616-002

# Sterling Bridge

Situate in Sections 29, 30, 31 and 32, Township 47 South, Range 42 East
Being a replat of all of Tracts 86, 87, 88, and the west half of Tract 89, Block 80, a portion of Tracts 5, 6, 7, and 8, Block 83, and the adjacent abandoned roadways, Palm Beach Farms Company Plat No. 3 as recorded in Plat Book 2, Page 45 through 54, inclusive, Public Records of Palm Beach County, Florida

**164**

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

This plat filed for record at _____ this _____ day of _____, 19__ and duly recorded in Plat Book _____ on page _____.

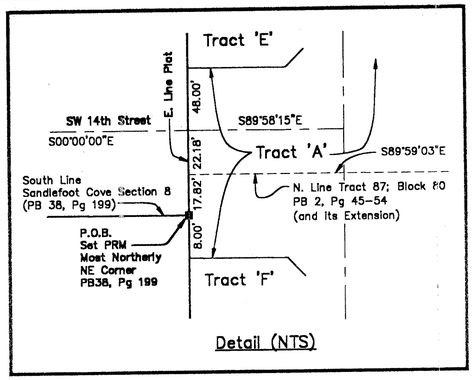
DOROTHY H. WILKEN, CLERK of the Circuit Court.

By: _____ D.C.

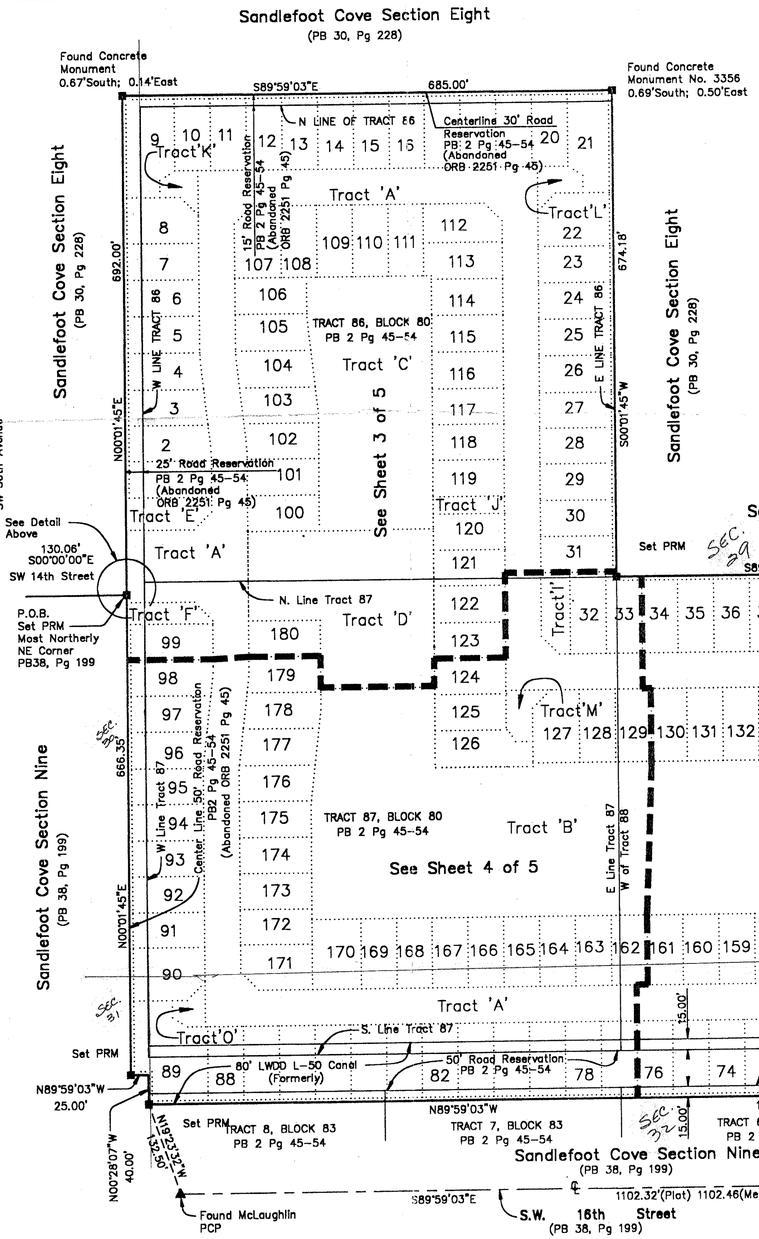
August, 1994

GRAPHIC SCALE
100 0 50 100 200 400
( IN FEET )
Scale 1 inch = 100 ft.

Sheet 2 of 5



Detail (NTS)




## ACCEPTANCE OF RESERVATIONS :

State of Florida
County of Palm Beach

The Crescent Lakes at Boca Raton Homeowners Association hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, this 29 day of August, 1994.

Crescent Lakes at Boca Raton
Homeowners Association,
A Florida Corporation
Not For Profit

By: _____
Harry T. Sleek, President

Witness: Emilia Vazquez
Witness: Kathleen Maxwell

PET. 91-45
ALLOC. #0001
5/3/3/M

## ACKNOWLEDGEMENT :

State of Florida
County of Palm Beach

Before me personally appeared Harry T. Sleek who is personally known to me, and who executed the forgoing instrument as President of Crescent Lakes at Boca Raton Homeowners Association, a Florida 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 forgoing 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 seal this 30 day of August, 1994.

My Commission Expires:

OFFICIAL NOTARY SEAL
BARBARA GUDICO
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC357284
MY COMMISSION EXP. APR. 30,1998

Barbara Gudico
Notary Public

## SURVEYOR'S CERTIFICATION :

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) have been placed as required by law and that Permanent Control Points (P.C.P.'s) will be set under the guarantees Posted with the Palm Beach County Board of County Commissioners for the required improvements; 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.

Date: 8/31/94

Donald L. Todd
Professional Land Surveyor
Florida Registration No. 4380

Professional Land Surveyor

## SURVEYOR'S NOTES :

1. Bearing Base: The Center line of S.W. 16th Street as shown on the Plat of Sandlefoot Cove Section Nine, recorded in Plat Book 38, Page 199, of the Public Records of Palm Beach County, Florida, and as now monumented in the field. Said Center Line is assumed to bear North 89°59'03" West, and all other bearings shown hereon are relative thereto.
2. No building or any kind of construction or trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable County approvals or permits as required for such encroachment.
3. In those instances where easements of different types cross or overlap, Drainage Easements shall have first priority, Utility Easements shall have second priority, and all other Easements shall be subordinate to these with their Priorities being determined by the use right, granted.
4. The Building setbacks shall be as required by current Palm Beach County Zoning Regulations.
5. There may be additional restrictions of record which are not shown on this Plat that are part of the Public Records of this County.
6. All lines which intersect curves are non-radial to those curves of unless otherwise noted.
7. The Term "LOT" and "TRACT" are used interchangeably with regards to Plat Book 2, Page 45-54, "PALM BEACH FARMS COMPANY'S PLAT NO. 3"
8. The Crescent Lakes at Boca Raton Homeowner's Association shall have the right to drain Tracts A, B, E, F, G, H, I, and J through each individual Lot as described in the Declaration of Restrictions and Protective Covenants For Crescent Lakes at Boca Raton, as described in the Public Records of Palm Beach County, Florida.
9. This instrument was prepared by Joseph C. O'Connor, PLS, in the Offices of Atlantic – Caribbean Mapping, Inc. 357 Liana Drive, West Palm Beach Florida, 33415

73/164

Crescent Lakes at Boca Raton Homeowners Association

SEALED AT Notary Acknowledgement SIGNATURE

0616-002


**Atlantic – Caribbean Mapping, Inc.**
PROFESSIONAL LAND SURVEYORS AND MAPPERS
357 Liana Drive
West Palm Beach, Florida 33415
(407) 687-5898 – Fax (407) 471-8752


| Project No. | Dwg No. | |
|---|---|---|
| 93445 | 445_P002 | Plat of Sterling Bridge |

SUBDIVISION * Sterling Bridge
BOOK 73 PAGE 164
FLOOD ZONE AO-1 FLOOD MAP # 2408
QUAD # 54 ZONING RS
SE 91-45 ZIP CODE 33433
PLAT NAME SAME
TAZ-789