

DRAWING NUMBER
52/117

DRAWING NUMBER

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RAINBERRY PARK PLAT NO. 5

PART OF RAINBERRY OF WEST BOCA P.U.D.

BEING A REPLAT OF A PART, BLOCK 4 OF RAINBERRY PARK PLAT NO. 4 (PB 51, PG. 163).

SITUATE IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

DECEMBER, 1985.

SHEET 1 OF 2.

1985 JAN -3 AM 9:52

117

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:52 AM
THIS 30th DAY OF JANUARY
AD, 1986 AND DULY RECORDED
IN PLAT BOOK 51 ON PAGES
117 AND 118
JOHN B. DUNKLE, CLERK
BY: [Signature], D.C.



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. 5, SITUATE IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PART OF BLOCK 4 OF RAINBERRY PARK PLAT NO. 4, AS RECORDED IN PLAT BOOK 51 ON PAGES 163 THROUGH 165 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PLAT NO. 4; THENCE N44°37'02"E, ALONG THE WESTERLY PLAT BOUNDARY LINE OF RAINBERRY PARK PLAT NO. 4, 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 114.97 FEET; THENCE N44°37'02"E, DEPARTING SAID PLAT BOUNDARY LINE AND RUNNING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF RAINBERRY PARK CIRCLE AS SHOWN ON THE AFORESAID PLAT, A DISTANCE OF 35.36 FEET; THENCE N89°37'02"E A DISTANCE OF 30.00 FEET, TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 126.46 FEET FROM WHICH A RADIAL LINE BEARS N00°22'58"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 43°51'30", A DISTANCE OF 96.82 FEET; THENCE N45°45'32"E A DISTANCE OF 11.56 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, S44°14'28"E A DISTANCE OF 54.23 FEET TO POINT OF INTERSECTION WITH THE WATER MANAGEMENT TRACT OF SAID PLAT NO. 4; THENCE S00°22'58"E, ALONG THE WESTERLY BOUNDARY OF SAID WATER MANAGEMENT TRACT, A DISTANCE OF 144.16 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 595.69 FEET FROM WHICH A RADIAL LINE BEARS S89°37'02"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 21°33'40", A DISTANCE OF 224.16 FEET; THENCE S14°41'57"E A DISTANCE 123.16 FEET; THENCE S49°31'35"W A DISTANCE OF 119.07 FEET TO INTERSECT THE NORTHERLY BOUNDARY LINE OF RAINBERRY PARK PLAT NO. 2, AS RECORDED IN PLAT BOOK 49 AT PAGE 86 THROUGH 87 OF SAID PUBLIC RECORDS; THENCE S87°14'00"W ALONG SAID NORTHERLY PLAT LINE, A DISTANCE OF 66.83 FEET; THENCE N55°03'35"W A DISTANCE OF 192.61 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED CONTAINS 2.657 ACRES MORE OR LESS.

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

- TRACT A, IS 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 B, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE RAINBERRY PARK HOMEOWNERS' ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE 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.
- THE 25' LANDSCAPE EASEMENT SHOWN HEREON IS 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 25th DAY OF September, 1985.

ATTEST: [Signature] ROY FLACK, SECRETARY
BY: [Signature] 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 26th DAY OF September, 1985.

MY COMMISSION EXPIRES: 4-1-88 [Signature] NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF DADE)

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 THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4264 AT PAGE 774, AS MODIFIED AND SPREAD UPON BY THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 4356 AT PAGE 282, ALL 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 ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF Sept. 2, 1985.

ATTEST: [Signature] MERCEDES SOMELLAN, ASST. SECRETARY
BY: [Signature] F. J. CARUSO, SR. VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF DADE)

BEFORE ME PERSONALLY APPEARED MERCEDES SOMELLAN 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 ASSISTANT SECRETARY AND SENIOR 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 September, 1985.

MY COMMISSION EXPIRES: 9-29-88 [Signature] 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 IS VESTED TO RAINBERRY PARK, INC., FORMERLY KNOWN AS PALMETTO 441 DEVELOPMENT CORP.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED 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: 11-16-85 BY: [Signature] PLANT MANAGER

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 21HH-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 17th DAY OF October, 1985. [Signature] WESLEY B. HRAAS

PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N00°22'58"W ALONG THE WEST BOUNDARY LINE OF RAINBERRY PARK PLAT NO. 4, AS RECORDED IN PLAT BOOK 51, AT PAGE 163 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: SET
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS: SET
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY, DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENTS.
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE UPON DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENTS.
LANDSCAPING & OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
IN THOSE CASE 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.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

APPROVAL

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF December, 1985.

BY: [Signature] KENNETH M. ADAMS, CHAIRMAN

ATTEST:
JOHN B. DUNKLE, CLERK

BY: [Signature] DEPUTY CLERK

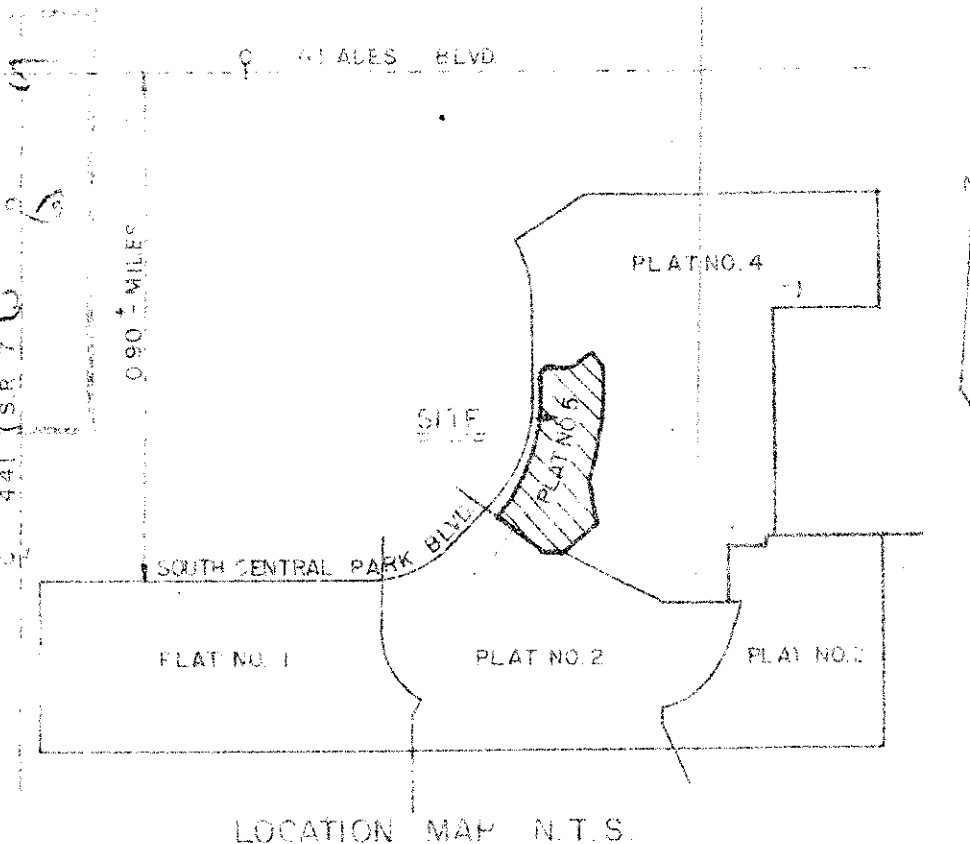
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 31st DAY OF December, 1985.

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

THIS INSTRUMENT WAS PREPARED BY MICHAEL W. NORMAN IN THE OFFICE OF MERIDIAN SURVEYING AND MAPPING, INC., 2028 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406

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



P.U.D. ABULAS DATA		
TOTAL ACREAGE	2.67	AC.
TOTAL UNITS	18	D.
RES. DENSITY	6.75	U./A.
BUILDING COVERAGE	0.976	AC.
RIGHT OF WAY	0.383	AC.
STREETS & UNCOVERED PARKING	0.421	AC.
RECREATION	0.046	AC.
TOTAL OPEN SPACE	1.260	AC.

Meridian Surveying and Mapping Inc. WEST PALM BEACH, FLORIDA

DRAWN	DATE
CHKD	JULY, 1985
CHECKED	SCALE
DRAWING NO	83-P5-048

RAINBERRY PARK PLAT NO. 5

see BACK

0372-304

52/117