

RAINBERRY PARK PLAT NO. 2

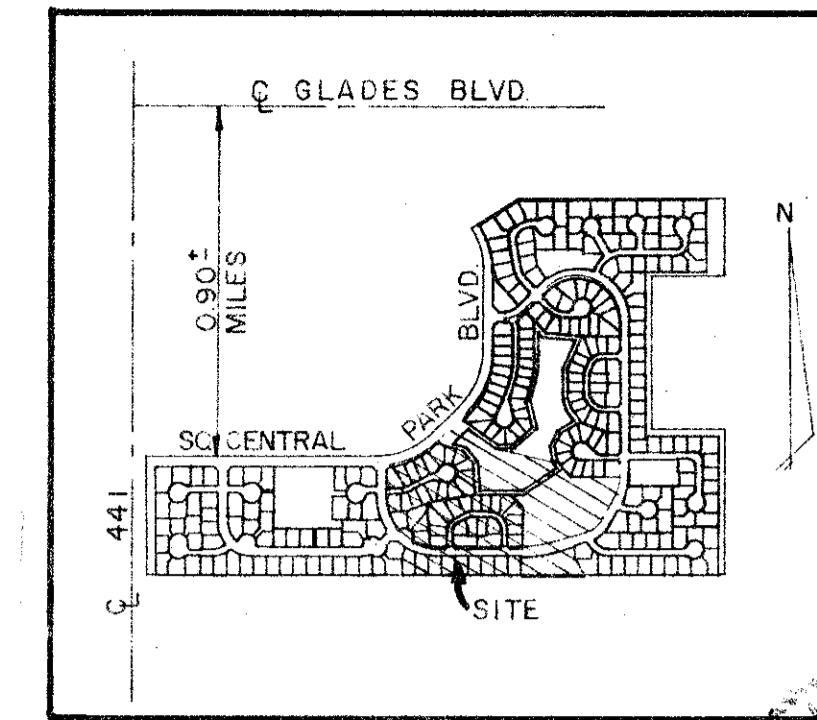
PART OF RAINBERRY OF WEST BOCA P.U.D.

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

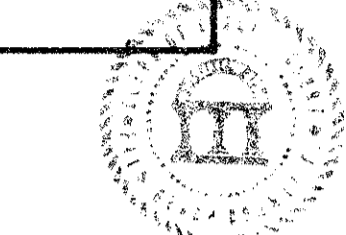
AUGUST, 1984

SHEET 1 OF 2

86



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:53 AM
THIS 17th DAY OF OCTOBER
AD. 1984 AND DULY RECORDED
IN PLAT BOOK 49 ON PAGES
86 AND 87.
JOHN B. DUNKLE, CLERK
By: *Herbert G. Swan*, D.C.



P.U.D. TABULAR DATA

TOTAL ACREAGE	AC. 12.3712
TOTAL UNITS	49
GROSS DENSITY	DU/AC 3.96
BUILDING COVERAGE	AC. 1.70
STREETS	AC. 1.744
WATER BODIES	AC. 2.14
TOTAL OPEN SPACE	AC. 8.93 (72.19%)

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. 2, 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:

BEGINNING AT THE SOUTHEAST CORNER OF THE AMENDED PLAT OF RAINBERRY PARK PLAT NO. 1, THENCE, ALONG THE EASTERLY PERIMETER OF SAID AMENDED PLAT, N00°02'58"W, A DISTANCE OF 95.00 FEET; THENCE N25°23'32"E A DISTANCE OF 36.00 FEET; THENCE N30°54'27"E A DISTANCE OF 42.00 TO THE BEGINNING OF A NON-TANGENT CURVE, HAVING A RADIUS OF 229.00 FEET FROM WHICH A RADIAL LINE BEARS N30°54'27"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 58°42'34", A DISTANCE OF 234.65 FEET; THENCE N00°22'58"W A DISTANCE OF 116.80 FEET; THENCE N39°52'50"E A DISTANCE OF 25.85 FEET TO A POINT ON THE ARC OF A CURVE, HAVING A RADIUS OF 407.13 FEET FROM WHICH A RADIAL LINE BEARS N09°51'22"W; THENCE NORTHEASTERLY, DEPARTING FROM SAID PERIMETER, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 38°31'36", A DISTANCE OF 252.44 FEET; THENCE N44°37'02"E A DISTANCE OF 151.91 FEET; THENCE S55°03'38"E A DISTANCE OF 192.61 FEET; THENCE N87°14'00"E A DISTANCE OF 88.83 FEET; THENCE S69°44'22"E A DISTANCE OF 215.95 FEET; THENCE S36°39'31"E A DISTANCE OF 50.03 FEET; THENCE S41°12'27"E A DISTANCE OF 48.56 FEET; THENCE N89°37'02"E A DISTANCE OF 158.19 FEET; THENCE S89°36'22"E A DISTANCE OF 71.01 FEET; THENCE N89°37'02"E A DISTANCE OF 42.00 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 261.00 FEET FROM WHICH A RADIAL LINE BEARS S89°37'02"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 29°00'00", A DISTANCE OF 132.10 FEET; THENCE S28°37'02"W A DISTANCE OF 108.17 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 171.00 FEET FROM WHICH A RADIAL LINE BEARS N61°22'58"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 45°05'53", A DISTANCE OF 134.60 FEET; THENCE S73°42'55"W A DISTANCE OF 59.40 FEET; THENCE S00°22'58"E A DISTANCE OF 59.90 FEET; THENCE S29°02'49"E A DISTANCE OF 85.48 FEET TO THE SOUTH LINE OF TRACT 75 OF SAID BLOCK 78; THENCE S89°37'02"W, ALONG THE SOUTH LINE OF TRACTS 75, 74, 73, AND 72 OF SAID BLOCK 78, A DISTANCE OF 824.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.3712 ACRES, MORE OR LESS.

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

- 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 PRIVATE ROAD PURPOSES INCLUDING, BUT NOT LIMITED TO, INGRESS, EGRESS, UTILITY, AND 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.
- THE RECREATION TRACT SHOWN HEREON IS 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.
- TRACT D IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE RAINBERRY PARK HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS A, B, & 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 WATER MANAGEMENT TRACT IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE RAINBERRY PARK HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE, ACCESS, 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 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.

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 4th DAY OF September, 1984.

ATTEST: *Roy Flack*
ROY FLACK, SECRETARY

BY: *Richard Siemens*
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 4th DAY OF September, 1984.

Richard Siemens
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-1-1988

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 429 AT PAGE 0774 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 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 5th DAY OF September, 1984.

ATTEST: *Gary D. Winters*
VICE PRESIDENT GARY D. WINTERS

BY: *Mercedes Someillan*
ASSISTANT SECRETARY MERCEDES SOMEILLAN

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED GARY D. WINTERS AND Mercedes Someillan TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT 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 5th DAY OF September, 1984.

Martha W. Bowma
NOTARY PUBLIC MARTHA W. BOWMA

MY COMMISSION EXPIRES:

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., A FLORIDA CORPORATION; 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: 9-6-84
BY: *Herbert G. Swan*
HERBERT G. SWAN, TITLE OFFICER

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 DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 7th DAY OF September, 1984.
Wesley B. Haas
WESLEY B. HAAS
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 48-54 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: FOUND SET
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 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.

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2nd DAY OF October, 1984.
BY: *Ken Spillias*
KEN SPILLIAS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2nd DAY OF October, 1984.
BY: *Herbert F. Kahleert*
HERBERT F. KAHLEERT, P.E., COUNTY ENGINEER

ATTEST:
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *Carl H. Compton*
DEPUTY CLERK

372-301

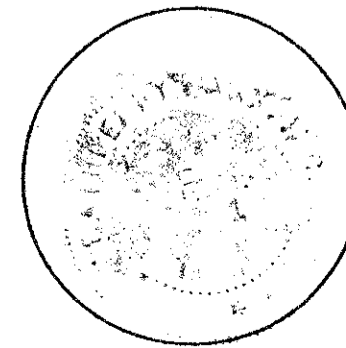
THIS INSTRUMENT WAS PREPARED BY ROGER A. HAGLER IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

49/86

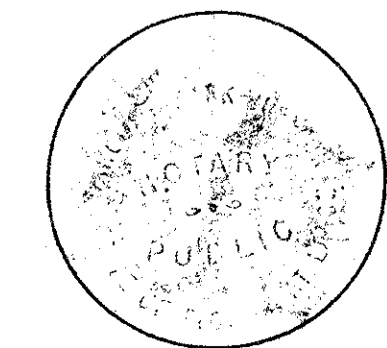
Meridian Surveying and Mapping Inc. WEST PALM BEACH, FLORIDA

DRAWN	DATE	RAINBERRY PARK PLAT NO. 2
W.B.H.	AUG. 1984	
CHECKED	SCALE	SEC 19, TWP 47S, RGE 42E
W.B.H.	1"=40'	
DRAWING NO		PALM BEACH COUNTY, FLORIDA
	83-049PL2	

SEAL
RAINBERRY
PARK, INC.



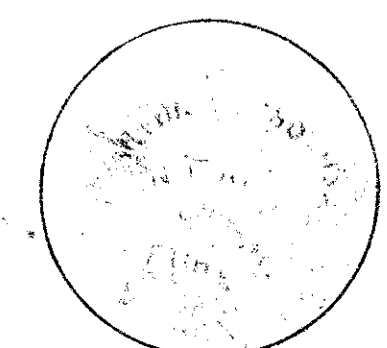
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PUBLIC



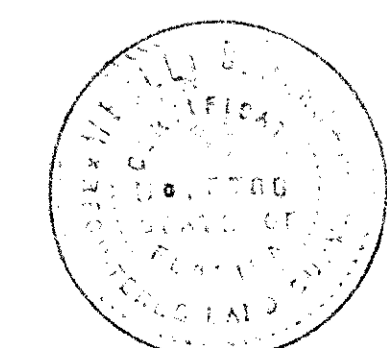
SEAL
AMERICAN SAVINGS
& LOAN ASSOC.



SEAL
NOTARY
PUBLIC



SEAL
PROFESSIONAL
LAND SURVEYOR



SEAL
COUNTY
ENGINEER

