

This is not a certified copy

DESCRIPTION

A parcel of land lying in Section 11, Township 41 South, Range 42 East, Palm Beach County, Florida. Said parcel being more particularly described as follows:
Comment: at the southeast corner of said Section 11, thence S 89° 41' 43" E along the West line of said Section 11, a distance of 1842.41 feet to the SW 1/4 of the SW 1/4 of the parcel described parcel; thence continue along said West line, S 89° 41' 43" E, a distance of 1473.49 feet; thence easterly S 87° 54' 39" E, a distance of 24.88 feet to a point on a curve concave to the Northwest, having a radius of 654.00 feet; said point also lying on the westerly right-of-way line of Impasse Drive, as recorded in Plat Book 58, Page 77, Public Records of Palm Beach County, Florida; thence southeasterly along the arc of said curve and westerly right-of-way line through a central angle of 54° 38' 52", a distance of 421.77 feet to the point of tangency thence continue along said right-of-way through the following three courses: a 53° 37' 24" E, a distance of 412.13 feet to the point of curvature of a curve concave to the Southwest, having a radius of 548.00 feet; thence southeasterly along the arc of said curve through a central angle of 54° 49' 10", a distance of 521.40 feet to the point of tangency; thence S 87° 11' 30" W, a distance of 219.71 feet; thence along said westerly right-of-way line, S 87° 48' 57" E, a distance of 892.33 feet to the POINT OF BEGINNING of the herein described parcel of land.
Said parcel commonly known as Parcel M-13 containing 17.474 acres or 76116.11 square feet.

DEDICATION

COUNTY OF PALM BEACH
TOWNSHIP OF 41 SOUTH
RANGE OF 42 EAST
Now all and by these presents that ACC HOMES CORPORATION, a Florida Corporation owner of the land shown hereon, being in Section 11, Township 41 South, Range 42 East, Palm Beach County, Florida, and shown hereon as the plat of Stonebriar at Maplewood, more particularly described above, have caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:
1. Open Space Tracts
The Open Space tracts as shown hereon, are hereby dedicated to the Stonebriar Master Homeowners Association for landscape, utility, drainage, signage purposes, screening walls and recreational amenities. Said tracts shall be the perpetual obligation of said association.
2. Private Streets,
Cypress Cove, Stonebriar Boulevard, Augusta Court, St. Andrews Court, St. Richards Court as shown hereon, are hereby dedicated to the Stonebriar Master Homeowners Association for perpetual maintenance thereof and for the installation and maintenance of utilities. Utilities shall be the perpetual maintenance obligation of the respective utility.
3. Drainage Easement
The drainage easements, as shown hereon dedicated to the Stonebriar Master Homeowners Association, in perpetuity for the construction and maintenance of drainage, facilities and shall be the perpetual maintenance obligation of said association.
4. Utility Easements
The utility easements, as shown hereon, are dedicated in perpetuity for the construction and maintenance of waterlines and other utilities.
5. Sanitary Sewer Easement
The sanitary sewer easement, as shown hereon, is hereby dedicated to the Loxahatchee River Environmental Control District for the construction and maintenance of sanitary sewer lines and appurtenances.
6. Landscape and Screening Wall Easements
The landscape and screening wall easements, as shown hereon, are hereby dedicated to the Stonebriar Master Homeowners Association for landscape, utility, drainage, signage purposes and screening walls. Said tracts shall be the perpetual obligation of said association.
7. Limited Access Easements
The limited access easements, as shown hereon, are hereby dedicated to the Town of Jupiter for the purpose limited access.
In witness whereof, the above named Corporation has caused these presents to be signed by their President and attested by their Executive Vice President, and their corporate seal to be affixed hereon by and with the authority of their Board of Directors this 21st day of November, 1989.

Attest: [Signature] Executive Vice President
[Signature] President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
Before me, the undersigned authority, a Notary Public for the State of Florida, on this day personally appeared Charles G. Wickson and Lloyd Jones, President and Executive Vice President, respectively, of ACC HOMES CORPORATION, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed such dedication in the capacity therein stated and for the purposes and considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL, this the 21st day of November, 1989.
Notary Public: [Signature]
My Comm. Expires: [Date]

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
The undersigned hereby certifies that it is the holder of the mortgage upon the herein described property and does hereby join in and consent to the dedication of the lands described in the dedication hereon by the owner thereof and agrees that its mortgage which is recorded in Official Record Book [Number], Page [Number] of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.
In witness whereof, the said corporation has caused these presents to be signed by its authorized representative and attested to by its President, and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this the 21st day of November, 1989.
Mortgagee Name: [Signature]
Attest: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME, personally appeared [Signatures] to me well known, and known to me to be the individuals described in and who executed the foregoing consent of Mortgagee holder as set forth hereon, and their Vice President, of the above named ACC HOMES CORPORATION, and acknowledged to and before me that they executed such instrument as such Vice President, respectively, of said corporation, and that the seal affixed to the foregoing consent of mortgage holder is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said consent of said mortgage holder is the free act and deed of said corporation.
Witness my hand and official seal this 21st day of November, 1989.
Notary Public: [Signature]
My Comm. Expires: [Date]

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
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 and that said survey is accurate to the best of my knowledge and belief and that (P.L.M.S.) Permanent Reference Measurements have been placed as required by law and (P.C.P.M.) Permanent Control Points will be set. All other guarantees posted with the Town of Jupiter and further that the survey data complies with all the requirements of Chapters 171 and 172, Florida Statutes, as amended, and Ordinances of the Town of Jupiter, Florida.
Date: 11/21/89
Name: [Signature]
Registered Surveyor No. 2182
State of Florida

122
COUNTY OF PALM BEACH
STATE OF FLORIDA
The Plat was filed for record in [Book/Page]
and duly recorded in Plat Book [Number]
Page [Number]
Linda H. Browning, P.E.
Professional Engineer

TITLE CERTIFICATION

STATE OF FLORIDA
EVEREST TITLE CORPORATION, a title insurance company, duly licensed in the State of Florida, hereby certifies that it has caused the title to the herein described property to be examined, that its title to the property is vested to the corporation executing the dedication hereon, that the corporate taxes have been paid, and that the property is encumbered by the mortgage shown hereon, and that it finds the mortgage shown to be true and correct.
NOVEMBER 21, 1989
EVEREST TITLE CORPORATION
[Signature]

TOWN APPROVAL

TOWN OF JUPITER
STATE OF FLORIDA
This plat is hereby accepted for record, this the 21st day of November, A. D. 1989.
By: [Signature] Mayor
This plat is hereby accepted for record, this the 21st day of November, A. D. 1989.
By: [Signature] Town Engineer

A PLAT OF
STONEBRIAR AT MAPLEWOOD
LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
P.O. BOX 727
JUPITER, FLORIDA 33468
16 CENTRAL PARKWAY
SUITE 400
STUART, FLORIDA 33497
1905 SOUTH 25TH STREET
SUITE 305
FORT PIERCE, FLORIDA 33450

