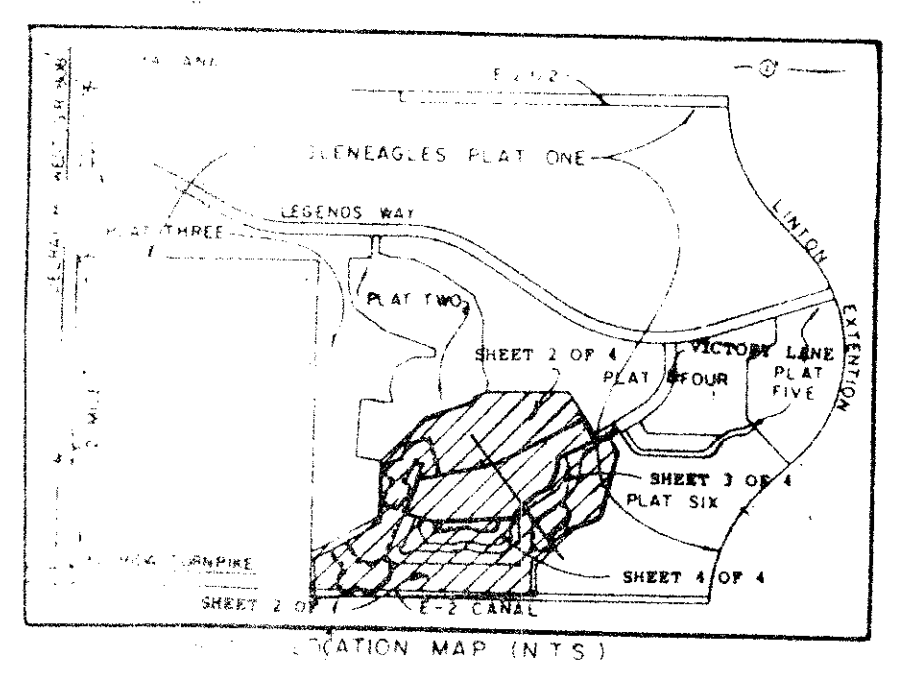


# GLENEAGLES PLAT SEVEN

## PARCEL D, PART OF COVENTRY, A P.U.D.

### SITUATE IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF GLENEAGLES PLAT ONE, (P.B. 50, P. 63 - 65).

SHEET 1 OF 4



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 10:09 AM THIS 7th DAY OF NOVEMBER AD, 1985 AND DULY RECORDED IN PLAT BOOK 52 ON PAGES 61 AND 62.  
JOHN B. DUNKLE, CLERK  
BY: [Signature] COUNTY ENGINEER



DRAWING NUMBER  
**52/61**

DRAWING NUMBER  
PLAT HOLD CORPORATION - IRVINE, CALIFORNIA  
RECORDED BY NUMBER 07349

DRAWING NUMBER  
PLAT HOLD CORPORATION - IRVINE, CALIFORNIA  
RECORDED BY NUMBER 07349

DRAWING NUMBER  
PLAT HOLD CORPORATION - IRVINE, CALIFORNIA  
RECORDED BY NUMBER 07349

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RAINBERRY DEVELOPERS ONE COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS GLENEAGLES PLAT SEVEN, SITUATE IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF GLENEAGLES PLAT ONE, AS RECORDED IN PLAT BOOK 50, ON PAGES 63 THROUGH 65, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY.

BEGINNING AT THE WESTERLY MOST NORTHWEST CORNER OF SAID PLAT ONE, THENCE S01°52'26"E ALONG THE WEST LINE OF PLAT ONE, A DISTANCE OF 1796.00 FEET; THENCE N88°07'34"E A DISTANCE OF 236.52 FEET; THENCE S46°50'18"E A DISTANCE OF 394.76 FEET; THENCE S29°29'28"E A DISTANCE OF 85.25 FEET; THENCE S24°58'00"E A DISTANCE OF 158.47 FEET; THENCE S46°43'22"E A DISTANCE OF 53.14 FEET; THENCE S77°08'54"E 509.85 FEET; THENCE N62°13'33"E A DISTANCE OF 35.47 FEET; THENCE N55°14'21"E A DISTANCE OF 120.01 FEET; THENCE S34°10'12"E A DISTANCE OF 90.00 FEET TO THE PERIMETER OF GLENEAGLES PLAT FOUR AS RECORDED IN PLAT BOOK 51 ON PAGES 135 THROUGH 137 OF THE AFORESAID PUBLIC RECORDS; THENCE ALONG THE PERIMETER OF PLAT FOUR FOR THE FOLLOWING FOUR COURSES, N55°49'48"E A DISTANCE OF 80.00 FEET; THENCE N34°10'12"W A DISTANCE OF 171.25 FEET; THENCE N55°49'48"E A DISTANCE OF 385.00 FEET; THENCE N01°35'29"W A DISTANCE OF 645.64 FEET TO THE PERIMETER OF GLENEAGLES PLAT TWO AS RECORDED IN PLAT BOOK 50 ON PAGES 79 THROUGH 81 OF THE AFORESAID PUBLIC RECORDS; THENCE ALONG THE PERIMETER OF PLAT TWO FOR THE FOLLOWING SIX COURSES, N21°47'39"W A DISTANCE OF 128.00 FEET; THENCE S68°12'21"W A DISTANCE OF 30.00 FEET; THENCE N21°47'39"W A DISTANCE OF 360.00 FEET; THENCE N22°35'27"W A DISTANCE OF 37.84 FEET; THENCE N43°14'32"E A DISTANCE OF 10.00 FEET; THENCE N46°45'28"W A DISTANCE OF 512.00 FEET TO THE PERIMETER OF GLENEAGLES PLAT THREE AS RECORDED IN PLAT BOOK 51 ON PAGES 145 THROUGH 148 OF THE AFORESAID PUBLIC RECORDS; THENCE ALONG THE PERIMETER OF PLAT THREE FOR THE FOLLOWING TWO COURSES, N89°34'32"W A DISTANCE OF 465.69 FEET; THENCE N30°07'23"W A DISTANCE OF 612.07 FEET TO THE WESTERLY MOST NORTH LINE OF SAID PLAT ONE; THENCE S89°08'23"W ALONG SAID NORTH LINE, A DISTANCE OF 306.04 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 61.287 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, GLENEAGLES COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- TRACTS L-9 THROUGH L-12, THE WATER MANAGEMENT TRACTS, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GLENEAGLES - COVENTRY PROPERTY OWNERS ASSOC., INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS C-1, C-2 AND C-3 ARE HEREBY RESERVED FOR RESIDENTIAL HOUSING PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF RAINBERRY DEVELOPERS ONE COMPANY, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE ACCESS TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, GLENEAGLES COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE MAINTENANCE EASEMENTS ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GLENEAGLES - COVENTRY PROPERTY OWNERS ASSOC., INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, MAINTENANCE OF THE WATER MANAGEMENT TRACTS, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS R-9 THROUGH R-11 ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GLENEAGLES COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION, OPEN SPACE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE GLENEAGLES COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, INCLUDING, BUT NOT LIMITED TO, INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "F" IS 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.

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 VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF NOVEMBER 1985

ATTEST: [Signature] MARIAN PEARLMAN NEASE, ASSISTANT SECRETARY  
BY: [Signature] ROY FLACK, VICE PRESIDENT

#### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED ROY FLACK A MARIAN PEARLMAN NEASE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT 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 27th DAY OF NOVEMBER, 1985.  
MY COMMISSION EXPIRES: [Date]  
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 HEREON 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 4197 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 EXECUTIVE VICE PRESIDENT AND ATTESTED TO BY [Signature] AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF NOVEMBER, 1985.

ATTEST: [Signature] JOHN H. GRIEB, EXECUTIVE VICE PRESIDENT

#### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JOHN H. GRIEB AND [Signature], TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT 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 27th DAY OF NOVEMBER, 1985.  
MY COMMISSION EXPIRES: [Date]  
NOTARY PUBLIC

#### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

FIRST AMERICAN EQUITY CORPORATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON 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 4425 AT PAGE 379 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, FIRST AMERICAN EQUITY CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY [Signature] AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF NOVEMBER, 1985.

ATTEST: [Signature] JOHN H. GRIEB, PRESIDENT

#### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JOHN H. GRIEB AND [Signature], TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND [Signature] OF FIRST AMERICAN EQUITY CORPORATION, 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 30th DAY OF NOVEMBER, 1985.  
MY COMMISSION EXPIRES: [Date]  
NOTARY PUBLIC

#### TITLE CERTIFICATION

WE, SUN TITLE AND ABSTRACT COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO RAINBERRY DEVELOPERS ONE COMPANY, LTD.; 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.

SUN TITLE AND ABSTRACT COMPANY  
DATE: 11/27/85  
BY: [Signature] BRUCE H. HULL, VICE PRESIDENT

#### SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S01°54'37"E ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND SAID BEARING DATUM IS EQUAL TO THE BEARING DATUM OF GLENEAGLES PLAT ONE (P.B. 50, PAGES 63 THROUGH 65).  
U.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS: ●  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT FOUND P.L.S.#3708 AND THEY ARE SHOWN THUS: ■  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SET AND THEY ARE SHOWN THUS: ■
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS AND WHERE SUCH EASEMENTS CROSS MAINTENANCE EASEMENTS NO ABOVE GROUND APPURTINANCES ARE PERMITTED.  
  
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.  
  
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- 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.

#### 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 GUARANTEE 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 27th DAY OF NOVEMBER, 1985.  
[Signature] WESLEY B. HAAS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3708

#### APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF NOVEMBER, 1985.  
BY: [Signature] KENNETH M. ADAMS, CHAIRMAN  
COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF NOVEMBER, 1985.  
BY: [Signature] HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

0230-007  
21/4/82

SUBDIVISION + Gleneagles 7  
BOOK 52 PAGE 61  
FLOOD ZONE B FLOOD MAP #215A  
QUAD # 52 ZONING RT  
SE PUD ZIP CODE  
PUD NAME GLENEAGLES

P.U.D. TABULAR DATA			
TOTAL ACREAGE	61.287	AC.	
TOTAL UNITS CONDO	144.00	D.U.	
GROSS DENSITY	2.35	D.U./AC.	
BUILDING COVERAGE	3.512	AC.	
RIGHT OF WAY	0.728	AC.	
STREETS & UNCOVERED PARKING	3.03	AC.	
WATER BODIES	8.587	AC.	
RECREATION	0.00	AC.	
TOTAL OPEN SPACE	54.02	AC.	

THIS INSTRUMENT WAS PREPARED BY ROGER A. HAGLER 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	R.A.H.	DATE	APRIL 1985
CHECKED		SCALE	
DRAWING NO	85-018PL7	GLENEAGLES PLAT SEVEN	
		SEC 21, TWP 46 S, RGE 42 E	

52/61

SEAL RAINBERRY DEVELOPERS ONE, INC.    SEAL NOTARY PUBLIC    SEAL FIRST AMERICAN BANK AND TRUST    SEAL NOTARY PUBLIC    SEAL FIRST AMERICAN EQUITY CORPORATION    SEAL NOTARY PUBLIC    SEAL PROFESSIONAL LAND SURVEYOR    SEAL COUNTY ENGINEER