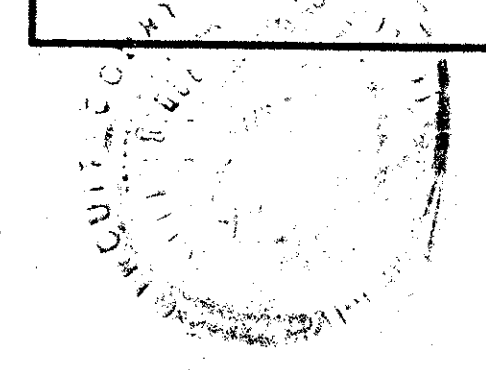


105

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 10:50 AM
 THIS 7th DAY OF JUNE
 AD, 1984 AND DULY RECORDED
 IN PLAT BOOK 48 ON PAGES
 105 AND 106.
 JOHN B. DUNKLE, CLERK
 CIRCUIT COURT
 BY: Margaret L. Nunn, D.C.

DW



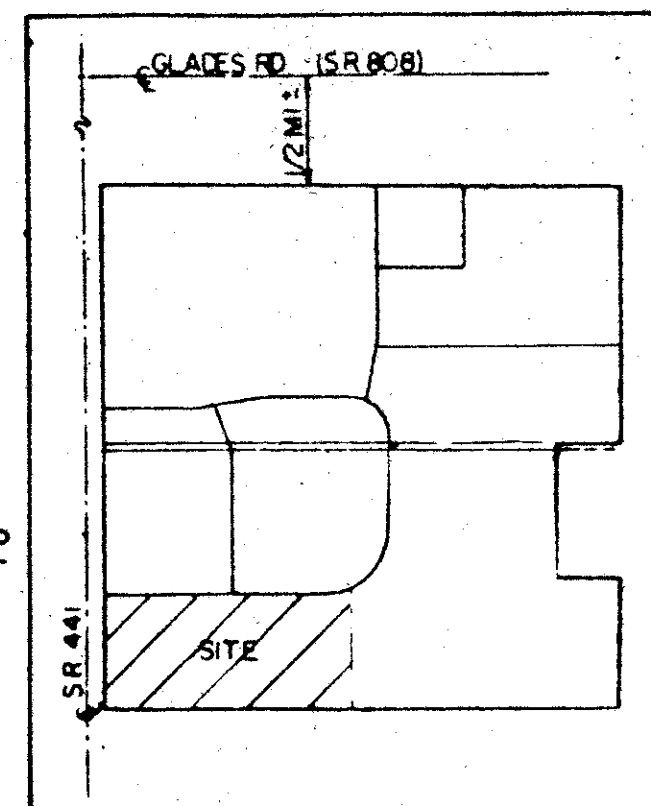
RAINBERRY PARK PLAT NO. 1

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, P 45-54).

SHEET 1 OF 2

LOCATION MAP
NTS



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. 1, 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 45-54, INCLUSIVE, OF THE AFORESAID PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 71 OF SAID BLOCK 78, THENCE 00°53'32" N ALONG THE WEST LINE OF SAID TRACT 71 A DISTANCE OF 500.00 FEET TO A LINE 80.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF TRACTS 71 AND 72 OF SAID BLOCK 78; THENCE N89°37'02" E ALONG SAID PARALLEL LINE A DISTANCE OF 1041.57 FEET TO BEGINNING OF A CURVE, HAVING A RADIUS OF 317.13 FEET, FROM WHICH A RADIAL LINE BEARS 00°22'58" N; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 09°28'24", A DISTANCE OF 52.44 FEET; THENCE DEPARTING FROM AND RADially TO SAID CURVE, S09°51'22" E A DISTANCE OF 90.00 FEET; THENCE S39°52'50" W A DISTANCE OF 25.05 FEET; THENCE S00°22'58" E A DISTANCE OF 116.80 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 229.00 FEET, FROM WHICH A RADIAL LINE BEARS N89°37'02" E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 58°42'34", A DISTANCE OF 234.65 FEET; THENCE DEPARTING FROM AND RADially TO SAID CURVE, S30°54'27" W A DISTANCE OF 42.00 FEET; THENCE S25°23'32" W A DISTANCE OF 36.00 FEET; THENCE S00°22'58" E A DISTANCE OF 95.00 FEET TO THE SOUTH LINE OF SAID TRACTS 71 AND 72; THENCE S89°37'02" W A DISTANCE OF 1159.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.9723 ACRES, MORE OR LESS.

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

- TRACT E IS HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- TRACTS D, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AND ALL OF 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.
- TRACTS A AND B ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RAINBERRY PARK HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE WATER MANAGEMENT TRACT AND THE MAINTENANCE ACCESS EASEMENT, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RAINBERRY PARK HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, ACCESS, AND DRAINAGE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS C, F, G AND C ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RAINBERRY PARK HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER 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 RIGHTS.
- THE LIFT STATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH COUNTY UTILITIES, THEIR SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF LIFT STATION FACILITIES AND APPURTENANCES THERE TO.
- THE 25' LANDSCAPE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR LANDSCAPE BUFFER PURPOSES, AND SHALL BE THE MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER, HIS SUCCESSORS OR ASSIGNS, 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 29 DAY OF April, 1984.

ATTEST: Roy Flack, SECRETARY
 Richard Siemens, PRESIDENT

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 30 DAY OF April, 1984.
 MY COMMISSION EXPIRES: April 1, 1988
 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 OWNER THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 423 AT PAGE 119 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 VICE-PRESIDENT AND ATTEST TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF April, 1984.

ATTEST: M. H. Farnsworth, SECRETARY
 M. S. Clark, VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED N. L. S. Clark and M. H. Farnsworth, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN ID WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND ASSISTANT SECRETARY AMERICAN SAVINGS AND LOAN ASSOCIATION OF FLORIDA, AND GENERALLY ACKNOWLEDGED TO AND BEFORE ME IT 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 24th DAY OF April, 1984.
 MY COMMISSION EXPIRES: 3/21/1988
 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 VETED 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
 BY: Herbert J. Brown, TITLE OFFICER
 DATE: April 25th, 1984

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 COMPLETES WITH CHAPTER 21HH-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 PLAT BEING RECORDED; THAT THE SURVEY DATA COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 7th DAY OF May, 1984.
 Wesley B. Hays
 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.
 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 THIS:
 P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THIS:
- 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.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF June, 1984.
 BY: Ken Spiliadis, CHAIRMAN
 COUNTY ENGINEER
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF June, 1984.
 BY: Herbert F. Mankert, P.E., COUNTY ENGINEER

ATTEST:
 JOHN B. DUNKLE, CLERK
 BOARD OF COUNTY COMMISSIONERS
 BY: Elizabeth L. ... DEPUTY CLERK

0372-302

48/105

Meridian Surveying and Mapping Inc.
 WEST PALM BEACH, FLORIDA
 DRAWN M.E. DATE OCT. 1983
 CHECKED SCALE
 DRAWING 83-P-048
RAINBERRY PARK PLAT NO. 1

DRAWING NUMBER 48/105

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

