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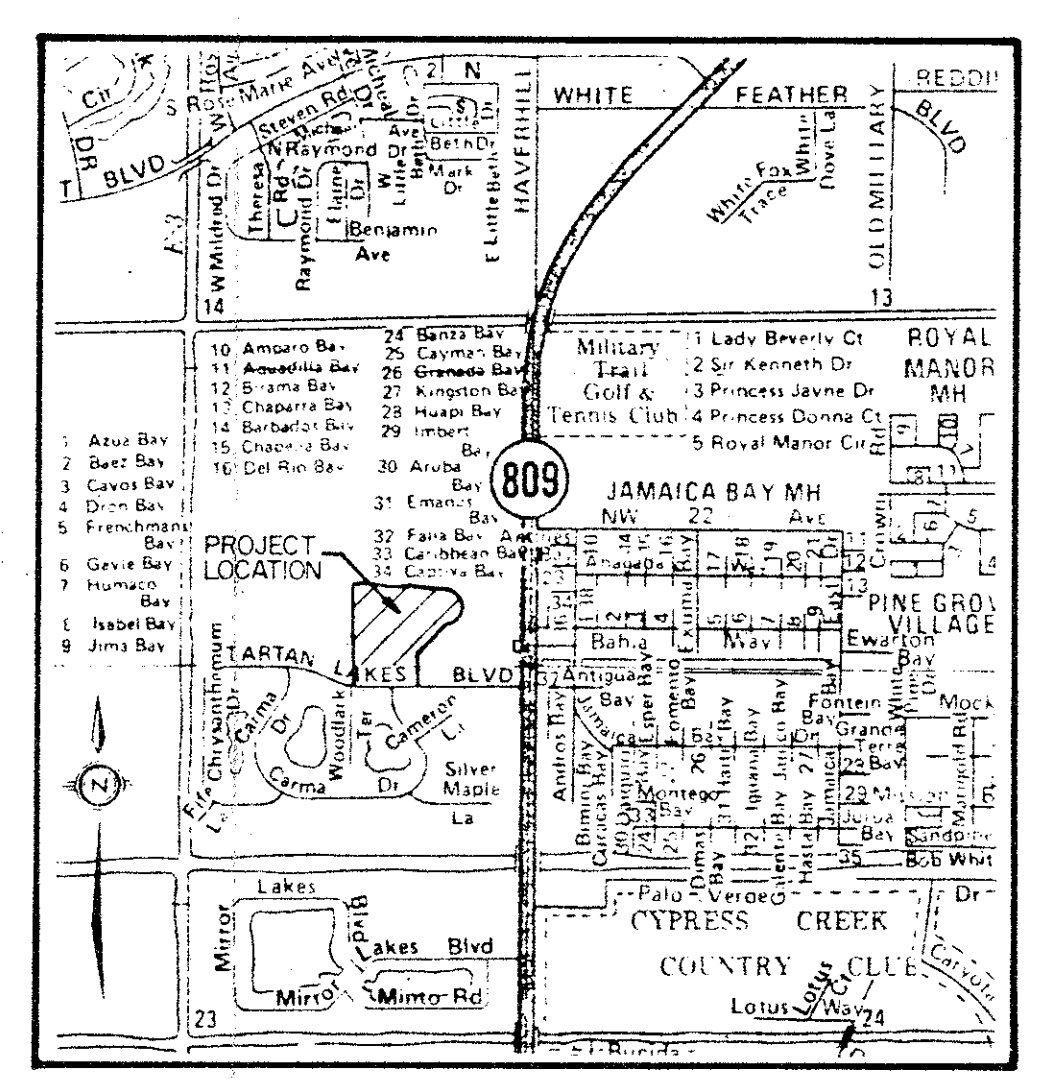
90

# TARTAN LAKES, PLAT NO. 2 (P.U.D.)

BEING A PORTION OF LAND LYING IN SECTION 14,  
TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH  
COUNTY, FLORIDA.

JUNE, 1983

SHEET 1 OF 2



LOCATION MAP  
N.T.S.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 10:15 AM  
THIS 15th DAY OF SEPTEMBER  
AD. 1983 AND IS RECORDED  
IN PLAT BOOK 46 IN PAGE  
90 AND 91  
JOHN B. DUNKLE, CLERK  
CIRCUIT COURT

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LEVITT HOMES, INC., A CORPORATION OF THE STATE OF DELAWARE, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, SITUATE IN SECTION 14, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS TARTAN LAKES, PLAT NO. 2 (P.U.D.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF TRACT "D", "TARTAN LAKES, PLAT NO. 1 (P.U.D.)", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40 AT PAGES 165 THROUGH 169 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF "TARTAN LAKES BOULEVARD" (80.00 FOOT RIGHT-OF-WAY); THENCE N 88°32'33"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID TARTAN LAKES BOULEVARD, A DISTANCE OF 722.70 FEET TO A POINT OF CURVATURE; THENCE 132.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 476.25 FEET, AND A CENTRAL ANGLE OF 16°00'00" TO A POINT OF REVERSE CURVATURE; THENCE 155.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 556.25 FEET, AND A CENTRAL ANGLE OF 16°00'00" TO A POINT OF TANGENCY; THENCE N 88°32'33"W A DISTANCE OF 33.68 FEET; THENCE N 01°12'21"E A DISTANCE OF 1205.00 FEET; THENCE S 88°47'39"E A DISTANCE OF 660.00 FEET; THENCE S 56°51'01"E A DISTANCE OF 691.75 FEET; THENCE S 88°47'39"E A DISTANCE OF 193.00 FEET; THENCE S 30°59'23"E A DISTANCE OF 159.53 FEET; THENCE S 01°12'21"W A DISTANCE OF 55.00 FEET TO A POINT OF CURVATURE; THENCE 368.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 190.00 FEET AND A CENTRAL ANGLE OF 111°04'47" TO A POINT OF TANGENCY; THENCE N 67°42'52"W A DISTANCE OF 103.22 FEET; THENCE S 33°23'31"W A DISTANCE OF 240.35 FEET; THENCE S 01°27'27"W A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 32.9062 ACRES MORE OR LESS.

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

- TRACT "A", AS SHOWN HEREON IS HEREBY DEDICATED TO THE WATERCHASE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS FOR COMMON AREA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE WATER MANAGEMENT TRACT L-2 AND THE 20 FOOT MAINTENANCE EASEMENT ENCOMPASSED THEREIN, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE RAINBOW LAKES COMMUNITY MASTER ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS FOR DRAINAGE EASEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WATERCHASE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS FOR THE PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
- THE 5 FOOT LIMITED ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE LAKE MAINTENANCE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE RAINBOW LAKES COMMUNITY MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LAKE MAINTENANCE ONLY, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11 DAY OF AUGUST, 1983.

LEVITT HOMES, INC.,  
A CORPORATION OF THE STATE OF DELEWARE  
ATTEST: Nancy J. Steek BY: Nat Greenberg

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Nat Greenberg and Harry T. Steek, TO ME WELL KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF THE LEVITT HOMES, INC., A 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.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF August, 1983.  
MY COMMISSION EXPIRES: 5-19-85  
Nancy Jensen  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT

State of California  
County of San Francisco  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3348 AT PAGE 710 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 BY ITS ASSISTANT MANAGER BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24th DAY OF August, 1983.

ROYAL BANK OF CANADA, A BANK  
ORGANIZED UNDER THE LAWS OF CANADA  
WITNESSES: Joanne Golos-Rouland BY: James H. Hannan  
TITLES: ASSISTANT MANAGER NATIONAL ACCOUNTS

### ACKNOWLEDGEMENT

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
BEFORE ME PERSONALLY APPEARED James H. Hannan, TO ME KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT MANAGER OF THE ROYAL BANK OF CANADA AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION,  
AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF August, 1983.  
MY COMMISSION EXPIRES: June 27, 1986  
James H. Hannan

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3630 AT PAGE 816 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 BY ITS GENERAL MANAGER 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 16th DAY OF August 16, 1983.

CARMA DEVELOPERS (FLORIDA), INC.  
A FLORIDA CORPORATION  
BY: Gary Williams  
GARY WILLIAMS, GENERAL MANAGER  
ATTEST: Sandra St. James

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Gary Williams, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL MANAGER OF CARMA DEVELOPERS (FLORIDA), INC. A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 SUCH INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF August, 1983.  
MY COMMISSION EXPIRES: 6/13/87  
Sandra St. James

### TITLE CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS  
I, RICHARD B. MAC FARLAND, ESQUIRE, 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 LEVITT HOMES, INC.; 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.

BROAD & CASSEL, P.A.  
DATE: August 26, 1983  
BY: Richard B. MacFarland  
RICHARD B. MAC FARLAND, ESQ.  
FOR THE FIRM

### 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 211H-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 DATE COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.  
THIS 12 DAY OF SEPT, 1983.  
William A. Serl  
WILLIAM A. SERL  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3182

### NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF TARTAN LAKES BOULEVARD, BEING N 88°32'33"W.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH COUNTY ZONING REGULATIONS.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) DESIGNATED THUS: —●—
- PERMANENT CONTROL POINTS (P.C.P.'S) DESIGNATED THUS: —●—
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

### APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13 DAY OF Sept, 1983  
BY: Peggy B. Ewart  
PEGGY B. EWART, CHAIRMAN  
COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13 DAY OF Sept, 1983.  
BY: Herbert F. Kahlert  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER  
ATTEST:  
JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS  
BY: Elizabeth Richards  
DEPUTY CLERK

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

SEAL  
CARMA DEVELOPERS  
(FLORIDA) INC.

SEAL  
LEVITT HOMES, INC.

SEAL  
NOTARY PUBLIC

SEAL  
NOTARY PUBLIC

SEAL  
NOTARY PUBLIC

SEAL  
PROFESSIONAL LAND SURVEYOR

SEAL  
COUNTY ENGINEER

0316-300

46/90

Meridian		WEST PALM BEACH, FLORIDA	
Surveying and mapping inc.			
DRAWN	M.E.H.	DATE	JUNE, 1983
CHECKED		SCALE	
DRAWING NO.	83-P-034	TARTAN LAKES, PLAT NO. 2 (P.U.D.)	