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TARTAN LAKES, PLAT NO. 1 (P.U.D.)

BEING A REPLAT OF PART OF BOYNTON GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 32, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTIONS 14 AND 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. MARCH, 1980

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DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TARTAN-CARMA DEVELOPERS, A FLORIDA GENERAL PARTNERSHIP, CONSISTING OF TARTAN-PALM BEACH, INC., A FLORIDA CORPORATION AND CARMA DEVELOPERS (PALM BEACH), INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF LOTS 1 THRU 4, INCLUSIVE, AND LOTS 21 THRU 24, INCLUSIVE, BOYNTON GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 32, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AND IN THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 42 EAST, ALL IN PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS TARTAN LAKES PLAT NO. 1 (P.U.D.), A PLANNED UNIT DEVELOPMENT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SOUND PALM BEACH COUNTY MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 23; THENCE, NORTH 89°32'33" WEST ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL, SAID LINE BEING PARALLEL WITH AND 50.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION, AND THE POINT OF BEGINNING;

THENCE, SOUTH 01°39'56" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1200.19 FEET TO A POINT ON THE PROPOSED NORTH RIGHT OF WAY LINE OF THE BOYNTON CANAL, THENCE, NORTH 89°32'33" WEST, ALONG SAID LINE A DISTANCE OF 2227.69 FEET TO A POINT ON THE PROPOSED EAST RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-3, SAID LINE BEING PARALLEL WITH AND 67.50 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION; THENCE, NORTH 01°45'16" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1204.97 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION, THENCE, NORTH 01°22'21" EAST, ALONG THE PROPOSED EAST RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-3, SAID LINE BEING PARALLEL WITH AND 67.50 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 14; A DISTANCE OF 340.00 FEET; THENCE, SOUTH 89°32'33" EAST, A DISTANCE OF 33.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 566.25 FEET; THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°00'00", A DISTANCE OF 185.33 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 476.25 FEET; THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°00'00", A DISTANCE OF 132.89 FEET TO THE POINT OF TANGENCY AND A POINT ON THE NORTH LINE OF SAID SECTION 23; THENCE, SOUTH 89°32'33" EAST, ALONG SAID LINE, A DISTANCE OF 722.74 FEET; THENCE, NORTH 01°27'27" EAST, A DISTANCE OF 350.60 FEET; THENCE, SOUTH 88°32'33" EAST, A DISTANCE OF 649.00 FEET; THENCE, SOUTH 01°24'27" WEST, A DISTANCE OF 350.00 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 23; THENCE, SOUTH 88°32'33" EAST, ALONG SAID LINE, A DISTANCE OF 344.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 350.00 FEET; THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°50'00", A DISTANCE OF 64.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 200.00 FEET; THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°40'13", A DISTANCE OF 103.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 250.00 FEET; THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°50'00", A DISTANCE OF 64.73 FEET TO THE POINT OF TANGENCY AND A POINT ON THE NORTH LINE OF SAID SECTION 23; THENCE, SOUTH 89°32'33" EAST, ALONG SAID LINE, A DISTANCE OF 736.32 FEET; THENCE, NORTH 46°22'00" EAST, A DISTANCE OF 38.40 FEET; THENCE, SOUTH 89°32'33" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL, SAID LINE BEING PARALLEL WITH AND 50.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 14; THENCE, SOUTH 01°18'31" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 25.09 FEET TO THE POINT OF BEGINNING.

CONTAINING: 779,1143 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHT OF WAY OF RECORD.

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

TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", AS SHOWN HEREON ARE HEREBY DEDICATED TO THE RAINBOW LAKES COMMUNITY MASTER ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION FOR PRIVATE ROAD PURPOSES AND FOR THE USE OF, CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF UTILITIES AND DRAINAGE; SAID TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

THE UTILITY EASEMENTS, DRAINAGE EASEMENTS AND MAINTENANCE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

THE LIMITED ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

ADDITIONAL RIGHT OF WAY FOR MILITARY TRAIL, 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 PROPER ROAD PURPOSES.

TRACT "P" AS SHOWN HEREON IS HEREBY DEDICATED TO THE RAINBOW LAKES COMMUNITY MASTER ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, FOR PURPOSES OF RECREATIONAL FACILITIES AND AMENITIES AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

TRACTS "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z" ARE HEREBY DEDICATED TO THE RAINBOW LAKES COMMUNITY MASTER ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, FOR PURPOSES OF LANDSCAPING AND OPEN SPACE AND OTHER LAND USE PURPOSES AND ARE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

TRACTS "M" AND "N" ARE HEREBY DEDICATED TO THE RAINBOW LAKES COMMUNITY MASTER ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AS WATER MANAGEMENT TRACTS FOR PURPOSES OF DRAINAGE, RECREATION AND OTHER LAND USE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

TRACT "M" AS SHOWN HEREON IS HEREBY DEDICATED TO THE RAINBOW LAKES COMMUNITY MASTER ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AS A WATER MANAGEMENT TRACT FOR PURPOSES OF RECREATION, DRAINAGE, AND AS A MARINA SITE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

GENERAL EASEMENTS OF TARTAN-CARMA DEVELOPERS:

IN WITNESS WHEREOF, TARTAN-CARMA DEVELOPERS, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY A GENERAL PARTNER AND ITS GENERAL MANAGER.

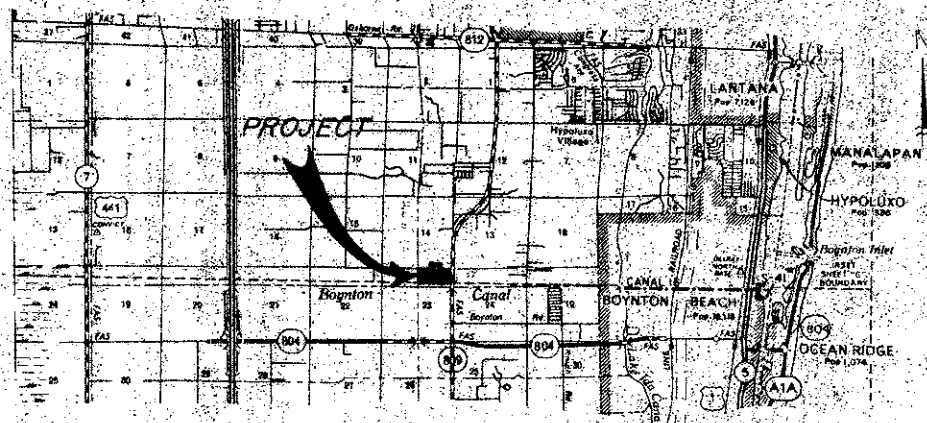
TARTAN-CARMA DEVELOPERS, A FLORIDA GENERAL PARTNERSHIP

BY TARTAN-PALM BEACH, INC., A FLORIDA CORPORATION AS GENERAL PARTNER

BY PHILIP E. SINCLAIR, VICE-PRESIDENT

BY WAYNE ATWOOD, GENERAL MANAGER

TARTAN-CARMA DEVELOPERS



LOCATION MAP N.T.S.

ACKNOWLEDGMENT

BEFORE ME PERSONALLY APPEARED, C. WAYNE ATWOOD AND FINDLEY E. SINCLAIR, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INSTRUMENTS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS C. WAYNE ATWOOD, GENERAL MANAGER OF TARTAN-CARMA DEVELOPERS, A FLORIDA GENERAL PARTNERSHIP, AND FINDLEY E. SINCLAIR, VICE-PRESIDENT OF TARTAN-PALM BEACH, INC., A FLORIDA CORPORATION AS GENERAL PARTNER, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME, THAT THEY EXECUTED SUCH INSTRUMENT ON BEHALF OF AND WITH THE APPROVAL AND DIRECTION OF THE GENERAL PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF August, A.D. 1980.

Notary Public My commission expires July 1981

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 22448 AT PAGE 110-130 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE ROYAL BANK OF CANADA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT MANAGER, NATIONAL ACCOUNTS, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF August, 1980.

WITNESS THE ROYAL BANK OF CANADA, A CANADIAN CHARTERED BANK

ACKNOWLEDGMENT THOMAS J. MACDONALD, ASSISTANT MANAGER, NATIONAL ACCOUNTS

BEFORE ME PERSONALLY APPEARED THOMAS J. MACDONALD, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE ASSISTANT MANAGER, NATIONAL ACCOUNTS OF ROYAL BANK OF CANADA, A CANADIAN CHARTERED BANK AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK ON BEHALF OF AND AT THE DIRECTION OF THE BOARD OF DIRECTORS OF THE ROYAL BANK OF CANADA.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF August, 1980.

Notary Public My commission expires July 1981

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF BROWARD

GLASS, SHERWIN, WEINSTEIN & MOSS, P.A. A FLORIDA PROFESSIONAL SERVICE CORPORATION COMPOSED OF ATTORNEYS AT LAW LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT WE HAVE EXAMINED TITLE TO THE REAL PROPERTY DESCRIBED HEREIN, THAT WE FIND THAT TITLE TO THE PROPERTY IS VESTED IN TARTAN-CARMA DEVELOPERS, A FLORIDA GENERAL PARTNERSHIP CONSISTING OF TARTAN-PALM BEACH, INC., A FLORIDA CORPORATION AND CARMA DEVELOPERS (PALM BEACH), INC., A FLORIDA CORPORATION, THAT THAT CURRENT TAXES DUE HAVE BEEN PAID IN FULL, AND THAT THE PROPERTY IS FREE OF ALL ENCUMBRANCES EXCEPT AS NOTED ON THIS PLAT.

GLASS, SHERWIN, WEINSTEIN & MOSS, P.A.

BY JAMES M. NORMAN, ESQUIRE, VICE PRESIDENT

INDEX OF SHEETS table with columns for sheet number and description (SIGNATURE SHEET, EAST PORTION OF PLAT, CENTRAL PORTION OF PLAT, WEST PORTION OF PLAT, CURVE DATA TABLE)

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 127, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 18th DAY OF August, A.D. 1980

SURVEYOR'S NOTES

- 1. BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY THE CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
2. ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE DESIGNATED THIS WAY.
3. ALL PERMANENT CONTROL POINTS (P.C.P.'S) ARE DESIGNATED THIS WAY.
4. THERE SHALL BE NO CONSTRUCTION OR BUILDINGS ON THESE OR SHOWN HEREON EASEMENTS.

APPROVAL: PALM BEACH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18th DAY OF August, A.D. 1980.

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18th DAY OF August, A.D. 1980.

ATTEST

JOHN E. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS

PLANNED UNIT DEVELOPMENT TABULATIONS

Table with columns for PLANNED UNIT DEVELOPMENT TABULATIONS and AREA TABULATIONS, listing various metrics like TOTAL AREA THIS PLAT, EQUAL EFFECTIVE BASE RESIDENTIAL AREA, APPLICABLE DENSITY FACTOR, etc.

NOTES: THAT CERTAIN OF ROADWAY LYING SOUTHWEST OF AND CONTIGUOUS TO LOTS 1 THROUGH 4, BOYNTON GARDENS, PLAT BOOK 6, PAGE 32, WAS ABANDONED BY RESOLUTION OF PARISHOHNENY, OFFICIAL RECORD BOOK 99, PAGE 306, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

TARTAN LAKES #1 ACRES BENCH MARK

CONSULTING ENGINEERS INC. PALM BEACH COUNTY, FLORIDA