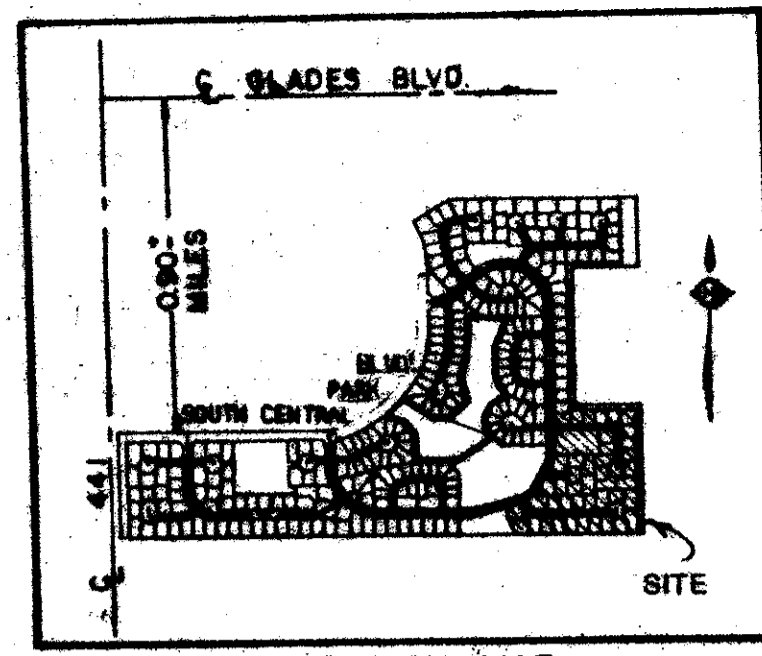


DRAWING NUMBER 50/66



RAINBERRY PARK PLAT NO. 3

PART OF RAINBERRY OF WEST BOCA P.U.D.

SITUATE IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF BLOCK 78, OF THE PALM BEACH FARMS COMPANY'S PLAT NO. 3 (PB 2, PG. 45-54). SHEET 1 OF 2

66

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 2:04 PM THIS 10th DAY OF JANUARY, 1985 AND DULY RECORDED IN PLAT BOOK 50 ON PAGES 66 AND 67.
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
By *[Signature]* P.L.C.

P.U.D. TABULAR DATA

TOTAL ACRES	AC. 7.799
TOTAL UNITS	44
CROSS DENSITY	DU/AC 5.64
BUILDING COVERAGE	AC. 1.82
STREETS	AC. 1.29
WATER BODIES	AC. 0
TOTAL OPEN SPACE	AC. 4.69(60%)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RAINBERRY PARK, INC., FORMERLY KNOWN AS PALMETTO 441 DEVELOPMENT CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS RAINBERRY PARK PLAT NO. 3, SITUATE IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF BLOCK 78 OF THE PALM BEACH FARMS COMPANY'S PLAT NO. 3, AS RECORDED IN PLAT BOOK 2 ON PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 71 OF SAID BLOCK 78; THENCE N89°37'02"E, ALONG THE SOUTH LINES OF TRACTS 71, 72, 73, 74, AND 75 OF SAID BLOCK 78, A DISTANCE OF 1984.27 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

FROM THE POINT OF BEGINNING; THENCE N89°02'49"W, DEPARTING FROM SAID SOUTH LINE AND RUNNING ALONG THE PROPOSED PERIMETER OF RAINBERRY PARK PLAT NO. 2, A DISTANCE OF 85.48 FEET; THENCE N 00°22'58"W A DISTANCE OF 59.90 FEET; THENCE N73°42'55"E A DISTANCE OF 59.40 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 171.00 FEET FROM WHICH A RADIAL LINE BEARS N16°17'05"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 45°05'53", A DISTANCE OF 134.60 FEET; THENCE N28°37'02"E A DISTANCE OF 108.17 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 261.00 FEET FROM WHICH A RADIAL LINE BEARS N41°22'58"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 29°00'00", A DISTANCE OF 132.10 FEET; THENCE S89°37'02"W A DISTANCE OF 42.00 FEET; THENCE N00°22'58"W, DEPARTING FROM THE LAST REFERENCED PERIMETER AND RUNNING ALONG THE PROPOSED PERIMETER OF RAINBERRY PARK PLAT NO. 4, A DISTANCE OF 166.38 FEET; THENCE N89°37'02"E, A DISTANCE OF 117.00 FEET; THENCE N00°22'58"W A DISTANCE OF 39.75 FEET; THENCE N89°37'02"E, DEPARTING FROM THE LAST REFERENCED PERIMETER, A DISTANCE OF 355.00 FEET TO THE NORTHEAST CORNER OF TRACT 76 OF SAID BLOCK 78; THENCE S00°22'58"E, ALONG THE EAST LINE OF SAID TRACT 76, A DISTANCE OF 660.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 76; THENCE S89°37'02"W, ALONG THE SOUTH LINE OF TRACTS 76 AND 75 OF SAID BLOCK 78, A DISTANCE OF 634.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 7.79945 ACRES MORE OR LESS.

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

- TRACTS A, B, C, & F ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE RAINBERRY PARK HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES INCLUDING, BUT NOT LIMITED TO, INGRESS, EGRESS, UTILITY, DRAINAGE, 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.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE RAINBERRY PARK HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT E IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RAINBERRY PARK HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS EASEMENTS.
- THE 25' LANDSCAPE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR LANDSCAPE BUFFER PURPOSES, AND SHALL BE THE MAINTENANCE OBLIGATION OF THE RAINBERRY PARK HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT D, THE CYPRESS PRESERVE, IS HEREBY DEDICATED TO THE RAINBERRY PARK HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE REQUIREMENTS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, RAINBERRY PARK, INC., FORMERLY KNOWN AS PALMETTO 441 DEVELOPMENT CORP., A FLORIDA CORPORATION 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 13th DAY OF Nov, 1984.

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

SEAL RAINBERRY PARK, INC.

SEAL NOTARY PUBLIC

SEAL AMERICAN SAVINGS AND LOAN ASSOCIATION OF FLORIDA

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 PARK, INC., FORMERLY KNOWN AS PALMETTO 441 DEVELOPMENT CORP., A FLORIDA 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 13th DAY OF November, 1984.
MY COMMISSION EXPIRES: 4-1-88
[Signature]
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AMERICAN SAVINGS AND LOAN ASSOCIATION OF FLORIDA, 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 16 AT PAGE 282 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, AMERICAN SAVINGS AND LOAN ASSOCIATION OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Service President AND ATTESTED TO BY ITS ASST. SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13th DAY OF November, 1984.

ATTEST: *[Signature]* Mercedes Amulio
BY: *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED EDWARD J. MAGLER AND MERCEDES AMULIO, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRES. AND ASST. SECRETARY OF AMERICAN SAVINGS AND LOAN ASSOCIATION OF FLORIDA, 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 14th DAY OF November, 1984.
MY COMMISSION EXPIRES: 9-29-88
[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION

WE, CHICAGO TITLE INSURANCE 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 PARK, INC., FORMERLY KNOWN AS PALMETTO 441 DEVELOPMENT CORP., 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.

CHICAGO TITLE INSURANCE COMPANY
DATE: 11/19/84 BY: *[Signature]* Ronald J. Shuck
Anna L. Stinson TITLE OFFICER

SEAL NOTARY PUBLIC

SEAL PROFESSIONAL LAND SURVEYOR

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 218H-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 23rd DAY OF November, 1984.
[Signature]
MESLEY B. JAMES
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S89°37'02"W ALONG THE SOUTH LINE OF TRACT 71, BLOCK 78, OF THE PALM BEACH FARMS COMPANY'S PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45-54 OF THE PALM BEACH COUNTY PUBLIC RECORDS.
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: PLS NO 3708
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS: SET
- 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 FOR DRAINAGE EASEMENTS.
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 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, CLERK

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

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

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

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Meridian Surveying and mapping inc. WEST PALM BEACH, FLORIDA

DRAWN	ME H.	DATE	APRIL, 1984
CHECKED	LAH	SCALE	
DRAWING NO.	83-P-048		

RAINBERRY PARK PLAT NO. 3

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER