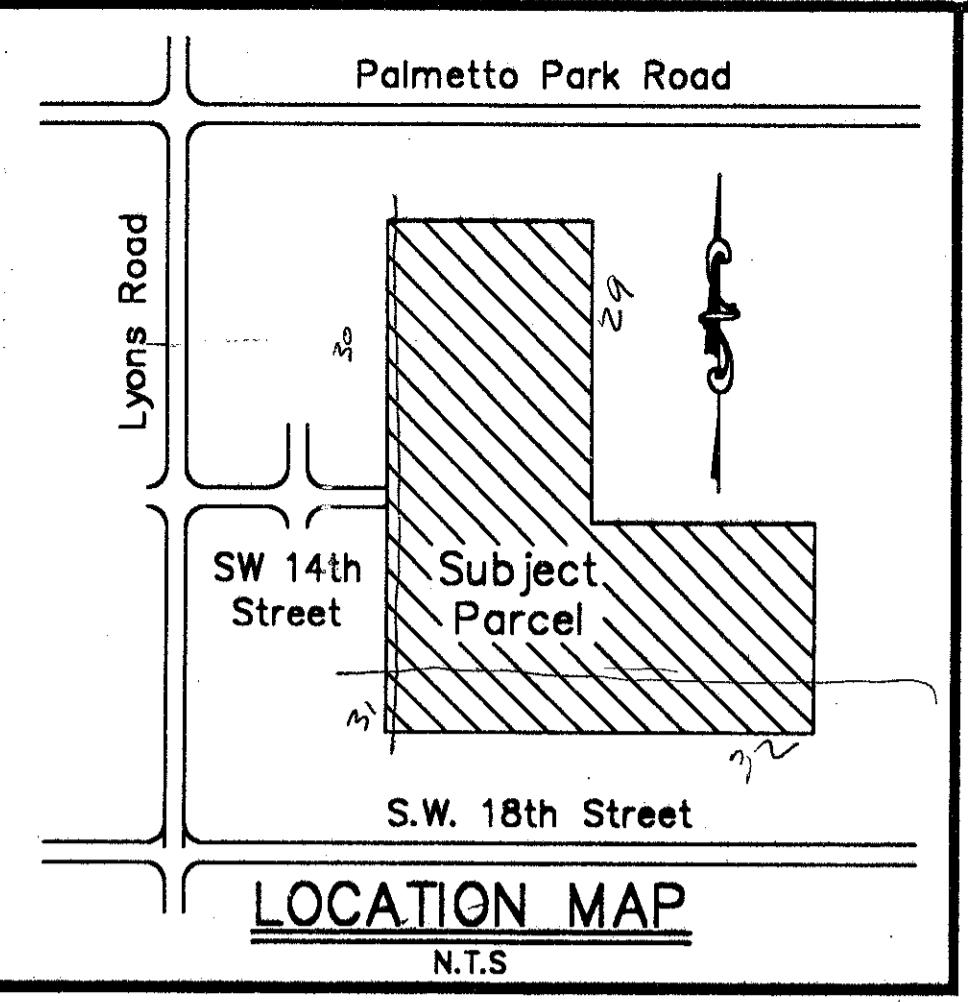


S.C. 95-17686 Sterling Bridge Lot 137  
95-17689 Lot 136  
95-17692 Lot 135  
95-17693 Lot 134  
616-002  
LOT 132  
PR 95-17700 Lot 128

163

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH  
This plat filed for record at 12:58 PM  
this 21st day of October  
1994 and duly recorded in Plat  
Book 73 on page 163-162.  
DOROTHY H. WILKEN, CLERK of the  
Circuit Court.  
By: *Louis A. Stanley, D.C.*



# 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  
August, 1994  
Sheet 1 of 5

PR 91-85 382 - Lot 9  
PR 91-85 663 Lot 180  
PR 91-85 664, Lot 10

95-21371 Lot 68  
95-21372 Lot 131  
95-21376 Lot 145  
95-21378 Lot 69  
TAZ-789

SUBDIVISION - Sterling Bridge  
BOOK 73 PAGE 163  
FLOOD MAP #2403  
ZONING RS  
QUAD #54  
SE 91-45  
SUB NAME  
95-17686 Lot 137  
95-17692 Lot 136  
95-17693 Lot 135  
95-17700 Lot 128

### 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, situate in Sections 29, 30, 31 and 32, Township 47 South, Range 42 East, Palm Beach County Florida, being all of Lots 86, 87, 88 and the West one-half (W. 1/2) of Lot 89, Block 80, TOGETHER WITH the North 15 feet of Lots 5, 6, 7, and 8, Block 83, and portions of those certain 50 foot Road Reservations lying South and West of and adjacent to the above said Lots, and portions of those certain 30 foot Road Reservations lying North of and adjacent to the above said Lots, as shown in the "PALM BEACH FARMS COMPANY PLAT NO. 3", recorded in Plat Book 2, Pages 45 through 54, inclusive, of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

Begin at the most northerly Northeast corner of "SANDALFOOT COVE, SECTION NINE", as recorded in Plat Book 38, Pages 199 and 200, of the public records of Palm Beach County, Florida, said point also lying along the centerline of that certain 50 foot Road Reservation lying West of and adjacent to said Lots 86 and 87, Block 80; thence North 00°01'45" East along said centerline and the northerly extension thereof, a distance of 692.00 feet; thence South 89°59'03" East along the centerline of that certain 30 foot Road Reservation lying North of and adjacent to said Lot 86, Block 80, a distance of 685.00 feet; thence South 00°01'45" West along the East line of said Lot 86, Block 80, and the Northerly extension thereof, a distance of 674.18 feet; thence South 89°59'03" East along the North line of said Lot 88, Block 80, a distance of 860.00 feet to the Northeast corner of said Lot 88, Block 80 (the previous four courses being coincident with the South line of "SANDALFOOT COVE, SECTION SEVEN AND EIGHT", as recorded in Plat Book 30, Pages 225 through 228, inclusive of the Public Records of Palm Beach County, Florida); thence continue South 89°59'03" East along the North line of the West one-half (W. 1/2) of said Lot 89, Block 80, a distance of 330.00 feet (the previous course being coincident with the South line of "BOCA PINES, P.U.D." as recorded in Plat Book 55, Pages 92 and 93, of the Public Records of Palm Beach County, Florida); thence South 00°01'45" West along the East line of the West one-half (W. 1/2) of said Lot 89, Block 80, a distance of 659.11 feet; thence North 89°59'03" West along the South line of the West one-half (W. 1/2) of said Lot 89, Block 80, a distance of 330.22 feet; thence South 00°28'07" East along the East line of said Lot 5, Block 83, and the northerly extension thereof, a distance of 85.00 feet (the previous three courses being coincident with the West line of "TRENDS OF BOCA RATON UNIT II", as recorded in Plat Book 54, Pages 13 and 14, of the Public Records of Palm Beach County, Florida, and the West and North lines of "TRENDS OF BOCA RATON UNIT III", as recorded in Plat Book 54, Pages 15 and 16, of the Public Records of Palm Beach County, Florida); thence North 89°59'03" West along a line 15 feet South of and Parallel with the North line of said Lots 5, 6, 7, and 8, Block 83, a distance of 1320.00 feet; thence North 00°28'07" West along the West line of said Lot 8, Block 83, and the northerly extension thereof, a distance of 40.00 feet; thence North 89°59'03" West along the centerline of that certain 50 foot Road Reservation lying between said Blocks 80 and 83, a distance of 25.00 feet; thence North 00°01'45" East along the centerline of that certain 30 foot Road Reservation lying West of and adjacent to said Lot 87, Block 80, a distance of 666.35 feet to the POINT OF BEGINNING (the previous four courses being coincident with the North and East lines of said "SANDALFOOT COVE, SECTION NINE").

Said Lands Situate, lying and being in Palm Beach County, Florida, Containing 37.93255 acres (1,652,342 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:

1. Street Tract and Driveway Tracts:  
Tract A, as shown hereon, is hereby reserved for the Crescent Lakes at Boca Raton Homeowners Association, 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.

Tracts K, L, M, N and O as shown hereon, are hereby reserved for the Crescent Lakes at Boca Raton Homeowners Association, its successors and assigns, as driveway tracts serving abutting lots for ingress, egress, utilities, drainage 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.

2. Water Management Tracts:  
Tracts B and C as shown hereon, are hereby reserved for the Crescent Lakes at Boca Raton Homeowners Association, its successors and assigns,

for Storm water Management and Drainage purposes and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

3. Drainage Easements and Lake Maintenance/Access Easements:  
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 Crescent Lakes at Boca Raton Homeowners Association, its successors and assigns, without recourse to Palm Beach County.

The Lake Maintenance Easements, as shown hereon, are hereby reserved for the Crescent Lakes at Boca Raton Homeowners Association, for purposes of performing any and all maintenance activities pursuant to the maintenance obligations of said Association, its successors and assigns, without recourse to Palm Beach County.

The Lake Maintenance Access Easements, as shown hereon, are hereby reserved for the Crescent Lakes at Boca Raton Homeowners Association, its successors and assigns, for access to storm water management and drainage facilities located within the associated water management tracts, 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 associated with said drainage system.

4. Utility Easements and Lift Station Easement:  
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.

The Lift Station Easement, as shown hereon, is hereby dedicated in perpetuity to Palm Beach County, its successors and/or assigns, for Lift Station and related purposes.

5. Limited Access Easements:  
The Limited Access Easements, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

6. Landscape Tracts:  
Tracts E, F, G, H, I and J, as shown hereon, are hereby reserved for the Crescent Lakes at Boca Raton Homeowners Association, its successors and assigns, for landscape purposes and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. No Landscaping over any portion encumbered by Easements except in accordance with Surveyor's Note No. 2.

7. 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. See Detail on each Map Sheet.

8. Littoral Zones:  
The Littoral Zones, as shown hereon, are hereby reserved for the Crescent Lakes at Boca Raton Homeowners Association, its successors and assigns, for littoral zone and water management purposes and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. It is a punishable violation of Palm Beach County Laws, Ordinances, Codes, and Regulations to alter the approved slopes, contours, or cross-sections, or to chemically or physically remove, damage, destroy, cut or trim any plants within said Zones without the prior written consent of the Palm Beach County Department of Environmental Resources Management.

9. Recreation Area:  
Tract D, the Recreation Area, as shown hereon, is hereby reserved for the Crescent Lakes at Boca Raton Homeowners Association, its successors and assigns for recreation purposes, and is the Perpetual Maintenance Obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

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 24 day of August, 1994.

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

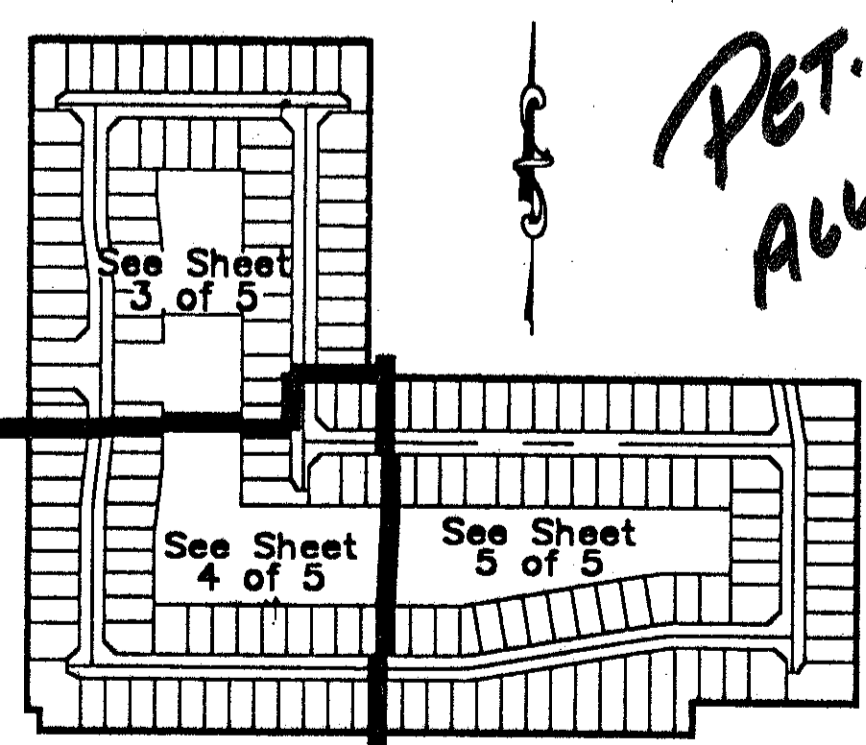
ACKNOWLEDGEMENT :  
State of Florida  
County of Palm Beach

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 my hand and seal this 24th day of August, 1994.  
My Commission expires July 20, 1995.  
Notary Public

Statistical Data

Total Plat Area	: 37.93255 Acres (±)
Total Dwelling Units	: 180 Units
Density	: 4.75 Dwelling Units Per Acre
Streets & Driveways	: 6.44160 Acres (±)
Lakes	: 6.62776 Acres (±)
Recreation Area	: 1.34765 Acres (±)
Landscape Tracts	: 1.16285 Acres (±)
Net Developable Area	: 22.35269 Acres (±)



Sheet Index Map  
N.T.S.

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

### 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 888 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 24th day of August, 1994.

Witness: *Maecia K. Sinden*  
Bank Atlantic,  
A Federal Savings Bank,  
By: *Maecia K. Sinden*  
Exec. Vice President  
Title:

ACKNOWLEDGEMENT :  
State of Florida  
County of Palm Beach

Before me personally appeared *Maecia K. Sinden* who is personally known to me, and who executed the foregoing instrument as E.V.P. of Bank Atlantic, A Federal Savings Bank, 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 24th day of August, 1994.  
My Commission expires July 20, 1995.  
Notary Public

TITLE CERTIFICATION :  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, *Henry B. Handler*, 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 these encumbrances do not prohibit the creation of the subdivision depicted by this Plat.

Dated: August 24, 1994  
Attorney-at-Law

COUNTY APPROVALS :  
County Engineer :  
This Plat is hereby approved for record this 18th day of Oct., 1994.  
By: *George Webb, P.E.*  
County Engineer

Board of County Commissioners  
Palm Beach County, Florida :  
This Plat is hereby approved for record this 18th day of Oct., 1994.  
Attest:  
Dorothy H. Wilken, Clerk  
By: *Mary McCarty*  
Deputy Clerk

0616-002

Levitt Homes Incorporated  
Notary Acknowledgment  
Bank Atlantic  
Notary Acknowledgment  
Board of County Commissioners  
Atlantic - Caribbean Mapping, Inc.  
PROFESSIONAL LAND SURVEYORS AND MAPPERS  
357 Liana Drive  
West Palm Beach, Florida 33415  
(407) 687-5898 - Fax (407) 474-8752  
Project No. 93445 Dwg No. 445\_P001 Plat of Sterling Bridge