

THE RICHARD AND CAROLE SIEMENS JEWISH CAMPUS

PART OF RAINBERRY PARK 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 PLAT NO. 3 (PB. 2, PGS. 45-54)

NOVEMBER, 1989

SHEET 1 OF 3

136

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
RECORD 1:23 P.M.
THIS 19 DAY OF DEC
AD. 1989 AND DULY RECORDED
IN PLAT BOOK 64 ON PAGES
136 AND 137 & 138
JOHN B. DUNKLE, CLERK
By *Barbara D. Reed*, D.C.

CIRCUIT COURT SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE SOUTH PALM BEACH COUNTY JEWISH FEDERATION, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "THE RICHARD AND CAROLE SIEMENS JEWISH CAMPUS", SITUATE IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF ALL OF TRACTS 36 AND 37, AND A PORTION OF TRACTS 38 AND 39 AND 45 THROUGH 48, OF BLOCK 78, OF PALM BEACH FARMS COMPANY'S PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 42, BLOCK 78 OF THE AFOREMENTIONED PALM BEACH FARMS COMPANY'S PLAT NO. 3, THENCE N87°37'02"E ALONG THE NORTH LINE OF TRACTS 42, 41, 40, 39, AND 38 OF SAID BLOCK 78, A DISTANCE OF 2204.71 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE N89°37'02"E, ALONG THE NORTH LINE OF TRACTS 38, 37 AND 36 OF SAID BLOCK 78, A DISTANCE OF 800.29 FEET TO THE NORTHEAST CORNER OF SAID TRACT 36; THENCE S00°22'58"E ALONG THE EAST LINE OF SAID TRACT 36, SAID LINE ALSO BEING THE WESTERN BOUNDARY OF A REPLAT OF BOCA LAGO AS RECORDED IN PLAT BOOK 31 AT PAGES 62 THROUGH 71 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, A DISTANCE OF 660.00 FEET; THENCE S89°37'02"W ALONG THE SOUTH LINE OF SAID TRACT 36 AND CONTINUING ALONG THE WESTERN BOUNDARY OF SAID REPLAT OF BOCA LAGO, A DISTANCE OF 360.00 FEET TO THE NORTHEAST CORNER OF TRACT 48 OF SAID BLOCK 78; THENCE S00°22'58"E ALONG THE EAST LINE OF SAID TRACT 48, A DISTANCE OF 308.63 FEET; THENCE DEPARTING SAID EAST LINE S89°37'02"W AND ALONG THE NORTH LINE OF RAINBERRY PARK PLAT NO. 4, AS RECORDED IN PLAT BOOK 51 AT PAGES 163 THROUGH 165 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, A DISTANCE OF 931.54 FEET; THENCE CONTINUING ALONG SAID NORTH LINE OF RAINBERRY PARK PLAT NO. 4 S57°25'43"W, A DISTANCE OF 210.35 FEET TO A POINT ON A NON-TANGENT CURVE, SAID NON-TANGENT CURVE ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF CENTRAL PARK BLVD., NORTH, AS SHOWN ON RAINBERRY WEST OF BOCA PLAT NO. 4, AS RECORDED IN PLAT BOOK 51 AT PAGES 137 THROUGH 139, SAID NON-TANGENT CURVE HAVING A RADIUS OF 395.00 FEET, FROM WHICH A RADIAL LINE BEARS S57°25'43"W; THENCE DEPARTING THE NORTH LINE OF SAID RAINBERRY PARK PLAT NO. 4 AND NORTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, SUBTENDING A CENTRAL ANGLE OF 19°38'39", A DISTANCE OF 135.43 FEET TO A POINT ON A NON-TANGENT LINE; THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID CENTRAL PARK BLVD. NORTH N37°47'04"E, A DISTANCE OF 347.06 FEET; THENCE N00°22'58"W A DISTANCE OF 367.69 FEET TO THE SOUTHWEST CORNER OF HERITAGE HOUSE AS RECORDED IN PLAT BOOK 61 AT PAGES 126 AND 127 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE N89°37'02"E ALONG THE SOUTH BOUNDARY LINE OF SAID HERITAGE HOUSE, A DISTANCE OF 350.00 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE N00°22'58"W, A DISTANCE OF 55.00 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE N89°37'02"E, A DISTANCE OF 195.00 FEET; THENCE ALONG THE EAST BOUNDARY LINE OF SAID HERITAGE HOUSE N00°22'58"W, A DISTANCE OF 285.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 24.315 ACRES OF LAND, MORE OR LESS.

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

- TRACT A AS RECORDED IN OFFICIAL RECORD BOOK 5866 AT PAGES 1351 THROUGH 1362 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH TRACTS B, C, AND D, AS SHOWN HEREON, ARE HEREBY RESERVED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE SOUTH PALM BEACH COUNTY JEWISH FEDERATION, INC., IT'S SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS E AND N, AS SHOWN HEREON, ARE HEREBY RESERVED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE SOUTH PALM BEACH COUNTY JEWISH FEDERATION, INC., IT'S SUCCESSORS AND ASSIGNS, FOR BUILDING, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT G, AS SHOWN HEREON, IS HEREBY RESERVED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE SOUTH PALM BEACH COUNTY JEWISH FEDERATION, INC., IT'S SUCCESSORS AND ASSIGNS, FOR COMMON AREA AND OTHER PROPER PURPOSES, 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, INCLUDING CABLE TELEVISION SYSTEMS.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACTS F, K, AND L, AS SHOWN HEREON, ARE HEREBY RESERVED IN PERPETUITY TO THE SOUTH PALM BEACH COUNTY JEWISH FEDERATION, INC., IT'S SUCCESSORS AND ASSIGNS, FOR CONSERVATION PURPOSES AND SHALL BE AN UNDISTURBED NATURAL AREA. NO CLEARING, FILLING, OR STRUCTURE SHALL BE PERMITTED IN THIS AREA, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT H AND M AND THE BUFFERS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR OPEN SPACE BUFFER, DRAINAGE, AND OTHER PROPER PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SOUTH PALM BEACH COUNTY JEWISH FEDERATION, INC., IT'S SUCCESSORS, AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

- TRACTS I, AND J, AS SHOWN HEREON, ARE HEREBY RESERVED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SOUTH PALM BEACH COUNTY JEWISH FEDERATION, INC., IT'S SUCCESSORS, AND ASSIGNS, FOR RECREATION, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT O, AS SHOWN HEREON, HAS BEEN DEDICATED TO THE LAKE WORTH DRAINAGE DISTRICT, AS RECORDED IN OFFICIAL RECORD BOOK 4399, AT PAGE 0066, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE SOUTH PALM BEACH COUNTY JEWISH FEDERATION, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2 DAY OF NOVEMBER, 1989.

SOUTH PALM BEACH COUNTY JEWISH FEDERATION, INC.,
A FLORIDA CORPORATION

ATTEST: *Eric W. Deckinger* BY: *David G. Hast*
ERIC W. DECKINGER, DAVID G. HAST
VICE PRESIDENT VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ERIC W. DECKINGER AND DAVID G. HAST, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT OF THE SOUTH PALM BEACH COUNTY JEWISH FEDERATION, INC., 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 2 DAY OF NOVEMBER, 1989.
MY COMMISSION EXPIRES: 4/29/91
Robert
NOTARY PUBLIC

TITLE CERTIFICATION

I, JEFFREY A. DEUTCH, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THE SOUTH PALM BEACH COUNTY JEWISH FEDERATION, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OF RECORD; AND THAT THE PROPERTY IS FOUND TO CONTAIN ENCUMBRANCES WHICH DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

BROAD AND CASSEL

DATE: November 2, 1989 BY: *Mary A. Deutch*
JEFFREY A. DEUTCH, P.A.
FOR THE FIRM

SEAL
SOUTH PALM BEACH
COUNTY JEWISH FEDERATION,
INC.

SEAL
NOTARY
PUBLIC

SEAL
PROFESSIONAL
LAND SURVEYOR

SEAL
COUNTY
ENGINEER

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 6TH DAY OF NOVEMBER, 1989.

Robin B. Petzold
ROBIN B. PETZOLD
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4567

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N00°53'32"W ALONG THE WEST LINE OF TRACT 42, BLOCK 78 OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
P.R.M. (PERMANENT REFERENCE MONUMENT) SHOWN THUS: 
P.C.P. (PERMANENT CONTROL POINT), 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.

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. (N.R. DENOTES NON-RADIAL.)

- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12TH DAY OF DECEMBER, 1989.

Carol Elmqvist
BY: CAROL J. ELMQUIST CHAIRMAN

ATTEST:
JOHN B. DUNKLE, CLERK

Robin B. Petzold
BY: ROBIN B. PETZOLD
DEPUTY CLERK

SEAL
BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

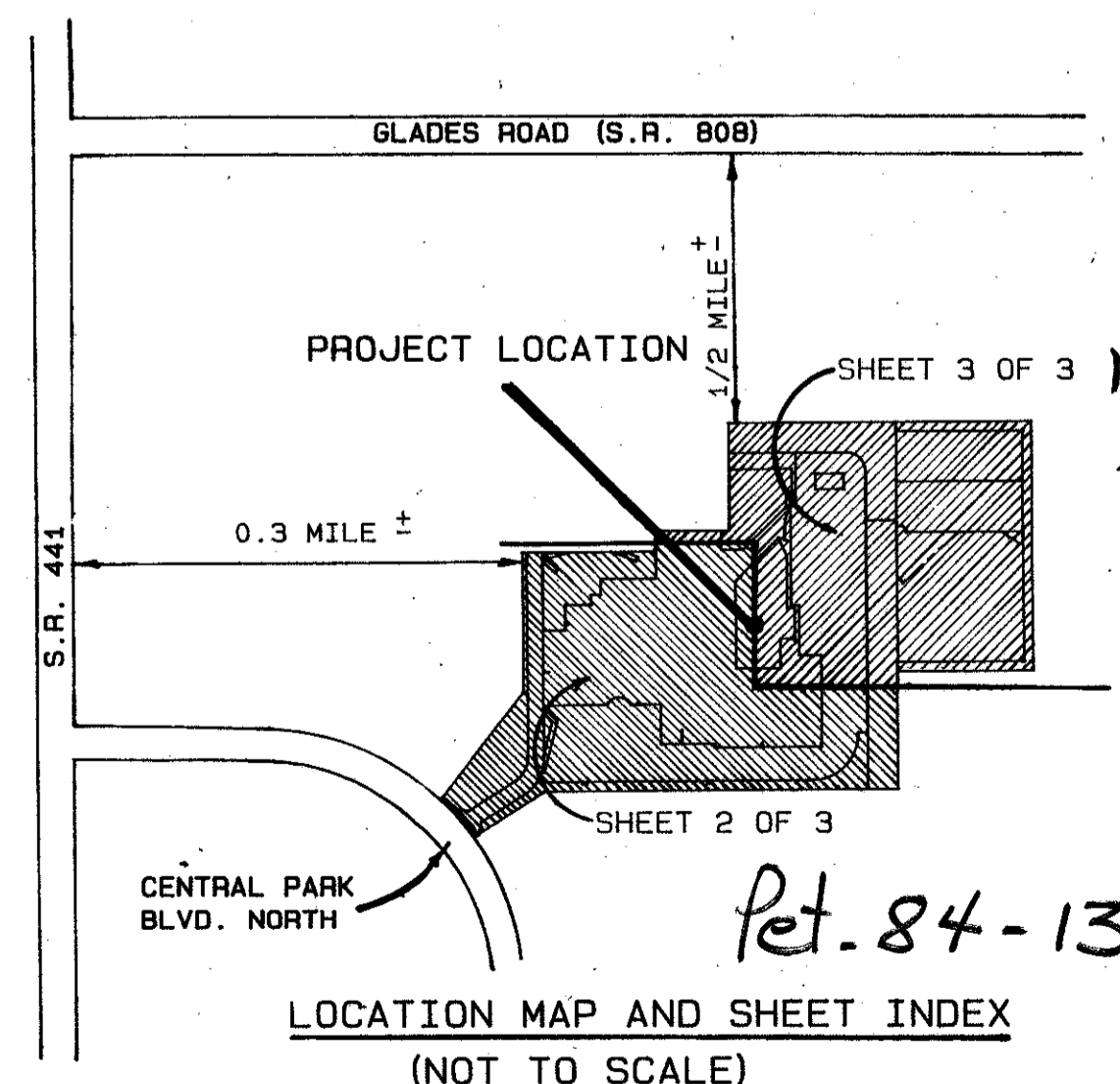
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12TH DAY OF DECEMBER, 1989.

Herbert F. Kahlert
BY: HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

P.U.D. TABULAR DATA

TOTAL AREA	24.315 ACRES
BUILDING COVERAGE	3.046 ACRES
RIGHT-OF-WAY/PAVEMENT	7.965 ACRES
RECREATION	3.662 ACRES
PETITION NO.	84-139A EX57

THIS INSTRUMENT WAS PREPARED BY RICHARD J. WILKIE IN THE OFFICES OF STANLEY CONSULTANTS OF FLORIDA, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.



LOCATION MAP AND SHEET INDEX
(NOT TO SCALE)

0560:003

STANLEY CONSULTANTS OF FLORIDA, INC.
ENGINEERS • PLANNERS • SURVEYORS
2000 LOMBARD STREET, WEST PALM BEACH, FL. 33407 (407) 842-7444

DRAWN	R.J.W.	DATE	JUNE, 1989
CHECKED	SCALE	NONE	
DRAWING NO.		VOL.:: PL7 DOC: 09469PL	

THE RICHARD AND CAROLE SIEMENS JEWISH CAMPUS
RAINBERRY WEST P.U.D.

TAZ 783

SUBDIVISION OF 36 Richard & Carole Siemens of Rainberry Park P.U.D. PLAT NO. 3, PALM BEACH COUNTY, FLORIDA. RECORDED IN PLAT BOOK 64, PAGES 136, 137 & 138. FILED IN THE OFFICE OF THE COUNTY ENGINEER, PALM BEACH COUNTY, FLORIDA, ON NOVEMBER 2, 1989. BY: *Barbara D. Reed*, D.C.

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