

RAINBERRY PARK PLAT NO. 6

PART OF RAINBERRY OF WEST BOCA P.U.D.
BEING A REPLAT OF A PORTION OF RAINBERRY PARK PLAT NO. 4 (PB 51, PG. 163).
SITUATE IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 11:56 AM
THIS 10th DAY OF APRIL
AD, 1986 AND DULY RECORDED
IN PLAT BOOK 53 ON PAGES
36 AND 37
JOHN B. DUNKLE, CLERK
BY: *[Signature]*, D.C.



3.6

A04

DRAWING NUMBER
53/36

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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. 6, SITUATE IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING ALL OF LOTS 28A THROUGH 34A, INCLUSIVE, AND ALL OF LOTS 28B THROUGH 34B, INCLUSIVE, AND A PORTION OF THE WATER MANAGEMENT TRACT OF RAINBERRY PARK PLAT NO. 4, AS RECORDED IN PLAT BOOK 51 ON PAGES 163 THROUGH 165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 28A, OF SAID RAINBERRY PARK PLAT NO. 4; THENCE S89°37'02"W, ALONG THE SOUTH LINE OF SAID LOT 28A, A DISTANCE OF 59.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 28A; THENCE N69°31'06"W, ALONG THE SOUTHERLY LINE OF LOTS 28B, 29A, AND 29B, OF SAID RAINBERRY PARK PLAT NO. 4, A DISTANCE OF 129.48 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 29B; THENCE S60°23'48"W, ALONG THE NORTHERLY LINE OF LOTS 28A, AND 25B, OF SAID RAINBERRY PARK PLAT NO. 4, A DISTANCE OF 21.21 FEET; THENCE N34°33'46"W, A DISTANCE OF 85.27 FEET; THENCE N18°10'45"W, A DISTANCE OF 50.19 FEET; THENCE N00°22'58"W, A DISTANCE OF 145.98 FEET; THENCE N24°37'02"E, A DISTANCE OF 157.23 FEET, TO THE SOUTH LINE OF LOT 43B, OF SAID RAINBERRY PARK PLAT NO. 4; THENCE S85°54'29"E, ALONG THE SOUTH LINE OF SAID LOT 43B, AND LOT 43A, OF SAID RAINBERRY PARK PLAT NO. 4, A DISTANCE OF 23.31 FEET, TO THE NORTHWEST CORNER OF LOT 33A, OF SAID RAINBERRY PARK PLAT NO. 4; THENCE N89°37'02"E, ALONG THE NORTH LINE OF LOTS 33A, 33B, 34A, AND 34B, OF SAID RAINBERRY PARK PLAT NO. 4, A DISTANCE OF 172.04 FEET, TO THE WEST LINE OF TRACT D (RAINBERRY PARK CIRCLE); THENCE S00°22'58"E, ALONG SAID WEST LINE OF TRACT D, A DISTANCE OF 62.25 FEET, TO THE INTERSECTION WITH THE NORTH LINE OF TRACT B, (CHIMNEY ROCK PARK CIRCLE); THENCE ALONG THE NORTHERLY, WESTERLY, AND SOUTHERLY LINES, OF SAID TRACT B, S44°37'02"W, A DISTANCE OF 19.80 FEET; THENCE S89°37'02"W, A DISTANCE OF 67.00 FEET, TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 72.00 FEET, FROM WHICH A RADIAL LINE BEARS S00°22'58"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 65°00'00", A DISTANCE OF 81.68 FEET; THENCE S24°37'02"W, A DISTANCE OF 32.50 FEET, TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 72.00 FEET, FROM WHICH A RADIAL LINE BEARS S85°22'58"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 25°00'00", A DISTANCE OF 31.42 FEET; THENCE S00°22'58"E, A DISTANCE OF 82.81 FEET, TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 72.00 FEET; FROM WHICH A RADIAL LINE BEARS N89°37'02"E THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 56.55 FEET; THENCE S45°22'58"E, A DISTANCE OF 19.42 FEET, TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 72.00 FEET; FROM WHICH A RADIAL LINE BEARS N44°37'02"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 56.55 FEET; THENCE N89°37'02"E, A DISTANCE OF 67.00 FEET; THENCE S45°22'58"E, A DISTANCE OF 19.80 FEET, TO THE AFORESAID WEST LINE OF TRACT D; THENCE S00°22'58"E, ALONG THE SAID WEST LINE OF TRACT D, A DISTANCE OF 80.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED CONTAINS 1.3883 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. 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.
3. TRACT A, 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 PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. 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, ACCESS, AND OTHER PROPER PURPOSES, 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 28th DAY OF FEBRUARY, 1986.

ATTEST: *[Signature]* MARIAN PEARLMAN NEASE, SECRETARY
BY: *[Signature]* ROY FLACK, 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 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 28th DAY OF February, 1986.

MY COMMISSION EXPIRES: 3-1-88
[Signature]
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF DADE)

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 4289 AT PAGE 774, AS MODIFIED AND SPREAD UPON BY THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 4366 AT PAGE 282, ALL 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 SENIOR 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 3rd DAY OF March, 1986.

ATTEST: *[Signature]* MERCEDES SOMILLAN, ASST. SECRETARY
BY: *[Signature]* F. J. CARUSO, SR. VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF DADE)

BEFORE ME PERSONALLY APPEARED MERCEDES SOMILLAN AND F. J. CARUSO, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT SECRETARY AND SENIOR VICE PRESIDENT 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 3rd DAY OF March, 1986.

MY COMMISSION EXPIRES: *[Signature]*
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 VESTED 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

DATE: 3-5-86
BY: *[Signature]* HERBERT G. SWAN, PLANT MANAGER

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 244H-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 8th DAY OF March, 1986.
[Signature]
WESLEY B. HAAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N00°22'58"W ALONG THE WEST BOUNDARY LINE OF RAINBERRY PARK PLAT NO. 4, AS RECORDED IN PLAT BOOK 51, AT PAGE 163 OF THE PALM BEACH COUNTY PUBLIC RECORDS.
U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
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, DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENTS.
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, ACCESS OR MAINTENANCE ACCESS 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. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
4. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF April, 1986.

BY: *[Signature]* KAREN T. MARCUS, CHAIR
BOARD OF COUNTY COMMISSIONERS

ATTEST: JOHN B. DUNKLE, CLERK

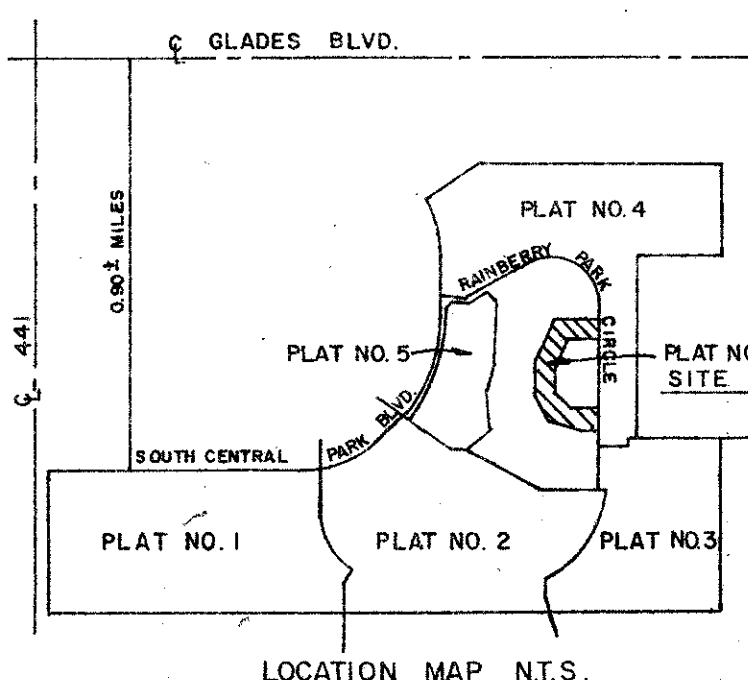
BY: *[Signature]* KATHRYN S. MILLER
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF April, 1986.

BY: *[Signature]* HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

THIS INSTRUMENT WAS PREPARED BY MICHAEL W. NORMAN IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2928 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.



P.U.D. TABULAR DATA

TOTAL ACREAGE	1.388	AC.
TOTAL UNITS	10.00	/U
GROSS DENSITY	7.205	D/U AC.
BUILDING COVERAGE	0.574	AC.
UNCOVERED PARKING	0.092	AC.
LAKE	0.199	AC.
TOTAL OPEN SPACE	0.722	AC.

Meridian Surveying and mapping inc. 2328 SO. CONGRESS AVE. WEST PALM BEACH, FL.

DRAWN BY: MEH	DATE: 10/22/85
CHECKED: MWN	SCALE: NONE
DRAWING NO. 83-P-048	RAINBERRY PARK PLAT NO. 6

53/36

SEAL RAINBERRY PARK, INC.

SEAL NOTARY PUBLIC

SEAL AMERICAN SAVINGS AND LOAN ASSOCIATION OF FLORIDA

SEAL NOTARY PUBLIC

SEAL PROFESSIONAL LAND SURVEYOR

SEAL COUNTY ENGINEER