# GI FNEAGLES PLAT FIVE

BEFORE ME PERSONALLY APPEARED BOY FLACK AND MARIAN PEARLMAN NEASE. TO ME WELL KNOWN AND KNOWN TO ME

TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXELUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND

ASSISTANT SECRETARY OF RAINBERRY DEVELOPERS ONE, INC., A FLURIDA CORPORATION, THE GENERAL PARTNER

OF MAINBERRY DEVELOPERS ONE COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED TO AND

SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE

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

IN WITNESS WHEREOF, FIRST AMERICAN BANK AND TRUST, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS

EXECUTIVE VICE PRESIDENT AND ATTESTED TO BY K. A. L. VC AND ITS CORPORATE SEAL TO BE AFFIXED

BEFORE ME PERSONALLY APPEARED JOHN H. SRIEB AND KIND A. LONE TO ME WELL KNOWN AND KNOWN TO ME

PRESIDENT AND File Free destof FIRST AMERICAN BANK AND TRUST, AND SEVERALLY ACKNOWLEDGED TO AND

SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE

TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE

BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION. AND THAT THE

FIRST AMERICAN EQUITY CORPORATION. HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE

RECORD BOOK 4425 AT PAGE 378 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE

WITH THE AUTHORITY OF IIS, BOARD OF DIRECTORS THIS 144 DAY OF 1164. 1985.

PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE JWNERS THEREOF, AS SHOWN'HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL

IN WITNESS WHEREOF, FIRST AMERICAN EQUITY CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY SALESAN THAKE AND ITS CORPURATE SEAL TO BE AFFIXED HERETO BY AND

BEFORE ME PERSONALLY APPEARED JOHN H. GRIEB AND GAGES TANGE TO ME WELL KNOWN AND KNOWN TO ME

- 春はたっぽもいせん 大ペング 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

TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND

CORPORATE AUTHORITY. AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

AND REGULAR CORPORATE AUTHORITY. AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID

HERETO BY AND/WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 164 DAY OF 1885.

4197 AT PAGE 716 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID

BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE

AND REBULAR CORPORATE AUTHORITY. AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID

WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF 1004. 1985

PARCEL G, PART OF COVENTRY, 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).

MARIAN PEAHLMAN NEASE.

ASSISTANT SECRETARY

MY COMMISSION EXPIRES: A-1-91

**ACKNOWLEDGEMENT** 

STATE OF FLURIDA

COUNTY OF PALM BEACH )

MORIGAGEE'S CONSENT

COUNTY OF PALM BEACH

STATE OF FLORIDA

DEDICATION.

**ACKNOWLEDGEMENT** 

STATE OF FLORIDA

COUNTY OF PALM BEACH )

MURIGAGEE'S CONSENT

COUNTY OF PALM BEACH !

SUBORDINATED TO SAID DEDICATION.

M. William M.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF

MY COMMISSION EXPIRES: 196

STATE OF FLURIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF PALM BEACH )

FIRST AMERICAN

EQUITY CORPORATION

MY COMMISSION EXPIRES: (12)

SHEET 1 OF 3

NOTARY PUBLIC

NOTARY PUBLIC

JOHN H. GRIEB, EXECUTIVE VICE PRESIDENT

JOHN H. GRIEB, PRESIDENT

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 FIVE. 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

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF LEGENDS WAY AND AT THE SOUTH LINE OF SAID GLENEAGLES PLAT ONE. SAID POINT ALSO BEING A POINT ON A CURVE HAVING A RADIUS OF 1140.00 FEET, FROM WHICH A RADIAL LINE BEARS N22\*11'07"W; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH LINE, SUBTENDING A CENTRAL ANGLE OF 65\*52'39". A DISTANCE OF 1310.75 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE N46'18'28"W. A DISTANCE OF 115.70 FEET: THENCE DEPARTING FROM SAID SOUTH LINE N43'46'39"E. A DISTANCE OF 391.83 FEET TO THE BEGINNING OF A CURVE. HAVING A RADIUS OF 210.65 FEET. FROM WHICH A RADIAL LINE BEARS N43 46 39 E; THENCE ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 33'20'01", A DISTANCE OF 122.55 FEFT: THENCE N12.53'20"W A DISTANCE OF 65.00 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 182.72 FEET. FROM WHICH A RADIAL LINE BEARS S77 06'40"W; THENCE ALONG THE ARC OF SAID CURVE. SUBTENDING A CENTRAL ANGLE OF 42°07'38", A DISTANCE OF 134.34 FEET: THENCE N55°00'58"W A DISTANCE OF 66.40 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 115.12 FEET, FROM WHICH A RADIAL LINE BEARS N34°59'02"E: THENCE ALONG THE ARC OF SAID CURVE. SUBTENDING A CENTRAL ANGLE OF 53°04'13". A DISTANCE OF 106.63 FEET; THENCE N01'56'45"W A DISTANCE OF 457.00 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 140.59 FEET. FROM WHICH A RADIAL LINE BEARS NBB'03'15"E: THENCE ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 57'11'08", A DISTANCE OF 140.31 FEET; THENCE N55'14'21"E A DISTANCE OF 136.63 FEET; THENCE N10'14'21"E A DISTANCE OF 35.36 FEET TO THE SOUTH LINE OF GLENEAGLES PLAT FOUR AS RECORDED IN PLAT BOOK 51 ON PAGES 135 THROUGH 137 OF THE AFORESAID PUBLIC RECORDS: THENCE ALONG THE SOUTHERLY PERIMETER OF S34°10'12"E A DISTANCE OF 105.01 FEET: THENCE S55°14'21"W A DISTANCE OF 128.03 FEET: THENCE SO1'56'45"E A DISTANCE OF 580.19 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 232.72 FEET. FROM WHICH A RADIAL LINE BEARS \$53°06'25"W: THENCE ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 24°00'15". A DISTANCE OF 97.50 FEET: THENCE S12°53'20"E A A RADIAL LINE BEARS N77 06 40 E; THENCE ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 33°20'01". A DISTANCE OF 93.46 FEET: THENCE N33°20'19"E A DISTANCE OF 55.11 FEET: THENCE N88'03'15"E A DISTANCE OF 142.62 FEET: THENCE S46'56'45"E A DISTANCE OF 7.07 FEET: THENCE N88'03'15"E A DISTANCE OF 166.21 FEET: THENCE N43'03'15"E A DISTANCE OF 18.38 FEET; THENCE N88°03'15"E A DISTANCE OF 136.53 FEET: THENCE \$32°57'19'E A DISTANCE OF 279.33 FEET: THENCE WAY: THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR THE REMAINING SOURSES, 519 30 36 E A DISTANCE OF 460.59 FEET: THENCE \$24.09.08.W A DISTANCE OF 34.52 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 19.498 ACRES MORE OR LESS.

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

- 1. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- 2. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, GLENEAGLES LOUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT. BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- TRACT L-7. THE WATER MANAGEMENT TRACT, IS 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 DEDICATED TO. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GLENEAGLES-COVENTRY PROPERTY OWNERS ASSOC, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS MAINTENANCE OF THE WATER MANAGEMENT TRACTS, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS R-5, R-5A, R-6 AND S. 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.
- 6. TRACTS C-1 AND C-2 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.
- 7. TRACT T, IS 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, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 8. 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
- THE ACCESS TRACT IS 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.

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

RAINBERRY DEVELOPERS ONE. INC.

NOTARY PUBLIC

FIRST AMERICAN BANK AND TRUST

SEAL NUTARY PUBLIC

YEARTON

SEAL PRUFEFETOWAL LANG SURVEYOR

SEAL COUNTY ENGINEER

NOTARY PUBLIC CAROL F KIRK

LOCATION MAP (N.T.S.)

COUNTY #1 IN PLAT BOOK <u>52.</u> ON PAGES

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

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

U.E. DENOTES UTILITY EASEMENT D.E. DENOTES DRAINAGE EASEMENT.

P.C.P. DENOTES PIRMANENT CONTROL POINT AND THEY ARE SHOWN THUS: ---

THERE SHALL BE NOBULLDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS AND WHIRE SUCH EASEMENTS CROSS MAINTENENCE EASEMENTS NO ABOVE GROUND APPURTINANCES ARI PERMITTED.

THERE SHALL BE NOTREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OF UPON DRAINAGE EASEMENTS.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN THOSE CASES WORE EASEMENTS OF DIFFERENT TYPES CROSS. DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, ITILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAV THIRD PRIORITY, IND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEINGDETERMINED BY THE USE RIGHTS GRANTED.

- 3. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- 4. THE BUILDING SETTACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING

# 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.

WESLEY B. HAAS PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NO. 3708

D.U. / AC.

# APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS

Grome T. Webs BOARD OF COUNTY COMMISSIONERS

HAGLER IN THE OFFICES OF MERIDIAN SURVEYING

P.U.D. TABULAR DATA TOTAL ACREAGE DWELLING UNITS GROSS DENSITY BUILDING COVERAGE RIGHT OF WAY STREETS & UNCOVERED PARKING WATER BODIES

RECREATION TOTAL OPEN SPACE WEST PALM BEACH, FLORIDA Neridian and mappind GLENEAGLES PLAT FIVE R.A.H. SEC 21 & 28, TWP 46 S, RGE 42 E

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

KENNETH M. ADAMS. CHAIRMAN

COUNTY ENGINEER

BY: March T. Will P.E. COUNTY ENGINEER, Acelet Aus JOHN B. DUNKLE, CLEAK

THIS INSTRUMENT WAS PREPARED BY ROGER A. AND MAPPING, INC., 2328 SQUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA, 33406.