

RE-PLAT OF LOT 43 OF STONEBRIDGE PLAT NO. 2

BEING A REPLAT OF LOT 43, AND A PORTION OF TRACT "G", STONEBRIDGE PLAT NO. 2, PLAT BOOK 53, PAGE 38, AND BEING A REPLAT OF A PORTION OF "TRACT G", STONEBRIDGE PLAT NO.1, PLAT BOOK 49, PAGE 112, ALL AS RECORDED IN THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

A PART OF STONEBRIDGE P.U.D.

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT KENNEDY DEVELOPMENT, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON AS "RE-PLAT OF LOT 43 OF STONEBRIDGE PLAT NO. 2"; SAID LAND LYING IN SECTION 36, TOWNSHIP 48 SOUTH, RANGE 41 EAST, AND BEING A REPLAT OF LOT 43 AND A PORTION OF TRACT "G", 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, ALSO BEING A REPLAT OF A PORTION OF TRACT "G", 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; SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B.) AT THE NORTHWESTERLY CORNER OF SAID LOT 43; THENCE, SOUTH 34°00'00" EAST, ALONG THE WEST LINE OF SAID LOT 43, A DISTANCE OF 130.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 43; THENCE, CONTINUE SOUTH 34°00'00" EAST, ALONG THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 43, A DISTANCE OF 5.26 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1045.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 15°56'43" EAST; THENCE, EASTERLY ALONG SAID CURVE AND ALONG A LINE 5 FEET SOUTHERLY OF, AS MEASURED RADIAL TO, THE SOUTH LINES OF LOT 43 AND TRACT "G" OF SAID STONEBRIDGE PLAT NO. 2, THROUGH A CENTRAL ANGLE OF 5°14'30", A DISTANCE OF 95.60 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 42 OF SAID STONEBRIDGE PLAT NO. 2; THENCE, NORTH 11°46'00" WEST, ALONG THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 42, A DISTANCE OF 5.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 42; THENCE, CONTINUE NORTH 11°46'00" WEST, ALONG THE WEST LINE OF SAID LOT 42, A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 42; SAID NORTHWEST CORNER SITUATE ON THE SOUTHERLY CURVED RIGHT OF WAY LINE OF STONEBRIDGE BOULEVARD OF SAID STONEBRIDGE PLAT NO. 2; SAID RIGHT OF WAY LINE HAVING A RADIUS OF 1175.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 10°49'29" EAST, FROM THE SAID NORTHWEST CORNER OF LOT 42; THENCE, WESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE NORTH LINES OF LOT 43 AND TRACT "G" OF SAID STONEBRIDGE PLAT NO. 2, THROUGH A CENTRAL ANGLE OF 07°10'31", A DISTANCE OF 147.15 FEET TO THE POINT OF BEGINNING (P.O.B.).

CONTAINING: 15,784 SQUARE FEET, MORE OR LESS.

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

IN WITNESS WHEREOF, KENNEDY DEVELOPMENT, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT R. KENNEDY, ITS PRESIDENT, AND ATTESTED BY JAMES KENNEDY, ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14 DAY OF February, A.D., 1992.

BY: KENNEDY DEVELOPMENT, INC.
A FLORIDA CORPORATION

ATTEST:
JAMES KENNEDY, SECRETARY

BY: Robert R. Kennedy
ROBERT R. KENNEDY, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME, PERSONALLY APPEARED ROBERT R. KENNEDY AND JAMES KENNEDY, 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 KENNEDY DEVELOPMENT, INC., A FLORIDA CORPORATION, AND GENERALLY 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF February, A.D., 1992.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: APRIL 30, 1994

BY: Ann M. Ferrick
ANN M. FERRICK
NOTARY PUBLIC

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

SIDNEY LESHINSKY AND GLORIA LESHINSKY, HIS WIFE, HEREBY CERTIFIES THAT THEY ARE A HOLDER A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON, AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 7092, AT PAGE 821, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, WE SIDNEY LESHINSKY AND GLORIA LESHINSKY, HIS WIFE, DO HEREBY SET OUR HANDS AND SEALS THIS 15 DAY OF February, A.D., 1992.

WITNESS:
AS TO BOTH
Sandra K. Sanderson

BY: Sidney Leshinsky
SIDNEY LESHINSKY

WITNESS:
AS TO BOTH
Teresa Badoletti

BY: Gloria Leshinsky
GLORIA LESHINSKY

ACKNOWLEDGMENT:

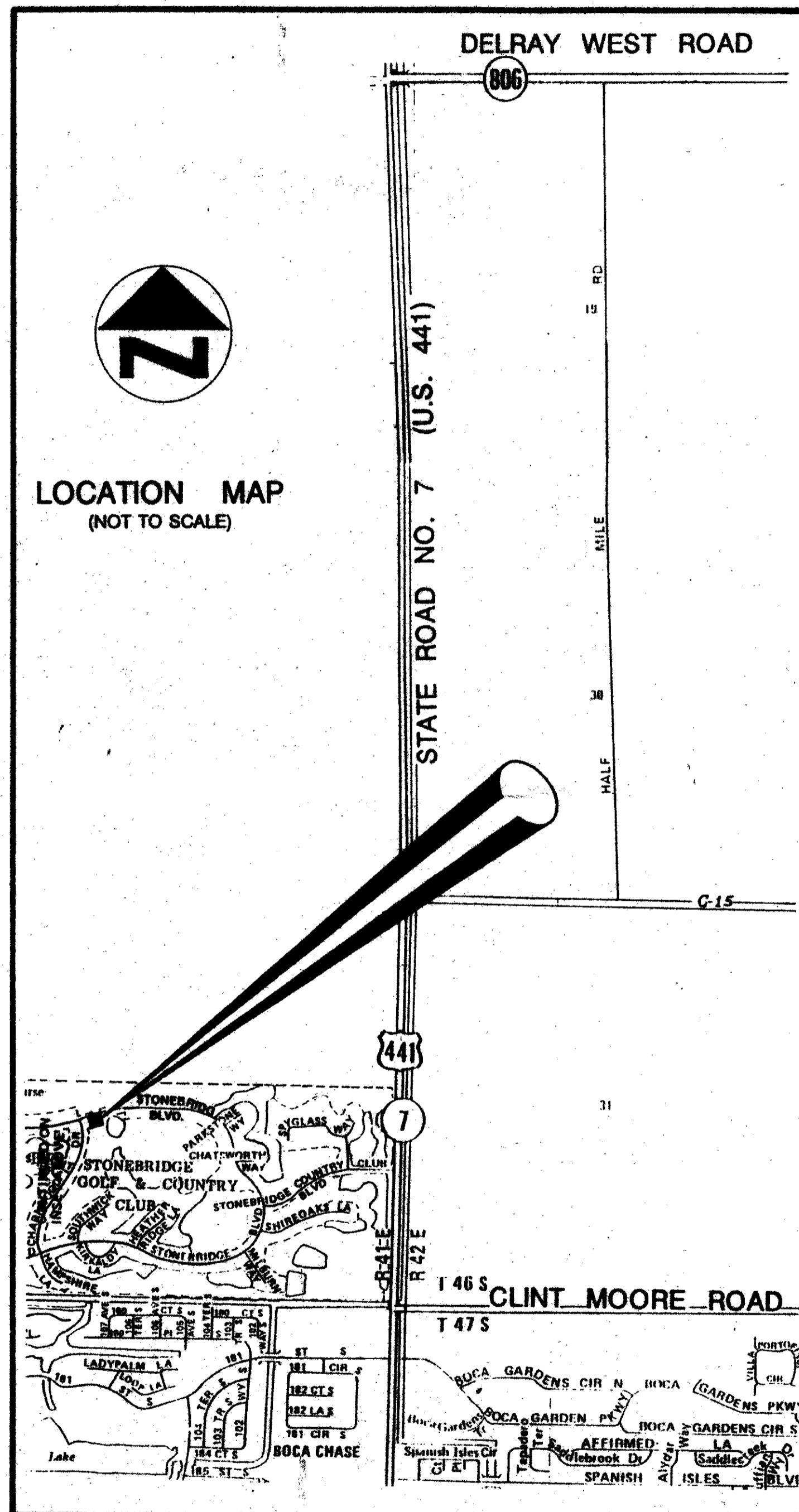
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME, PERSONALLY APPEARED SIDNEY LESHINSKY AND GLORIA LESHINSKY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF February, A.D., 1992.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: APRIL 30, 1994

BY: Ann M. Ferrick
ANN M. FERRICK
NOTARY PUBLIC



TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

WE, BROAD & CASSEL, DULY LICENSED ATTORNEYS, 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 HEREON DESCRIBED PROPERTY IS VESTED TO KENNEDY DEVELOPMENT, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; THAT THE MORTGAGE IS SHOWN AND IS TRUE AND CORRECT AND THAT THE PROPERTY IS FOUND TO CONTAIN ENCUMBRANCES WHICH ARE NOT APPLICABLE TO AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

BROAD & CASSEL

DATE: 04/06/92

BY: Richard B. MacFarland, P.A.
RICHARD B. MAC FARLAND, P.A.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I HEREBY 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 (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 RECORDED 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 HEREON IS IN COMPLIANCE WITH CHAPTER 21H-6, F.A.C.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 2-11-92

BY: Wm. R. Van Campen
WM. R. VAN CAMPEN
REGISTERED LAND SURVEYOR NO. 2424

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF SOUTH 11°46'00" EAST, ALONG THE EAST LINE OF LOT 43, 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. (P.R.M.) DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.).
3. (P.C.P.) 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. UTILITY EASEMENTS, SHOWN HEREON, 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 499.
7. IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS.
8. THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, IN AID FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404. TELEPHONE (407) 948-2102.

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 EASEMENTS 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)

BOARD OF COUNTY COMMISSIONERS:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF May, A.D., 1992.

BY: Robert T. Marcus
ROBERT T. MARCUS, CHAIR

ATTEST:
MILTON T. BAUER
BY: Nichelle P. Brown
DEPUTY CLERK

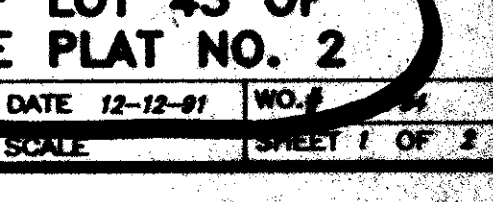
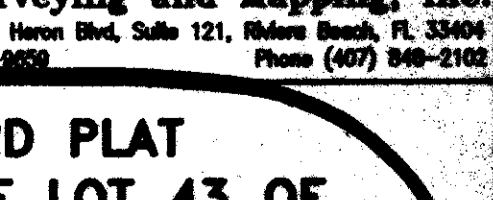
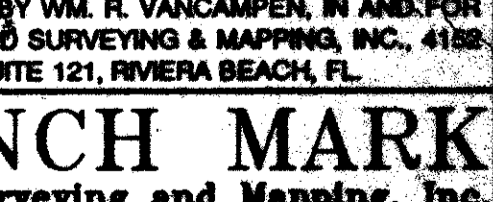
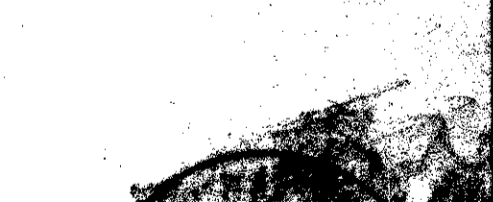
COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF May, A.D., 1992.

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

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT 9:06 AM, THIS 27 DAY OF May, A.D., 1992, AND DULY RECORDED IN PLAT BOOK 67, ON PAGES 21 THROUGH 22.

MILTON T. BAUER
CLERK OF THE CIRCUIT COURT
BY: Dawn A. Martin
DEPUTY CLERK



THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, IN AID FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FL.

BENCH MARK
Land Surveying and Mapping, Inc.
4152 West Blue Heron Blvd., Suite 121, Riviera Beach, FL 33404
Phone (407) 948-2102

RECORD PLAT
RE-PLAT OF LOT 43 OF STONEBRIDGE PLAT NO. 2

TAZ = 764

SUBDIVISION * STONEBRIDGE P.U.D. 2
BOOK 69
FLOOD MAP * 1008
GUARD * 67
FLOOD ZONE B
ZONING SE
ZIP CODE 33434
PUD NAME STONEBRIDGE

0420-004
69/21

PET. 83-107