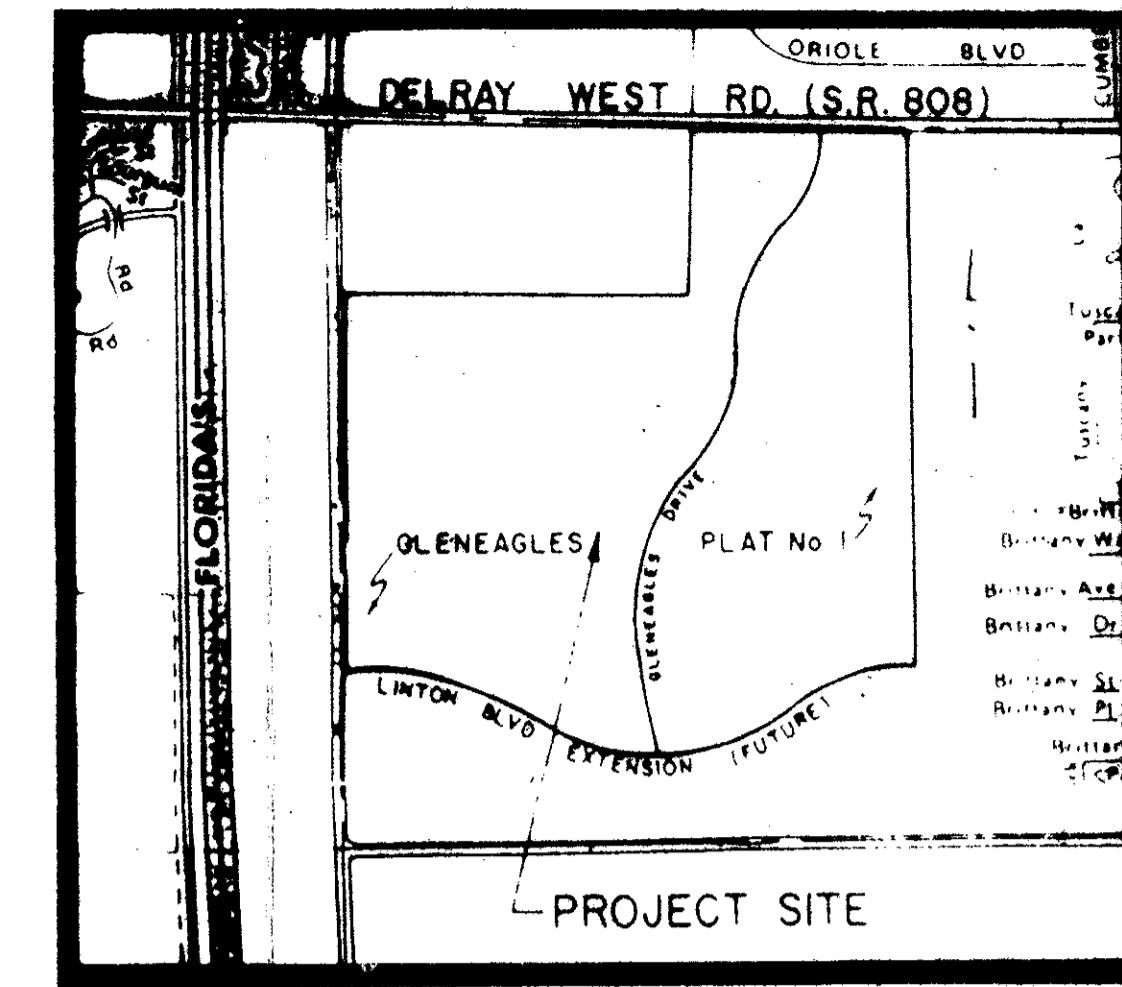


GLENEAGLES PLAT ONE

A P.U.D.

SITUATE IN SECTIONS 21 AND 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. BEING A REPLAT OF A PORTION OF BLOCKS 21 AND 28 OF PALM BEACH FARMS COMPANY'S PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26-28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 3



63

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 1:55 PM
THIS 10th DAY OF JANUARY
AD, 1985 AND DULY RECORDED
IN PLAT BOOK 50 ON PAGES 63,
64 AND 65
JOHN B. DUNKLE, CLERK
BY *[Signature]* D.C.



SURVEYOR'S CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 6th DAY OF DECEMBER, 1984.
[Signature]
WESLEY A. HAAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N01°54'37"W ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 42 EAST. U.E. DENOTES UTILITY EASEMENT. D.E. DENOTES DRAINAGE EASEMENT. L.A.E. DENOTES LIMITED ACCESS EASEMENT. P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS: . P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS: .
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF JAN, 1985
BY: *[Signature]*
KEN SPILLIAS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF JAN, 1985
BY: *[Signature]*
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

ATTEST:
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *[Signature]*
DEPUTY CLERK

0230-003

THIS INSTRUMENT WAS PREPARED BY MICHAEL A. MANZIE IN THE OFFICES OF
MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM
BEACH, FLORIDA 33406.

Meridian Surveying and Mapping Inc.
WEST PALM BEACH, FLORIDA

DRAWN M.E.H. DATE JUL 1984
CHECKED SCALE NONE
DRAWING NO 83-P-102

GLENEAGLES PLAT ONE
A.P.U.D.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RAINBERRY DEVELOPERS ONE COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND S.N.L. REALTY CORPORATION, A PENNSYLVANIA CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS GLENEAGLES PLAT ONE, SITUATE IN SECTIONS 21 AND 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 21, THENCE S01°54'37"E ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4), A DISTANCE OF 34.05 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST ATLANTIC AVENUE (SR 806), AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE N89°18'11"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1342.25 FEET TO THE EAST LINE OF THE WEST ONE-HALF (W1/2) OF THE EAST ONE-HALF (E1/2) OF SAID SECTION 21; THENCE S02°05'51"E ALONG SAID EAST LINE, A DISTANCE OF 5177.47 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 1283.31 FEET FROM WHICH A RADIAL LINE BEARS S01°01'00"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 45°17'28", A DISTANCE OF 1014.43 FEET; THENCE S43°41'32"W A DISTANCE OF 402.14 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 1140.00 FEET FROM WHICH A RADIAL LINE BEARS N46°18'28"W; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 1790.71 FEET; THENCE N46°18'28"W A DISTANCE OF 418.91 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 1336.41 FEET FROM WHICH A RADIAL LINE BEARS S43°41'32"W; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 44°38'01", A DISTANCE OF 1041.07 FEET TO THE WEST LINE OF SAID SECTION 21; THENCE N01°52'26"W, ALONG SAID SECTION LINE, A DISTANCE OF 3211.50 FEET TO THE NORTH LINE OF TRACTS 49-54, BLOCK 21 OF THE PALM BEACH FARMS COMPANY'S PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N89°08'23"E, DEPARTING FROM SAID SECTION LINE AND RUNNING ALONG SAID TRACT LINE, A DISTANCE OF 2682.21 FEET TO THE WEST LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 21; THENCE N01°54'37"W, ALONG SAID WEST LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 21, A DISTANCE OF 1973.61 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 403.855 ACRES MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS "A", "B", AND "C" ARE HEREBY RESERVED FOR RESIDENTIAL HOUSING, RECREATION AND OPENSPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER AND HIS DESIGNATED GRANTEE AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SAID MAINTENANCE RESPONSIBILITY SHALL BE READDRESSSED IN ACCORDANCE WITH THE PALM BEACH COUNTY SUBDIVISION AND PLATTING REGULATION ORDINANCES AT THE TIME OF REPLATTING.
- TRACT "D" IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE GLENEAGLES GOUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE BUFFER ZONES ARE HEREBY RESERVED FOR BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER AND HIS DESIGNATED GRANTEE AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.

IN WITNESS WHEREOF, RAINBERRY DEVELOPERS ONE, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF RAINBERRY DEVELOPERS ONE COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19 DAY OF November, 1984.

ATTEST: *[Signature]* ROY FLACK, SECRETARY BY: *[Signature]* RICHARD SIEMENS, PRESIDENT

IN WITNESS WHEREOF, S.N.L. REALTY CORPORATION, A PENNSYLVANIA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS *[Signature]* AND ATTESTED TO BY ITS *[Signature]* AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19 DAY OF October, 1984.

ATTEST: *[Signature]* BY: *[Signature]*

SEAL RAINBERRY DEVELOPERS ONE, INC.	SEAL NOTARY PUBLIC	SEAL S.N.L. REALTY CORPORATION	SEAL NOTARY PUBLIC
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ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED RICHARD SIEMENS AND ROY FLACK, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF RAINBERRY DEVELOPERS ONE, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF RAINBERRY DEVELOPERS ONE COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF November, 1984.
MY COMMISSION EXPIRES: 4/1/88 *[Signature]*
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF NEW YORK)
COUNTY OF NEW YORK)
BEFORE ME PERSONALLY APPEARED *[Signature]* AND *[Signature]*, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *[Signature]* AND *[Signature]* OF S.N.L. REALTY CORPORATION, A PENNSYLVANIA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF OCTOBER, 1984.
MY COMMISSION EXPIRES: March 30, 1985 *[Signature]*
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF NEW YORK)
COUNTY OF ERIE)
EMPIRE OF AMERICA FSA, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HERON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 3992 AT PAGE 1167 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, EMPIRE OF AMERICA FSA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS *[Signature]* AND ATTESTED TO BY ITS *[Signature]* AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF November, 1984.

ATTEST: *[Signature]* BY *[Signature]*

ACKNOWLEDGEMENT

STATE OF NEW YORK)
COUNTY OF ERIE)
BEFORE ME PERSONALLY APPEARED *[Signature]* AND *[Signature]*, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *[Signature]* AND *[Signature]* OF EMPIRE OF AMERICA FSA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF November, 1984.
MY COMMISSION EXPIRES: March 30, 1986 *[Signature]*
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF SOUTH CAROLINA)
COUNTY OF RICHMOND)
FEDERAL LAND BANK OF COLUMBIA, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HERON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 2975 AT PAGE 41 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, FEDERAL LAND BANK OF COLUMBIA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS *[Signature]* AND ATTESTED TO BY ITS *[Signature]* AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19 DAY OF November, 1984.

ATTEST: *[Signature]* BY: *[Signature]*

SEAL EMPIRE OF AMERICA FSA	SEAL NOTARY PUBLIC	SEAL FEDERAL LAND BANK OF COLUMBIA	SEAL NOTARY PUBLIC
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ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED *[Signature]* AND *[Signature]*, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *[Signature]* AND *[Signature]* OF FEDERAL LAND BANK OF COLUMBIA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF NOVEMBER, 1984.
MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
FIRST AMERICAN BANK AND TRUST, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HERON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 497 AT PAGE 716 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, FIRST AMERICAN BANK AND TRUST, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS *[Signature]* AND ATTESTED TO BY ITS *[Signature]* AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12 DAY OF Nov, 1984.

ATTEST: *[Signature]* BY *[Signature]*
[Signature] Vice President *[Signature]* Executive Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED *[Signature]* AND *[Signature]*, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *[Signature]* AND *[Signature]* OF FIRST AMERICAN BANK AND TRUST, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF November, 1984.
MY COMMISSION EXPIRES: March 6, 1985 *[Signature]*
NOTARY PUBLIC

TITLE CERTIFICATION

WE, SECURITY TITLE & GUARANTY CO., A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN RAINBERRY DEVELOPERS ONE COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP AND S.N.L. REALTY CORPORATION, A PENNSYLVANIA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: November 30, 1984
SECURITY TITLE & GUARANTY CO.
BY: *[Signature]*
PAUL NEULSTADT, VICE PRESIDENT

SEAL FIRST AMERICAN BANK AND TRUST	SEAL NOTARY PUBLIC	SEAL PROFESSIONAL LAND SURVEYOR	SEAL COUNTY ENGINEER
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DRAWING NUMBER
50/63

DRAWING NUMBER
50/63

DRAWING NUMBER
50/63

DRAWING NUMBER
50/63

