

0722-00Z

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# RAINBERRY POD "D"

## A PORTION OF PONTE VERDE P.U.D.

BEING A REPLAT OF TRACTS 18,19 AND 20, BLOCK 78, AND THE 30 FOOT ROADWAY LYING SOUTH OF TRACTS 18,19 AND 20, 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.

PREPARED BY  
**BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.**

641 N.E. SPENCER STREET  
JENSEN BEACH, FLORIDA 34957

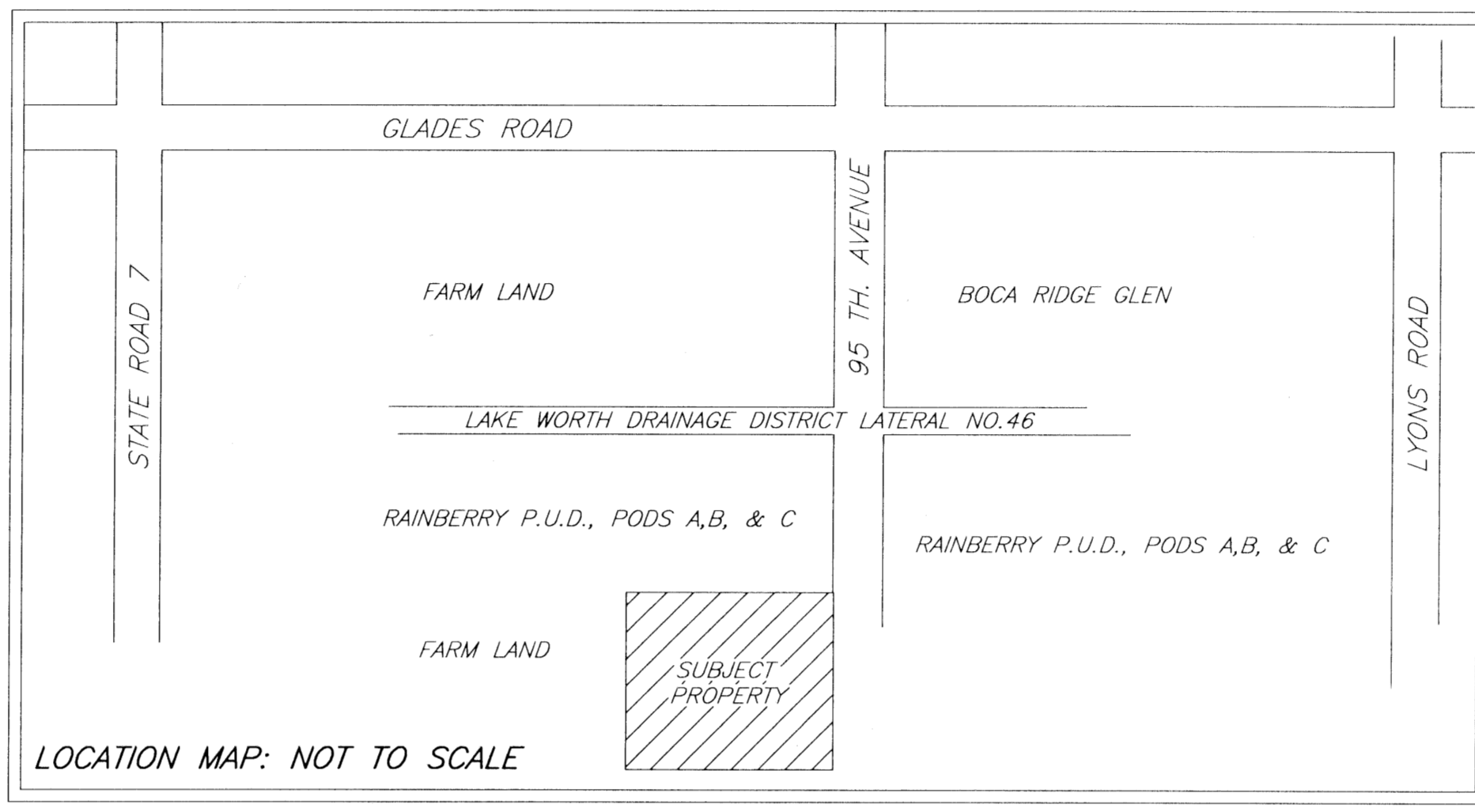
PHONE (561) 334-0868  
FAX (561) 334-5263  
JANUARY 1998

SHEET 1 OF 2



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT FILED FOR RECORD  
AT 11:10 A.M.  
THIS 21<sup>st</sup> DAY OF September  
1998, AND DULY RECORDED  
IN PLAT BOOK 2, PAGES  
7 THROUGH 8

DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT  
By *Leigh A. Standby*



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SPBCJF TITLE HOLDING CORP., A FLORIDA CORPORATION NOT FOR PROFIT, OWNERS OF THE LAND SHOWN HEREON BEING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS RAINBERRY POD "D" A PORTION OF "PONTE VERDE P.U.D." BEING A REPLAT OF TRACT 18, 19 AND 20, BLOCK 78, AND THE 30 FOOT ROADWAY LYING SOUTH OF TRACTS 18, 19 AND 20, 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. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 20; THENCE S.00°01'09"E., ALONG THE EAST LINE OF SAID TRACT 20, FOR A DISTANCE OF 691.16 FEET TO A POINT ON THE SOUTH LINE OF SAID 30 FOOT ROADWAY; THENCE S.89°59'21"W., ALONG SAID ROADWAY FOR A DISTANCE OF 985.29 FEET; THENCE N.00°01'09"W. FOR A DISTANCE OF 15.00 FEET; THENCE S.89°59'21"W FOR A DISTANCE OF 4.71 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 18; THENCE N.00°01'09"W. ALONG THE WEST LINE OF SAID TRACT 18 FOR A DISTANCE OF 676.25 FEET TO THE NORTHWEST CORNER OF SAID TRACT 18; THENCE N.89°59'40"E. ALONG THE NORTH LINE OF SAID TRACT 18 FOR A DISTANCE OF 990.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 684,220.65 SQUARE FEET OR 15.708 ACRES MORE OR LESS.

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

- 1. WATER MANAGEMENT TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SPBCJF TITLE HOLDING CORP., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. 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.
- 3. TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SPBCJF TITLE HOLDING CORP., ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT SERVING ADJUTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4. 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 CORP., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5. LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE SPBCJF TITLE HOLDING CORP., 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.
- 6. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 10264, PAGES 1161-1165, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED RICHARD SIEMENS (WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT, AND THAT SAID INSTRUMENT IS THE FREE ACT OF SAID INDIVIDUALS, AS PRESIDENT AND SECRETARY; WITNESS MY HAND AND SEAL THIS 2<sup>nd</sup> DAY OF OCTOBER 1998.

MY COMMISSION EXPIRES: 2/28/99  
ACKNOWLEDGMENT *Diane Bucci*

### TITLE CERTIFICATION:

MARK PATEMAN  
I, SCOTT WILLIAMS, A DULY LICENCED 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 TO SPBCJF TITLE HOLDING CORP.; 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. THE DESCRIBED PROPERTY IS SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR PONTE VERDE AS RECORDED IN O.R.B. 10491 PAGES 1581-1608.  
July 29, 1999  
January 20, 1999  
DATED: September 30, 1998  
SHUITS & BOWEN LLP  
BY: SCOTT WILLIAMS, ESQUIRE  
BY: MARK PATEMAN, ESQUIRE FOR THE FIRM  
LICENCED IN 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 21<sup>st</sup> DAY OF September 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

*George T. Webb*  
GEORGE T. WEBB, P.E. COUNTY ENGINEER

### SURVEYORS NOTES:

- 1. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF S.89°59'40"W. ALONG THE NORTH LINE OF TRACTS 18,19 AND 20, 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.
- 2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY OF THE EASEMENTS BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4. ALL ANNOTATED LINES THAT INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 5. THE COORDINATES SHOWN ON SHEET 2 OF 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 = GROUND DISTANCE  
N.89°59'40"E. (PLAT BEARING) = 00°20'53" = COUNTER CLOCKWISE BEARING  
N.89°38'47"E. (GRID BEARING) = ROTATION (PLAT TO GRID)
- 6. THIS PLAT IS BEING PREPARED IN REFERENCE TO ZONING PETITION NO. PDD97-56.

### SURVEYOR'S CERTIFICATION:

THIS IS TO 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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

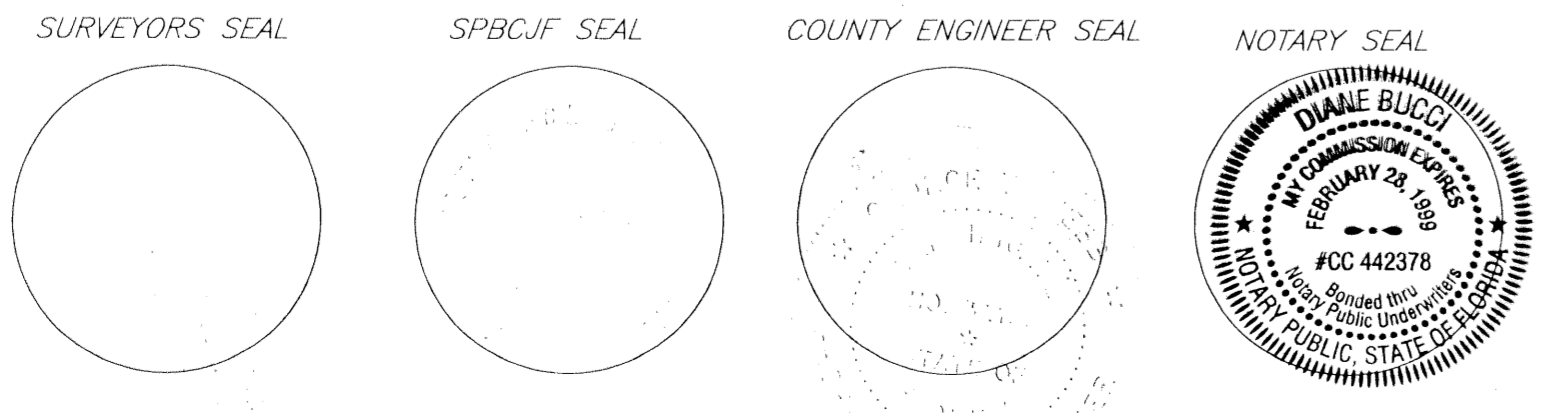
DATE: SEPTEMBER 28, 1998 BY: *Robert Bloomster Jr.*

ROBERT BLOOMSTER JR., P.L.S.  
CERTIFICATE NO. 4134  
STATE OF FLORIDA

SPBCJF TITLE HOLDING CORP.  
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *Marvin Kirsner*  
MARVIN KIRSNER  
SECRETARY

BY: *Richard Siemens*  
RICHARD SIEMENS  
PRESIDENT



RAINBERRY POD D  
FLOOD MAP # 2306  
ZONING K5  
ZIP CODE 33433  
POND NAME Ponte Verde