

# HERITAGE HOUSE

## PART OF RAINBERRY PARK 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 PLAT NO. 3 (PB. 2, PGS. 45-54)

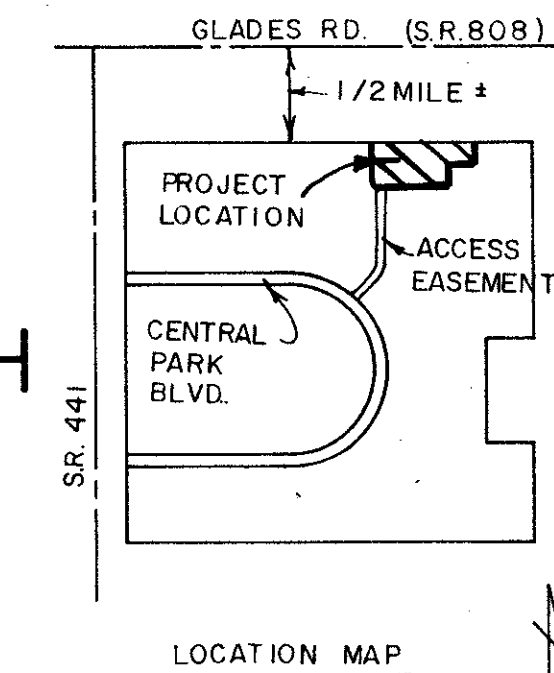
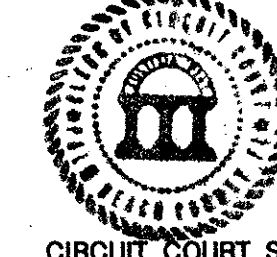
OCTOBER 1988

SHEET 1 OF 2

# 126

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD 9:17 AM  
THIS 15 DAY OF Dec  
AD, 1988 AND DULY RECORDED  
IN PLAT BOOK 61 ON PAGES  
126 AND 127

JOHN B. DUNKLE, CLERK  
BY: Carole Elmqvist, D.C.



#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FEDERATION - GULFSTREAM HOUSING, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS HERITAGE HOUSE, A PART OF RAINBERRY PARK P.U.D., SITUATE IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACTS 38 AND 39 OF BLOCK 78, OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 42, BLOCK 78, OF THE AFOREMENTIONED PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE N89°37'02"E ALONG THE NORTH LINE OF TRACTS 42, 41, 40 AND 39 OF SAID BLOCK 78, A DISTANCE OF 1656.71 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; CONTINUE N89°37'02"E ALONG THE NORTH LINE OF TRACTS 39 AND 38 OF SAID BLOCK 78, A DISTANCE OF 545.00 FEET; THENCE S00°22'58"E, A DISTANCE OF 285.00 FEET; THENCE S89°37'02"W, A DISTANCE OF 195.00 FEET; THENCE S00°22'58"E, A DISTANCE OF 55.00 FEET; THENCE S89°37'02"W, A DISTANCE OF 350.00 FEET; THENCE N00°22'58"W, A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4.008 ACRES, MORE OR LESS.

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

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED UNTO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, FEDERATION - GULFSTREAM HOUSING, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS B, AS SHOWN HEREON, IS HEREBY RESERVED UNTO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, FEDERATION - GULFSTREAM HOUSING, INC., ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL DEVELOPMENT, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT C AND D, AS SHOWN HEREON, ARE HEREBY RESERVED UNTO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, FEDERATION - GULFSTREAM HOUSING, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT E, AS SHOWN HEREON, IS HEREBY RESERVED IN PERPETUITY TO FEDERATION - GULFSTREAM HOUSING, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSERVATION PURPOSES AND SHALL BE AN UNDISTURBED NATURAL AREA, NO CLEARING, FILLING OR STRUCTURE SHALL BE PERMITTED IN THIS AREA.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE THE MAINTENANCE OBLIGATION OF, RAINBERRY AT WEST DOCA PROPERTY OWNER'S ASSOC., INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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 RIGHT-OF-WAYS.

IN WITNESS WHEREOF, FEDERATION - GULFSTREAM HOUSING, INC., A FLORIDA NOT-FOR-PROFIT 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 10 DAY OF OCTOBER, 1988.

FEDERATION - GULFSTREAM HOUSING, INC.,  
A FLORIDA NOT-FOR-PROFIT CORPORATION  
ATTEST: Gladys Weinsbank SECRETARY  
Marianne Bobick PRESIDENT

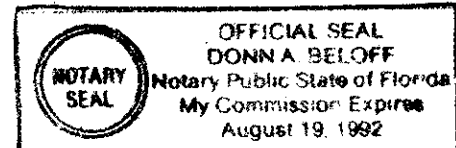
#### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED MARIANNE BOBICK AND GLADYS WEINSHANK, 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 FEDERATION - GULFSTREAM HOUSING, INC., 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 13 DAY OF OCTOBER, 1988

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC



#### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF DUVAL )

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., A GOVERNMENT AGENCY, THROUGH HIS AUTHORIZED AGENT, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREIN 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 5866, PAGE 1363 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., A GOVERNMENT AGENCY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY John Mitchell ITS AUTHORIZED AGENT, THIS 12 DAY OF OCTOBER, 1988.

WITNESS: John Mitchell U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C. A GOVERNMENT AGENCY  
BY: John Mitchell JOHN MITCHELL ACTING MANAGER

#### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF DUVAL )

BEFORE ME PERSONALLY APPEARED John Mitchell TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., A GOVERNMENT AGENCY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH AUTHORIZED AGENT OF SAID AGENCY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID AGENCY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF OCTOBER, 1988

MY COMMISSION EXPIRES: 7-25-91 Jack E. Marwitz 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 AS OF THE DATE HEREOF, WE FIND THE TITLE TO THE PROPERTY IS VESTED TO FEDERATION - GULFSTREAM HOUSING, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT THE PROPERTY IS FOUND TO CONTAIN ENCUMBRANCES WHICH DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

DATE: 11-15-88 BY: Herbert C. Swar CHICAGO TITLE INSURANCE COMPANY

#### 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 19 DAY OF OCTOBER, 1988.

Robin B. Petzold  
ROBIN B. PETZOLD  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4567

#### SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N00°53'32"W ALONG THE WEST LINE OF BLOCK 78 OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

U.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS: ■  
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS: ●

- 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.

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. (N.R. DENOTES NON-RADIAL.)

- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

#### APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13<sup>th</sup> DAY OF DECEMBER 1988.

BY: Carol Elmqvist  
CAROL A. ROBERTS, CLERK CAROL ELMQUIST

ATTEST:  
JOHN B. DUNKLE, CLERK

BY: Della Oswald DEPUTY CLERK BOARD OF COUNTY COMMISSIONERS

#### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13<sup>th</sup> DAY OF DECEMBER 1988.

BY: Herbert F. Kahler  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

#### P.U.D. TABULAR DATA

TOTAL AREA	4.008 ACRES
BUILDING COVERAGE	0.45 ACRES
PAVEMENT	1.25 ACRES
OPEN SPACE	2.31 ACRES

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER IN THE OFFICES OF STANLEY/WANTMAN, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

2000 LOMBARD STREET

560-001

6/1/26

STANLEY/WANTMAN, INC.  
2000 LOMBARD STREET, WEST PALM BEACH, FL. 33407 (407) 842-7444

DRAWN	M.H.C.	DATE	OCT. 1988
CHECKED	R.B.P.	SCALE	N/A
DRAWING NO.	09478PL		

HERITAGE HOUSE  
PART OF  
RAINBERRY PARK P.U.D.

SEAL  
FEDERATION - GULFSTREAM  
HOUSING, INC.

SEAL  
NOTARY  
PUBLIC

SEAL  
PROFESSIONAL LAND  
SURVEYOR

SEAL  
COUNTY  
ENGINEER