

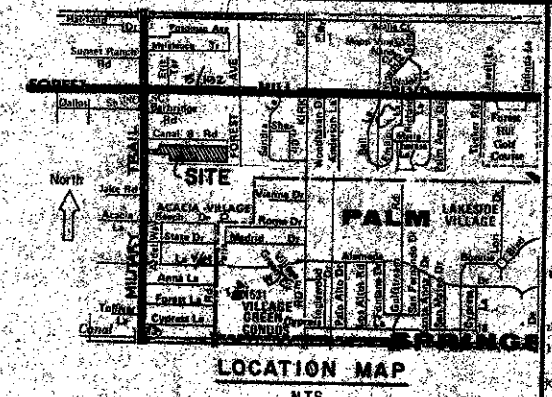
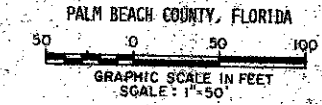
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Building setback lines shall be as required by Palm Beach County zoning regulations. There shall be no building or other structures placed on utility easements. There shall be no buildings or any other kind of construction or trees or shrubs placed on drainage easements. Assessments are for public utilities, unless otherwise noted. Eminent Reference Monument shown thus: O. Armaient Control Point shown thus: @. Here utility and drainage easements cross or coincide, drainage easements shall take precedence both now and on any replat of the lands described hereon.

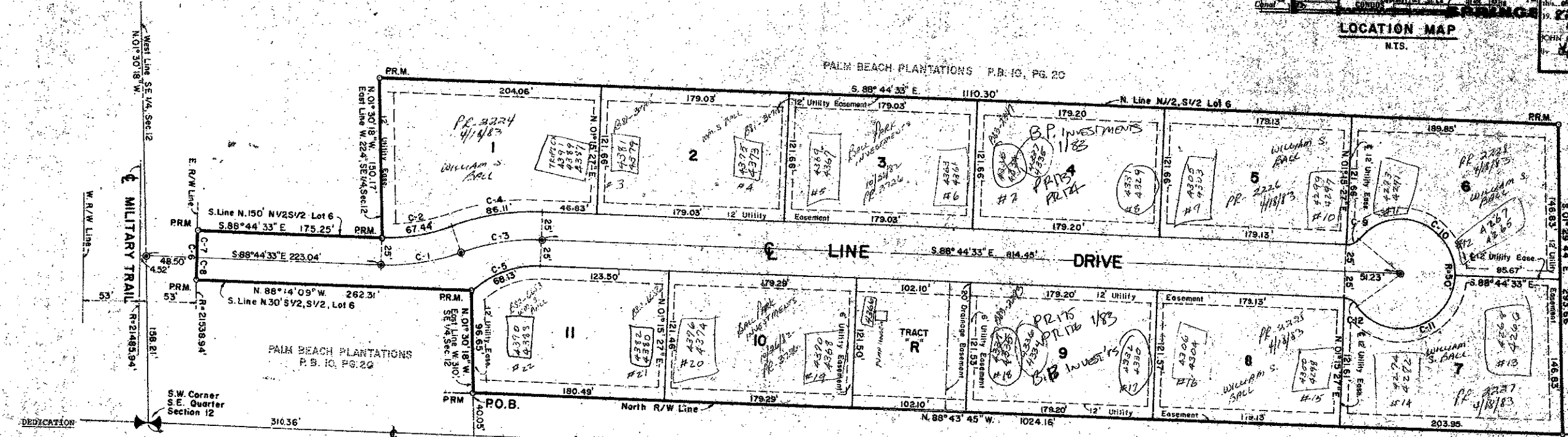
	Radius	Delta	Arc	Chord Bearing	Tangent
C-1	205.65'	21°23'26"	76.78'	N. 80°33'44"E.	38.84'
C-2	180.65'	21°23'26"	67.44'		
C-3	295.65'	21°23'26"	76.78'	N. 80°33'44"E.	38.84'
C-4	230.65'	21°23'26"	86.11'		
C-5	88.80'	43°57'36"	68.13'		
C-6	21,538.94'	0°07'25.6"	46.53'	N. 0°19'55"W.	23.27'
C-7	21,538.94'	0°03'59.4"	25.00'		
C-8	21,538.94'	0°03'26.2"	21.53'		
C-9	15.00'	52°01'12"	13.62'		
C-10	50.00'	142°01'12"	123.94'		
C-11	50.00'	142°01'12"	123.92'		
C-12	15.00'	52°01'12"	13.62'		

PLAT OF BALL PARK

BEING A REPLAT OF PART OF THE SOUTH 1/2 OF LOT 6, BLOCK 4, PALM BEACH PLANTATIONS SUBDIVISION OF SECTION 12, TOWNSHIP 34 SOUTH, RANGE 42 EAST PLAT BOOK 10, PAGE 20.



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KNOW ALL MEN BY THESE PRESENTS that William S. Ball, owner of land hereon, being in Section 12, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon as Plat of BALL PARK, being more particularly described as follows:

A parcel of land being a portion of Lot 6, Block 4, Section 12, Township 44 South, Range 42 East, according to PLAT No. 1, PALM BEACH PLANTATIONS, as recorded in Plat Book 10, Page 20, public records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 12; thence South 88°43'45" East along the South line of said Southeast Quarter (The South line of said Southeast Quarter is assumed to bear South 88°43'45" East and all other bearings are relative thereto) a distance of 310.36 feet to a point on a line 310 feet East of and parallel with the West line of said Southeast Quarter; thence North 1°30'18" West along said parallel line a distance of 40.05 feet to a point on the North Right-of-Way line of lateral No. 8 and the point of beginning of the hereinafter described parcel; thence continue North 1°30'18" West a distance of 96.65 feet to a point on a line 30 feet South of and parallel with the North line of the South half of the South half of said Lot 6; thence North 88°44'09" West along said parallel line a distance of 262.31 feet to the West, having a radius of 21538.94 feet, a central angle of 0°07'25.6" and a chord bearing of North 0°19'55" West; thence northerly along the arc of said curve and said East Right-of-Way line a distance of 46.53 feet to a point on a line 150 feet South of and parallel to the North line of the North half of the South half of said Lot 6; thence South 88°44'33" East along said parallel line a distance of 175.25 feet to a point on a line 224 feet East of and parallel with the West line of said Southeast Quarter; thence North 1°30'18" West along said parallel line a distance of 150.17 feet to a point on the North line of said North half of the South half of said Lot 6; thence South 88°44'33" East along said North line of the North half of the South half of said Lot 6, a distance of 110.70 feet to a point on the East line of said Lot 6; thence South 1°29'44" East along said East line a distance of 293.66 feet to a point on said North Right-of-Way line of Lateral No. 8; thence North 88°43'45" West along said North Right-of-Way line a distance of 1024.16 feet to the point of beginning.

Containing in all 747 acres, more or less. Has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- STREETS:** The streets as shown hereon dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public.
- EASEMENTS:**
 - Utility and Drainage Easements - The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
 - RECREATION AREA: The recreation area as shown is hereby dedicated to BALL PARK Homeowners Association and is the perpetual maintenance obligation of said association.

IN WITNESS WHEREOF, William S. Ball does hereunto set his hand and seal this 23 day of April, 1981.

WITNESSES: *Bob Hunkle*, *Edward J. Mann*, *William S. Ball*

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME personally appeared William S. Ball to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein. WITNESS my hand and official seal this 23 day of April, 1981.

My commission expires: *Apr 1981* Notary Public

MORTGAGEE'S CONSENT STATE OF Florida COUNTY OF Palm Beach

The undersigned hereby certifies that they are the holders of mortgages, liens, or other encumbrances upon the property described hereon and do hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agree that their mortgages, liens, or other encumbrances which are recorded in official Record Book 3306 at pages 847 and 853 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, WE, Austin Love, & Ruth Love (his wife), Janet Turley, and Laura Jean Duzak, do hereunto set our hands and seals.

WITNESSES: *Constantine J. Armit*, *Austin Love*, *Ruth S. Love*, *Janet Turley*, *Laura Jean Duzak*

ACKNOWLEDGEMENT STATE OF New Mexico COUNTY OF Lane

BEFORE ME personally appeared Austin Love and Ruth Love (his wife), to me well known to be the persons described in and who executed the foregoing instrument, and acknowledged before me that they executed said instrument for the purposes expressed therein. WITNESS my hand and official seal this 7th day of April, 1981.

My Commission expires: 1-12-83. Notary Public

ACKNOWLEDGEMENT STATE OF Massachusetts COUNTY OF Franklin

BEFORE ME personally appeared Janet Turley to me well known to me to be the person described in and who executed the foregoing instrument, and acknowledged before me that she executed said instrument for the purposes expressed therein. WITNESS my hand and official seal this 15th day of April, 1981.

My commission expires: 4-5-85. Notary Public

ACKNOWLEDGEMENT STATE OF Florida COUNTY OF Palm Beach

BEFORE ME personally appeared Laura Jean Duzak to me well known to me to be the person described in and who executed the foregoing instrument, and acknowledged before me that she executed said instrument for the purposes expressed therein. WITNESS my hand and official seal this 31 day of March, 1981.

APPROVALS UNPLATTED BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 23 day of April, 1981. By: *John B. Dunkle*, Clerk. This plat is hereby approved for record this 13 day of March, 1981. By: *John B. Dunkle*, Clerk.

ATTEST: John B. Dunkle, Clerk BOARD OF COUNTY COMMISSIONERS BY: *Kathryn S. Miller*

TITLE CERTIFICATE STATE OF Florida COUNTY OF PALM BEACH

We, Stewart Title of Palm Beach County, (a Title Insurance Company 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 William S. Ball; that the current taxes have been paid; and that we find no mortgages or liens shown and are true and correct. Date: Feb. 9, 1982.

SURVEYOR'S CERTIFICATION This is to certify that the plat shown hereon is 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, that (P.C.P.'s) Permanent corner points shall be set under the guarantee posted with Palm Beach County for the required instrument; and further that the survey complies with all the requirements of Chapter 177 Florida Statutes, as amended, and Ordinance of Palm Beach County, Florida, as amended.

WITNESSES: *William S. Ball*, *Bob Hunkle*, *Edward J. Mann*, *William S. Ball*, *Austin Love*, *Ruth S. Love*, *Janet Turley*, *Laura Jean Duzak*. **Ball Park 44/66** **Dipod Enterprises Inc.**