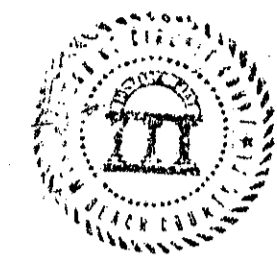


STATE OF FLORIDA SS  
 COUNTY OF PALM BEACH  
 This plat filed for record at 11:53am  
 this 27 day of February  
 1996 and duly recorded in Plat  
 Book 76 on page 162.

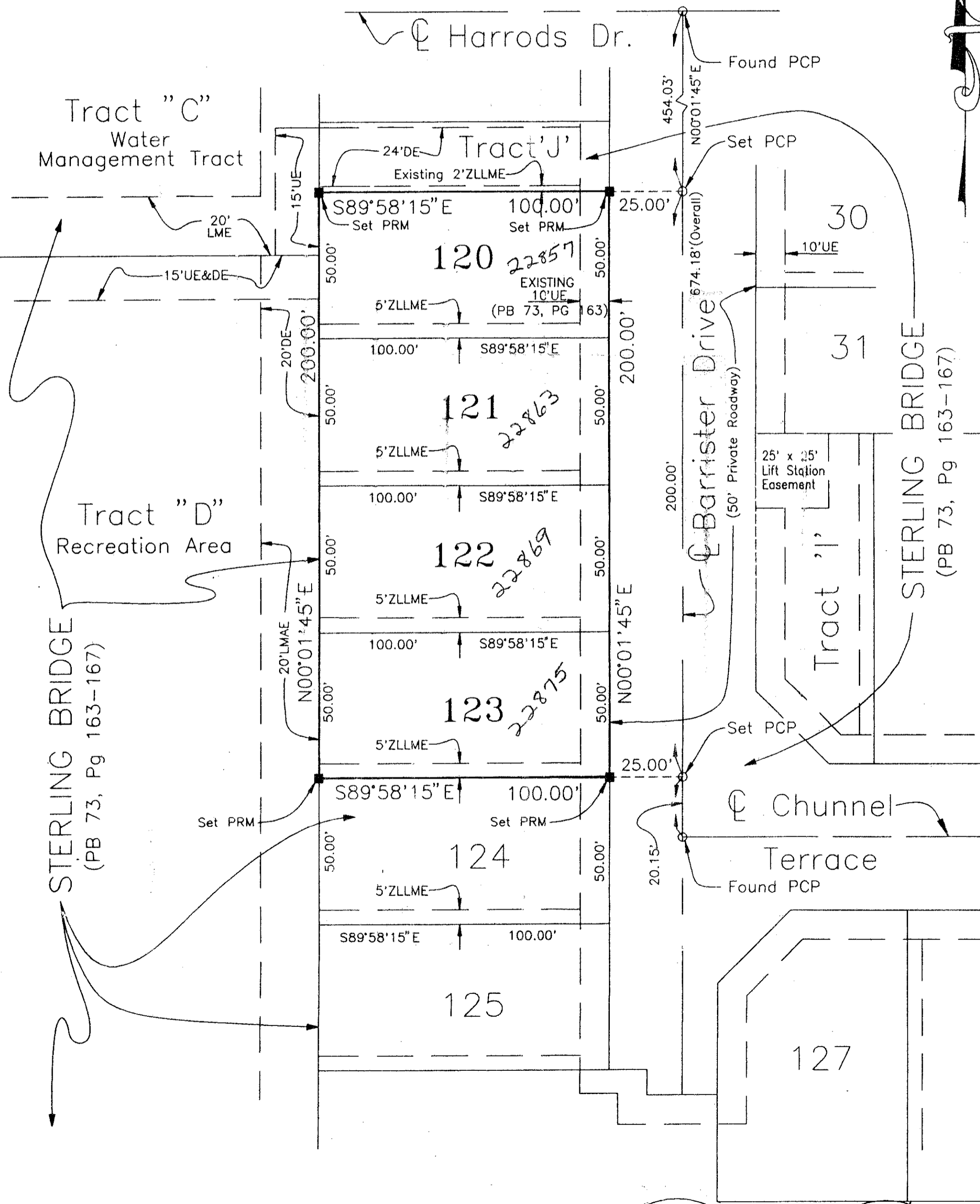
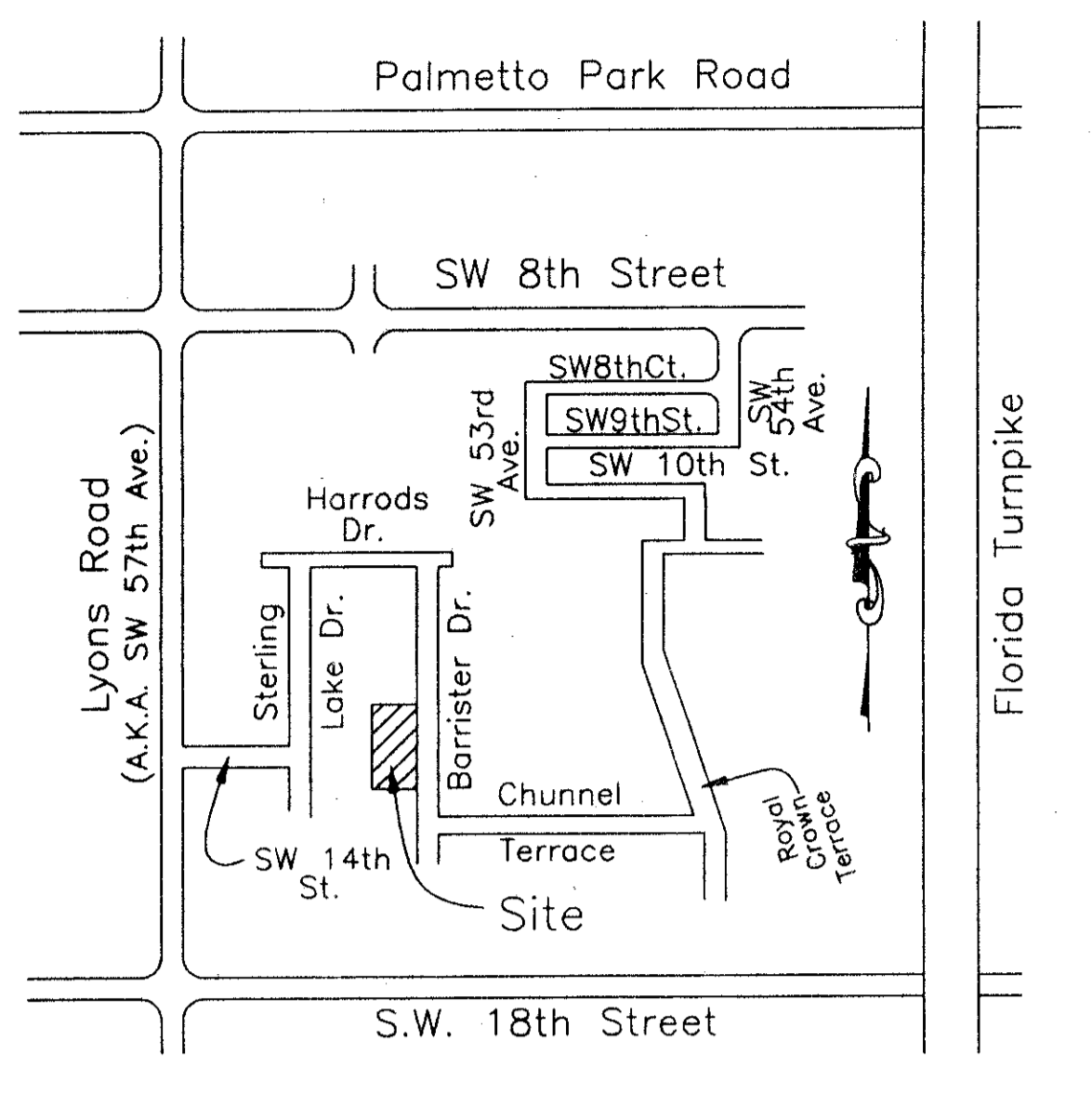
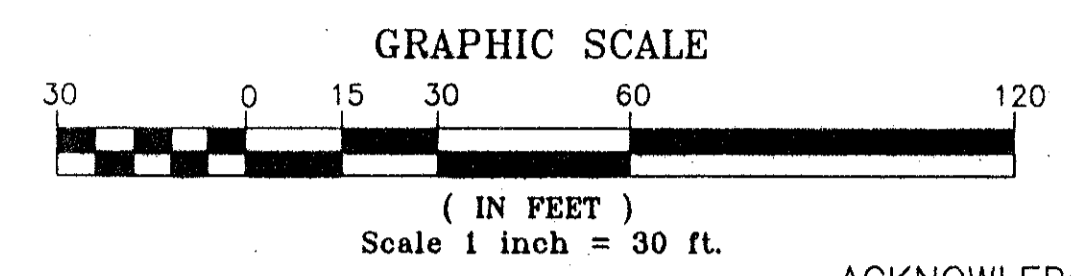
DOROTHY H. WILKEN, CLERK of the  
 Circuit Court.  
 By: *Dawn A. Martin* D.C.



# Sterling Bridge Replat I

Situate in Section 29, Township 47 South Range 42 East  
 Being a replat of all of Lot 120 through Lot 123, inclusive, Plat of  
 Sterling Bridge, as recorded in Plat Book 73, Page 163 through 167, inclusive,  
 Public Records of Palm Beach County, Florida  
 October, 1995

Sheet 1 of 1



**DEDICATION :**

KNOW ALL MEN BY THESE PRESENTS that Levitt Homes Incorporated, a Delaware Corporation licensed to do business in Florida, owner of the land shown hereon as Sterling Bridge Replat I, situate in Sections 29, Township 47 South, Range 42 East, Palm Beach County Florida, being more particularly described as follows:

All of LOT 120 through 123, inclusive, of the PLAT OF STERLING BRIDGE, as recorded in Plat Book 73, Page 163 through 167, inclusive, of the Public Records of Palm Beach County, Florida.

Said Lands Situate, lying and being in Palm Beach County, Florida, Containing 20,000 Square Feet, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as shown as follows:

Zero Lot Line Maintenance Easements:

In Accordance with the Declaration of Restrictions and Protective Covenants for the Crescent Lakes at Boca Raton Homeowners Association, the Zero Lot Line Maintenance Easements, as shown, are hereby dedicated in perpetuity to the owner of the Lot abutting each Easement, and to the Utility Companies' providing service to such abutting Lot, for the roof overhang and maintenance of the abutting residence, as well as construction and maintenance of Utility Facilities serving the abutting Lot.

In Witness whereof, Levitt Homes Incorporated has caused these Presents to be signed by its Senior Vice-President, and its Corporate Seal to be affixed hereto, by and with the Authority of its Board of Directors, this 7 day of December, 1995.

Witness: *Richard J. McManus*  
 Levitt Homes Incorporated, A Delaware Corporation, Licensed to do Business in Florida.  
 Witness: *Harry T. Sleek*  
 Harry T. Sleek Senior Vice-President

**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 foregoing instrument as Senior Vice-President of Levitt Homes Incorporated, a Delaware 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: *Barbara Curcio*  
 My Commission Expires April 30, 1996  
 Notary Public

**MORTGAGEE'S CONSENT :**

State of Florida  
 County of Palm Beach

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 8226 at Page 886 of the Public Records of Palm Beach County, Florida, shall be subordinate to the dedication shown hereon.

In Witness whereof, said 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 15 day of December, 1995.

Witness: *Karen Kitzner*  
 Bank Atlantic, A Federal Savings Bank,  
 Witness: *Marcia K. Snyder*  
 Marcia K. Snyder  
 Title: Executive Vice-President

**ACKNOWLEDGEMENT :**

State of Florida  
 County of Palm Beach

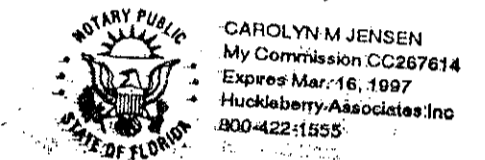
Before me personally appeared *Marcia K. Snyder* who is personally known to me, and who executed the foregoing instrument as Executive Vice-President of Bank Atlantic, A Federal Savings Bank, and severally acknowledged to and before me that, she executed such instrument as such officer of said corporation, 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 seal this 15 day of DECEMBER, 1995.

My Commission expires: MARCH 16, 1997  
*Carey M. Jensen*  
 Notary Public

**TITLE CERTIFICATION :**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH



I, Nicolas P. Wellman, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested to Levitt Homes Incorporated; that all current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this Plat.

Dated this 11 day of DECEMBER, 1995.  
*Nicolas P. Wellman*  
 Nicolas P. Wellman  
 attorney at law

**COUNTY APPROVALS :**

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 23 day of February, 1996.

By: *Jack P.E.*  
 Deputy County Engineer

**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: 12/16/95  
*Donald J. Todd*  
 Professional Land Surveyor  
 Florida Registration No. 4380

**SURVEYOR'S NOTES :**

- Bearing Base: The Center Line of Barrister Drive as shown on the Plat of STERLING BRIDGE, recorded in Plat Book 73, Page 163 through 167, inclusive, of the Public Records of Palm Beach County, Florida, as now monumented in the field. Said Center Line is assumed to bear North 00°01'45" East, and all other bearings shown hereon are relative thereto.
- 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.
- 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.
- The Building setbacks shall be as required by current Palm Beach County Zoning Regulations.
- There may be additional restrictions of record which are not shown on this Plat that are part of the Public Records of this County.
- All lines which intersect curves are non-radial to those curves unless otherwise noted.
- All lands shown hereon are a part of said Plat of STERLING BRIDGE.
- 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
- The Palm Beach County Attorney's office has determined that an abandonment of the underlying zero lot line maintenance easements is necessary to extinguish those easements.
- The zero lot line maintenance easements shown hereon supersede the zero lot line maintenance easements as shown on the plat of Sterling Bridge (PB 73, Pg 163-167)

**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 7 day of December, 1995.

Witness: *Harry T. Sleek*  
 Crescent Lakes at Boca Raton Homeowners Association, A Florida Corporation Not for Profit  
 By: *Harry T. Sleek*  
 Harry T. Sleek, President

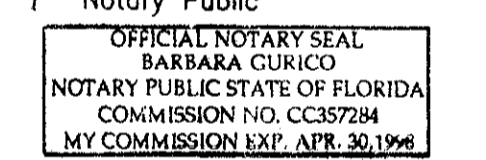
**ACKNOWLEDGEMENT :**

State of Florida  
 County of Palm Beach

Before me personally appeared Harry T. Sleek who is personally known to me, and who executed the foregoing 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 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 seal this 7 day of December, 1995.

My Commission expires: *Barbara Curcio*  
 Notary Public



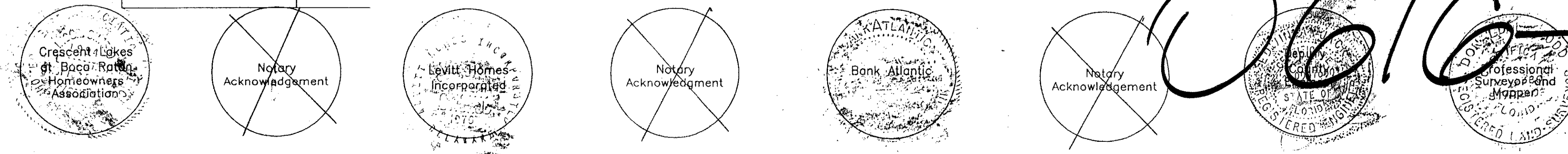
**Map Legend :**

- ⊕ = Permanent Control Point
- = Permanent Reference Monument
- ⊕ = Centerline
- DE = Drainage Easement
- Ft. = Feet
- LME = Lake Maintenance Easement
- LMAE = Lake Maintenance Access Easement
- PB = Plat Book
- PCP = Permanent Control Point
- Pg = Page
- PRM = Permanent Reference Monument
- Typ = Typical
- UE = Utility Easement
- ZLLME = Zero Lot Line Maintenance Easement

STATISTICAL DATA  
 Petition No. 80-212E  
 Total Plat Area 0.429 ac.  
 Total Dwelling Units 4

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

TAZ-7871  
 REVISION STERLING BRIDGE  
 K 74 PAGE 162  
 00 ZONE A0 FLOOR MAP 20708  
 03/04/95  
 91-45 STERLING BRIDGE



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.	Sterling Bridge Replat I
93445	445-P301	