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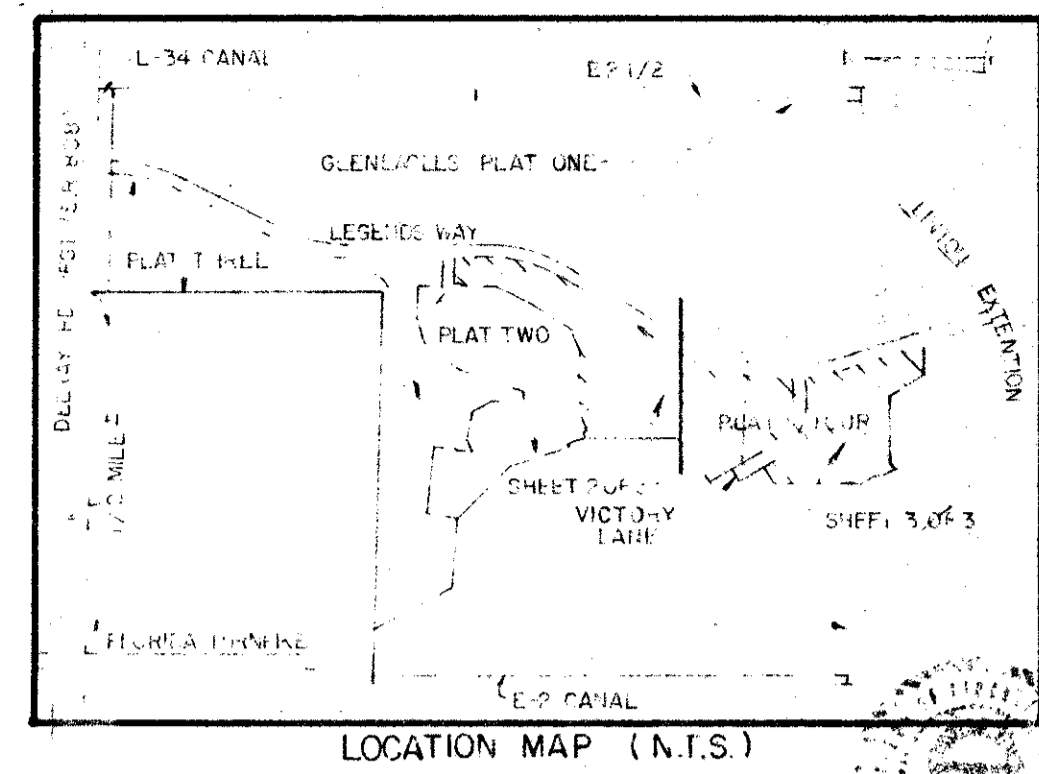
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# GLENEAGLES PLAT FOUR

## GOLF AND TENNIS CLUB, PART OF COVENTRY, A P.U.D. SITUATE IN SECTIONS 21 AND 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF GLENEAGLES PLAT ONE, (P.B. 50, P. 63 - 65).

SHEET 1 OF 3



135

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 11:35 A.M.  
THIS 26<sup>th</sup> DAY OF JULY  
AD, 1985 AND DULY RECORDED  
IN PLAT BOOK 51 ON PAGES  
135 AND 136, 137.  
JOHN B. DUNKLE, CLERK  
BY: Margaret A. Humber, D.C.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RAINBERRY DEVELOPERS ONE COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS GLENEAGLES PLAT FOUR, SITUATE IN SECTIONS 21 AND 28 TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF GLENEAGLES PLAT ONE, AS RECORDED IN PLAT BOOK 50, ON PAGES 63 THROUGH 65, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY.

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF LEGENDS WAY AS SHOWN ON SAID GLENEAGLES PLAT ONE, AND AT THE SOUTHERLY RIGHT-OF-WAY LINE OF BREAKING PUTT LANE OF GLENEAGLES PLAT TWO AS RECORDED IN PLAT BOOK 50 ON PAGES 79 THROUGH 81 OF THE AFORESAID PUBLIC RECORDS; THENCE ALONG THE SOUTHERLY PERIMETER OF SAID PLAT TWO FOR THE FOLLOWING SIXTEEN COURSES, N48°54'28"W A DISTANCE OF 35.36 FEET; THENCE S88°05'33"W A DISTANCE OF 122.87 FEET; THENCE S03°16'59"W A DISTANCE OF 64.89 FEET; THENCE N86°43'01"W A DISTANCE OF 10.00 FEET; THENCE S93°13'55"W A DISTANCE OF 207.01 FEET; THENCE S22°32'21"W A DISTANCE OF 226.08 FEET; THENCE S63°01'14"W A DISTANCE OF 177.91 FEET; THENCE N89°59'28"W A DISTANCE OF 225.00 FEET; THENCE S00°00'32"W A DISTANCE OF 10.00 FEET; THENCE N89°59'28"W A DISTANCE OF 180.00 FEET; THENCE S56°42'44"W A DISTANCE OF 36.33 FEET; THENCE S68°12'21"W A DISTANCE OF 95.00 FEET; THENCE N21°47'39"W A DISTANCE OF 22.00 FEET; THENCE S68°12'21"W A DISTANCE OF 45.50 FEET; THENCE DEPARTING FROM SAID SOUTHERLY PERIMETER, S01°35'29"E A DISTANCE OF 645.64 FEET; THENCE S55°49'48"W A DISTANCE OF 385.00 FEET; THENCE S34°10'12"E A DISTANCE OF 171.25 FEET; THENCE S55°49'48"W A DISTANCE OF 80.00 FEET; THENCE S28°27'56"E A DISTANCE OF 100.61 FEET; THENCE S34°10'12"E A DISTANCE OF 105.01 FEET; THENCE S55°14'21"W A DISTANCE OF 128.03 FEET; THENCE S01°56'45"E A DISTANCE OF 580.19 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 232.72 FEET, FROM WHICH A RADIAL LINE BEARS S53°06'25"W; THENCE ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 24°00'45", A DISTANCE OF 97.50 FEET; THENCE S42°53'20"E A DISTANCE OF 65.00 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 150.65 FEET, FROM WHICH A RADIAL LINE BEARS N77°06'40"E; THENCE ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 33°20'01", A DISTANCE OF 93.48 FEET; THENCE N33°20'19"E A DISTANCE OF 55.11 FEET; THENCE N88°03'15"E A DISTANCE OF 142.82 FEET; THENCE S46°56'45"E A DISTANCE OF 7.07 FEET; THENCE N88°03'15"E A DISTANCE OF 186.21 FEET; THENCE N43°03'15"E A DISTANCE OF 18.38 FEET; THENCE N88°03'15"E A DISTANCE OF 136.53 FEET; THENCE S32°57'19"E A DISTANCE OF 279.38 FEET; THENCE S90°00'00"E A DISTANCE OF 211.16 FEET TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF LEGENDS WAY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR THE REMAINING COURSES, N19°30'36"W A DISTANCE OF 511.66 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 1530.00 FEET, FROM WHICH A RADIAL LINE BEARS N70°29'24"E; THENCE ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 50°02'03", A DISTANCE OF 1336.09 FEET; THENCE N30°31'27"E A DISTANCE OF 747.52 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 1055.00 FEET, FROM WHICH A RADIAL LINE BEARS N59°28'33"W; THENCE ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 32°25'54", A DISTANCE OF 597.17 FEET; THENCE N01°54'28"W A DISTANCE OF 189.63 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 41.981 ACRES MORE OR LESS.

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

- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- TRACTS L-3, L-4, L-5 AND L-6, THE WATER MANAGEMENT TRACTS, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GLENEAGLES-COVENTRY PROPERTY OWNERS ASSOC., INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS A-1 AND A-2 THE ACCESS TRACTS, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, GLENEAGLES COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE MAINTENANCE EASEMENTS ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GLENEAGLES-COVENTRY PROPERTY OWNERS ASSOC., INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS MAINTENANCE OF THE WATER MANAGEMENT TRACTS, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS R-3, R-3A, R-4 AND R-4A ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GLENEAGLES COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION, OPEN SPACE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIFT STATION EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.
- TRACT E, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE GLENEAGLES COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, INCLUDING, BUT NOT LIMITED TO, 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.

IN WITNESS WHEREOF, RAINBERRY DEVELOPERS ONE, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF RAINBERRY DEVELOPERS ONE COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL

TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15<sup>th</sup> DAY OF May 1985.  
ATTEST: Marian Pearlman Nease  
MARIAN PEARLMAN NEASE,  
ASSISTANT SECRETARY  
BY: Roy Flack  
ROY FLACK, VICE PRESIDENT

ACKNOWLEDGEMENT  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED ROY FLACK AND MARIAN PEARLMAN NEASE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF RAINBERRY DEVELOPERS ONE, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF RAINBERRY DEVELOPERS ONE COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP, 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 15<sup>th</sup> DAY OF May 1985.  
MY COMMISSION EXPIRES: 4-1-88  
[Signature]  
NOTARY PUBLIC

MORTGAGEE'S CONSENT  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
FIRST AMERICAN BANK AND TRUST, 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 4197 AT PAGE 716 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.  
IN WITNESS WHEREOF, FIRST AMERICAN BANK AND TRUST, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ATTESTED TO BY Kim A. Love AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14<sup>th</sup> DAY OF May 1985.  
ATTEST: [Signature]  
JOHN H. GRIEB, EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED JOHN H. GRIEB AND Kim A. Love, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT AND VICE PRESIDENT OF FIRST AMERICAN BANK AND TRUST, 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 14<sup>th</sup> DAY OF May 1985.  
MY COMMISSION EXPIRES: June 4, 1988  
[Signature]  
NOTARY PUBLIC

MORTGAGEE'S CONSENT  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
FIRST AMERICAN EQUITY CORPORATION, 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 4425 AT PAGE 378 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.  
IN WITNESS WHEREOF, FIRST AMERICAN EQUITY CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY Granton Thacker AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14<sup>th</sup> DAY OF May 1985.  
ATTEST: [Signature]  
JOHN H. GRIEB, PRESIDENT

ACKNOWLEDGEMENT  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED JOHN H. GRIEB AND Granton Thacker, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF FIRST AMERICAN EQUITY CORPORATION, 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 14<sup>th</sup> DAY OF May 1985.  
MY COMMISSION EXPIRES: June 4, 1988  
[Signature]  
NOTARY PUBLIC

### TITLE CERTIFICATION

WE, SECURITY TITLE AND GUARANTY 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 DEVELOPERS ONE COMPANY, LTD.; 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.

DATE: 5-27-85  
BY: [Signature]  
Sun Title Abstract Co., its Agent

### SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S01°54'37"E ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND SAID BEARING DATUM IS EQUAL TO THE BEARING DATUM OF GLENEAGLES PLAT ONE (P.B. 50, PAGES 63 THROUGH 65).  
U.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS: ●  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT FOUND P.L.S.#3708 AND THEY ARE SHOWN THUS: ○  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SET AND THEY ARE SHOWN THUS: ○
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS AND WHERE SUCH EASEMENTS CROSS MAINTENANCE EASEMENTS NO ABOVE GROUND APPURTANANCES ARE PERMITTED.  
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.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

### 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 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 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 7<sup>th</sup> DAY OF June 1985.  
WESLEY B. HAAS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3708

### APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3 DAY OF July 1985.  
BY: [Signature]  
KENNETH M. ADAMS, CHAIRMAN  
COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF July 1985.  
BY: [Signature]  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

P.U.D. TABULAR DATA			
TOTAL ACREAGE	41.981	AC.	
TOTAL UNITS	0.00	D.U.	
GROSS DENSITY	0.00	D.U./AC.	
BUILDING COVERAGE	1.436	AC.	
RIGHT OF WAY	1.822	AC.	
STREETS & UNCOVERED PARKING	3.478	AC.	
WATER BODIES	7.000	AC.	
RECREATION	12.20	AC.	
TOTAL OPEN SPACE	40.545	AC.	

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.

Meridian Surveying and Mapping Inc.  
WEST PALM BEACH, FLORIDA  
DRAWN R.A.H. DATE JAN 1985  
CHECKED R.A.H. SCALE  
DRAWING NO 84-117PLAT SEC 21 & 28, TWP 46 S, RGE 42 E

SEAL RAINBERRY DEVELOPERS ONE, INC.  
SEAL NOTARY PUBLIC  
SEAL FIRST AMERICAN BANK AND TRUST  
SEAL NOTARY PUBLIC  
SEAL FIRST AMERICAN EQUITY CORPORATION  
SEAL NOTARY PUBLIC  
SEAL COUNTY ENGINEER