LOCATION MAP

DEDICATION:

RAINBOW LAKES - TRACT "A"

A REPLAT OF A PORTION OF TRACT "A" ACCORDING TO THE PLAT OF TARTAN LAKES PLAT NO. 3 - P.U.D. AS RECORDED IN PLAT BOOK 51, PAGES 170 THROUGH 174 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SECTIONS 14 AND 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST /

J.D. ZAMBRUSKI

NOTARY PUBLIC - STATE OF FLORIDA

CHICAGO TITLE INSURANCE COMPANY

WEST PALM BEACH, FLORIDA 33406

2393 S. CONGRESS AVE.

75.04 ACRES

. 3.80 ACRES

. 0.32 ACRES

GOLD COAST

SAVINGS BANK

..79-177

THIS INSTRUMENT PREPARED BY

PERRY C. WHITE P.L.S. 4213 STATE OF FLORIDA LAWSON, NOBLE AND ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS

WEST PALM BEACH, FLORIDA

. 3.50 UNITS/ACRE

TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS

CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT

SHEET 1 OF 6

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGE UPON THE PROPER'

BY ITS VIGE TYELL AND ITS BY ITS AND ITS

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME PERSONALLY APPEARED

AND RESPECTIVELY, OF GOLD COAST SAVINGS BANK, A FLORIDA

AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF A.D., 1989.

WE, CHICAGO 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

VENTURE, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS FREE

OF ENCUMBRANCES OTHER THAN THOSE SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE

SHOWN AND ARE TRUE AND CORRECT, AND WE FIND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD

TITLE TO THE PROPERTY IS VESTED IN G.L. HOMES OF RAINBOW LAKES ASSOCIATES, A FLORIDA JOINT

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

DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS

THIS -2.474 DAY OF 1.1. A.D., 1989.

DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6018 AT PAGE 812 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

CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS

COUNTY OF PALM BEACH

GOLD COAST SAVINGS BANK

CORPORATION OF THE STATE OF FLORIDA

PHIL J. KELSEY

ACKNOWLEDGEMENT:

ACT AND DEED OF SAID CORPORATION.

TITLE CERTIFICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH

MY COMMISSION EXPIRES

STATE OF FLORIDA

COUNTY OF PALM BEACH

OTHER THAN THOSE SHOWN.

SITE PLAN DATA:

WATER MANAGEMENT TRACT AREAS

NOTARY

TOTAL AREA.

RAINBOW LAKES

ASSOCIATES

TOTAL NO. OF LOTS

RECREATION TRACT

MAY, 1989

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS

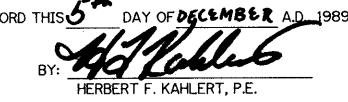
ATTEST: JOHN B. DUNKLE, CLERK





MUHEN B. DUNKLE, Clerk Chronic Cours

COUNTY ENGINEER:



SURVEYOR'S NOTES:

DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) # 4213

2.) • DENOTES CONTROL POINT (P.C.P.)

3.) D.E. DENOTES DRAINAGE EASEMENT 4.) U.E. DENOTES UTILITY EASEMENT

6.) THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N. 01°12'21" E. ALONG THE

EAST LINE OF TRACT "A" OF SAID TARTAN LAKES PLAT NO. 3-P.U.D., WITHIN SECTION 14,

FOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

9.) LANDSCAPING ON (THER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

10.) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED:

(N.R.) = NON-RADIAL

(R.F.) = RADIAL TO FRONT LOT'LINE

(R.R.) = RADIAL TO REAR LOT LINE 11.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE

FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

12.) IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREA WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION. OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES WITHIN THE AREAS OF INTERSECTION.

13.) L.A.F. DENOTES LIMITED ACCESS EASEMENT. 14.) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PUD REFLECTED BY

15.) F.P.E. DENOTES FLOOD PLAIN EASEMENT

MORTGAGEE'S CONSENT:

A, TARTAN LAKES, PLAT NO. 3 - P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGES 170, THROUGH 174 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY. FLORIDA; LESS AND EXCEPT ALL OF THE PLAT OF WATERCHASE WEST PLAT NO. 1, AS RECORDED IN PLAT BOOK 51, PAGES 186 THROUGH 188 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 75.04 ACRES MORE OR LESS. HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE

1.) STREETS - AS SHOWN HEREON AND DESIGNATED AS TRACT "A" ARE HEREBY DEDICATED TO THE COLORS LE PALAIS OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC. FOR PRIVATE RIGHT-

SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. 2.) WATER MANAGEMENT TRACTS - AS SHOWN HEREON ARE HEREBY DEDICATED TO AND ARE THE BEACH COUNTY. HOWEVER, PALM BEACH COUNTY STILL HAVE THE RIGHT, BUT NOT THE

ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS.

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 WHICH IS ASSOCIATED WI THE DRAINAGE OF PALM BEACH COUNTY ROADS.

5.) LAKE MAINTENANCE EASEMENTS - AS SHOWN HEREON AND DESIGNATED AS LAKE MAINTENANCE EASEMENTS ARE HEREBY DEDICATED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RAINBOW LAKES COMMUNITY MASTER ASSOCIATION. INC., ITS SUCCESSORS AND ASSIGNS, FOR LAKE MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE LAKE MAINTENANCE EASEMENT WHICH IS

ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS. 6.) LAKE MAINTENANCE ACCESS EASEMENTS - AS SHOWN HEREON AND DESIGNATED AS LAKE ACCESS EASEMENTS ARE HEREBY DEDICATED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RAINBOW LAKES COMMUNITY MASTER ASSOCIATION, INC., FOR LAKE MAINTENANCE ACCESS AND DRAINAGE EASEMENT PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE LAKE ACCESS EASEMENT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY

7.) UTILITY EASEMENTS - AS SHOWN HEREON AND DESIGNATED AS UTILITY EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND CABLE

8.) OPEN SPACE - TRACT OS-1 AND OS-2 AS SHOWN HEREON ARE HEREBY DEDICATED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF COLORS LE PALAIS OF BOYNTON BEACH HOME-, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES. OWNERS ASSOCIATION INC.

WITHOUT RECOURSE TO PALM BEACH COUNTY. 9.) LIMITED ACCESS EASEMENT - THE LIMITED ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FOR THE PURPOSE

OWNER OF TRACT 5 OF THE PLAT OF BOYNTON GARDENS, AS RECORDED IN PLAT BOOK 6, PAGE 32 OF THE PUBLIC RECORDS OF PAL BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY. 11.) PEDESTRIAN EASEMENT- AS SHOWN HEREON IS HEREBY DEDICATED TO AND IS THE PERPETUAL MAINTENANCE

OBLIGATION OF COLORS LE PALAIS OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., IT'S SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY. 12.) FLOOD PLAIN EASEMENTS- THE FLOODPLAIN EASEMENTS. AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION FOR TEMPORARY STORAGE OF EXCESS WATER IN TIMES OF HEAVY RAINFALL. THE

LANDS THERIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS

SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IN WITNESS WHEREOF G.L. HOMES OF RAINBOW LAKES ASSOCIATES, A FLORIDA JOINT VENTURE. HAS CAUSE THESE PRESENTS TO BE SIGNED BY THE PRESIDENT AND ATTESTED BY THE VICE PRESIDENT OF G.L. HOMES OF RAINBOW LAKES CORPORATION, A FLORIDA CORPORATION, IT'S MANAGING VENTURER AND IT'S OFFICIAL SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF IT'S BOARD OF DIRECTORS, THIS 20 DAY OF COTOBER A.D., 1989

G.L. HOMES OF RAINBOW LAKES ASSOCIATES, A FLORIDA JOINT VENTURE BY: G.L. HOMES OF RAINBOW LAKES CORPORATION, A FLORIDA CORPORATION, IT'S MANAGING VENTURER.

ALAN FANT ITZHAK EZRATTI PRESIDENT

ACKNOWLEDGEMENT:

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ITZHAK EZRATTI AND ALAN FANT, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF G.L. HOMES OF RAINBOW LAKES CORPORATION, A FLORIDA CORPORATION, MANAGING VENTURER OF G.L. HOMES OF RAINBOW LAKES ASSOCIATES, A FLORIDA JOINT VENTURE, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL 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 AND JOINT VENTURE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF LCCOEF. A.D., 1989.

NOTARY PUBLIC - STATE OF FLORIDA

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA COUNTY OF PALM BEACH

> 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 PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA

COMMISSIONERS

PROFESSÍONAL LAND SURVEYOR NO. 4213

STATE OF FLORIDA

SURVEYOR

SHEET 1

BOARD OF COUNTY COUNTY.

ENGINEER

RAINBOW LAKES-TRACT"A"

NOTARY

CHICAGO TITLE

INSURANCE

COMPANY

OF