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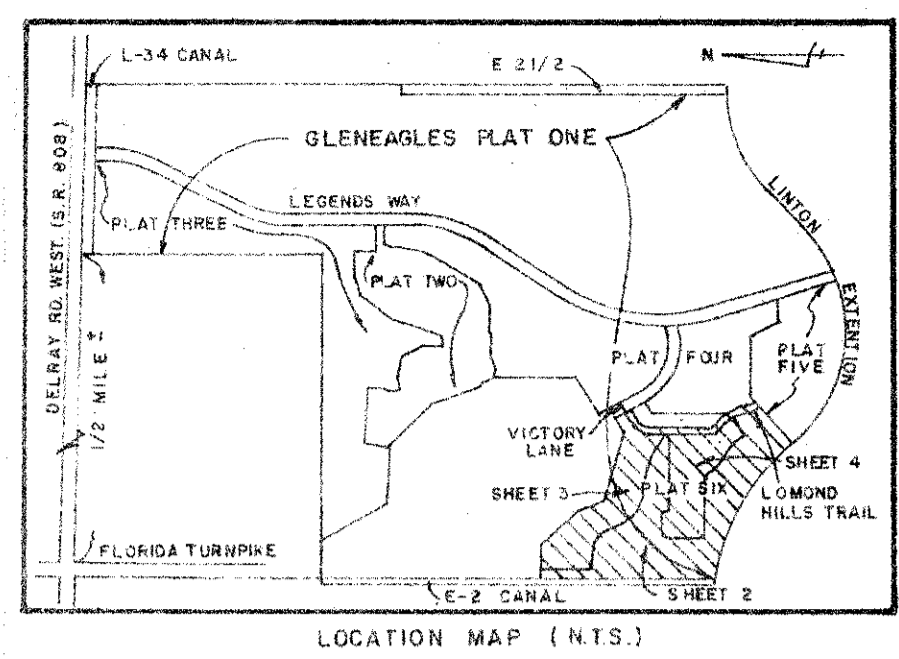
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# GLENEAGLES PLAT SIX

## PARCELS E AND F, PART OF GLENEAGLES, A P.U.D. SITUATE IN SECTIONS 21 AND 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF GLENEAGLES PLAT ONE, (P.B. 50, P. 63 - 65).

SHEET 1 OF 4



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 10:48 AM  
THIS 27th DAY OF March  
AD, 1986 AND DULY RECORDED  
IN PLAT BOOK 53 ON PAGES  
3021 AND 3022  
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 SIX, SITUATE IN SECTIONS 21 AND 28 TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF GLENEAGLES PLAT ONE, AS RECORDED IN PLAT BOOK 50, ON PAGES 63 THROUGH 65, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY.

BEGINNING AT THE INTERSECTION THE SOUTH LINE OF SAID GLENEAGLES PLAT ONE AND THE EAST RIGHT-OF-WAY LINE OF THE E-2 CANAL AS SHOWN ON SAME SAID PLAT: THENCE N01°52'26"W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1426.55 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, N88°07'34"E A DISTANCE OF 236.52 FEET; THENCE S46°50'18"E A DISTANCE OF 394.78 FEET; THENCE S29°29'28"E A DISTANCE OF 65.25 FEET; THENCE S21°58'00"E A DISTANCE OF 168.47 FEET; THENCE S46°43'22"E A DISTANCE OF 53.14 FEET; THENCE S77°08'54"E A DISTANCE OF 509.86 FEET; THENCE N82°13'33"E A DISTANCE OF 35.47 FEET; THENCE S55°14'21"E A DISTANCE OF 120.01 FEET; THENCE S34°10'12"E A DISTANCE OF 90.00 FEET TO THE WEST LINE OF GLENEAGLES PLAT FIVE AS RECORDED IN PLAT BOOK 22 ON PAGES 1 THROUGH 3 OF THE AFORESAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY PERIMETER OF PLAT FIVE FOR THE FOLLOWING TEN COURSES, S10°14'21"W A DISTANCE OF 35.36 FEET; THENCE S55°14'21"W A DISTANCE OF 136.63 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 140.59 FEET, FROM WHICH A RADIAL LINE BEARS S34°45'39"E; THENCE ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 57°11'06", A DISTANCE OF 140.31 FEET; THENCE S01°56'45"E A DISTANCE OF 457.00 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 115.12 FEET, FROM WHICH A RADIAL LINE BEARS N88°03'15"E; THENCE ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 53°04'13", A DISTANCE OF 106.63 FEET; THENCE S55°00'58"E A DISTANCE OF 66.40 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 182.72 FEET, FROM WHICH A RADIAL LINE BEARS S34°59'02"W; THENCE ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 42°07'38", A DISTANCE OF 134.34 FEET; THENCE S12°53'20"E A DISTANCE OF 65.00 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 210.65 FEET, FROM WHICH A RADIAL LINE BEARS N77°08'40"E; THENCE ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 33°20'01", A DISTANCE OF 122.55 FEET; THENCE S43°48'39"W AND RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 391.63 FEET TO THE AFORESAID SOUTH LINE OF PLAT ONE; THENCE ALONG SAID SOUTH LINE FOR THE REMAINING COURSES, N46°18'28"W A DISTANCE OF 303.21 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 1336.41 FEET, FROM WHICH A RADIAL LINE BEARS S43°41'32"W; THENCE ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 42°16'26", A DISTANCE OF 986.03 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 36.373 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.
- TRACT L-7A AND L-8, THE WATER MANAGEMENT TRACTS, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GLENEAGLES - COVENTRY PROPERTY OWNERS ASSOC., INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE MAINTENANCE EASEMENTS ARE HEREBY RESERVED FOR ACCESS, MAINTENANCE OF THE WATER MANAGEMENT TRACTS AND OTHER PROPER PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GLENEAGLES - COVENTRY PROPERTY OWNERS ASSOC., INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS R-7, R-8 AND R-7A THROUGH R-7E, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GLENEAGLES COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION, OPEN SPACE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS A-1 AND C-1, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE GLENEAGLES COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, INCLUDING, BUT NOT LIMITED TO INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS A-2, B, AND C-2 THE ACCESS TRACTS, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GLENEAGLES COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITIES, 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.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN AND ACCESS THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

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 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 27th DAY OF March, 1986.

ATTEST: [Signature] MARIAN PEARLMAN NEASE, SECRETARY  
BY: [Signature] ROY FLACK, PRESIDENT

SEAL RAINBERRY DEVELOPERS ONE, INC. SEAL NOTARY PUBLIC SEAL FIRST AMERICAN BANK AND TRUST SEAL NOTARY PUBLIC SEAL FIRST AMERICAN EQUITY CORPORATION SEAL NOTARY PUBLIC SEAL PROFESSIONAL LAND SURVEYOR SEAL COUNTY ENGINEER

### 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 PRESIDENT AND 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 27th DAY OF January, 1986.  
MY COMMISSION EXPIRES: 4-1-88  
[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 718 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 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 27th DAY OF January, 1986.

ATTEST: [Signature] John H. Fullmer, Vice President  
BY: [Signature] Kimberly G. Jankura, Vice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED KIMBERLY G. JANKURA AND John H. Fullmer TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS 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 27th DAY OF January, 1986.  
MY COMMISSION EXPIRES: Sept. 23, 1989  
[Signature] NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

FIRST AMERICAN EQUITY CORPORATION, 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 4425 AT PAGE 378 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, FIRST AMERICAN EQUITY CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 27th DAY OF Feb., 1986.

ATTEST: [Signature] Gautam Thakur, Treasurer  
BY: [Signature] Richard C. Prieser, President

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED RICHARD C. PRIESER AND GAUTAM THAKUR, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND TREASURER OF FIRST AMERICAN EQUITY CORPORATION, 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 27th DAY OF February, 1986.  
MY COMMISSION EXPIRES: 10/31/89  
[Signature] NOTARY PUBLIC

### TITLE CERTIFICATION

WE, SAID TITLE & ABSTRACT CO., 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 ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: Feb. 12, 1986  
BY: [Signature] Francis R. McAlonnay, Jr.

### 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.  
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS: ●  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT FOUND P.L.S.#3708 AND THEY ARE SHOWN THUS: ■  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SET AND THEY ARE SHOWN THUS: ■
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS AND WHERE SUCH EASEMENTS CROSS MAINTENANCE EASEMENTS NO ABOVE GRADE APPURTINANCES ARE PERMITTED.  
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.

### 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 2144-6 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 30th DAY OF March, 1986.  
[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 25 DAY OF March, 1986.  
BY: [Signature] KAREN T. MARCUS, CHAIR  
SEAL, BOARD OF COUNTY COMMISSIONERS

ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS  
DEPUTY CLERK

COUNTY ENGINEER P.U.D. TABULAR DATA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF March, 1986.  
BY: [Signature] HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

THIS INSTRUMENT WAS PREPARED BY ROGER A. HAGLER IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA, 33406.

TOTAL ACREAGE	36.373	AC.
TOTAL UNITS	98.0	PATIO D.U.
GROSS DENSITY	2.69	D.U./AC.
BUILDING COVERAGE	6.749	AC.
RIGHT OF WAY	1.241	AC.
STREETS & UNCOVERED PARKING	1.950	AC.
WATER BODIES	4.346	AC.
RECREATION	0.905	AC.
TOTAL OPEN SPACE	26.432	AC.

# GLENEAGLES PLAT 6

0230-005  
Meridian Surveying and mapping inc.  
WEST PALM BEACH, FLORIDA

DRAWN	R.A.H.	DATE	JAN. 1985
CHECKED	[Signature]	SCALE	[Signature]
DRAWING NO	84-123PL6	GLENEAGLES PLAT SIX	
SEC 21 & 28, TWP 46 S, RGE 142 E			