE OF 20.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 195.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 50°00'00" WEST; THENCE, WESTERLY AND NORTHERLY ALONG SAID CURVE AND ALONG A LINE 20 FEET PARALLEL WITH, AS MEASURED RADIAL TO, THE REAR LOT LINES OF SAID LOTS 191, 192, 193, AND 194, THROUGH A CENTRAL ANGLE OF 192°00'00", A DISTANCE OF 634.45 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 52°00'00" EAST, ALONG A LINE 20 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE REAR LOT LINES OF SAID LOTS 194 AND 195, A DISTANCE OF 92.81 FEET TO A POINT OF NON-TANGENT CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 845.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 76°51'40" EAST; THENCE, NORTHERLY ALONG SAID CURVE, AND ALONG A LINE 20 FEET WESTERLY OF, AS MEASURED RADIAL TO, THE REAR LOT LINES OF SAID LOTS 196, 197, 198, AND 199, THROUGH A CENTRAL ANGLE OF 22°39'27", A DISTANCE OF 334.16 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1330.00 FEET; THENCE, NORTHERLY ALONG SAID CURVE AND ALONG A LINE 20 FEET WESTERLY OF, AS MEASURED RADIAL TO, THE REAR LOT LINES OF SAID LOTS 199, 200, 201, 202, AND 203, THROUGH A CENTRAL ANGLE OF 14°01'53", A DISTANCE OF 325.71 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 230.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 23°00'58" EAST; THENCE, NORTHWESTERLY ALONG SAID CURVE AND ALONG A LINE 20 FEET WESTERLY OF, AS MEASURED RADIAL TO, THE REAR LOT LINES OF SAID LOTS 203 AND 204, THROUGH A CENTRAL ANGLE OF 43°50'02", A DISTANCE OF 176.36 FEET TO THE END OF SAID CURVE; THENCE, NORTH 67°00'00" EAST, RADIAL TO THE AFORESAID CURVE, AND ALONG THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 204, A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 204; THENCE, CONTINUE NORTH 67°00'00" EAST, ALONG THE NORTH LINE OF SAID LOT 204, A DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 204; SAID NORTHEAST CORNER OF LOT 204 BEING A POINT ON THE WESTERLY CURVED RIGHT OF WAY LINE OF HARICH LANE AS SHOWN ON SAID PLAT OF STONEBRIDGE PLAT NO. 2, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 85.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 67°00'00" EAST; THENCE, SOUTHEASTERLY ALONG SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 68°54'55", A DISTANCE OF 102.24 FEET; THENCE, SOUTH 55°23'34" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 29.76 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STONEBRIDGE BOULEVARD AS SHOWN ON SAID PLAT OF STONEBRIDGE PLAT NO. 2, SAID POINT BEING A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1475.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 71°07'47" WEST; THENCE, SOUTHERLY ALONG SAID CURVE AND ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STONEBRIDGE BOULEVARD, THROUGH A CENTRAL ANGLE OF 16°52'13", A DISTANCE OF 434.30 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 700.00 FEET; THENCE, SOUTHERLY ALONG SAID CURVE AND CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STONEBRIDGE BOULEVARD, THROUGH A CENTRAL ANGLE OF 32°02'44", A DISTANCE OF 391.51 FEET TO THE INTERSECTION THEREOF WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID STONEBRIDGE COURT AND THE END OF SAID CURVE; THENCE, SOUTH 08°58'38" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STONEBRIDGE COURT, A DISTANCE OF 34.11 FEET; THENCE, SOUTH 52°00'00" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 135.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 48°11'22", A DISTANCE OF 21.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 50.00 FEET; THENCE, WESTERLY AND SOUTHERLY ALONG SAID CURVE, AND CONTINUING ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 240°11'23", A DISTANCE OF 209.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 191 AND THE POINT OF BEGINNING (P.O.B.).

CONTAINING: 4.96 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREOF.

STONEBRIDGE GOLF AND COUNTRY CLUB JOINT VENTURE

IN WITNESS WHEREOF, STONEBRIDGE GOLF AND COUNTRY CLUB JOINT VENTURE, HAS CAUSED THESE PRESENTS TO BE SIGNED BY TOUCHSTONE REALTY COMPANY, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF AND ON BEHALF OF THE CABOOSE GROUP, AS GENERAL PARTNER OF GLEN EAGLE PARTNERSHIP, AS GENERAL PARTNER, OF STONEBRIDGE GOLF AND COUNTRY CLUB JOINT VENTURE ON BEHALF OF THE PARTNERSHIP THIS 17th DAY OF July, A.D., 1990.

ATTEST: [Signature] BY: TOUCHSTONE REALTY COMPANY, INC.
RICHARD A. JERMAN, VICE PRESIDENT WM. R. BOOSE III, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME, PERSONALLY APPEARED WM. R. BOOSE III AND RICHARD A. JERMAN, 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, RESPECTIVELY, OF TOUCHSTONE REALTY COMPANY, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION AND PARTNERSHIPS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF July, A.D., 1990.
MY COMMISSION EXPIRES: 18-JUNE-1991
BY: [Signature]
M. ELAINE BROWNING, NOTARY PUBLIC

IN WITNESS WHEREOF, CMSB ENTERPRISES OF FLORIDA, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF STONEBRIDGE GOLF AND COUNTRY CLUB JOINT VENTURE, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PETER M. BRESTOVAN, ITS PRESIDENT AND ATTESTED TO BY CONSTANCE HAINES, ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THIS BOARD OF DIRECTORS, THIS 17th DAY OF July, A.D., 1990.

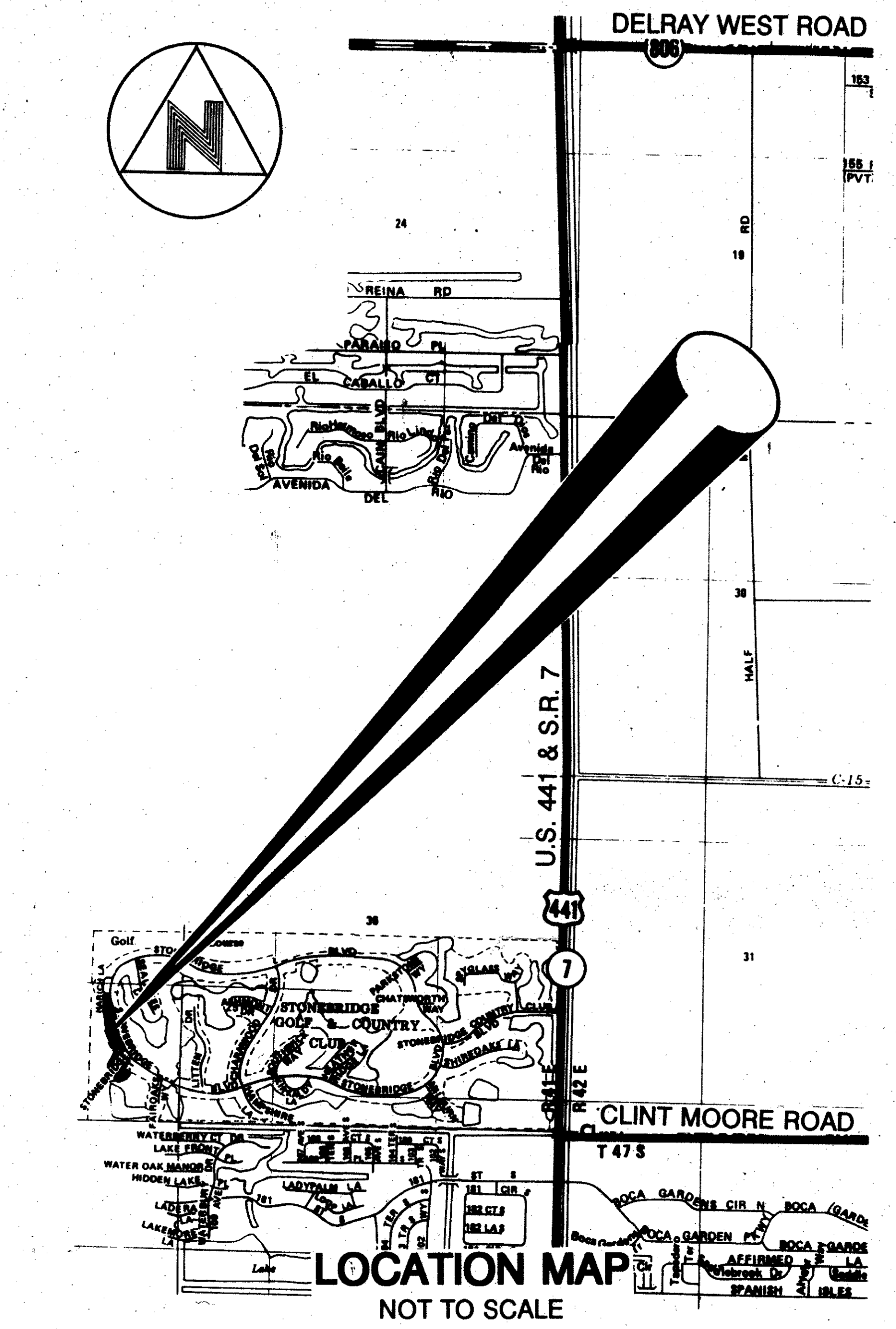
ATTEST: [Signature] BY: CMSB ENTERPRISES OF FLORIDA, INC.
CONSTANCE HAINES, SECRETARY PETER M. BRESTOVAN, PRESIDENT

ACKNOWLEDGMENT:

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD) SS BRIDGEPORT

BEFORE ME, PERSONALLY APPEARED PETER M. BRESTOVAN AND CONSTANCE HAINES, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF CMSB ENTERPRISES OF FLORIDA, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION AND PARTNERSHIPS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF July, A.D., 1990.
MY COMMISSION EXPIRES: 31-MARCH-1992
BY: [Signature]
RENAY MISHCO, NOTARY PUBLIC



TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

WE, TITLE AND RESEARCH GROUP, INC., A DULY LICENSED TITLE AND ABSTRACT COMPANY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO STONEBRIDGE GOLF AND COUNTRY CLUB JOINT VENTURE, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREOF, THAT WE FIND ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THE PROPERTY IS FOUND TO CONTAIN ENCUMBRANCES WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

DATE: 7-5-90 BY: [Signature]
DENNIS R. WILSON, PRESIDENT

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREOF 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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA, AND FURTHER, THAT THE BOUNDARY SURVEY ENCOMPASSING THE PROPERTY SHOWN HEREOF IS IN COMPLIANCE WITH CHAPTER 21HH-6, F.A.C.

DATE: 7/05/90 BY: [Signature]
WM. R. VAN CAMPEN
REGISTERED LAND SURVEYOR NO. 2424

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREOF ARE BASED ON THE BEARING OF SOUTH 50°00'00" EAST, ALONG THE EAST LINE OF LOT 191, STONEBRIDGE PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 38 THROUGH 44, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
2. [] DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.)
3. () DENOTES A PERMANENT CONTROL POINT (P.C.P.)
4. BOUNDARY LINES OR LOT LINES WHICH INTERSECT A CURVE, ARE NOT RADIAL TO SAID CURVE UNLESS OTHERWISE NOTED.
5. LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS, SHOWN HEREOF, ARE BASED ON STONEBRIDGE PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 38 THROUGH 44, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
6. ALL PALM BEACH FARMS COMPANY, PLAT NO. 3, ORIGINAL PLATTED RIGHTS-OF-WAY WITHIN THE LIMITS OF THIS PLAT HAVE BEEN ABANDONED THROUGH INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 4347, PAGE 490.
7. IN THOSE INSTANCES WHERE UTILITY DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MOUNTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS.
8. THIS INSTRUMENT WAS PREPARED BY GENE D. BOWLING, JR., IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404. TELEPHONE (407) 848-2102.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS, CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS, MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
3. THERE SHALL BE NO TREES OR SHRUBS PLACED UPON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER OR SEWER USE OR UPON DRAINAGE MAINTENANCE OR DRAINAGE MAINTENANCE ACCESS EASEMENTS.
4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
5. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
6. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

APPROVALS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BOARD OF COUNTY COMMISSIONERS:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF Sept, A.D., 1990.

BY: [Signature]
CAROL J. ELMQUIST, CHAIRMAN

ATTEST: [Signature]
JOHN B. DUNKLE
DEPUTY CLERK

BY: [Signature]
COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF Sept, A.D., 1990.

BY: [Signature]
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

AREA TABULATIONS:

LOTS (14)	=	4.96 ACRES
TOT.	=	4.96 ACRES
DENSITY	=	2.82 DWELLING UNITS/ACRE

0420-003
Ref. 83-107

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

RECORD PLAT
RE-PLAT OF LOTS 191 THROUGH 204
OF STONEBRIDGE PLAT NO. 2

OWN	CRD	DATE	NO. NO.
SCALE	SIZE	FB P	SHEET OF

STONEBRIDGE AP-2
 SUBDIVISION & RE-PLAT OF LOTS 191-204
 BOOK 66 PAGE 153
 FLOOD ZONE P FLOOD MAP # 008
 ROAD # 67 ZONING AR
 SE 66-107 ZIP CODE 33434
 PUB NAME Sara
 764 TAZ

State Of Florida)
County Of Palm Beach) SS
This Plat Was Filed For Record At
10:30 AM This 28 day of
Sept, A.D., 1990, And Duly
Recorded In Plat Book 66, On
Pages 153 through 155
John B. Dunkle
Clerk Of The Circuit Court
By: [Signature]
Deputy Clerk

JOHN B. DUNKLE, CLERK
OF THE CIRCUIT COURT OF
PALM BEACH COUNTY, FLORIDA

TOUCHSTONE REALTY COMPANY, INC.

M. ELAINE BROWNING
TOUCHSTONE REALTY COMPANY, INC.
NOTARY

BENCH MARK LAND SURVEYING & MAPPING, INC.

WM. R. VAN CAMPEN
REGISTERED LAND SURVEYOR NO. 2424

CMSB ENTERPRISES
OF FLORIDA, INC.

WAYNE MERRICK
CMSB ENTERPRISES
OF FLORIDA, INC.
NOTARY

KENNEDY DEVELOPMENT, INC.

KENNEDY DEVELOPMENT, INC.
NOTARY

TITLE AND RESEARCH GROUP, INC.

HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER
PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

RECORD PLAT
RE-PLAT OF LOTS 191 THROUGH 204
OF STONEBRIDGE PLAT NO. 2

OWN NO. SHEET OF