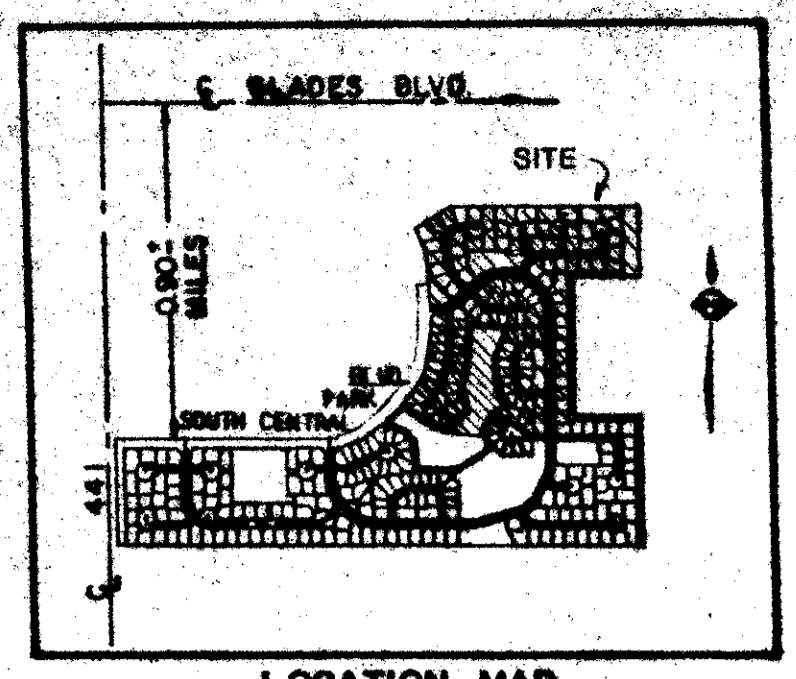


DRAWING NUMBER
51/163



RAINBERRY PARK PLAT NO. 4

PART OF RAINBERRY OF WEST BOCA 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'S PLAT NO. 3 (PB 2, PG. 45-54).
SHEET 1 OF 3



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 10:40 AM THIS 23rd DAY OF MAY AD, 1985 AND DULY RECORDED IN PLAT BOOK 51 ON PAGES 163, 164 AND 165
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
PALM BEACH COUNTY, FLORIDA

P.U.D. TABULAR DATA

TOTAL ACREAGE	AC. 22.26
TOTAL UNITS	132
GROSS DENSITY	DU/AC 5.93
BUILDING COVERAGE	AC. 4.86
STREETS	AC. 3.72
WATER BODIES	AC. 2.39
TOTAL OPEN SPACE	AC. 13.68(61%)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RAINBERRY PARK, INC., FORMERLY KNOWN AS PALMETTO 441 DEVELOPMENT CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS RAINBERRY PARK PLAT NO. 4, 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'S PLAT NO. 3, AS RECORDED IN PLAT BOOK 2 ON PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 76 OF SAID BLOCK 78; THENCE S89°37'02"W, ALONG THE NORTH LINE OF TRACT 75 OF SAID BLOCK 78, A DISTANCE OF 25.00 FEET; THENCE S00°22'58"E, DEPARTING FROM SAID TRACT LINE AND RUNNING ALONG THE PROPOSED PERIMETER OF RAINBERRY PARK PLAT NO. 3, A DISTANCE OF 39.75 FEET; THENCE S89°37'02"W A DISTANCE OF 117.00 FEET; THENCE S00°22'58"E A DISTANCE OF 166.38 FEET; THENCE N89°36'22"W, DEPARTING THE LAST REFERENCED PERIMETER AND RUNNING ALONG THE PROPOSED PERIMETER OF RAINBERRY PARK PLAT NO. 2, A DISTANCE OF 71.01 FEET; THENCE S89°37'02"W A DISTANCE OF 156.19 FEET; THENCE N41°12'27"W A DISTANCE OF 48.56 FEET; THENCE N36°22'31"W A DISTANCE OF 50.03 FEET; THENCE N69°44'22"W A DISTANCE OF 215.95 FEET; THENCE S87°14'00"W A DISTANCE OF 66.03 FEET; THENCE N53°03'25"W A DISTANCE OF 152.61 FEET; THENCE N44°37'02"E, DEPARTING THE LAST REFERENCED PERIMETER AND RUNNING ALONG THE PROPOSED PERIMETER OF RAINBERRY WEST OF BOCA PLAT NO. 1, A DISTANCE OF 26.10 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 407.13 FEET FROM WHICH A RADIAL LINE BEARS N45°22'58"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 319.76 FEET; THENCE N00°22'58"W A DISTANCE OF 355.98 TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 395.00 FROM WHICH A RADIAL LINE BEARS S89°37'02"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 28°11'39", A DISTANCE OF 221.91 FEET; THENCE N57°25'43"E, DEPARTING THE LAST REFERENCED PERIMETER, A DISTANCE OF 210.35 FEET; THENCE N89°37'02"E A DISTANCE OF 931.55 FEET TO THE EAST LINE OF TRACT 48 OF SAID BLOCK 78; THENCE S00°22'58"E A DISTANCE OF 351.37 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 48; THENCE S89°37'02"W A DISTANCE OF 390.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 48; THENCE S1°22'58"E A DISTANCE OF 690.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED CONTAINS 22.25799 ACRES MORE OR LESS.

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

- TRACTS D, F, & G ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE RAINBERRY PARK HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES INCLUDING, BUT NOT LIMITED TO, INGRESS, EGRESS, UTILITY, DRAINAGE, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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, THE RAINBERRY PARK HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT J IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RAINBERRY PARK HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE WATER MANAGEMENT TRACT IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RAINBERRY PARK HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE, ACCESS, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS A, B, C & E ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE RAINBERRY PARK HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACTS H & I, THE CYPRESS PRESERVES, ARE HEREBY DEDICATED TO THE RAINBERRY PARK HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AREA, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 25' LANDSCAPE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR LANDSCAPE BUFFER PURPOSES, AND SHALL BE THE MAINTENANCE OBLIGATION OF THE RAINBERRY PARK HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, RAINBERRY PARK, INC., FORMERLY KNOWN AS PALMETTO 441 DEVELOPMENT CORP., A FLORIDA 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 18th DAY OF March, 1985.

ATTEST: Roy Flack BY: Richard Siemens
ROY FLACK, SECRETARY RICHARD SIEMENS, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD SIEMENS AND ROY FLACK, 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 RAINBERRY PARK, INC., FORMERLY KNOWN AS PALMETTO 441 DEVELOPMENT CORP., A FLORIDA CORPORATION, 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 18th DAY OF March, 1985.
MY COMMISSION EXPIRES: 11-22-85 Rose J. Catlette
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

AMERICAN SAVINGS AND LOAN ASSOCIATION OF FLORIDA, 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 THEREON AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 46 AT PAGE 202 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, AMERICAN SAVINGS AND LOAN ASSOCIATION OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS ASST. V.P. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF MARCH, 1985.

ATTEST: Diane K. Brewer BY: F. J. Caruso
DIANE K. BREWER, ASST. V.P. F. J. CARUSO, SEN. V.P.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DIANE K. BREWER AND F. J. CARUSO, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND SEN. VICE PRESIDENT OF AMERICAN SAVINGS AND LOAN ASSOCIATION OF FLORIDA, 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 26th DAY OF March, 1985.
MY COMMISSION EXPIRES: 12/9/85 Madeline Kabecky
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 WE FIND THE TITLE TO THE PROPERTY VESTED TO RAINBERRY PARK, INC., FORMERLY KNOWN AS PALMETTO 441 DEVELOPMENT CORP.; 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.

CHICAGO TITLE INSURANCE COMPANY
DATE: 4/2/85 BY: Severaltz
PLAT Mgr. TITLE OFFICER

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 220H-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 23rd DAY OF MAY, 1985
Wesley B. Haas
WESLEY B. HAAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S89°37'02"W ALONG THE NORTH LINE OF TRACT 75 OF BLOCK 78 OF THE PALM BEACH FARMS COMPANY'S PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54 OF THE PALM BEACH COUNTY PUBLIC RECORDS.
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.L.S. NO. 3/08
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.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF August, 1985
BY: Ken Adams
KENNETH M. ADAMS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF August, 1985
BY: Herbert F. Hahlert
HERBERT F. HAHLERT, P.E., COUNTY ENGINEER

ATTEST:
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: Edward R. Compton
DEPUTY CLERK

THIS INSTRUMENT WAS PREPARED BY ROGER A. HAGLER IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2388 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

SEAL
RAINBERRY
PARK, INC.

SEAL
NOTARY
PUBLIC

SEAL
AMERICAN SAVINGS
AND LOAN ASSOCIATION
OF FLORIDA

SEAL
NOTARY
PUBLIC

SEAL
PROFESSIONAL
LAND SURVEYOR

SEAL
COUNTY
ENGINEER

Meridian Surveying and Mapping Inc. WEST PALM BEACH, FLORIDA

DRAWN	M.E.H.	DATE	APRIL, 1984
CHECKED		SCALE	AS NOTED
DRAWING NO.	93-F-048		

RAINBERRY PARK PLAT NO. 4

0372-001

51/163