

47/160

# RAINBOW LAKES 1

# 160

DEDICATION:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

PART OF TARTAN LAKES, P.U.D. RAINBOW LAKES PUD

BEING PART OF SECTION 14, TOWNSHIP 45 SOUTH,  
RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

JULY, 1983

SHEET No. 1 of 4

KNOW ALL MEN BY THESE PRESENTS, THAT CARNAVIL-ROSEN ENTERPRISES, LIMITED, A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, LYING IN PART OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS, RAINBOW LAKES 1, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE, NORTH 88°32'33" WEST, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 50.00 FEET; THENCE, NORTH 01°18'31" EAST, ALONG A LINE 50.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION, A DISTANCE OF 25.09 FEET TO A POINT, BEING THE MOST NORTHEASTERLY CORNER OF TRACT "A" OF THE PLAT OF TARTAN LAKES PLAT NO. 1, AS RECORDED IN PLAT BOOK 40, PAGES 165 THROUGH 169 INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE, NORTH 88°41'29" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID PLAT OF TARTAN LAKES, PLAT NO. 1, A DISTANCE OF 10.00 FEET; THENCE, SOUTH 46°22'59" WEST, CONTINUING ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 35.40 FEET; THENCE, NORTH 88°32'33" WEST, CONTINUING ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 234.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET; THENCE, WESTERLY ALONG SAID CURVE AND SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 14°50'06", A DISTANCE OF 64.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; THENCE, WESTERLY ALONG SAID CURVE AND SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 28°40'13", A DISTANCE OF 103.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET; THENCE, WESTERLY ALONG SAID CURVE AND ALONG SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 14°50'06", A DISTANCE OF 64.73 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 88°32'33" WEST, CONTINUING ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 344.78 FEET; THENCE, NORTH 01°27'27" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 350.00 FEET; THENCE, NORTH 88°32'33" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 640.00 FEET; THENCE, NORTH 33°23'31" EAST, DEPARTING FROM SAID PLAT BOUNDARY LINE, A DISTANCE OF 240.35 FEET; THENCE, SOUTH 67°42'52" EAST, A DISTANCE OF 103.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 190.00 FEET; THENCE, EASTERLY AND NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 111°04'47", A DISTANCE OF 368.35 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 01°12'21" EAST, A DISTANCE OF 55.00 FEET; THENCE, NORTH 31°59'23" WEST, A DISTANCE OF 159.53 FEET; THENCE, NORTH 88°47'39" WEST, A DISTANCE OF 193.00 FEET; THENCE, NORTH 56°51'01" WEST, A DISTANCE OF 691.75 FEET; THENCE, NORTH 88°47'39" WEST, A DISTANCE OF 660.00 FEET TO THE EAST RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT EQUALIZING CANAL E-3; THENCE, NORTH 01°12'21" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1233.93 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF NORTHWEST 22ND AVENUE; THENCE, SOUTH 88°21'36" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 99.64 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1108.73 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 42°18'53", A DISTANCE OF 818.84 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 46°05'43" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 893.59 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1208.30 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 42°35'46", A DISTANCE OF 898.31 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 88°41'29" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 175.00 FEET; THENCE, SOUTH 43°41'29" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 35.36 FEET; THENCE, SOUTH 88°41'29" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET, TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF MILITARY TRAIL (S.R. 809); THENCE, SOUTH 01°18'31" WEST, ALONG SAID RIGHT OF WAY LINE AND ALONG A LINE 50.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EAST LINE OF SAID SECTION 14, A DISTANCE OF 582.33 FEET; THENCE, NORTH 88°30'34" WEST, DEPARTING FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 136.00 FEET; THENCE, SOUTH 01°18'31" WEST, ALONG A LINE 50.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EAST LINE OF SAID SECTION 14, A DISTANCE OF 246.00 FEET; THENCE, SOUTH 88°30'34" EAST, A DISTANCE OF 136.00 FEET TO A POINT IN THE SAID WEST RIGHT OF WAY LINE OF MILITARY TRAIL; THENCE, SOUTH 01°18'31" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 390.42 FEET TO THE POINT OF BEGINNING.

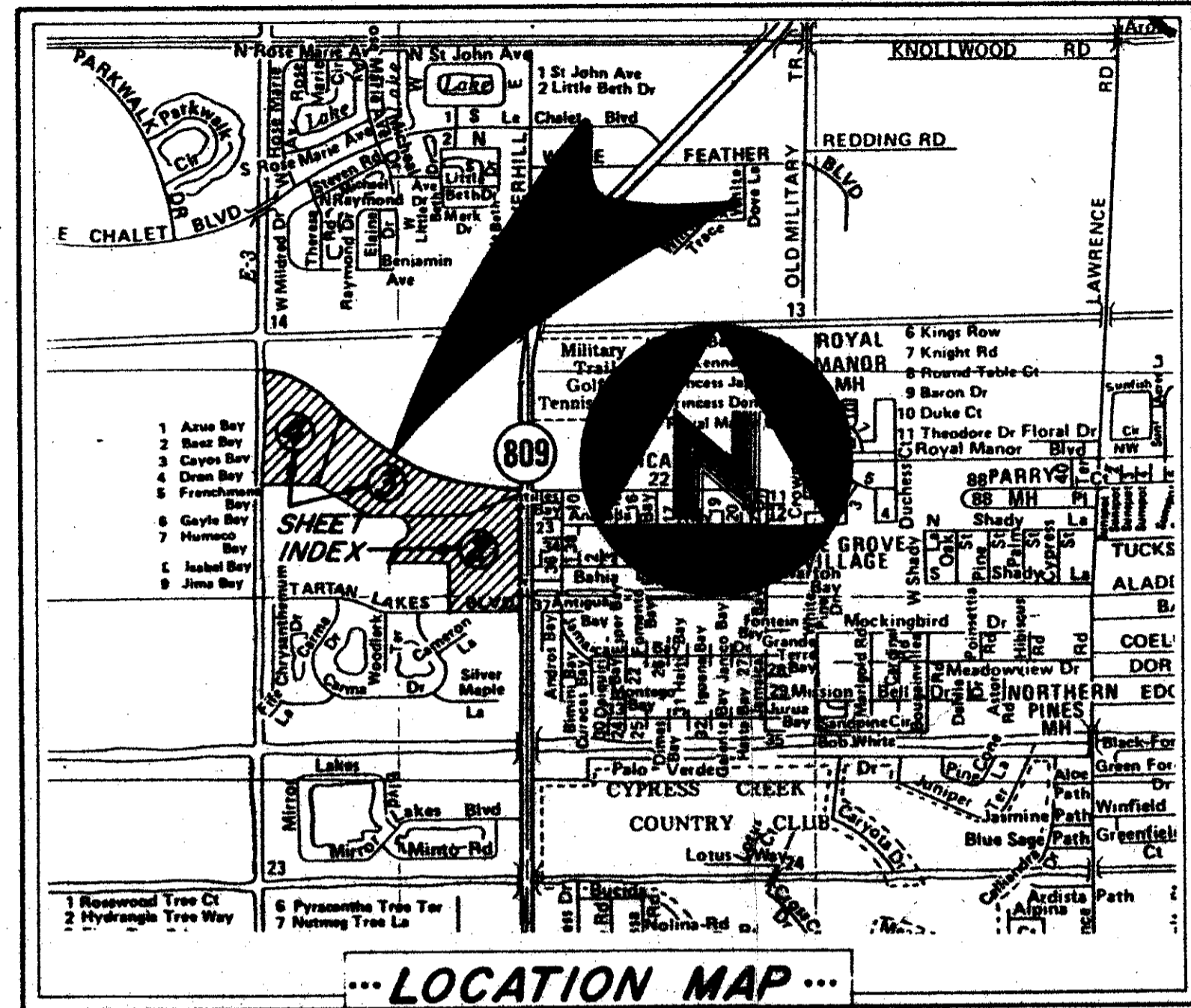
CONTAINING 67.60 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE DRAINAGE EASEMENTS SHOWN AS TRACT "A" ARE DEDICATED IN PERPETUITY TO THE RAINBOW LAKES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA, FOR PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE DRAINAGE EASEMENTS AND THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND UTILITY FACILITIES, RESPECTIVELY.
- THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACT "A", RECREATION TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE RAINBOW LAKES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR RECREATION AND OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE RAINBOW LAKES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR OPEN SPACE AND OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "C", THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE RAINBOW LAKES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR THE PURPOSE OF STORM DRAINAGE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 20' DRAINAGE AND MAINTENANCE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE RAINBOW LAKES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 10' ADDITIONAL RIGHT OF WAY ALONG THE EASTERN BOUNDARY, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY AS RIGHT OF WAY FOR MILITARY TRAIL, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- STREETS AS SHOWN HEREON AS BULEVARDS, COURTS, AND CIRCLE, ARE HEREBY DEDICATED TO THE RAINBOW LAKES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, FOR PRIVATE ROADS AND OTHER LAWFUL PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 80' LANDSCAPE BUFFER AS SHOWN HEREON, IS HEREBY DEDICATED TO THE RAINBOW LAKES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, CAROSEN CORPORATION, GENERAL PARTNER OF THE ABOVE-NAMED CARNAVIL-ROSEN ENTERPRISES, LTD. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF MARCH, 1984.

ATTEST:  
CARNAVIL-ROSEN ENTERPRISES, LTD.  
BY CAROSEN CORPORATION  
A FLORIDA CORPORATION, GENERAL PARTNER  
BY *Harold Rosen*  
HAROLD ROSEN, SECRETARY  
BY *Robert Carnavil*  
ROBERT CARNAVIL, PRESIDENT



ACKNOWLEDGEMENT:  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED ROBERT CARNAVIL AND HAROLD ROSEN 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 CAROSEN 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, AS GENERAL PARTNER OF CARNAVIL-ROSEN ENTERPRISES, LTD., FLORIDA LIMITED PARTNERSHIP, IN BEHALF OF THE PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF MARCH, 1984;  
*Dorinda M. Dilillo*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: MARCH 31, 1986

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 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 4098 AT PAGE 1735 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, CITY NATIONAL BANK OF MIAMI HAS CAUSED THESE PRESENTS TO BE EXECUTED, THIS 15th DAY OF MARCH, 1984.  
*John H. ...*  
WITNESS  
CITY NATIONAL BANK OF MIAMI  
*Bonnie D. Clayton*  
WITNESS  
VICE PRESIDENT

ACKNOWLEDGEMENT  
BEFORE ME PERSONALLY APPEARED *ANA G. DE MOLINA*, AS VICE PRESIDENT OF CITY NATIONAL BANK OF MIAMI, A NATIONAL ASSOCIATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER ON BEHALF OF THE ASSOCIATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF MARCH, 1984.  
*Bonnie D. Clayton*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: March 3, 1985

TITLE CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, HERMAN BRETAN 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 CARNAVIL-ROSEN ENTERPRISES, LIMITED, A FLORIDA LIMITED PARTNERSHIP, AND THAT THE CURRENT TAXES HAVE BEEN PAID; AND THERE ARE NO ENCUMBRANCES OTHER THAN THE MORTGAGES SHOWN HEREON.

DATE: 3/15/84 BY: *Herman Bretan*  
HERMAN BRETAN, ESQ.

APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10th DAY OF APRIL, A.D. 1984.

BY: *Kenneth Spillias*  
KENNETH SPILLIAS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF APRIL, 1984.

BY: *H. F. Kahlert*  
H. F. KAHLERT, COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK

- NOTES:
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
  - NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
  - APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
  - BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
  - PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE DESIGNATED THUS: ■
  - PERMANENT CONTROL POINTS (P.C.P.'S) ARE DESIGNATED THUS: ●
  - THIS INSTRUMENT WAS PREPARED BY TERRANCE L. OSBORNE AND GENE D. BOWLING IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2833 EXCHANGE COURT, WEST PALM BEACH, FLORIDA 33409.
  - BEARINGS SHOWN HEREON REFER TO N. 88° 32' 33" W. ALONG THE SOUTH LINE OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 42 EAST.
  - P.R.M.'S ARE STAMPED WITH SURVEYOR'S CERTIFICATE NUMBER 2424.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT 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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 12-28-83 BY: *Wm. R. Van Campen*  
WM. R. VAN CAMPEN  
REGISTERED SURVEYOR NO. 2424  
STATE OF FLORIDA

TOTAL ACREAGE 67.60  
NO. OF UNITS 142  
DENSITY 2.10 D.U./AC.

47/160  
**BENCH MARK**  
land surveying and mapping, inc.  
WEST PALM BEACH, FLORIDA

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 10:27 A.M. OF APRIL 12, 1984 AND DULY RECORDED IN PLAT BOOK 47 ON PAGES 160 AND 161, 162, + 163.

JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY: *Smitty Whalen* DC

Various official seals and stamps including:  
- CAROSEN CORPORATION  
- PUBLIC NOTARY  
- COUNTY COMMISSIONERS  
- SURVEYOR'S SEAL  
- CITY NATIONAL BANK OF MIAMI

0316-301

CONRAD W. SCHAEFER CONSULTING ENGINEERS INC.  
PALM BEACH COUNTY, FLORIDA

RAINBOW LAKES 1

DESIGNED	DRAWN	CHECKED	DATE
CS	PB	TLO	P-2400
DATE	SCALE	APPROVED	SHEET
8-83	N/A	CS	1 of 4