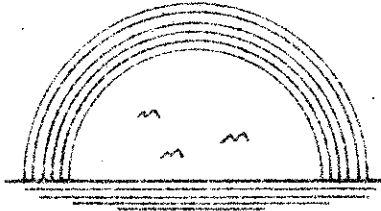


54/170

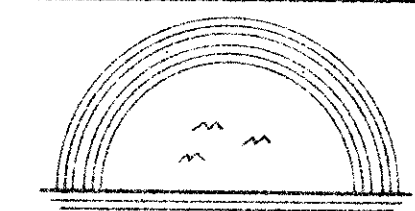
DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER



RAINBOW LAKES 2



170

A PART OF TARTAN LAKES, P.U.D.

BEING A PART OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

APRIL, 1985

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS, THAT WESTBURY HOMES CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, LYING IN PART OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS, RAINBOW LAKES 2, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE BEAR NORTH 01°18'31" EAST, ALONG THE EAST LINE OF SAID SECTION 14, BEING THE CENTERLINE OF MILITARY TRAIL (S.R. NO. 809), A DISTANCE OF 1401.98 FEET; THENCE BEAR NORTH 88°41'29" WEST, A DISTANCE OF 50.00 FEET TO A POINT IN THE WEST RIGHT OF WAY LINE OF SAID MILITARY TRAIL; AND THE POINT OF BEGINNING;

THENCE BEAR NORTH 01°18'31" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1179.22 FEET; THENCE NORTH 88°24'36" WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT L-21 CANAL, BEING 65.0 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 14, A DISTANCE OF 2430.09 FEET TO THE POINT ON THE NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 4153, PAGES 1729 THROUGH 1731, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1216.73 FEET AND WHOSE POINT BEARS SOUTH 01°35'24" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 42°35'46", A DISTANCE OF 898.60 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 46°05'43" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 891.59 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1100.30 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 42°35'46", A DISTANCE OF 818.01 FEET TO A POINT OF TANGENCY; THENCE, SOUTH 88°41'29" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 175.00 FEET; THENCE, NORTH 46°18'31" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 35.36 FEET; THENCE, SOUTH 88°41'29" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING (P.C.B.).

CONTAINING: 36.07 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE RAINBOW LAKES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. PALM BEACH COUNTY HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WHICH DRAIN COUNTY MAINTAINED ROADS.
2. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
3. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
4. TRACT "A", RECREATION TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE RAINBOW LAKES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR RECREATION AND OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE RAINBOW LAKES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR OPEN SPACE AND OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. TRACT "C", THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE RAINBOW LAKES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR DRAINAGE EASEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
7. THE 20' DRAINAGE MAINTENANCE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE RAINBOW LAKES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
8. THE 10' ADDITIONAL RIGHT OF WAY ALONG THE EASTERN BOUNDARY, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY AS RIGHT OF WAY FOR MILITARY TRAIL, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
9. STREETS AS SHOWN HEREON OTHER THAN N.W. 22ND AVENUE, ARE HEREBY DEDICATED TO THE RAINBOW LAKES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, FOR PRIVATE ROADS AND OTHER LAWFUL PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
10. THE 25' AND 50' LANDSCAPE BUFFERS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RAINBOW LAKES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, WESTBURY HOMES CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17 DAY OF SEPT., 1986.

ATTEST: [Signature] SECRETARY BY: [Signature] PRESIDENT

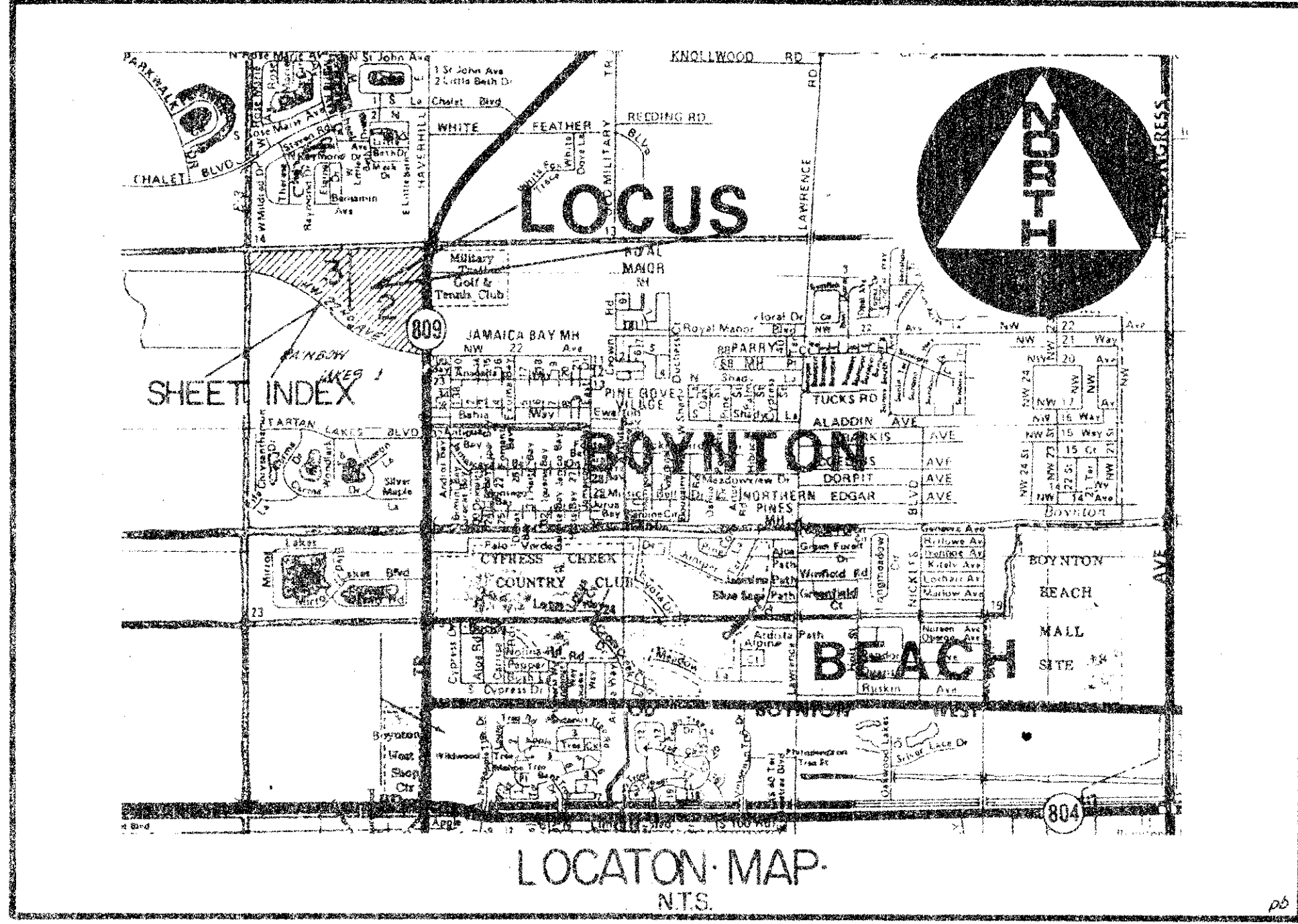
ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED MARCUS VAN WINKLE AND MARTIN TER WOORT TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF WESTBURY HOMES CORPORATION, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 17 DAY OF SEPT., 1986.

[Signature] NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-8-86



MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 4619 AT PAGE 191, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FLAGLER NATIONAL BANK OF THE PALM BEACHES, HAS CAUSED THESE PRESENTS TO BE EXECUTED, THIS 16 DAY OF SEPTEMBER, 1986.

WITNESS: [Signature] BY: [Signature]

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED [Signature], AS SR. VICE PRESIDENT OF FLAGLER NATIONAL BANK OF THE PALM BEACHES, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER ON BEHALF OF THE ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF SEPTEMBER, 1986.

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF DADE) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF TWO MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES, WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 4613 AT PAGES 52 AND 73, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, DUVAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE, HAS CAUSED THESE PRESENTS TO BE EXECUTED, THIS 16 DAY OF SEPTEMBER, 1986.

DUVAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE

WITNESS: [Signature]

WITNESS: [Signature] SR. VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED JAMES H. ABERNATHY, JR., AS SR. VICE PRESIDENT OF DUVAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER ON BEHALF OF THE ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF SEPTEMBER, 1986.

[Signature] NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-8-86

TITLE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, DAVID J. WIENER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO WESTBURY HOMES CORPORATION, A FLORIDA CORPORATION, AND THAT THE CURRENT TAXES HAVE BEEN PAID; AND THERE ARE NO MORTGAGES OTHER THAN THE MORTGAGES SHOWN HEREON.

DATE: August 15, 1986 BY: [Signature]

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF October, A.D. 1986.

BY: [Signature]
KAREN T. MARCUS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF October, 1986.

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

SURVEYOR'S NOTES:

1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
2. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
3. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
4. BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
5. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE DESIGNATED THUS:
6. PERMANENT CONTROL POINTS (P.C.P.'S) ARE DESIGNATED THUS:
7. THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, R.L.S., IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 50 SO. MILITARY TRAIL, SUITE 200, WEST PALM BEACH, FLORIDA 33415.
8. BEARINGS SHOWN HEREON REFER TO N.01°18'31"E. ALONG THE EAST LINE OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 42 EAST.
9. P.R.M.'S ARE STAMPED WITH SURVEYOR'S CERTIFICATE NUMBER 2424.
10. WHERE DRAINAGE EASEMENTS AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS SHALL TAKE PRECEDENT.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THIS IS TO CERTIFY THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 9-04-86 BY: [Signature]
WM. R. VAN CAMPEN
REGISTERED LAND SURVEYOR NO. 2424
STATE OF FLORIDA

P.U.D. TABULATION

TRACT	ACRES
"A & B" (OPEN SPACE)	5.296
"C" (LAKES)	10.192
LOTS (100) (HOUSING)	15.921
ROADWAY	4.661
TOTAL BOUNDARY	36.070

DENSITY: 36.07 ACRES/100 LOTS = 3.6 UNITS/ACRE

SEARCHED [Signature]
BOOK 54 PAGE 170
PLAT BOOK B RECORD # 170-0
QUAD # 34
DATE
PUB NAME [Signature]

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 9:59 A.M. THIS 30th DAY OF October, AD, 1986 AND DULY RECORDED IN PLAT BOOK 54 ON PAGES 170 AND 171.

JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: [Signature] DC

"SEAL" WESTBURY HOMES CORPORATION

"SEAL" WESTBURY HOMES CORPORATION NOTARY

"SEAL" DUVAL FEDERAL NOTARY

"SEAL" FLAGLER NATIONAL BANK NOTARY

"SEAL" COUNTY COMMISSIONER

"SEAL" COUNTY ENGINEER

"SEAL" SURVEYOR'S

0316-002
54/170

BENCH MARK
land surveying and mapping, inc.
WEST PALM BEACH, FLORIDA

RAINBOW LAKES 2
RECORD PLAT

DWN PB/CP GKD DATE APR 1984 WD. NO. P.2500
SCALE NA SIZE L FB P SHEET 1 OF 3