

# RAINBOW LAKES TRACT A - ROADWAY PLAT

" A PART OF A PLANNED UNIT DEVELOPMENT "

BEING A REPLAT OF LOTS 213 AND 254 AND TRACTS A, OS-1 AND OS-2 OF RAINBOW LAKES - TRACT "A" AS RECORDED IN PLAT BOOK 64, PAGES 113 THROUGH 118 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SECTION 14, TOWNSHIP 45 SOUTH, RANGE 42 EAST  
SHEET 1 OF 2

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF June 1993.

BY: Mary McCarty  
MARY MCCARTY  
CHAIR OF THE COUNTY COMMISSION

ATTEST: DOROTHY H. WILKEN, CLERK

BY: Dorothy H. Wilken  
DOROTHY H. WILKEN  
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF June 1993.

BY: George T. Webb, P.E.  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

ACKNOWLEDGEMENT:

STATE OF FLORIDA  
SS  
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED Itzhak Ezratti and Alan Fant WHO (ARE PERSONALLY KNOWN) TO ME OR HAVE PRODUCED AND Cynthia Schaefer RESPECTIVELY, AS IDENTIFICATION AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President and Vice President OF COLORS LE PALAIS OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., 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 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 ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF April 1993.

BY: Cynthia Schaefer  
CYNTHIA SCHAEFER  
NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES May 8, 1995

STATE OF FLORIDA  
SS  
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED Itzhak Ezratti and Alan Fant WHO (ARE PERSONALLY KNOWN) TO ME OR HAVE PRODUCED AND Cynthia Schaefer RESPECTIVELY, AS IDENTIFICATION AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President and Vice President OF G.L. HOMES OF RAINBOW LAKES III CORPORATION, A FLORIDA CORPORATION, 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 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 ACT AND DEED OF SAID CORPORATION.

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BY: Cynthia Schaefer  
CYNTHIA SCHAEFER  
NOTARY PUBLIC STATE OF FLORIDA

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STATE OF FLORIDA  
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COUNTY OF PALM BEACH

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WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF April 1993.

BY: Alan Fant  
ALAN FANT  
VICE PRESIDENT

BY: Itzhak Ezratti  
ITZHAK EZRATTI  
PRESIDENT

THIS INSTRUMENT PREPARED BY  
LEO E. NOBLE P.L.S. #3143 STATE OF FLORIDA  
LAWSON, NOBLE & ASSOCIATES, INC.  
420 COLUMBIA DRIVE  
WEST PALM BEACH, FLORIDA 33409 PH: (407) 684-6686

DATE 4/20/93  
LEO E. NOBLE  
PROFESSIONAL LAND SURVEYOR NO. 3143  
STATE OF FLORIDA

SITE PLAN DATA  
EXHIBIT NO. ....  
ZONING PETITION NO. ....  
TOTAL AREA ..... 1.90 ACRES  
TRACT A ..... 0.73 ACRES  
TRACT B ..... 1.17 ACRES

## LOCATION MAP (NOT TO SCALE)

DEDICATION:  
KNOW ALL MEN THESE PRESENTS, THAT G.L. HOMES OF RAINBOW LAKES ASSOCIATES, A FLORIDA JOINT VENTURE, AND COLORS LE PALAIS OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., AND G.L. HOMES OF RAINBOW LAKES III CORPORATION, A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS, RAINBOW LAKES TRACT A - ROADWAY PLAT, BEING A REPLAT OF LOTS 213 AND 254 AND TRACTS A, OS-1 AND OS-2 OF RAINBOW LAKES - TRACT "A" AS RECORDED IN PLAT BOOK 64 PAGES 113 THROUGH 118 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 214 AS SHOWN ON SAID RAINBOW LAKES - TRACT "A", SAID CORNER BEING ALONG THE NORTHERLY LINE OF A 50.00 FEET WIDE RIGHT-OF-WAY FOR DESCARTES CIRCLE AS SHOWN ON SAID RAINBOW LAKES - TRACT "A"; THENCE NORTH 38°00'00" WEST, ALONG THE EASTERLY LINE OF SAID LOT 214, A DISTANCE OF 115.00 FEET; THENCE NORTH 52°00'00" EAST, A DISTANCE OF 0.36 FEET TO THE SOUTHEAST CORNER OF LOT 253 AS SHOWN ON SAID RAINBOW LAKES - TRACT "A"; THENCE NORTH 38°00'00" WEST, ALONG THE EASTERLY LINE OF SAID LOT 253, A DISTANCE OF 165.00 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 10 AND THE NORTHERLY LINE OF A 50.00 FEET WIDE RIGHT-OF-WAY FOR INDIAN RIVER RUN AS SHOWN ON SAID RAINBOW LAKES - TRACT "A"; THENCE NORTH 52°00'00" EAST, ALONG SAID SOUTHERLY LINE OF LOT 10 AND NORTHERLY RIGHT-OF-WAY LINE OF INDIAN RIVER RUN, A DISTANCE OF 42.68 FEET; THENCE NORTH 38°00'00" WEST, ALONG THE EASTERLY LINE OF SAID LOT 10, A DISTANCE OF 137.50 FEET; THENCE NORTH 52°00'00" EAST, A DISTANCE OF 29.95 FEET; THENCE NORTH 43°30'00" WEST, A DISTANCE OF 17.86 FEET; THENCE NORTH 85°17'00" WEST, A DISTANCE OF 159.92 FEET TO THE NON-RADIAL INTERSECTION OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,308.00 FEET AND A CENTRAL ANGLE OF 12°56'00" (THE LAST THREE DESCRIBED CURVES BEING COINCIDENT WITH TRACT L-3, AS SHOWN ON TARTAN LAKES PLAT NO. 3-P.U.D. PLAT BOOK 51, PAGES 170 THROUGH 174 INCLUSIVE OF SAID PUBLIC RECORDS), SAID INTERSECTION BEING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF A 108.00 FEET WIDE RIGHT-OF-WAY FOR N.W. 22ND AVENUE AS SHOWN ON SAID TARTAN LAKES PLAT NO. 3-P.U.D.; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 295.26 FEET; THENCE SOUTH 01°21'19" EAST, A DISTANCE OF 161.06 FEET; THENCE SOUTH 43°30'00" EAST, A DISTANCE OF 24.57 FEET; THENCE NORTH 60°00'00" EAST, A DISTANCE OF 36.88 FEET TO THE NORTHWEST CORNER OF LOT 9 AS SHOWN ON SAID RAINBOW LAKES - TRACT "A" (THE LAST THREE DESCRIBED CURVES BEING COINCIDENT WITH TRACT L-2, AS SHOWN ON SAID TARTAN LAKES PLAT NO. 3-P.U.D.); THENCE SOUTH 30°00'00" EAST ALONG THE WESTERLY LINE OF SAID LOT 9, A DISTANCE OF 140.62 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF INDIAN RIVER RUN; THENCE SOUTH 33°02'38" EAST, A DISTANCE OF 50.02 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INDIAN RIVER RUN, AS SHOWN ON SAID RAINBOW LAKES - TRACT "A"; THENCE SOUTH 10°11'05" WEST ALONG THE NORTHWESTERLY LINE OF LOT 255, AS SHOWN ON SAID RAINBOW LAKES - TRACT "A", A DISTANCE OF 33.34 FEET THENCE SOUTH 38°00'00" EAST, ALONG THE WESTERLY LINE OF SAID LOT 255 AND LOT 171 AS SHOWN ON SAID RAINBOW LAKES - TRACT "A", A DISTANCE OF 178.45 FEET; THENCE SOUTH 79°00'00" EAST, A DISTANCE OF 37.74 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF DESCARTES CIRCLE; THENCE SOUTH 60°00'00" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF DESCARTES CIRCLE, A DISTANCE OF 5.29 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 08°00'00"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE OF DESCARTES CIRCLE AN ARC DISTANCE OF 59.34 FEET; THENCE SOUTH 52°00'00" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF DESCARTES CIRCLE, A DISTANCE OF 101.43 FEET TO THE POINT OF BEGINNING.

SAID LANDS, SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 1.90 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- TRACT A - AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COLORS LE PALAIS OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- UTILITY EASEMENTS - AS SHOWN HEREON ARE HEREBY RESERVED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- LIMITED ACCESS EASEMENT - AS SHOWN HEREON ARE HEREBY RESERVED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

- OPEN SPACE - OPEN SPACE TRACT 1 THROUGH 5 AS SHOWN HEREON ARE HEREBY RESERVED FOR COLORS LE PALAIS OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, G.L. HOMES OF RAINBOW LAKES ASSOCIATES, A FLORIDA JOINT VENTURE, HAS CAUSED THESE PRESENTS TO BE SIGNED BY G.L. HOMES OF RAINBOW LAKES CORPORATION, A FLORIDA CORPORATION, ITS MANAGING JOINT VENTURER, BY ITS PRESIDENT AND ATTESTED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF April 1993, AND COLORS LE PALAIS OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO THIS 20th DAY OF April 1993 AND G.L. HOMES OF RAINBOW LAKES III CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF April 1993.

G.L. HOMES OF RAINBOW LAKES ASSOCIATES, A FLORIDA JOINT VENTURE

BY: G.L. HOMES OF RAINBOW LAKES CORPORATION  
ATTEST: Alan Fant BY: Itzhak Ezratti  
ALAN FANT SENIOR VICE PRESIDENT ITZHAK EZRATTI PRESIDENT

COLORS LE PALAIS OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC.  
ATTEST: Alan Fant BY: Itzhak Ezratti  
ALAN FANT VICE PRESIDENT ITZHAK EZRATTI PRESIDENT

G.L. HOMES OF RAINBOW LAKES III CORPORATION  
ATTEST: Alan Fant BY: Itzhak Ezratti  
ALAN FANT SENIOR VICE PRESIDENT ITZHAK EZRATTI PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA  
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COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED Itzhak Ezratti and Alan Fant WHO (ARE PERSONALLY KNOWN) TO ME OR HAVE PRODUCED AND Cynthia Schaefer RESPECTIVELY, AS IDENTIFICATION AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President and Vice President OF G.L. HOMES OF RAINBOW LAKES CORPORATION, A FLORIDA CORPORATION, AND MANAGING VENTURE 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 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 ACT AND DEED OF SAID CORPORATION.

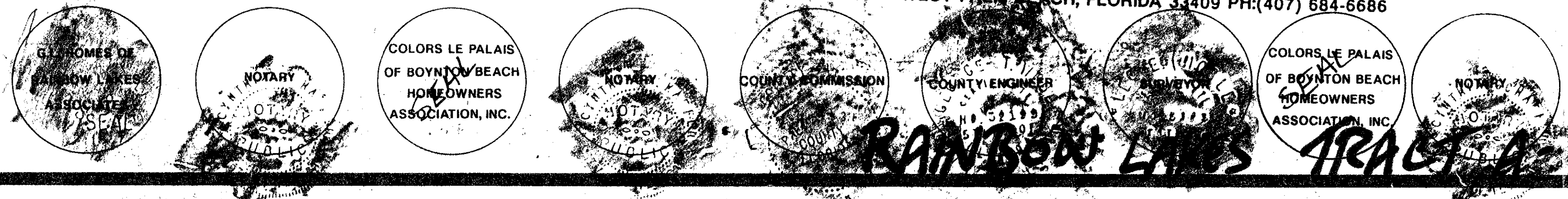
WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF April 1993.

MY COMMISSION EXPIRES May 8, 1995

BY: Cynthia Schaefer  
CYNTHIA SCHAEFER  
NOTARY PUBLIC STATE OF FLORIDA

BY: Alan Fant  
ALAN FANT  
VICE PRESIDENT

BY: Itzhak Ezratti  
ITZHAK EZRATTI  
PRESIDENT



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COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 8:46 A.M.  
this 27 day of JUNE 1993  
and duly recorded in Plat Bk. No. 64  
on page 113 + 118  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by: Caroline J. Platt D.C.

TAZ = 441

SUBDIVISION - RAINBOW LAKES  
PAGE 100  
FLOOD ZONE 1908  
ZONING RT5  
QUAD # 24  
SE # 79-177  
PUB. NAME  
4/13/93

PET. 79-177C  
ALOC. #0001

0316-013