BOYNTON BEACH BLVD

LOCATION & KEY MAP

(A P.U.D.)

RAINBOW LAKES - TRACT 'B' - PHASE ONE

A REPLAT OF A PORTION OF TRACT 'B' ACCORDING TO THE PLAT OF TARTAN LAKES PLAT NO. 3 - P.U.D. AS RECORDED IN PLAT BOOK 51, PAGES 170 THROUGH 174, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SECTIONS 15 AND 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST

SHEET 1 OF 5

MARCH, 1990

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT GL. HOMES OF RAINBOW LAKES ASSOCIATES IT, A FLORIDA JOINT VENTURE, OWNERS OF THE LANDS SHOWN HEREON AS RAINBOWLLAKES *** TRACT "B" -> PHASE ONE, BEING A REPLAT OF A PORTION OF TRACT"B" ACCORDING TO THE PLAT OF TARTAN LAKES PLAT NO 3 P.U.D. AS RECORDED IN PLAT BOOKS, PAGES 170 THROUGH 174, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, PLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

3; THENCE SOUTH 88"27"43" EAST ALONG THE SOUTH LINE OF SAID TRACT "B", A DISTANCE OF 1586.26 FEET: THENCE DEPARTING SAID SOUTH LINE, NORTH 01*32'17" EAST, A DISTANCE OF 115.40 FEET; THENCE SOUTH 88°27"3" EAST, A DISTANCE OF 47.97 FEET; THENCE NORTH 01*32'17" EAST, A DISTANCE OF 50.00 FEFT: THENCE NORTH 44*13'52" WEST, A DISTANCE OF WEST, A DISTANCE OF 155.70 FEET; THENCE NORTH 18*10'00" EAST, A DISTANCE OF 477:28 FEET: THENCE NORTH 59°40'02" EAST, A DISTANCE OF 182.80 FEET (THE LAST FOUR DESCRIBED COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID TRACT "B"), TO A POINT ON THE NORTH LINE OF 09°08'38' EAST FROM SAID POINT, HAVING A RADIUS OF 1308.00 FEET AND A CENTRAL ANGLE OF 18°02'44''. OF 411.96 FEET TO A POINT OF NON-RADIAL INTERSECTION; SAID POINT ALSO BEING A POINT ON THE WEST LINE OF SAID TRACT "B", THENCE SOUTH 23"20"02" EAST, A DISTANCE OF 182:80 FEET: THENCE SOUTH 18°10'00" WEST, A DISTANCE OF 493.35 FEET; THENCE SOUTH 80°00'00' THENCE NORTH 80°00'00" WEST, A DISTANCE OF 220.00 FEET; THENCE SOUTH 60°00'00" WEST, A DISTANCE OF 95.00 FEET; THENCE SOUTH 35°00'00" WEST, A DISTANCE OF 365.00 FEET; THENCE SOUTH 15"00'00" EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 400"00"00" EAST, A DISTANCE OF 224.97 FEET TO THE POINT OF BEGINNING, THE LAST TEN DESCRIBED COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT "B".

CONTAINING 38.02 ACRES MORE OR LESS.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1.) THAT TRACT "A" FOR PRIVATE ROAD AND UTILITY PURPOSES AS SHOWN IS HEREBY RESERVED FOR THE BENEFIT OF THE CINNABAR AT RAINBOW LAKES HOMEOWNERS ASSOCIATION; INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO PALM BEACH COUNTY

2) WATER MANAGEMENT TRACT NO I- AS SHOWN HEREON IS HEREBY RESERVED FOR THE BENEFIT OF AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE RAINBOW LAKES COMMUNITY MASTER ASSOCIATION, INC., FOR WATER MANAGEMENT AND DRAINAGE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE WATER MANAGEMENT TRACT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS.

3) RECREATION TRACTS - AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BENEFIT OF AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF CINNABAR AT RAINBOW LAKES HOMEOWNERS. ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4.) DRAINAGE EASEMENTS - THE EASEMENTS SHOWN HEREON AND DESIGNATED AS DRAINAGE EASEMENTS ARE HEREBY RESERVED FOR THE BENEFIT OF AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF CINNABAR AT RAINBOW LAKES HOMEOWNERS ASSOCIATION, 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 WHICH IS ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS.

5.) LAKE MAINTENANCE EASEMENTS - AS SHOWN HEREON AND DESIGNATED AS LAKE MAINTENANCE EASEMENTS ARE HEREBY RESERVED FOR THE BENEFIT OF AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RAINBOW LAKES COMMUNITY MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS: FOR LAKE MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE LAKE MAINTENANCE EASEMENT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS.

6.) LAKE ACCESS EASEMENT - AS SHOWN HEREON AND DESIGNATED AS LAKE ACCESS EASEMENT IS HEREBY RESERVED FOR THE BENEFIT OF AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE RAINBOW LAKES COMMUNITY MASTER ASSOCIATION, INC., FOR LAKE ACCESS AND DRAINAGE EASEMENT PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE LAKE ACCESS EASEMENT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS.

7.) UTILITY EASEMENTS - AS SHOWN HEREON AND DESIGNATED AS UTILITY EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND CABLE TELEVISION SYSTEMS.

- 8.) OPEN SPACE -- TRACTS OS-1 AND OS-2 AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BENEFIT OF AND AREA THE PERPETUAL MAINTENANCE OBLIGATION OF CINNABAR AT RAINBOW LAKES HOMEOWNERS ASSOCIATION INC., IT'S SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

9.) LIMITED ACCESS EASEMENT - THE LIMITED ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

10.) FLOOD PLAIN EASEMENTS - THE FLOOD PLAIN EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BENEFIT OF THE RAINBOW LAKES COMMUNITY MASTER ASSOCIATION, INC. FOR TEMPORARY STORAGE OF EXCESS WATER IN TIMES OF HEAVY RAINFALL, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, IT'S SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY

IN WITNESS WHEREOF GL. HOMES OF RAINBOW LAKES ASSOCIATES II. A FLORIDA JOINT VENTURE HAS CAUSE THESE PRESENTS TO BE SIGNED BY THE PRESIDENT AND ATTESTED BY THE VICE PRESIDENT OF GL. HOMES OF RAINBOW LAKES II CORPORATION. A FLORIDA CORPORATION. IT'S MANAGING VENTURER AND IT'S OFFICIAL SEAL TO BE AFFIXED HERE TO BY AND WITH THE AUTHORITY OF IT'S BOARD OF DIRECTORS, THIS & DAY OF APPLI

GL. HOMES OF RAINBOW LAKES ASSOCIATES II. A FLORIDA JOINT VENTURE BY GL. HOMES OF RAINBOW LAKES II CORPORATION, A FLORIDA CORPORATION, IT'S MANAGING

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ITZHAK EZRATTI AND ALAN FANT, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF G.L. HOMES OF RAINBOW LAKES II CORPORATION, A FLORIDA CORPORATION, MANAGING VENTURER OF G. L. HOMES OF RAINBOW L'AKES ASSOCIATES II. A FLORIDA JOINT VENTURE, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE

MORTGAGEE'S CONSENT:

COUNTY OF PALM BEACH

DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT IT'S MORTGAGE LIEN. OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK. 6503, AT PAGE 132 AND OFFICIAL RECORD BOOK 6503, PAGE 137 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON IN WITNESS WHEREOF, THE SAID CORPORATION HAS GAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESENTS TO BY ITS VICE PRESENTS TO BY ITS VICE PRESENTS. CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS JET DAY OF AD. 1991.
HOMEFED BANK, FSB, A FEDERAL SAVINGS BANK

115 Vice President

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME PERSONALLY APPEARED DIAGO COMMON AND GROWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE TO BE THE INDIVIDUALS AND VICE TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE TO BE THE INDIVIDUALS OF HOME FED BANK, FSB, A FEDERAL SAVINGS SANK 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 OUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS LET DAY OF APPIL AD., 1991.

MY COMMISSION EXPIRES

LEGEND:

R - RADIUS

A DELTA

A ARC

MS.T.) = SURVEY TIE : LINE

PB PLAT BOOK

SITE PLAN DATA:

TOTAL NO OF LOTS WATER MANAGEMENT TRACT AREAS ...

3.24 UNITS/ACRE 96 ACRES 2.07 ACRES ZONING PETITION NO.

THIS INSTRUMENT PREPARED BY PERRY C. WHITE P.L.S. 4213 STATE OF FLORIDA LAWSON, NOBLE AND ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS WEST PALM BEACH, FLORIDA



COUNTY OF PALM BEACH

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 RAINBOW LAKES ASSOCIATES II. A FLORIDA JOINT VENTURE: THAT THE CURRENT TAXES HAVE BEEN PAID: THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED

BY LAW ARE SHOWN HEREON; AND THAT HERE ARE NO OTHER ENCUMBRANCES OF RECORD.

2393 S. CONGRESS AVE. WEST PALM BEACH, FLORIDA 33406

DUNKLE, Clerk Chreste Church

actors a Plant

BOARD OF COUNTY COMMISSIONERS

PALM BEACH COUNTY, FLORIDA

:ATTEST: JOHN B. DUNKLE, CLERK

COUNTY ENGINEER:

SURVEYOR'S NOTES:

1.) EDENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) #4213 SET-

2.) DENOTES PERMANENT CONTROL POINT (PC P) 3.) D.E. DENOTES DRAINAGE EASEMENT

4.) U.E. DENOTES UTILITY EASEMENT 50 L.M.E. DENOTES LAKE MAINTENANCE EASEMENT

6) THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.88°27'43" E. AL'ONG THE

SOUTH LINE OF TRACT"B" OF SAID TARTAN LAKES PLAT NO 3 - PU D 7.) THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS, CONSTRUCTION OF LANDSCAPING UPON MAINTENANCE OR MAINTENANCE

ACCESS EASEMENT'S MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY 8.) THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED.

FOR WATER AND SEWER USE OR UPON DRAINAGE OR ACCESS EASEMENTS. 9.) LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

10.) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED (N.R.) = NON-RADIAL

(R.F.) = RADIAL TO FRONT LOT LINE (R.R.) = RADIAL TO REAR LOT LINE

11.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. 12.) IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREA WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES

WITHIN THE AREAS OF INTERSECTION. 13.) L.A.E. DENOTES LIMITED ACCESS EASEMENT 14.) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE

P.U.D. REFLECTED BY THIS PLAT.

15.) F.P.E. DENOTES FLOOD PLAIN EASEMENT 16.) DENOTES PERMANENT REFERENCE MONUMENT FOUND

17.) PC P'S WILL BE SET TO STRADDLE THE LOCATION OF ANY PC P'S THAT FALL ON

0316-009

SURVEYORS CERTIFICATE:

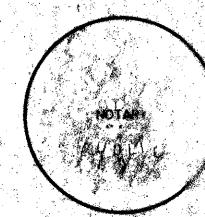
STATE OF FLORIDA GOUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN 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 SET AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED 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

PROFESSIONAL LAND SURVEYOR NO. 4213 STATE OF FLORIDA













BOARD OF COUNTY COMMISSIONERS

