

0560-007

RAINBERRY P.U.D., PODS A,B, & C

BEING A REPLAT OF A PORTION OF TRACTS 5,6,7,8,9,10, AND 11, AND ALL OF TRACTS 21,22,23, AND 24, BLOCK 78, AND THE 30 FOOT ROADWAY LYING BETWEEN SAID TRACTS 8 & 9, AND THE 30 FOOT ROADWAY AND ITS SOUTHERLY EXTENSION LYING WEST OF SAID TRACT 21, AND ALSO THE 30 FOOT ROADWAY LYING SOUTH OF SAID TRACT 21, AND THE NORTH ONE HALF OF THE 30 FOOT ROADWAY LYING SOUTH OF SAID TRACTS 22, 23, AND 24, BLOCK 78, 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, IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, SAID PALM BEACH COUNTY, FLORIDA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SPBCJF, TITLE HOLDING CORPORATION, A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON BEING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS RAINBERRY P.U.D., PODS A,B, & C, BEING A REPLAT OF A PORTION OF TRACTS 5,6,7,8,9,10,11, AND ALL OF TRACTS 21,22,23, AND 24, AND CERTAIN ROADWAYS ADJACENT TO, BLOCK 78, PALM BEACH FARMS PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS 5,6,7, AND 8, LESS THE NORTH 26 FEET, AND TRACTS 9,10, AND 11, LESS THE NORTH 30 FEET, AND ALL OF TRACTS 21,22,23, AND 24, BLOCK 78; TOGETHER WITH THE 30 FOOT ROADWAY LYING BETWEEN SAID TRACTS 8 AND 9; AND TOGETHER WITH THE 30 FOOT ROADWAY AND ITS SOUTHERLY EXTENSION LYING WEST OF SAID TRACT 21; AND TOGETHER WITH THE 30 FOOT ROADWAY LYING SOUTH OF SAID TRACT 21; AND TOGETHER WITH THE NORTH ONE HALF OF THE 30 FOOT ROADWAY LYING SOUTH OF SAID TRACTS 22, 23, AND 24, SAID BLOCK 78, PALM BEACH FARMS PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE WEST LINE OF SAID TRACT 11, 30.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT 11; THENCE N.89°59'40"E, ALONG A LINE 30.00 FEET SOUTH OF THE NORTH LINES OF SAID TRACTS 9, 10 & 11, A DISTANCE OF 990.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 9; THENCE N.00°01'09"W, A DISTANCE OF 4.00 FEET; THENCE N.89°59'40"E, ALONG A LINE 28 FEET SOUTH OF THE NORTH LINES OF SAID TRACTS 5, 6, 7 & 8, A DISTANCE OF 1350.69 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 5; THENCE S.00°00'20"E, ALONG THE EAST LINE OF SAID TRACTS 5 AND 24 AND THE WEST LINE OF "THE TIMBERS OF BOCA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37 PAGES 156-158, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1309.00 FEET TO THE S.W. CORNER OF SAID TIMBERS OF BOCA; THENCE S.89°59'40"W, ALONG THE SOUTH LINE OF THE SAID NORTH ONE HALF OF THE 30 FOOT ROADWAY LYING SOUTH OF TRACTS 22,23, AND 24, BLOCK 78, AND ALSO BEING A LINE 15.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF THE REPLAT OF BOCA LAGO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 PAGES 62 THRU 71, OF THE SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 990.29 FEET; THENCE S.00°00'57"E, A DISTANCE OF 16.13 FEET TO THE NORTHEAST CORNER OF TRACT "H", OF THE RICHARD AND CAROLE SIEMENS JEWISH CAMPUS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64 PAGES 136 THRU 138 OF THE SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.89°59'21"W, ALONG SAID NORTH LINE OF TRACT "H", A DISTANCE OF 360.09 FEET TO THE NORTHWEST CORNER OF SAID TRACT "H"; THENCE N.00°01'09"W, ALONG A LINE 30.00 FEET WEST OF THE WEST LINE OF SAID TRACT 21, A DISTANCE OF 691.16 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT 9; THENCE S.89°59'40"W, ALONG THE SOUTH LINE OF SAID TRACTS 9, 10 & 11, A DISTANCE OF 990.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 11; THENCE N.00°01'09"W, ALONG THE WEST LINE OF SAID TRACT 11, A DISTANCE OF 630.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2397370 SQ. FT. OR 55.036 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

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

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR CONSERVATION AREA FOR THE SPBCJF, TITLE HOLDING CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS, AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT, OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.
- THE 4 FOOT NON EXCLUSIVE EASEMENT IS HEREBY DEDICATED TO THE LAKE WORTH DRAINAGE DISTRICT FOR A CANAL RIGHT OF WAY EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 95TH AVENUE IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- WATER MANAGEMENT TRACT "C", AS SHOWN HEREON, IS HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF A LAKE AND DRAINAGE FACILITY, AND IS HEREBY DEDICATED TO SPBCJF TITLE HOLDING CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

MARCH, 1997

6. BUFFER ZONE TRACTS "D", "E", "F", AND "G", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SPBCJF, TITLE HOLDING CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF BUFFER, LANDSCAPING AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. PODS A, B, AND C, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SPBCJF, TITLE HOLDING CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SPBCJF, TITLE HOLDING CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

9. THE LAKE MAINTENANCE EASEMENT, AND LAKE ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SPBCJF, TITLE HOLDING CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS, ASSOCIATED WITH SAID DRAINAGE SYSTEM.

10. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION.

11. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SPBCJF, TITLE HOLDING CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF BUFFER, LANDSCAPING AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9 DAY OF MAY 1997.

SPBCJF, TITLE HOLDING CORPORATION
A FLORIDA CORPORATION NOT FOR PROFIT
BY: Richard Siemens
RICHARD SIEMENS
PRESIDENT

SPBCJF, TITLE HOLDING CORPORATION
A FLORIDA CORPORATION NOT FOR PROFIT
BY: Marvin Kirsner
MARVIN KIRSNER
SECRETARY

SURVEYORS NOTES:

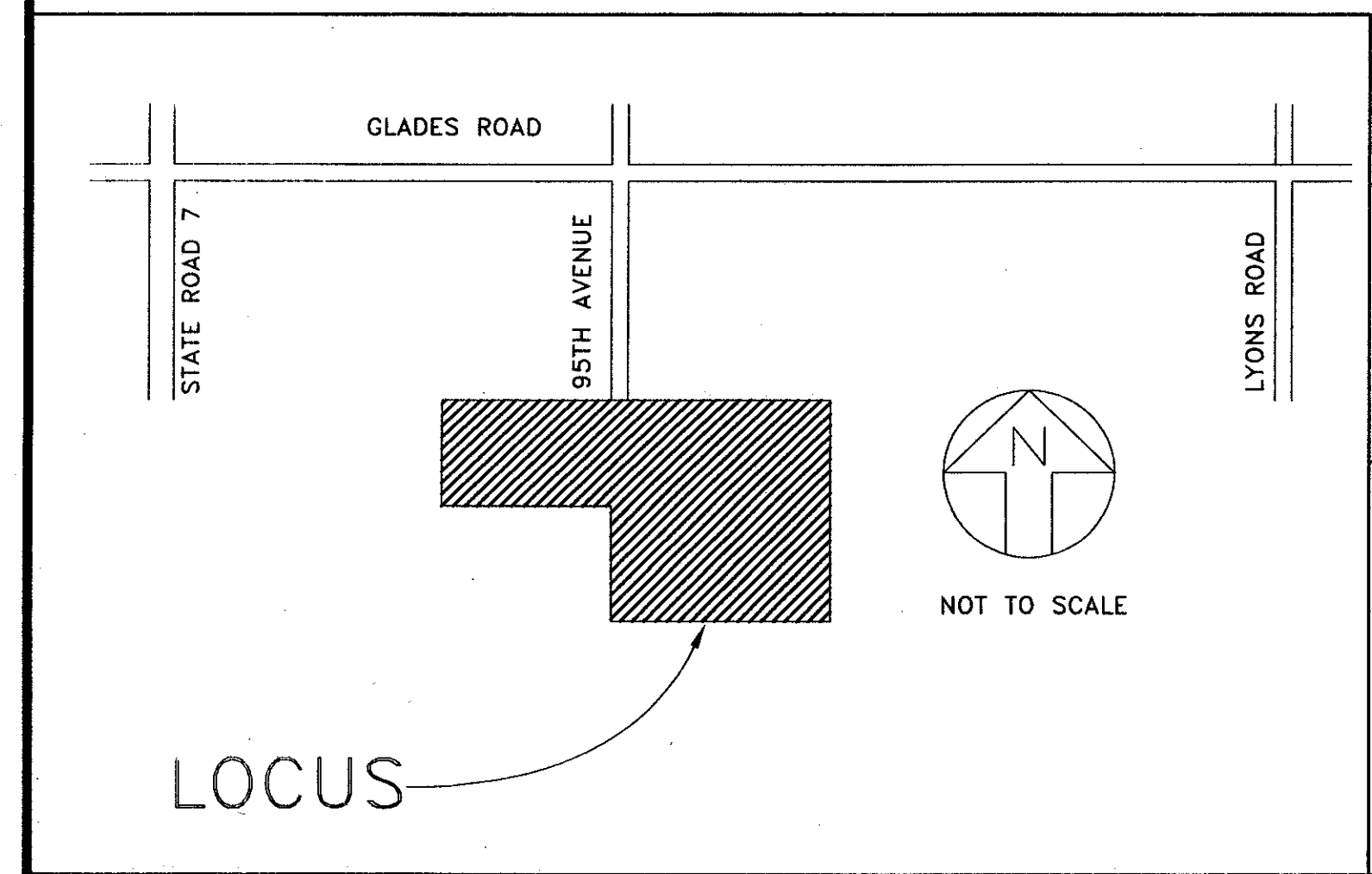
SURVEYORS NOTES:

- BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF N.00°01'09"W ALONG THE WEST LINE OF TRACT 11, BLOCK 78, AS SHOWN ON PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY OF THE EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- NOTICE THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL ANNOTATED LINES THAT INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- THE COORDINATES SHOWN ON SHEET 2 OF THIS PLAT ARE GRID DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT U.S. SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000192
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

N.00°01'09"W (PLAT BEARING) = 00°20'53" = COUNTER CLOCKWISE BEARING
N.00°22'02"W (GRID BEARING)

6. THIS PLAT IS BEING PREPARED IN REFERENCE TO ZONING PETITION NO.84-139-E

SUBDIVISION * Rainberry P.U.D.
BOOK *
FLOOD ZONE *
PAGE * 24
ZONING * CS-15F
ZIP CODE * 33408
PUD NAME * RAINBERRY



SURVEYOR'S SEAL	SPBCJF SEAL	DEPUTY COUNTY ENGINEER SEAL	NOTARY SEAL
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STATE OF FLORIDA SS
COUNTY OF PALM BEACH
THIS PLAT FILED FOR RECORD AT 11:52 A.M.
THIS 18th DAY OF July
1997, AND DULY RECORDED IN PLAT BOOK 20 ON PAGES 24 AND 26
DOROTHY H. WILKEN, CLERK
By: Richard Siemens

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED RICHARD SIEMENS, AND MARVIN KIRSNER WHO ARE PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION, AND WHO EXECUTED SUCH INSTRUMENT, AND THAT SAID INSTRUMENT IS THE FREE ACT OF SAID INDIVIDUALS, AS PRESIDENT AND SECRETARY. WITNESS MY HAND AND THIS 9 DAY OF MAY 1997.

MY COMMISSION EXPIRES: June 30, 1999
ACKNOWLEDGMENT

TITLE CERTIFICATION:

I, SCOTT WILLIAMS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN SPBCJF, TITLE HOLDING CORPORATION, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED May 13, 1997 BY: Scott Williams
SCOTT WILLIAMS, ESQ.
ATTORNEY-AT-LAW LICENSED IN FLORIDA

SURVEYORS CERTIFICATION:

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 IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND 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; AND, FURTHER, 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.

DATE: May 8, 1997 BY: Robert Bloomster Jr.
ROBERT BLOOMSTER JR.
CERTIFICATE NO 4134 STATE OF FLORIDA

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), F.S., THIS 10 DAY OF July 1997

Edwin A. Dack, P.E.
EDWIN A. DACK, P.E.
DEPUTY COUNTY ENGINEER

AREA TABULATION:

- POD A = 5.54 ACRES (INCLUDED IN POD A AREA)
- TRACT "D" = 0.418 ACRES
- TRACT "E" = 0.097 ACRES
- TRACT "F" = 0.019 ACRES
- TRACT "G" = 0.046 ACRES
- POD B = 30.83 ACRES
- POD C = 13.78 ACRES
- TRACT "A" = 0.39 ACRES
- TRACT "B" = 0.66 ACRES
- TRACT "C" = 1.99 ACRES
- 95TH AVE. = 1.85 ACRES



Per. 84-139
Acco. #0001
5/9/97

SHEET 1 OF 3
THIS INSTRUMENT WAS PREPARED BY:

BLOOMSTER
PROFESSIONAL LAND SURVEYORS, INC.
641 N.E. SPENCER ST.
JENSEN BEACH, FLORIDA 34957
PHONE 407-334-0868
L.B. #018

0560-007

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