

DRAWING NUMBER
50/79
PLAN HOLD CORPORATION - IRVINE, CALIFORNIA
RECORDED BY NUMBER 0234

1985 JAN 24 AM 10 34
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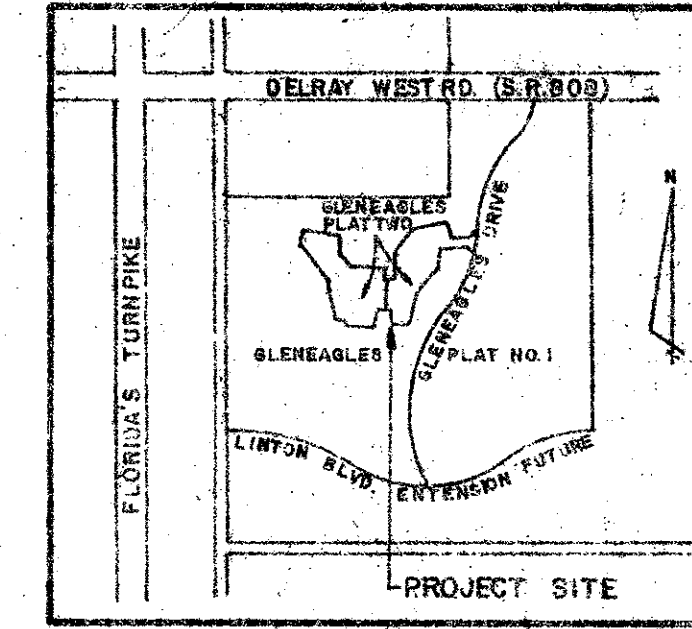
79

GLENEAGLES PLAT TWO

PARCELS B AND C OF COVENTRY, A P.U.D.
SITUATE IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION
OF GLENEAGLES PLAT ONE, (P.B. 50, PAGES 63 - 65).

OCTOBER, 1984

SHEET 1 OF 3



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:34 AM
THIS 24th DAY OF JANUARY
AD, 1985 AND DULY RECORDED
IN PLAT BOOK 50 ON PAGES
79, 80, AND 81
JOHN B. DUNKLE, CLERK
BY: [Signature]

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RAINBERRY DEVELOPERS ONE COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS GLENEAGLES PLAT TWO, SITUATE IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING ALL OF TRACT "C" OF GLENEAGLES PLAT ONE, AS RECORDED IN PLAT BOOK 50, ON PAGES 63 THROUGH 65 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY;

CONTAINING 23.987 ACRES MORE OR LESS.

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

- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, GLENEAGLES COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "A" AND "B" ARE HEREBY RESERVED FOR RESIDENTIAL HOUSING PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF RAINBERRY DEVELOPERS ONE COMPANY, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT G, THE WATER MANAGEMENT TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GLENEAGLES COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD WATER MANAGEMENT AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "H" AS SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, GLENEAGLES COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, INCLUDING, BUT NOT LIMITED TO, INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT H AND F ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, GLENEAGLES COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS J, K, AND L, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, GLENEAGLES COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIFT STATION AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.
- THE MAINTENANCE EASEMENT IS HEREBY RESERVED FOR ACCESS TO AND MAINTENANCE OF THE WATER MANAGEMENT TRACT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GLENEAGLES COUNTRY CLUB, INC.
- TRACT "A-1", THE RECREATION TRACT IS HEREBY RESERVED FOR RECREATIONAL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GLENEAGLES COUNTRY CLUB, INC.

IN WITNESS WHEREOF, RAINBERRY DEVELOPERS ONE, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF RAINBERRY DEVELOPERS ONE COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 24th DAY OF October, 1984.

ATTEST: [Signature]
MARIAN PEARLMAN NEASE,
ASSISTANT SECRETARY

BY: [Signature]
ROY FLACK, VICE 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 VICE PRESIDENT AND ASSISTANT SECRETARY OF RAINBERRY DEVELOPERS ONE, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF RAINBERRY DEVELOPERS ONE COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP, 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 24th DAY OF October, 1984.
MY COMMISSION EXPIRES: 9-1-85
[Signature]
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
FIRST AMERICAN BANK AND TRUST, 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 4197 AT PAGE 716 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, FIRST AMERICAN BANK AND TRUST, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ATTESTED TO BY [Signature] AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF October, 1984.

ATTEST: [Signature]
Kim A. Love, Vice President

BY: [Signature]
JOHN H. GRIEB, EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED JOHN H. GRIEB AND Kim A. Love, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT AND Vice President of FIRST AMERICAN BANK AND TRUST, 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 25 DAY OF October, 1984.
MY COMMISSION EXPIRES: May 6, 1985
[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION

WE, SECURITY TITLE AND GUARANTY 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 DEVELOPERS ONE COMPANY, LTD.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: November 30, 1984
BY: [Signature]
PAUL WOODS, VICE PRESIDENT

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S01°54'37"E ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND SAID BEARING DATUM IS EQUAL TO THE BEARING DATUM OF GLENEAGLES PLAT ONE (P.B. 50 PAGES 63 THROUGH 65).
U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS 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.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

THIS INSTRUMENT WAS PREPARED BY MICHAEL A. MANZIE IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA, 33408.

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 21H-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 6th DAY OF December, 1984.
[Signature]
WESLEY B. HAAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF December, 1985.

BY: [Signature]
KENNETH M. ADAMS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF January, 1985.

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

ATTEST:

JOHN B. DUNKLE, CLERK
BY: [Signature]
DEPUTY CLERK

P.U.D. TABULAR DATA

TOTAL ACREAGE	129.972	AC
TOTAL UNITS	215	D.U.
GROSS DENSITY	8.989	D.U./AC
BUILDING COVERAGE	8.987	AC
STREETS & UNCOVERED PARKING	8.989	AC
WATER BODIES	0.205	AC
PARKS	0.523	AC
TOTAL OPEN SPACE	9.968	AC

0230-300

[Signature]
None due
50/79

Meridian Surveying and Mapping, Inc. WEST PALM BEACH, FLORIDA

DRAWN: M.A.M. DATE: JUNE, 1984
CHECKED: M.A.M. SCALE: 1"=40'
DRAWING NO: 84-P-035

GLENEAGLES PLAT TWO
SEC. 21, TWP. 46 S., RGE. 42 E.

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

