

# STONEHAVEN, P.U.D. - PLAT 2

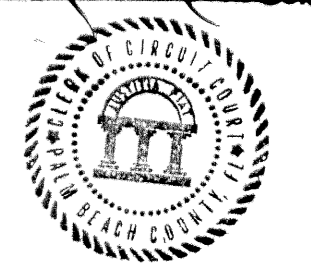
BEING A REPLAT OF LOTS 9, 10, 117 THROUGH 125, TRACT "C" AND A PORTION OF TRACT "A",  
 STONEHAVEN, P.U.D., AS RECORDED IN PLAT BOOK 89, PAGES 1 THROUGH 11,  
 INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN  
 SECTION 7, TOWNSHIP 44 SOUTH, RANGE 42 EAST.

SHEET 1 OF 3 MAY, 2001

2002-0081882  
 0709-004

## 120

COUNTY OF PALM BEACH ) ss  
 STATE OF FLORIDA )  
 This Plat was filed for record at 11:33 A.M.  
 This 15th day of February, 2002  
 and duly recorded in Plat Book No. 93  
 on page 2120 - 1-2-  
 GORDON H. WILKEN, Clerk of Circuit Court  
 COUNTY OF PALM BEACH, FLORIDA



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, AS STONEHAVEN P.U.D. - PLAT 2 BEING A REPLAT OF ALL OF LOTS 9, 10, 117 THROUGH 125, TRACT "C" AND A PORTION OF TRACT "A", STONEHAVEN P.U.D. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 89, PAGES 1 THROUGH 11 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 1**  
 BEGINNING AT THE NORTHWEST CORNER OF LOT 8 OF SAID STONEHAVEN P.U.D.; THENCE NORTH 01°38'57" EAST, ALONG THE WEST LINE OF SAID TRACT "C", A DISTANCE OF 448.10 FEET; THENCE NORTH 89°06'14" EAST, ALONG THE NORTH LINE OF SAID TRACT "C", A DISTANCE OF 290.69 FEET; THENCE SOUTH 01°38'57" WEST, ALONG THE EAST LINE OF SAID TRACT "C" AND LOTS 9 AND 10, A DISTANCE OF 395.55 FEET; THENCE NORTH 88°21'03" WEST, ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 120.20 FEET; THENCE NORTHERLY AND NORTHWESTERLY, ALONG THE EASTERLY AND NORTHERLY LINES OF SAID TRACT "A" THROUGH THE FOLLOWING TWO COURSES, NORTH 01°38'57" EAST, A DISTANCE OF 41.97 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 53.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 96°45'18", A DISTANCE OF 80.25 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 01°38'57" WEST, A DISTANCE OF 160.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE NORTH 88°21'03" WEST, ALONG THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 120.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 116,715 SQUARE FEET, MORE OR LESS.  
**PARCEL 2**  
 BEING ALL OF LOTS 117, 118, 119, 120, 121, 122, 123, 124, AND 125, STONEHAVEN P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 89, PAGES 1-11 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
 CONTAINING 103,808 SQUARE FEET, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE STONEHAVEN ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "B1" AND "B2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR CENTEX HOMES, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, SAID TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF CENTEX HOMES, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "OS9", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE STONEHAVEN ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE STONEHAVEN ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. 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, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 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.

IN WITNESS WHEREOF, CENTEX HOMES, THE ABOVE NAMED GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING GENERAL PARTNER, CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA THIS 13th DAY OF February, 2002.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP  
 BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION  
 LICENSED TO DO BUSINESS IN FLORIDA, MANAGING GENERAL PARTNER

BY: Trant Bagg Division President  
 WITNESS: Michael Nisenbaum  
 PRINT NAME: MICHAEL NISENBAUM  
 WITNESS: Judy M. Seidman  
 PRINT NAME: JUDY M. SEIDMAN

### ACKNOWLEDGMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED Trant Bagg WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Division President OF CENTEX REAL ESTATE CORPORATION, A 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 IS 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 13th DAY OF February, 2002

NOTARY PUBLIC: Judy M. Seidman  
 PRINT NAME: Judy M. Seidman  
 MY COMMISSION EXPIRES: February 19, 2002  
 COMMISSION NUMBER: CC 690793

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 STONEHAVEN ESTATES HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED AND SHOWN HEREON, DATED THIS 10th DAY OF November, 2001.

STONEHAVEN ESTATES HOMEOWNERS ASSOCIATION, INC.  
 A FLORIDA CORPORATION NOT FOR PROFIT

BY: David Abrams President  
 WITNESS: Michael Nisenbaum  
 PRINT NAME: MICHAEL NISENBAUM  
 WITNESS: Judy M. Seidman  
 PRINT NAME: JUDY M. SEIDMAN

### ACKNOWLEDGMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED DAVID ABRAMS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF STONEHAVEN ESTATES HOMEOWNERS ASSOCIATION, INC., A 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 13th DAY OF November, 2001.

NOTARY PUBLIC: Judy M. Seidman  
 PRINT NAME: Judy M. Seidman  
 MY COMMISSION EXPIRES: February 19, 2002  
 COMMISSION NUMBER: CC 690793

### SITE PLAN DATA

ZONING PETITION NO.	96-084, A.K.A. WELLINGTON GLEN P.U.D.
TOTAL AREA	5.06 ACRES
TOTAL DWELLING UNITS	11
DENSITY	2.17 DU/ACRE
RECREATION TRACT	0.00 ACRES
OPEN SPACE	2.61 ACRES

### TITLE CERTIFICATION

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 WE, METROPOLITAN TITLE AND GUARANTY COMPANY, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

METROPOLITAN TITLE AND GUARANTY COMPANY

BY: Rebecca R. Winters  
 REBECCA R. WINTERS, EXECUTIVE VICE PRESIDENT  
 DATE: 1/22/02

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THE UNDERSIGNED HEREBY CERTIFIES THAT HE 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 11230, AT PAGE 1392 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I JEFFERY M. ROSENBERG DO HERETO SET MY HAND AND SEAL THIS 14th DAY OF November, 2001.

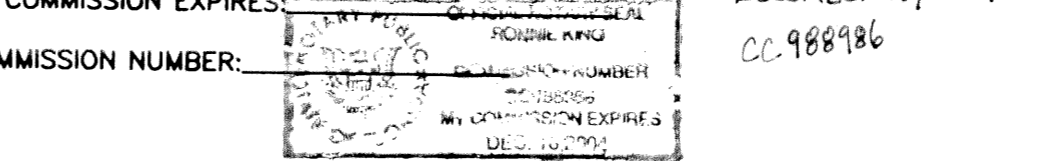
JEFFERY M. ROSENBERG, TRUSTEE  
 BY: Jeffery M. Rosenberg  
 JEFFERY M. ROSENBERG, TRUSTEE  
 WITNESS: Enea Denise Kristiansen  
 PRINT NAME: ENEA DENISE KRISTIANSEN  
 WITNESS: Barbara Berberich  
 PRINT NAME: BARBARA BERBERICH

### ACKNOWLEDGMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED JEFFERY M. ROSENBERG, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF November, 2001.

NOTARY PUBLIC: Ronnie King  
 PRINT NAME: RONNIE KING  
 MY COMMISSION EXPIRES: December 18, 2004  
 COMMISSION NUMBER: CC 988986



SUBDIVISION STONEHAVEN PL 2  
 BOOK 93 PAGE 120  
 FLOOD ZONE B FLOOD MAP 1993  
 QUAD 47 ZONING PUD  
 SE ZIP CODE 33411  
 TAZ 1010  
 PUD NAME

CENTEX REAL ESTATE A NEVADA CORPORATION MANAGING GENERAL PARTNER  
 NOTARY FOR CENTEX REAL ESTATE A NEVADA CORPORATION MANAGING GENERAL PARTNER  
 STONEHAVEN ESTATES HOMEOWNERS ASSOCIATION, INC.  
 NOTARY FOR STONEHAVEN ESTATES HOMEOWNERS ASSOCIATION, INC.  
 JEFFERY M. ROSENBERG TRUSTEE  
 NOTARY FOR JEFFERY M. ROSENBERG  
 SURVEYOR  
 COUNTY ENGINEER

THIS INSTRUMENT PREPARED BY  
 WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA  
 LAWSON, NOBLE AND WEBB, INC.  
 ENGINEERS PLANNERS SURVEYORS  
 420 COLUMBIA DRIVE  
 WEST PALM BEACH, FLORIDA  
 LB6674