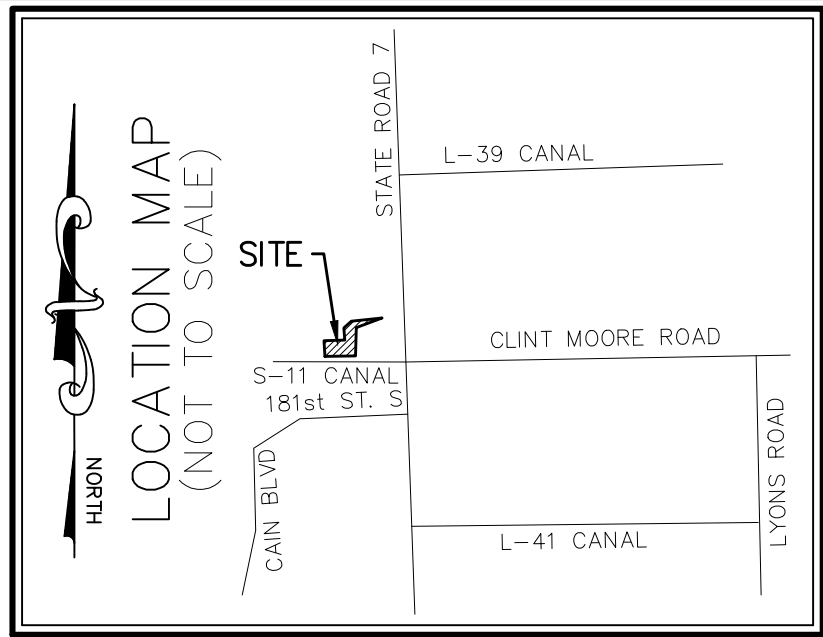
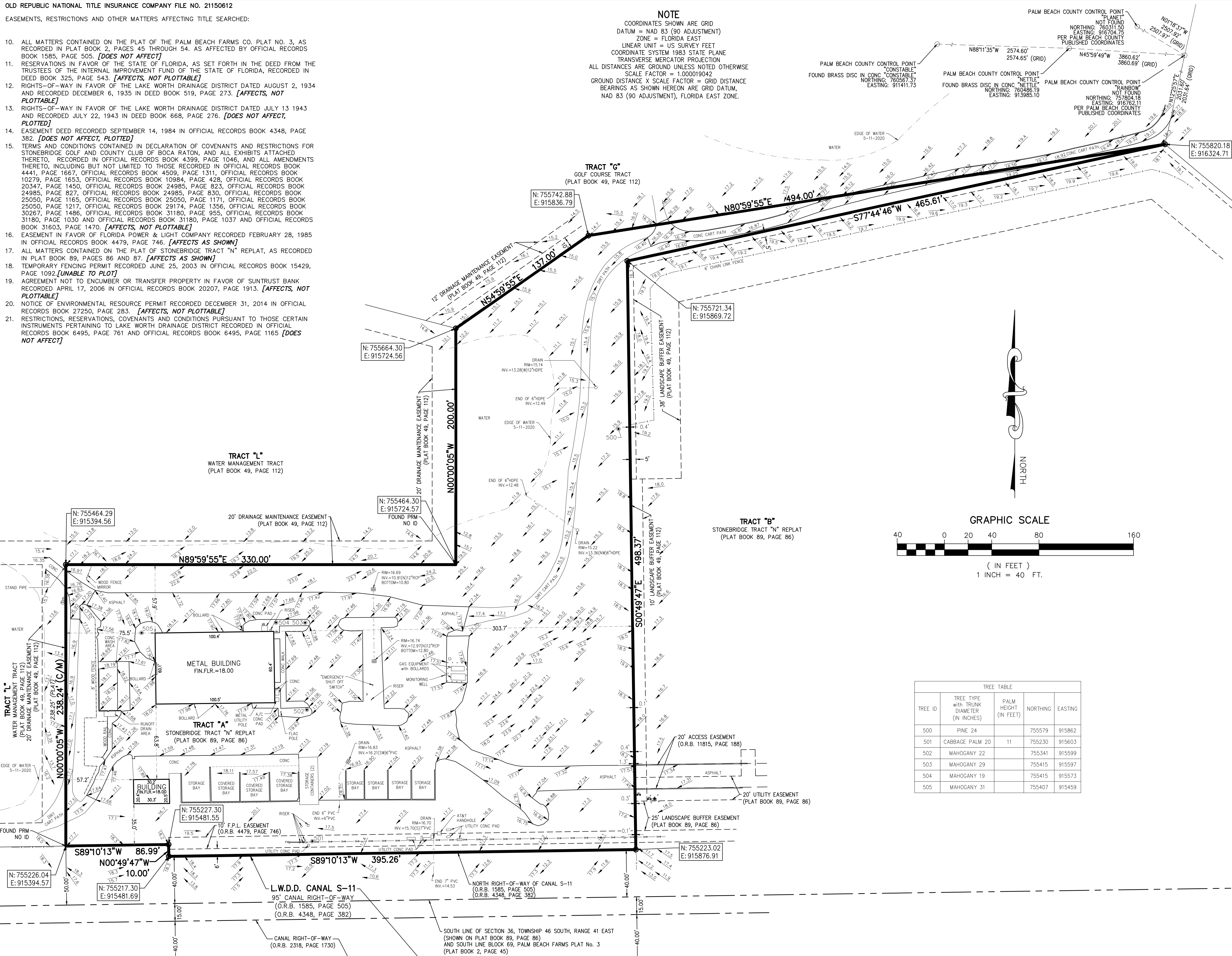


10. ALL MATTERS CONTAINED ON THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, AS AFFECTED BY OFFICIAL RECORDS BOOK 1585, PAGE 505. **[DOES NOT AFFECT]**
11. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED IN DEED BOOK 325, PAGE 543. **[AFFECTS, NOT PLOTTABLE]**
12. RIGHTS--OF--WAY IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT DATED AUGUST 2, 1934 AND RECORDED DECEMBER 6, 1935 IN DEED BOOK 519, PAGE 273. **[AFFECTS, NOT PLOTTABLE]**
13. RIGHTS--OF--WAY IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT DATED JULY 13 1943 AND RECORDED JULY 22, 1943 IN DEED BOOK 668, PAGE 276. **[DOES NOT AFFECT, PLOTTED]**
14. EASEMENT DEED RECORDED SEPTEMBER 14, 1984 IN OFFICIAL RECORDS BOOK 4348, PAGE 382. **[DOES NOT AFFECT, PLOTTED]**
15. TERMS AND CONDITIONS CONTAINED IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR STONEBRIDGE GOLF AND COUNTRY CLUB OF BOCA RATON, AND ALL EXHIBITS ATTACHED THERETO, RECORDED IN OFFICIAL RECORDS BOOK 4399, PAGE 1046, AND ALL AMENDMENTS THERETO, INCLUDING BUT NOT LIMITED TO THOSE RECORDED IN OFFICIAL RECORDS BOOK 4399, PAGES 166 AND 167, OFFICIAL RECORDS BOOK 4504, PAGE 1311, OFFICIAL RECORDS BOOK 10279, PAGE 1653, OFFICIAL RECORDS BOOK 10984, PAGE 428, OFFICIAL RECORDS BOOK 20347, PAGE 1450, OFFICIAL RECORDS BOOK 24985, PAGE 823, OFFICIAL RECORDS BOOK 24985, PAGE 827, OFFICIAL RECORDS BOOK 24985, PAGE 830, OFFICIAL RECORDS BOOK 25050, PAGE 1165, OFFICIAL RECORDS BOOK 25050, PAGE 1171, OFFICIAL RECORDS BOOK 25050, PAGE 1217, OFFICIAL RECORDS BOOK 29140, PAGE 1356, OFFICIAL RECORDS BOOK 30267, PAGE 1456, OFFICIAL RECORDS BOOK 31180, PAGE 955, OFFICIAL RECORDS BOOK 31180, PAGE 1030 AND OFFICIAL RECORDS BOOK 31180, PAGE 1037 AND OFFICIAL RECORDS BOOK 31603, PAGE 1470. **[AFFECTS, NOT PLOTTABLE]**
16. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED FEBRUARY 28, 1985 IN OFFICIAL RECORDS BOOK 4479, PAGE 746. **[AFFECTS AS SHOWN]**
17. ALL MATTERS CONTAINED ON COVENANT, CONDITION AND RESTRICTIONS PLAT "N" REPLAT, AS RECORDED IN PLAT BOOK 89, PAGES 86 AND 87. **[AFFECTS AS SHOWN]**
18. TEMPORARY FENCING PERMIT RECORDED JUNE 25, 2003 IN OFFICIAL RECORDS BOOK 15429, PAGE 1092. **[UNABLE TO PLOT]**
19. AGREEMENT NOT TO ENCUMBER OR TRANSFER PROPERTY IN FAVOR OF SUNTRUST BANK RECORDED APRIL 17, 2006 IN OFFICIAL RECORDS BOOK 20207, PAGE 1913. **[AFFECTS, NOT PLOTTABLE]**
20. NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED DECEMBER 31, 2014 IN OFFICIAL RECORDS BOOK 27250, PAGE 283. **[AFFECTS, NOT PLOTTABLE]**
21. RESTRICTIONS CONTAINED ON COVENANT, CONDITION AND RESTRICTIONS PLAT "N" REPLAT, AS RECORDED IN PLAT BOOK 89, PAGES 86 AND 87. **[AFFECTS AS SHOWN]**
22. INSTRUMENTS PERTAINING TO LAKE WORTH DRAINAGE DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761 AND OFFICIAL RECORDS BOOK 6495, PAGE 1165 **[DOES NOT AFFECT]**

NOTE
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 (90 ADJUSTMENT)
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND UNLESS NOTED OTHERWISE
SCALE FACTOR = 1.000019042
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 (90 ADJUSTMENT), FLORIDA EAST ZONE.



LEGEND

- /C = AIR CONDITIONER
 ALJUM. = ARC LENGTH
 ALJUM. = ALUMINUM
 B.E. = BUFFER EASEMENT
 C.O. = CLEANOUT
 C.L.F. = CHAIN LINK FENCE
 CONC. = CONCRETE
 COV. = COVERED
 C/M = CALCULATED/MEASURED
 ELEC. = ELECTRIC
 EXIST. = EXISTING
 EQUIP. = EQUIPMENT
 ESMT. = EASEMENT
 EXIST. = EXISTING
 F.P.L. = FLORIDA POWER & LIGHT
 FIN. = FINISHED
 FLR. = FLOOR
 FND. = FOUND
 I.R./CAP = IRON ROD & CAP
 INV. = INVERSION
 IRR. = IRRIGATION
 L.A.E. = LIMITED ACCESS EASEMENT
 O/S = BUILDING OFFSET
 P.B. = PLAT BOOK
 P.B. = PLAT BOOK
 P.O.B. = PALM BEACH COUNTY RECORD
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 P.R.M. = PERMANENT REFERENCE MONUMENT
 PROP. = PROPOSED
 R = RADIUS
 R/W = RIGHT-OF-WAY
 RGE. = RANGE
 SEC. = SECTION
 Δ = DELTA (CENTRAL ANGLE)
- SQ. FT. = SQUARE FEET
 TYP. = TOWNSHIP
 TYP. = TYPICAL
 TYP. = UTILITY EASEMENT
 W.M. = WATER METER
 W.E. = WATER EASEMENT
 S.E. = SANITARY EASEMENT
 ⚡ = LIGHT POLE
 🔥 = FIRE HYDRANT
 🕸 = CATCH BASIN
 🔑 = WATER VALVE
 Ⓢ = SET 5/8" /CAP LB 3591
 Ⓢ = SANITARY MANHOLE
 Ⓢ = DRAINAGE MANHOLE
 Ⓢ = WOOD POWER POLE (UNLESS NOTED)
 — = CENTER LINE
 5.00' = EXISTING ELEVATION
 T = TRAFFIC SIGN
 — = ELECTRICAL WIRES OVERHEAD
 ⚓ = ANCHOR
 W.M. = WATER METER
 RPZ = RPZ
 ☀ = GROUND LIGHT
 Ⓢ = ELECTRIC HAND HOLE
 Ⓢ = IRRIGATION CONTROL VALVE
 Ⓢ = CONCRETE POWER POLE
 🔦 = FIRE DEPARTMENT CONNECTION
- N: 755232.31
 E: 915285.91
 STATE PLANE COORDINATES

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LAND HEREON WERE ABSTRACTED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER :21150612, EFFECTIVE DATE: AUGUST 30, 2022 AT 11:00 PM. SCHEDULE B—SECTION II EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. BENCHMARK SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS STATED IN RECORD PLAT, PLATTED BEARING OF S89°10'13"W ALONG THE SOUTH LINE OF TRACT A, STONEBRIDGE TRACT "N" REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGES 86 AND 87, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
6. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. FLOOD ZONE: "X"; COMMUNITY PANEL NO. 120192 0965 F; DATE: OCTOBER 5, 2017.
11. BENCHMARK ORIGIN DESCRIPTION: PALM BEACH COUNTY BENCHMARK "JOWERS". ELEVATION = 12.033' NAVD88

DESCRIPTION

TRACT A, STONEBRIDGE TRACT "N" REPLAT, ACCORDING TO PLAT THEREOF AS RECORDED
IN PLAT BOOK 89, PAGES 86 AND 87, OF THE PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA.

SAID LANDS SITUATE IN SECTION 36, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND CONTAINING 159,437 SQUARE FEET OR 3.6602 ACRES, MORE OR LESS.

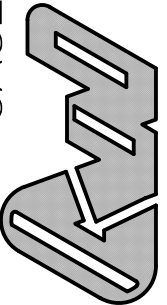
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON MAY 8, 2020. I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

[illegible]

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



TRACT A
STONEBRIDGE
BOUNDARY AND TOPOGRAPHIC SURVEY

DATE	5/11/2020
DRAWN BY	RW
F.B./ PG.	HDS
SCALE	1" = 40'

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 8915
SHT.NO. 1
OF 1 SHEETS