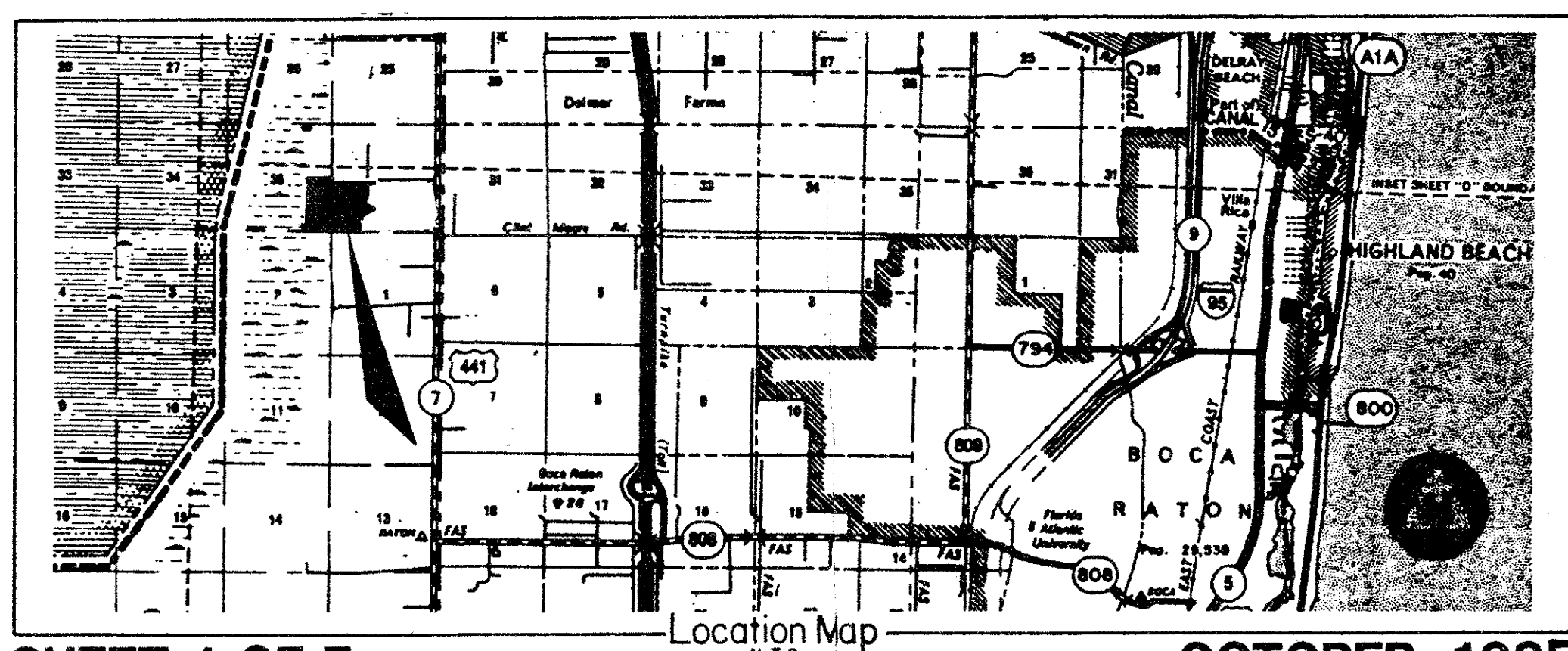


STONEBRIDGE PLAT NO. 2

A part of SOUTHERN MANOR P.U.D.

Lying in the east 1/2 of the southeast 1/4 of Section 35 and being a replat of a portion of the south 1/2 of Block 69, Palm Beach Farms Company, Plat No. 3, Plat Book 2, Pages 45-54 (inclusive), Section 36, all in Township 46 South, Range 41 East, Palm Beach County, Florida.



SHEET 1 OF 7 OCTOBER, 1985

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED WILLIAM R. BOOSE, III, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF TOUCHSTONE REALTY COMPANY, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 19th DAY OF October, A.D., 1985.
MY COMMISSION EXPIRES: 2-28-86 NOTARY PUBLIC: *[Signature]*

MORTGAGEE'S CONSENT

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD
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 4274, PAGE 245 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON AND THAT THERE ARE NO OTHER ENCUMBRANCES.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF February, A.D., 1986.

MSB MORTGAGE COMPANY OF FLORIDA, INC.
A FLORIDA CORPORATION
ATTEST: *[Signature]* BY: *[Signature]*
FRANK CALLAHAN SECRETARY EDWARD M. FREDA CHAIRMAN

ACKNOWLEDGEMENT

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD
BEFORE ME PERSONALLY APPEARED EDWARD M. FREDA AND FRANK CALLAHAN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN OF THE BOARD AND SECRETARY OF CMSB ENTERPRISES OF FLORIDA, 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 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 19th DAY OF February, A.D., 1986.
NOTARY PUBLIC: *[Signature]*
MY COMMISSION EXPIRES: 2-28-86

AREA SUMMARY

ADDITIONAL RIGHT-OF-WAY	16.54 AC.
TRACT "G"	50.53 AC.
TRACT "L"	40.46 AC.
TRACT "O"	7.22 AC.
TRACT "S"	0.03 AC.
TOTAL LOTS	72.52 AC.
TOTAL ACREAGE	187.30 AC.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF March, A.D., 1986.
MY COMMISSION EXPIRES: 3-19-89 NOTARY PUBLIC: *[Signature]*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CMSB ENTERPRISES OF FLORIDA, INC., A FLORIDA CORPORATION AND GLEN EAGLE PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, D/B/A STONEBRIDGE GOLF AND COUNTRY CLUB JOINT VENTURE, OWNERS OF THE LANDS SHOWN HEREON AS STONEBRIDGE, PLAT NO. 2, A PLANNED UNIT DEVELOPMENT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTIONS 35 AND 36, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; AND BEING A REPLAT OF A PART OF BLOCK 69, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF STONEBRIDGE PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGES 112 THROUGH 119, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 89°10'18" WEST, ALONG A LINE PARALLEL WITH AND 50.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 36 AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE NORTH DRAINAGE DISTRICT S-11 CANAL, A DISTANCE OF 1353.48 FEET TO THE EAST LINE OF SAID SECTION 35; THENCE, NORTH 89°49'10" WEST, ALONG A LINE PARALLEL WITH AND 50.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1320.00 FEET TO THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 35; THENCE, NORTH 00°51'32" WEST, ALONG SAID LINE, A DISTANCE OF 2625.79 FEET TO THE NORTH LINE OF SAID EAST ONE-HALF (E 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 35; THENCE, NORTH 89°50'51" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1319.98 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 35; THENCE, SOUTH 00°51'25" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 35, A DISTANCE OF 37.47 FEET; THENCE, NORTH 89°34'36" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE NORTH DRAINAGE DISTRICT L-39N CANAL AND ALONG THE NORTH LINE OF TRACTS 57 THROUGH 60, INCLUSIVE OF SAID BLOCK 69, A DISTANCE OF 2167.14 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF STONEBRIDGE PLAT NO. 1; THENCE, ALONG THE WESTERLY BOUNDARY LINE OF SAID PLAT OF STONEBRIDGE, PLAT NO. 1, THROUGH THE FOLLOWING NUMBERED COURSES: (1) SOUTH 00°41'00" EAST, RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 230.34 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1050.00 FEET; THENCE, (2) WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°38'03", A DISTANCE OF 286.51 FEET TO THE END OF SAID CURVE; THENCE, (3) SOUTH 41°18'52" WEST, NON-TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 49.41 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 950.00 FEET, AND WHOSE MIDPOINT BEARS SOUTH 74°36'02" WEST; THENCE, (4) SOUTHERLY AND WITHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°58", A DISTANCE OF 819.08 FEET TO THE END OF SAID CURVE; THENCE, (5) SOUTH 58°24'23" EAST, NON-TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 325.43 FEET TO A POINT ON A CURVE, NC AVE WESTERLY, HAVING A RADIUS OF 175.00 FEET AND WHOSE RADIUS INT BEARS SOUTH 10°16'05" EAST; THENCE, (6) EASTERLY, SOUTHERLY AND WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°16'15", A DISTANCE OF 581.14 FEET TO THE END OF SAID CURVE; THENCE, (7) SOUTH 59°40'00" WEST, NON-TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 236.69 FEET; THENCE, (8) SOUTH 00°00'00" WEST, A DISTANCE OF 40.00 FEET; THENCE, (9) SOUTH 0°03'57" WEST, A DISTANCE OF 192.80 FEET; THENCE, (10) NORTH 0°24'00" WEST, A DISTANCE OF 50.00 FEET; THENCE, (11) SOUTH 4°40'32" WEST, A DISTANCE OF 34.78 FEET; THENCE, (12) SOUTH 1°14'55" EAST, RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1475.00 FEET; THENCE, (13) EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°08", A DISTANCE OF 29.57 FEET TO THE END OF SAID CURVE; THENCE, (14) SOUTH 00°06'00" EAST, RADIAL TO THE PREVIOUSLY DESCRIBED AND NEXT DESCRIBED CURVE, A DISTANCE OF 125.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1350.00 FEET; THENCE, (15) WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°35'15", A DISTANCE OF 249.46 FEET TO THE END OF SAID CURVE; THENCE, (16) SOUTH 11°49'33" EAST, NON-TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 40.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 250.00 FEET, AND WHOSE RADIUS POINT BEARS NORTH 62°26'53" EAST; THENCE, (17) SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°20'07", A DISTANCE OF 71.28 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 175.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 09°14'34" WEST; THENCE, (18) EASTERLY, SOUTHERLY AND WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°55'44", A DISTANCE OF 519.02 FEET TO THE END OF SAID CURVE; THENCE, (19) SOUTH 00°49'42" EAST, RADIAL TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 66.67 FEET TO THE POINT-OF-BEGINNING (P.O.B.).

CONTAINING: 187.30 ACRES, MORE OR LESS.
SUBJECT TO EXISTING EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS "G", GOLF COURSE TRACTS, ARE HEREBY RESERVED BY CMSB ENTERPRISES OF FLORIDA, INC., A FLORIDA CORPORATION AND GLEN EAGLE PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, D/B/A STONEBRIDGE GOLF AND COUNTRY CLUB JOINT VENTURE, FOR ALL LAWFUL PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "L", THE WATER MANAGEMENT TRACTS AND DRAINAGE EASEMENTS, ARE HEREBY DEDICATED TO THE STONEBRIDGE GOLF AND COUNTRY CLUB OF BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR DRAINAGE EASEMENT PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "O", AS SHOWN IS HEREBY DEDICATED TO THE STONEBRIDGE GOLF AND COUNTRY CLUB OF BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AS CHAIRMAN OF THE BOARD AND SECRETARY OF CMSB ENTERPRISES OF FLORIDA, 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 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.
- TRACT "R" AS SHOWN IS HEREBY DEDICATED TO STONEBRIDGE GOLF AND COUNTRY CLUB OF BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR PRIVATE ROAD PURPOSES AND FOR UTILITY AND DRAINAGE PURPOSES FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

ACKNOWLEDGEMENT

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD
BEFORE ME PERSONALLY APPEARED EDWARD M. FREDA AND FRANK CALLAHAN TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN OF THE BOARD AND SECRETARY OF CMSB ENTERPRISES OF FLORIDA, 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 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 27th DAY OF March, A.D., 1986.
MY COMMISSION EXPIRES: 3-19-89 NOTARY PUBLIC: *[Signature]*

NOTE:
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.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO CMSB ENTERPRISES OF FLORIDA, INC., A FLORIDA CORPORATION AND GLEN EAGLE PARTNERSHIP, A FLORIDA PARTNERSHIP, D/B/A STONEBRIDGE GOLF AND COUNTRY CLUB JOINT VENTURE, THAT THE CURRENT TAXES HAVE BEEN PAID, AND WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON AND THAT WE FIND ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND 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 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: 2-17-86 BY: *[Signature]*
TITLE AND RESEARCH GROUP, INC.
APPROVALS
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2nd DAY OF February, A.D., 1986.

ATTEST: JOHN B. BUNKLE, CLERK
BY: *[Signature]*
KAREN J. MARCUS, CHAIR

BY: *[Signature]*
KATHRYN S. MILLER
DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8th DAY OF April, 1986.
BY: *[Signature]*
HERBERT F. KAHLERT, P.E.,
COUNTY ENGINEER

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE GRID AZIMUTHS.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE DESIGNATED THUS:
- PERMANENT CONTROL POINTS (P.C.P.'S) ARE DESIGNATED THUS:
- THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 50 SOUTH MILITARY TRAIL, SUITE 200, WEST PALM BEACH, FLORIDA, 33415.

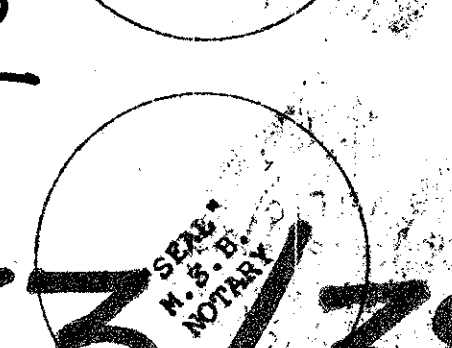
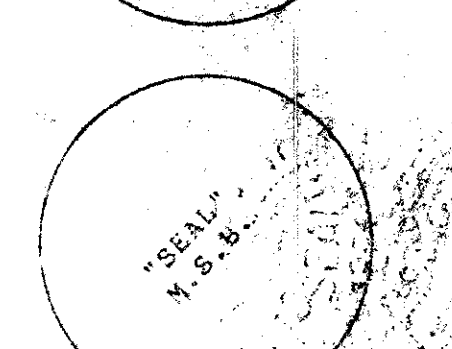
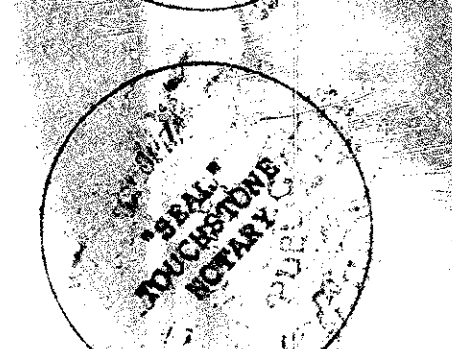
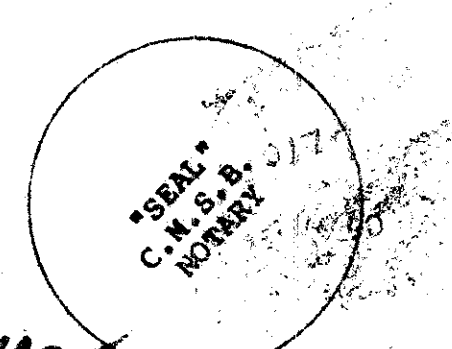
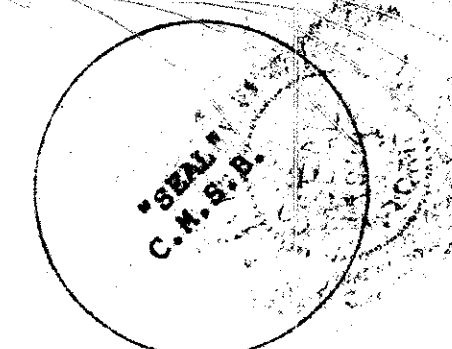
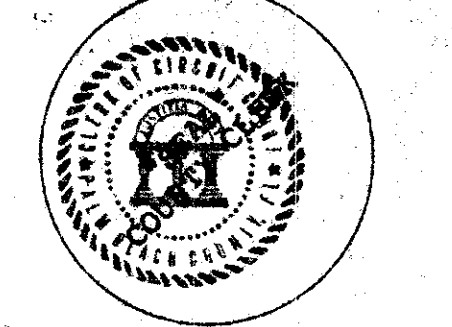
EASEMENT NOTES

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- LANDSCAPING OF UTILITY EASEMENTS OTHER THAN WATER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.

GENERAL NOTES

- BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

State of Florida)
County of Palm Beach)
This Plat was filed for record on 10/10/85 this 10th day of October, A.D. 1985, and duly recorded in Plat Book 53 on pages 38 and 39 of 42, 43 & 44.
John B. Bunkle,
Clerk of the Circuit Court.
[Signature] D.C.



BENCH MARK
land surveying and mapping, inc.
CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC.
PALM BEACH COUNTY FLORIDA
A part of SOUTHERN MANOR P.U.D.
STONEBRIDGE PLAT NO. 2
(to be used with development)
RECORD PLAT

DESIGNED	DRAWN	CHECKED	JOB NO.	DRAWING NO.
DATE	SCALE	APPROVED	FILE NO.	SHEET OF
OCT 1985	N/A			1 7

NOTE: See sheet 2 of 7 for KEY MAP

DRAWING NUMBER
53/38

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER