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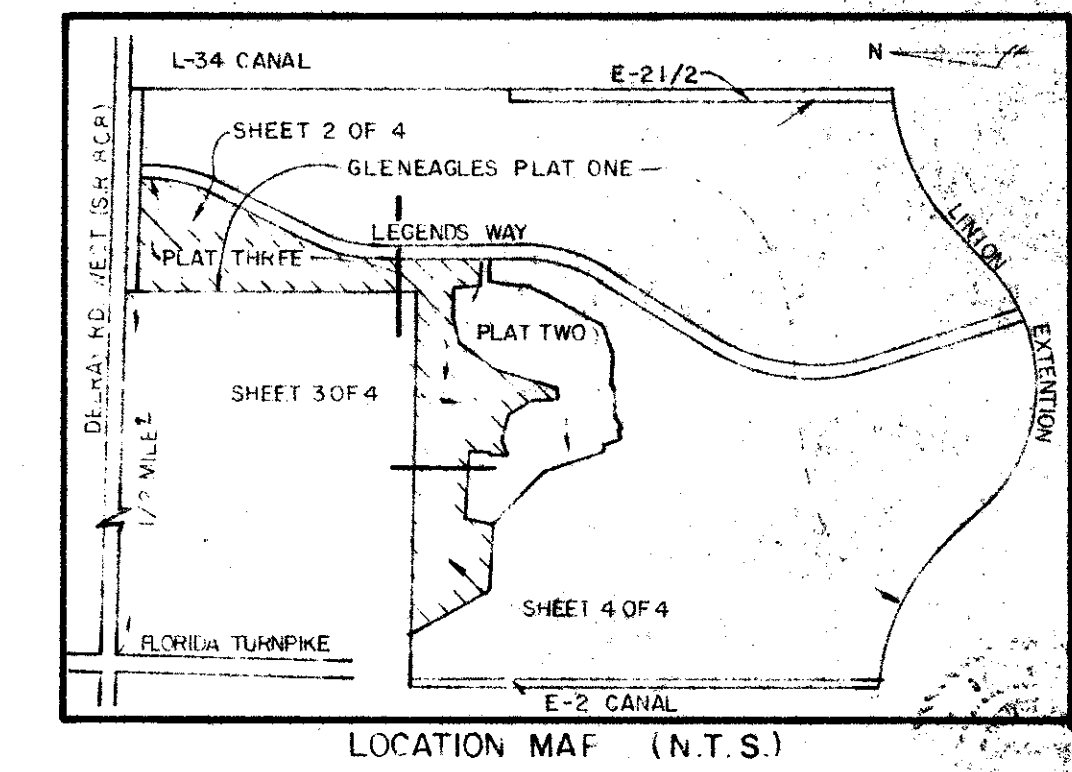
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GLENEAGLES PLAT THREE

GOLF COURSE, PART OF COVENTRY, A P.U.D. SITUATE IN SECTION 21, 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 4



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:45 AM
THIS 26th DAY OF JULY
AD. 1985 AND DULY RECORDED
IN PLAT BOOK 51 ON PAGES
145, 146 AND 147 + 148.
JOHN B. DUNKLE, CLERK
BY: Margaret A. Newlin, 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 THREE, SITUATE IN SECTION 21, 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.

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 21, THENCE S01°54'37"E ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4), A DISTANCE OF 124.05 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE L-34 CANAL, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, CONTINUE S01°54'37"E ALONG SAID WEST LINE, A DISTANCE OF 1883.59 FEET; THENCE DEPARTING FROM SAID WEST LINE S89°08'23"W, A DISTANCE OF 2321.16 FEET; THENCE S30°07'23"E A DISTANCE OF 612.07 FEET; THENCE S89°34'32"E A DISTANCE OF 465.89 FEET TO THE WEST LINE OF GLENEAGLES PLAT TWO AS RECORDED IN PLAT BOOK 50 ON PAGES 79 THROUGH 81 OF THE AFORESAID PUBLIC RECORDS; THENCE ALONG THE PERIMETER OF SAID PLAT TWO FOR THE FOLLOWING 19 COURSES, N06°28'50"E A DISTANCE OF 204.82 FEET; THENCE S85°53'34"E A DISTANCE OF 135.15 FEET; THENCE S88°00'22"E A DISTANCE OF 320.00 FEET; THENCE S01°59'38"W A DISTANCE OF 140.00 FEET; THENCE N88°00'22"W A DISTANCE OF 11.66 FEET; THENCE S00°17'05"W A DISTANCE OF 117.21 FEET; THENCE S46°45'28"E A DISTANCE OF 8.94 FEET; THENCE N67°56'30"E A DISTANCE OF 89.00 FEET; THENCE S79°53'46"E A DISTANCE OF 187.54 FEET; THENCE S31°35'14"E A DISTANCE OF 165.58 FEET; THENCE S04°20'31"E A DISTANCE OF 183.89 FEET; THENCE N85°24'19"E A DISTANCE OF 67.48 FEET; THENCE N16°31'40"E A DISTANCE OF 429.53 FEET; THENCE N34°01'05"E A DISTANCE OF 311.31 FEET; THENCE N73°17'49"E A DISTANCE OF 166.81 FEET; THENCE N88°05'32"E A DISTANCE OF 152.07 FEET; THENCE S04°38'06"E A DISTANCE OF 180.41 FEET; THENCE N88°05'32"E A DISTANCE OF 152.07 FEET; THENCE N43°05'32"E A DISTANCE OF 35.38 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF LEGENDS WAY OF SAID GLENEAGLES PLAT ONE; THENCE ALONG SAID RIGHT-OF-WAY LINE FOR THE FOLLOWING 9 COURSES, N01°54'28"W A DISTANCE OF 820.37 FEET; TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 1137.28 FEET, FROM WHICH A RADIAL LINE BEARS N89°05'32"E, THENCE ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 26°14'35", A DISTANCE OF 520.90 FEET; THENCE N24°20'06"E A DISTANCE OF 732.20 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 340.00 FEET, FROM WHICH A RADIAL LINE BEARS N65°39'54"W, THENCE ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 7°45'28", A DISTANCE OF 46.04 FEET TO A POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 275.00 FEET, FROM WHICH A RADIAL LINE BEARS N73°25'22"W, THENCE ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 13°50'02", A DISTANCE OF 66.40 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 130.00 FEET, FROM WHICH A RADIAL LINE BEARS S87°15'25"E, THENCE ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 21°40'58", A DISTANCE OF 48.06 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 450.00 FEET, FROM WHICH A RADIAL LINE BEARS N86°04'27"W, THENCE ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 12°10'57", A DISTANCE OF 95.88 FEET TO A POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 860.00 FEET, FROM WHICH A RADIAL LINE BEARS N78°15'24"W, THENCE ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 12°28'19", A DISTANCE OF 143.28 FEET; THENCE N00°41'43"W A DISTANCE OF 100.10 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE 90' L-34 CANAL RIGHT-OF-WAY; THENCE S89°18'11"W ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 742.36 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 45.397 ACRES MORE OR LESS.

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

- 1. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- 2. TRACTS L-1 AND L-2, 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.
- 3. TRACT M IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, GLENEAGLES COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR GOLF COURSE MAINTENANCE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4. 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.
- 5. TRACTS R-1 AND R-2, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GLENEAGLES COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION AND OPEN SPACE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 6. THE BUFFER ZONE IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GLENEAGLES COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER, LANDSCAPING AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 7. 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 15th 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 15th 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 John H. Grieb AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF May, 1985.
ATTEST: [Signature] BY: [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 16th 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 John H. Grieb AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF May, 1985.
ATTEST: [Signature] BY: [Signature]
JOHN H. GRIEB, 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 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 16th DAY OF May, 1985.
MY COMMISSION EXPIRES: June 4, 1988
[Signature]

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.

SECURITY TITLE AND GUARANTY COMPANY

DATE: 5-22-85
BY: [Signature]
Sun Title & Abstract Co., its Agent

SURVEYOR'S NOTES:

- 1. 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.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: —■—
- 2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OF DRAINAGE EASEMENTS AND WHERE SUCH EASEMENTS CROSS MAINTENANCE EASEMENTS NO ABOVE GROUND APPURTINANCES 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.
- 3. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- 4. 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 22th 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

ATTEST:
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: [Signature]
DEPUTY CLERK

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.

P.U.D. TABULAR DATA 0230-301

TOTAL ACREAGE	45.397	AC.
TOTAL UNITS	0.00	D.U.
GROSS DENSITY	0.00	D.U./AC.
BUILDING COVERAGE	0.206	AC.
STREETS & UNCOVERED PARKING	0.00	AC.
WATER BODIES	14.967	AC.
PARKS	0.00	AC.
TOTAL OPEN SPACE	30.430	AC.

51/145

Meridian Surveying and mapping inc.
DRAWN R.A.H. DATE JAN 1985
CHECKED R.A.H. SCALE 30' = 1" GLENEAGLES PLAT THREE
DRAWING NO. 4-115PLAT SEC 21, TWP 46 S, R6E 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 MERIDIAN SURVEYING AND MAPPING INC. SEAL COUNTY ENGINEER