

Dec-29-2000 02:47:00 030-457191

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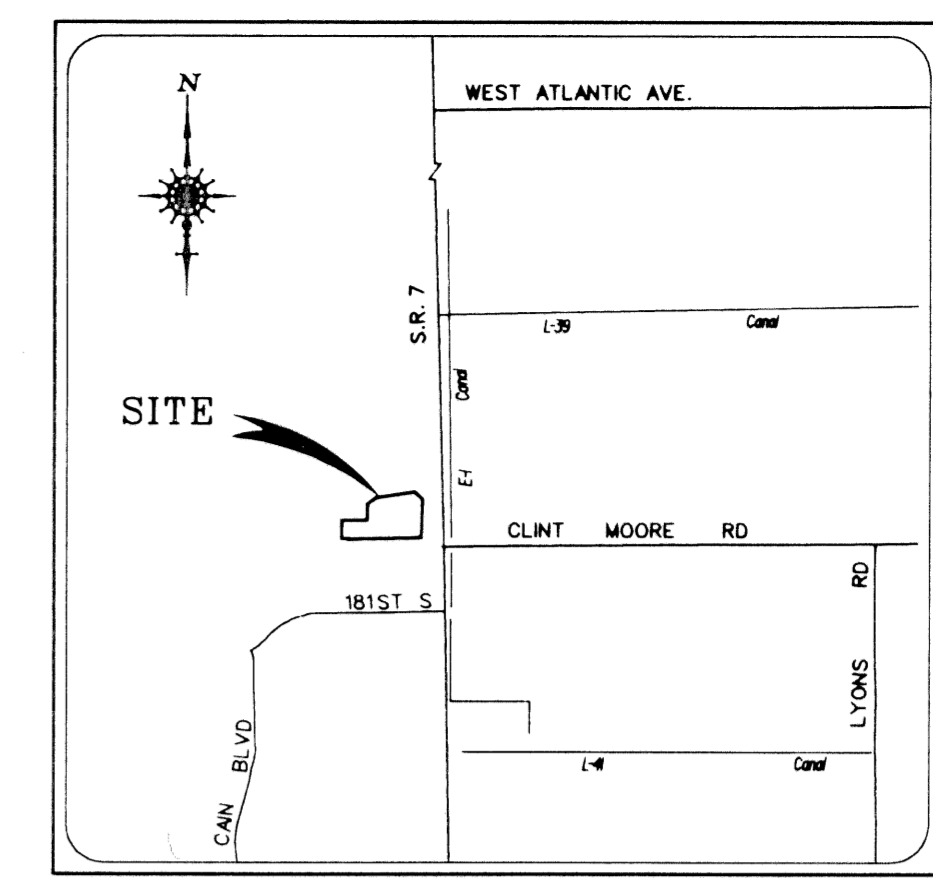
COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 2:47p
This day of December 29, 2000
and duly recorded in Plat Book No. 79
on page 86
DOROTHY H. WILKEN, Clerk of Circuit Court
Cheryl Wilken D.C.

STONEBRIDGE TRACT "N" REPLAT

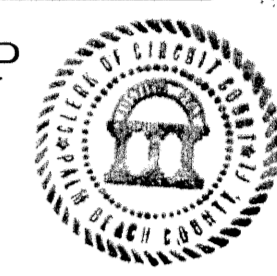
BEING A REPLAT OF ALL OF TRACT "N",
STONEBRIDGE PLAT NO. 1 (A PLANNED UNIT DEVELOPMENT) AS RECORDED
IN PLAT BOOK 49, PAGE 112 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 36, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

JUNE 2000

PROJECT NO. 99231



LOCATION MAP
NOT TO SCALE



TABULAR DATA
FOR
STONEBRIDGE TRACT "N" REPLAT

ZONING PETITION # 83-107
TOTAL AREA: 10.5198 ACRES
TRACT A: 3.6585 ACRES
TRACT B: 6.8613 ACRES

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND STONEBRIDGE GOLF AND COUNTRY CLUB OF BOCA RATON, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS STONEBRIDGE TRACT "N" REPLAT, BEING A REPLAT OF ALL OF TRACT "N", STONEBRIDGE PLAT NO. 1 (A PLANNED UNIT DEVELOPMENT) AS RECORDED IN PLAT BOOK 49, PAGE 112 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "N" OF STONEBRIDGE PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 49, PAGE 112, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINS 10.5198 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- TRACT A AS SHOWN HEREON, IS HEREBY RESERVED FOR STONEBRIDGE GOLF AND COUNTRY CLUB OF BOCA RATON INC. ITS SUCCESSORS AND ASSIGNS, FOR NURSERY, MAINTENANCE, LANDSCAPING AND OTHER LAWFUL PURPOSES AND IS PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT B AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS, ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THIS SITE SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, AND WITHOUT RECOURSE TO PALM BEACH COUNTY IN THE EVENT PALM BEACH COUNTY IS NO LONGER THE FEE SIMPLE OWNER.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN AND ITS SEAL AFFIXED HERETO THIS 15 DAY OF December, 2000

BOARD OF COUNTY COMMISSIONERS

ATTEST: DOROTHY WILKEN
CLERK OF THE CIRCUIT COURT
BY: *Deborah A. Moore*
DEPUTY CLERK

Warren H. Newell
WARREN H. NEWELL, CHAIRMAN

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8th DAY OF November, 2000.

STONEBRIDGE GOLF AND COUNTRY CLUB OF BOCA RATON
INC., A FLORIDA NOT-FOR-PROFIT CORPORATION.

WITNESS: *Felix F. Canino*
PRINT NAME: Felix F. Canino
WITNESS: *Janice M. Crank*
PRINT NAME: Janice M. Crank

BY: *Allan Salovin*
PRINT NAME: Allan Salovin
PRINT TITLE: Vice President

STATE PLANE COORDINATES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
SCALE FACTOR = 1.00001907

THE PLAT BEARINGS FROM THE PARENT PLAT HAVE BEEN ROTATED TO AGREE WITH THE BEARING BASE CITED BELOW

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, SOUTHEAST GUARANTY & TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND STONEBRIDGE GOLF AND COUNTRY CLUB OF BOCA RATON, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; 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: 11/15/00

SOUTHEAST GUARANTY & TITLE, INC.
BY: *Kenneth L. Townsend*
PRINT NAME: KENNETH L. TOWNSEND
TITLE: PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Allan Salovin WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED MA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF STONEBRIDGE GOLF AND COUNTRY CLUB OF BOCA RATON INC., A NOT-FOR-PROFIT 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 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 November, 2000.

MY COMMISSION EXPIRES: April 18, 2004
Janice M. Crank
NOTARY PUBLIC

SURVEYORS NOTES

- ALL BEARINGS SHOWN HEREON ARE GRID BASED ON, (1983 NORTH AMERICAN DATUM 1990 ADJUSTMENT) THE SOUTH LINE OF TRACT "N" HAVING A BEARING OF S89°10'13"W AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
- 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.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- STONEBRIDGE GOLF AND COUNTRY CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INCORPORATED, A FLORIDA CORPORATION HAS RELEASED ITS RESERVATION FOR TRACT "N" STONEBRIDGE PLAT NO. 1 AS RECORDED IN PLAT BOOK 49, PAGE 112 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ACCORDING TO O.R.B. , PAGE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUB-DIVIDED 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.

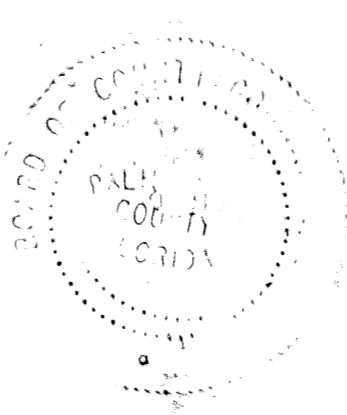
PREPARING SURVEYOR'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY GLENN W. MARK, P.L.S., IN THE OFFICE OF THE SURVEY SECTION OF THE DEPARTMENT OF ENGINEERING & PUBLIC WORKS FOR PALM BEACH COUNTY, FLORIDA, AT 160 AUSTRALIAN AVENUE, ROOM # 405, WEST PALM BEACH, FLORIDA 33406.

SURVEYORS 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 SECTION 177.091 (9), FLORIDA STATUTES, 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.

9/08/00
DATE



Glenn W. Mark
GLENN W. MARK, P.L.S.
FLORIDA CERTIFICATE NO. 5304
STATE OF FLORIDA

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 22 DAY OF Dec, 2000, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

STONEBRIDGE GOLF & COUNTRY CLUB OF BOCA RATON INC.	NOTARY Janice M. Crank April 18, 2004	CLERK	COUNTY ENGINEER George T. Webb	SURVEYOR'S SEAL Glenn W. Mark
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PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ENGINEERING SERVICES
160 AUSTRALIAN AVENUE
WEST PALM BEACH, FL 33406

SCALE: AS NOTED
APPROVED: G.W.M.
DRAWN: A.B.F.
CHECKED: W.C.E.
DATE: 09/23/2000

STONEBRIDGE TRACT "N"
REPLAT

DESIGN FILE NAME: p:\dgn\gpmrk\99000181.dgn
DRAWING NO.: S-3-00-1399

SHEET: 1 OF 2
PROJECT NO.: 99231

STATE OF FLORIDA
COUNTY OF PALM BEACH
PLAT BOOK 49
PAGE 112
ZONING SE
ZIP CODE 33498
T-23
PUB NAME 1033