

LOCATION MAP & INDEX MAP

# RAINBOW LAKES - TRACT "B" - PHASE TWO

(A P.U.D.)  
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 22 AND 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST

SHEET 1 OF 4 JANUARY, 1992

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT G.L. HOMES OF RAINBOW LAKES ASSOCIATES II, A FLORIDA JOINT VENTURE, OWNERS OF THE LANDS SHOWN HEREON AS RAINBOW LAKES - TRACT "B" - PHASE TWO, BEING 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT "B" OF SAID PLAT OF TARTAN LAKES PLAT NO. 3, THENCE NORTH 88°40'28" WEST ALONG THE SOUTH LINE OF SAID TRACT "B", A DISTANCE OF 814.70 FEET; THENCE NORTH 01°32'24" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 481 FEET; THENCE NORTH 89°27'43" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 102.40 FEET TO THE SOUTHEAST CORNER OF RAINBOW LAKES - TRACT "B" - PHASE ONE AS RECORDED IN PLAT BOOK 67, PAGES 172 THROUGH 176 INCLUSIVE OF SAID PUBLIC RECORDS. THENCE DEPARTING SAID SOUTH LINE NORTH 01°32'24" EAST, A DISTANCE OF 115.40 FEET; THENCE SOUTH 89°27'43" EAST, A DISTANCE OF 47.87 FEET; THENCE NORTH 01°32'24" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 44°13'32" WEST, A DISTANCE OF 34.88 FEET; THENCE NORTH 06°52'34" WEST, A DISTANCE OF 50.07 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 96.11 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 162.40 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 845.00 FEET; THE LAST EIGHT COURSES BEING COINCIDENT WITH THE EAST BOUNDARY OF SAID RAINBOW LAKES - TRACT "B" - PHASE ONE; THENCE SOUTH 90°00'00" EAST ALONG A SOUTHERLY BOUNDARY LINE OF SAID RAINBOW LAKES - TRACT "B" - PHASE ONE, A DISTANCE OF 235.34 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TRACT "B" OF SAID TARTAN LAKES PLAT NO. 3, THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 116.82 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 588.43 FEET; THENCE SOUTH 09°00'00" EAST, A DISTANCE OF 260.40 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 299.64 FEET; THENCE SOUTH 25°00'00" EAST, A DISTANCE OF 420.00 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 066.00 FEET; THENCE SOUTH 30°00'00" WEST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 85°00'00" EAST, A DISTANCE OF 170.00 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 87.60 FEET TO THE POINT OF BEGINNING OF THE LAST TWELVE COURSES BEING COINCIDENT WITH THE EASTERLY BOUNDARY OF SAID TRACT "B", TARTAN LAKES PLAT NO. 3.

CONTAINING 30.615 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:

- TRACT "A" AS SHOWN HEREON IS HEREBY RESERVED FOR THE BENEFIT OF CIBABAR AT RAINBOW LAKES HOMEOWNERS ASSOCIATION, INC. FOR UTILITIES AND PRIVATE ROAD RIGHT-OF-WAY AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACT NO. 2 AS SHOWN HEREON IS HEREBY RESERVED FOR THE BENEFIT OF AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF 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.
- RECREATION TRACT NO. 3 AS SHOWN HEREON IS HEREBY RESERVED FOR THE BENEFIT OF AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF CIBABAR AT RAINBOW LAKES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR RECREATION PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- DRAINAGE EASEMENTS - THE EASEMENTS SHOWN HEREON AND DESIGNATED AS DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF CIBABAR 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.
- LAKE MAINTENANCE EASEMENTS - AS SHOWN HEREON AND DESIGNATED AS LAKE MAINTENANCE EASEMENTS ARE HEREBY DEDICATED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF 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.
- LAKE ACCESS EASEMENT - AS SHOWN HEREON AND DESIGNATED AS LAKE ACCESS EASEMENT IS HEREBY DEDICATED TO AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF 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.
- UTILITY EASEMENTS - AS SHOWN HEREON AND DESIGNATED AS UTILITY EASEMENTS ARE HEREBY DEDICATED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF UTILITIES AND CABLE TELEVISION SYSTEMS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- FLOOD PLAIN EASEMENTS - THE FLOOD PLAIN EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BENEFIT OF 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, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, G.L. HOMES OF RAINBOW LAKES ASSOCIATES II, A FLORIDA JOINT VENTURE, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE PRESIDENT AND ATTESTED BY THE VICE PRESIDENT OF G.L. HOMES OF RAINBOW LAKES II CORPORATION, A FLORIDA CORPORATION, ITS MANAGING VENTURER AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5th DAY OF March, A.D. 1992.

G.L. HOMES OF RAINBOW LAKES ASSOCIATES II, A FLORIDA JOINT VENTURE  
BY: G.L. HOMES OF RAINBOW LAKES II CORPORATION, A FLORIDA CORPORATION, ITS MANAGING VENTURER  
ATTEST: *Alan Fant* ALAN FANT, VICE - PRESIDENT  
BY: *Stizhak Edratti* STIZHAK EDRATTI, PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED STIZHAK EDRATTI 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 VENTURES OF G.L. HOMES OF RAINBOW LAKES ASSOCIATES II, A FLORIDA JOINT VENTURE, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL 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 AND JOINT VENTURE.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF March, A.D. 1992.  
My Commission Expires May 2, 1995  
George T. Webb, Notary Public - State of Florida

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGE UPON THE PROPERTY 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 ITS MORTGAGE LIEB, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6003, AT PAGE 132 AND OFFICIAL RECORD BOOK 171, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUPERSEDED BY THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING VENTURER, ATTESTED TO BY ITS BOARD OF DIRECTORS, THIS 5th DAY OF March, A.D. 1992.  
BENEFIT BANK, A FEDERAL SAVINGS BANK  
ATTEST: *James M. Kullback* JAMES M. KULLBACK, PRESIDENT  
BY: *Stizhak Edratti* STIZHAK EDRATTI, PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME PERSONALLY APPEARED *Stizhak Edratti* AND *Alan Fant*, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN SAID INSTRUMENT 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 VENTURES OF G.L. HOMES OF RAINBOW LAKES ASSOCIATES II, A FLORIDA JOINT VENTURE, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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 11th DAY OF March, A.D. 1992.  
May 24, 1993  
My Commission Expires  
Allison Cavalier, Notary Public - State of Florida

### SITE PLAN DATA:

TOTAL AREA	30.615 ACRES
TOTAL NO. OF LOTS	107
GEN. LOTS	53 UNITS/ACRE
WATER MANAGEMENT TRACT AREAS	1,255.55 ACRES
RECREATION TRACT	0.35 ACRE
ZONING PETITION NO.	79-177

### LEGEND:

- 1) DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) #213 SET
- 2) DENOTES CONTROL POINT
- 3) DENOTES PERMANENT REFERENCE MONUMENT FOUND #4213
- 4) DENOTES DRAINAGE EASEMENT
- 5) DENOTES UTILITY EASEMENT
- 6) DENOTES LAKE MAINTENANCE EASEMENT
- 7) DENOTES FLOOD PLAIN EASEMENT
- 8) P.B. = PLAT BOOK
- 9) P.S. = PAGES
- 10) R = RADIUS
- 11) Δ = DELTA
- 12) A = ARC
- 13) ST. = SURVEY TIE-LINE

### TITLE CERTIFICATION:

STATE OF 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 ASSURED PROPERTY, THAT WE FIND THE TITLE TO PROPERTY IS VESTED TO G.L. HOMES OF RAINBOW LAKES ASSOCIATES II, A FLORIDA JOINT VENTURE; THAT THE TAXES FOR 1991 AND ALL PREVIOUS YEARS HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.  
DATE: 4-2-92  
Chicago Title Insurance Company  
2395 S. CONGRESS AVE.  
WEST PALM BEACH, FLORIDA 33406

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3rd DAY OF June, A.D. 1992.  
BY: *John Mace* JOHN MACE, CHAIR OF THE COUNTY COMMISSION  
ATTEST: *Milton Bauer* MILTON BAUER, CLERK  
DEPUTY CLERK

### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2nd DAY OF June, A.D. 1992.  
BY: *George T. Webb* GEORGE T. WEBB, P.E., COUNTY ENGINEER

### SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S 86°21'43" E. ALONG THE WESTERLY SOUTH LINE OF TRACT "B" OF SAID TARTAN LAKES PLAT NO. 3 - P.U.D.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS, CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS OR IN CONFORMANCE WITH ORDINANCE 26-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- 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.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING ORDINANCES AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLAT REFLECTED BY THIS PLAT.
- POPS WILL BE SET TO STRIKES. THE LOCATION OF ANY POPS THAT FALL ON MANHOLE COVERS.
- THERE SHALL BE NO ABOVE GROUND CONSTRUCTION WHERE THE 12 FOOT UTILITY EASEMENT COINCIDES WITH THE 20 FOOT LAKE MAINTENANCE EASEMENT AND THE FLOOD PLAIN EASEMENT.

### SURVEYOR'S CERTIFICATE:

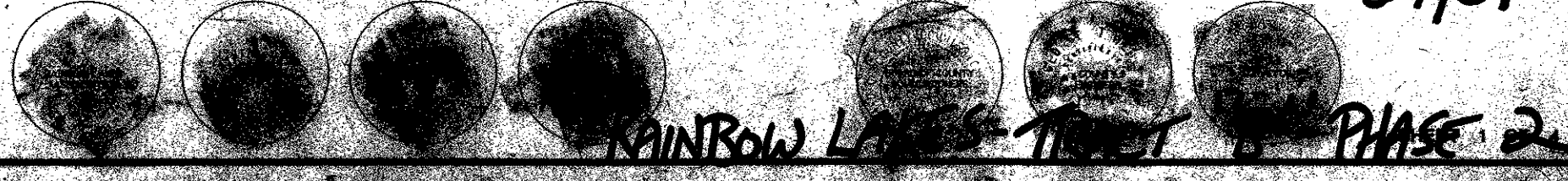
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 211H-6, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.  
DATE: April 6, 1992  
Perry C. White, Professional Land Surveyor No. 4213  
STATE OF FLORIDA

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 4th day of June, 1992, and duly recorded in this Book No. 92, on page 31-34.  
Dawn A. Martin, C.O.



SUBDIVISION: RAINBOW LAKES - TRACT B  
BOOK: 69  
PAGE: 31  
FLOOD MAP: 180B  
COUNTY: PALM BEACH  
ZONING: R-1/5E  
SEAL: [ ]  
ZIP CODE: 33417  
PUD NAME: SCMA  
2233 W. 15th St.

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



PET. 79-177C  
ALLOC. \$000  
COLLECT  
0316-011  
69/31