

PLAT THREE, BALLENSISLES

27

BEING A REPLAT OF A PORTION OF PLAT TWO, HANSEN - JDM AS RECORDED IN PLAT BOOK 69, PAGES 195 - 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALSO BEING A PORTION OF SECTION 11 AND SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

SHEET 1 of 17

JULY, 1994

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS

THIS PLAT WAS FILED FOR RECORD AT 9:56 a.m. THIS 27th DAY OF July A.D. 1994 AND DULY RECORDED IN PLAT BOOK 73 ON PAGES 27 AND 43

DOROTHY WILKEN, CLERK
 CIRCUIT COURT.
 BY: *Lois A. Staley* DC

BALLENSISLES PLAT III

THAT PORTION OF SECTION 11 AND 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 14. THENCE RUN NORTH 89° 19' 50" WEST, ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 14 AND THE SOUTHERLY LINE OF TRACT W-12, PLAT TWO HANSEN-JDM AS RECORDED IN PLAT BOOK 69, PAGES 195 THROUGH 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 119.92 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, FROM WHICH A RADIAL LINE BEARS SOUTH 63° 56' 40" EAST, HAVING A RADIUS OF 460.00 FEET, AND A CENTRAL ANGLE OF 18° 12' 42". THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID LAKE TRACT W-12, A DISTANCE OF 119.92 FEET TO A POINT ON THE SOUTHEAST CORNER OF BALLENSISLES DRIVE AS SHOWN ON THE PLAT OF COQUINA WAY AT BALLENSISLES, RECORDED IN PLAT BOOK 72, PAGES 138 AND 139 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 45° 43' 58" WEST, ON A RADIAL LINE AND THE SOUTHERLY END OF BALLENSISLES DRIVE A DISTANCE OF 120.00 FEET; THENCE NORTH 44° 16' 02" EAST A DISTANCE OF 2.29 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID COQUINA WAY; THENCE NORTH 03° 34' 56" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 37.07 FEET; THENCE NORTH 51° 25' 53" WEST, A DISTANCE OF 57.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 51° 25' 53" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY OF COQUINA WAY, A DISTANCE OF 170.41 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 703.00 FEET AND A CENTRAL ANGLE OF 22° 07' 36"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 271.49 FEET TO A POINT OF TANGENCY; THENCE NORTH 29° 18' 17" WEST, A DISTANCE OF 297.52 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 06° 11' 48"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.45 FEET TO A POINT OF TANGENCY; THENCE NORTH 35° 30' 05" WEST, A DISTANCE OF 157.37 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET AND A CENTRAL ANGLE OF 43° 43' 00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 51.12 FEET TO A POINT OF REVERSE CURVATURE; CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 135.00 FEET AND A CENTRAL ANGLE OF 86° 42' 00"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 204.28 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET AND A CENTRAL ANGLE OF 43° 43' 11"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.12 FEET TO A POINT OF TANGENCY; THENCE NORTH 36° 14' 15" WEST, A DISTANCE OF 222.20 FEET TO A POINT ON THE NORTHERLY END OF COQUINA WAY AND A CURVE CONCAVE NORTHWESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 32° 44' 31" WEST, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 36° 08' 47" AND WHOSE CHORD BEARS NORTH 39° 12' 06" EAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND THE NORTHERLY END OF COQUINA WAY, A DISTANCE OF 63.03 FEET TO A POINT; THENCE SOUTH 36° 14' 15" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF COQUINA WAY, A DISTANCE OF 244.79 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 40° 19' 47"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 127.00 FEET AND A CENTRAL ANGLE OF 81° 23' 33"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 180.41 FEET TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 40° 19' 35"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 52.79 FEET TO A POINT OF TANGENCY; THENCE SOUTH 35° 30' 05" EAST, A DISTANCE OF 281.28 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 06° 11' 48"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.45 FEET TO A POINT OF TANGENCY; THENCE SOUTH 29° 18' 17" EAST, A DISTANCE OF 15.46 FEET TO A POINT ON THE SOUTHWEST CORNER OF GOLF COURSE TRACT GC-12 AS SHOWN ON SAID PLAT TWO HANSEN-JDM; THENCE NORTH 28° 02' 15" EAST, ALONG SAID GOLF COURSE TRACT GC-12, A DISTANCE OF 794.16 FEET; THENCE NORTH 32° 05' 25" EAST, A DISTANCE OF 962.45 FEET TO A POINT ON THE SOUTHERLY LINE OF PLAT ONE HANSEN-JDM AS RECORDED IN PLAT BOOK 64, PAGES 67 THROUGH 81, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 44° 14' 35" WEST, ALONG SAID SOUTHERLY LINE OF PLAT ONE HANSEN-JDM, A DISTANCE OF 100.36 FEET; THENCE NORTH 41° 39' 42" WEST, A DISTANCE OF 254.05 FEET; THENCE NORTH 57° 35' 08" WEST, A DISTANCE OF 126.31 FEET; THENCE NORTH 30° 03' 26" WEST, A DISTANCE OF 367.81 FEET; THENCE SOUTH 65° 33' 02" WEST, A DISTANCE OF 203.01 FEET; THENCE NORTH 76° 13' 41" WEST, A DISTANCE OF 42.43 FEET; THENCE NORTH 31° 13' 39" WEST, A DISTANCE OF 280.00 FEET; THENCE NORTH 17° 48' 14" EAST, A DISTANCE OF 68.64 FEET; THENCE NORTH 55° 23' 40" EAST, A DISTANCE OF 203.96 FEET; THENCE NORTH 13° 22' 19" WEST, A DISTANCE OF 119.68 FEET; THENCE NORTH 54° 37' 45" WEST, A DISTANCE OF 29.53 FEET; THENCE SOUTH 88° 22' 49" WEST, A DISTANCE OF 42.06 FEET; THENCE SOUTH 64° 35' 14" WEST, A DISTANCE OF 85.00 FEET; THENCE SOUTH 42° 14' 34" WEST, A DISTANCE OF 182.51 FEET; THENCE SOUTH 96° 10' 12" WEST, A DISTANCE OF 157.44 FEET; THENCE NORTH 63° 19' 06" WEST, A DISTANCE OF 41.23 FEET; THENCE SOUTH 88° 54' 45" WEST, A DISTANCE OF 1032.81 FEET; THENCE SOUTH 20° 22' 35" WEST, A DISTANCE OF 102.26 FEET; THENCE NORTH 73° 44' 22" WEST, A DISTANCE OF 130.40 FEET; THENCE NORTH 89° 09' 28" WEST, A DISTANCE OF 588.30 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 11; THENCE SOUTH 00° 50' 32" WEST, ALONG SAID WEST LINE OF SECTION 11, A DISTANCE OF 136.73 FEET TO THE NORTHWEST CORNER OF SAID SECTION 14; THENCE SOUTH 01° 22' 23" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 14, A DISTANCE OF 2828.12 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 14; THENCE SOUTH 03° 14' 00" WEST, ALONG WEST LINE OF SAID SECTION 14, A DISTANCE OF 534.26 FEET; THENCE NORTH 89° 10' 56" EAST, A DISTANCE OF 747.48 FEET; THENCE NORTH 80° 23' 12" EAST, A DISTANCE OF 750.36 FEET; THENCE SOUTH 56° 52' 40" EAST, A DISTANCE OF 548.76 FEET; THENCE SOUTH 81° 20' 58" EAST, A DISTANCE OF 156.05 FEET; THENCE NORTH 15° 22' 18" EAST, A DISTANCE OF 646.12 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 665.00 FEET AND A CENTRAL ANGLE OF 28° 53' 44"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 335.37 FEET TO THE POINT OF TANGENCY; THENCE NORTH 44° 16' 02" EAST, A DISTANCE OF 21.43 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID PLAT OF COQUINA WAY AND THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 190.16 ACRES MORE OR LESS.

TOGETHER WITH

A CERTAIN PARCEL OF LAND LYING IN TRACT GC-12 OF PLAT TWO, HANSEN-JDM AS RECORDED IN PLAT BOOK 69, PAGES 195 THROUGH 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PLAT TWO, HANSEN-JDM; THENCE RUN SOUTH 32° 05' 25" WEST, ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 467.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 32° 05' 25" WEST, A DISTANCE OF 125.17 FEET; THENCE NORTH 85° 55' 55" EAST, A DISTANCE OF 38.28 FEET; THENCE NORTH 57° 51' 05" EAST, A DISTANCE OF 54.81 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 28.90 FEET AND A CENTRAL ANGLE OF 108° 45' 15"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.86 FEET TO A POINT OF TANGENCY; THENCE NORTH 50° 54' 10" WEST, A DISTANCE OF 22.81 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 0.09 ACRES MORE OR LESS.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT MACARTHUR HOLDING A, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AS OWNER OF THE LAND ("LAND") SHOWN HEREON BEING MORE PARTICULARLY DESCRIBED ON SHEET I HEREOF, AND DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, AS TO ANY AND ALL RIGHTS DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, MAY HAVE AS DEVELOPER BY VIRTUE OF THAT CERTAIN ASSIGNMENT OF RIGHTS UNDER DECLARATION AND PCD RECORDED IN OFFICIAL RECORD BOOK 7787, PAGE 609, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS PLAT THREE, BALLENSISLES, AND DO HEREBY DEDICATE THE FOLLOWING SPECIFIC EASEMENTS SOLELY FOR THE SPECIFIC PURPOSES DESCRIBED HEREIN AND DO ALSO HEREBY DEDICATE THE SPECIFIC PARCELS DESCRIBED HEREIN AS FOLLOWS:

1. WATER MANAGEMENT TRACTS SHOWN AND DESIGNATED HEREON AS W 15, W 16, W 17, W 18, AND W 19 ARE HEREBY DEDICATED, IN FEE SIMPLE, TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR WATER MANAGEMENT AND OTHER AUTHORIZED PURPOSES, SAID WATER MANAGEMENT TRACTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
2. THE WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN AND DESIGNATED HEREON AS W.M.E., ARE HEREBY DEDICATED SOLELY TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR USE FOR ACCESS AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES. THOSE WATER MANAGEMENT MAINTENANCE EASEMENTS LYING OVER TRACTS GC 13, GC 14, GC 15, GC 16, GC 17, GC 18, GC 19, AND GC 20 AS SHOWN HEREON, ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNER OR OWNERS OF SAID TRACTS GC 13, GC 14, GC 15, GC 16, GC 17, GC 18, GC 19, AND GC 20 THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT. THE REMAINING WATER MANAGEMENT MAINTENANCE EASEMENTS ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE BALLENSISLES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT AND TO THE CITY OF PALM BEACH GARDENS.
3. WATER MANAGEMENT EASEMENTS AS SHOWN AND DESIGNATED HEREON AS W.M.E., ARE HEREBY DEDICATED SOLELY TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE BALLENSISLES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. SAID DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS.
4. AN EASEMENT FOR INGRESS AND EGRESS OVER STREET TRACTS SHOWN AND DESIGNATED HEREON AS R 14, R 15, R 16, A PORTION OF TRACT ECA-23 AND OVER ALL OF TRACT ECA-1 AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR ACCESS TO AND FROM SAID DISTRICT'S WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS FOR WATER MANAGEMENT PURPOSES, THE LANDS ENCUMBERED BY SAID INGRESS-EGRESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF BALLENSISLES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT AND THE CITY OF PALM BEACH GARDENS.
5. WATER MANAGEMENT ACCESS EASEMENTS OVER ALL OF TRACTS GC 13, GC 14, GC 15, GC 16, GC 17, GC 18, GC 19 AND GC 20 AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR ACCESS TO AND FROM SAID DISTRICT'S WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS, THE LAND LYING UNDER SAID WATER MANAGEMENT ACCESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNER OR OWNERS OF SAID TRACTS GC 13, GC 14, GC 15, GC 16, GC 17, GC 18, GC 19, AND GC 20 THEIR SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO SAID DISTRICT. THE SAID WATER MANAGEMENT ACCESS EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS CITED IN THAT CERTAIN ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 6229 PAGE 1279, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

6. EASEMENTS FOR WATER AND SEWER PURPOSES AS SHOWN HEREON AND DESIGNATED W.S.E. ARE HEREBY DEDICATED SOLELY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, EXCLUSIVELY FOR CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND/OR ASSIGNS.

7. AN EASEMENT OVER STREET TRACTS SHOWN AND DESIGNATED HEREON AS R 14, R 15 AND R 16 IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, EXCLUSIVELY FOR WATER AND SEWER CONSTRUCTION AND MAINTENANCE PURPOSES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND/OR ASSIGNS.

8. STREET TRACTS SHOWN AND DESIGNATED HEREON AS R 14, R 15 AND R 16 ARE HEREBY DEDICATED TO BALLENSISLES COMMUNITY ASSOCIATION, INC., AS EXCLUSIVE COMMON AREAS, EXCLUSIVELY FOR ROADWAY, INGRESS, EGRESS, UTILITIES AND RELATED PURPOSES, SAID STREET TRACTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT OR THE CITY OF PALM BEACH GARDENS.

9. LANDSCAPE EASEMENTS OVER ALL OF ECA-1, ECA-2, ECA-5 THROUGH ECA-16 INCLUSIVE, ECA-18 AND ECA-21 THROUGH ECA-29 INCLUSIVE, AS SHOWN AND DESIGNATED HEREON AS L.E. ARE HEREBY DEDICATED TO BALLENSISLES COMMUNITY ASSOCIATION, INC., EXCLUSIVELY FOR LANDSCAPE PURPOSES, SAID LANDSCAPING BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

10. TRACTS ECA-1 THROUGH ECA-29 INCLUSIVE AS SHOWN HEREON ARE HEREBY DEDICATED TO BALLENSISLES COMMUNITY ASSOCIATION, INC. FOR USE AS EXCLUSIVE COMMON AREAS OF THE ASSOCIATION. ALL OF SAID TRACTS LESS TRACTS ECA-3, ECA-4, ECA-17, ECA-19, AND ECA-20, AS SHOWN HEREON, SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. THE MAINTENANCE RESPONSIBILITY OF THE SAID EXCEPTED TRACTS SHALL BE THE RESPONSIBILITY OF THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

11. EASEMENT FOR DRAINAGE PURPOSES AS SHOWN AND DESIGNATED HEREON AS D.E. ARE HEREBY DEDICATED SOLELY TO BALLENSISLES COMMUNITY ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT OR THE CITY OF PALM BEACH GARDENS.

12. LANDSCAPE EASEMENTS OVER ALL OF TRACTS ECA-3, ECA-4, ECA-17, ECA-19, ECA-20 AND OVER A PART OF P-14, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR LANDSCAPE PURPOSES. THE LAND LYING UNDER SAID LANDSCAPE EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

13. GUEST PARKING TRACTS SHOWN AND DESIGNATED HEREON AS GP 1, GP 2, GP 3, GP 4, GP 5 AND GP 6 AS SHOWN HEREON ARE HEREBY DEDICATED TO BALLENSISLES COMMUNITY ASSOCIATION, INC. FOR USE AS EXCLUSIVE COMMON AREAS, EXCLUSIVELY FOR GUEST PARKING, INGRESS, EGRESS, DRAINAGE, UTILITIES AND RELATED PURPOSES. SAID GUEST PARKING TRACTS GP 1, GP 2, GP 3, GP 4, GP 5 AND GP 6 BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR PRESIDENT, AND ATTESTED BY THEIR SECRETARY AND THEIR CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS THIS 15th DAY OF JULY, 1994.

DEXTER DEVELOPMENT COMPANY,
A FLORIDA CORPORATION

MACARTHUR HOLDING A, INC.,
A FLORIDA CORPORATION

BY: *Roy H. Davidson*
President

ATTEST BY: *[Signature]*

TITLE: *Secy.*

BY: *John P. Smith*
Vice President

ATTEST BY: *[Signature]*

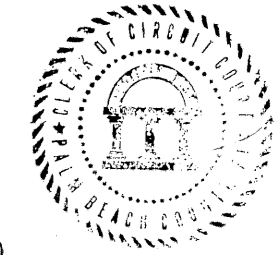
TITLE: *Secretary*

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS July 15, 1994 (DATE) BY Roy H. Davidson, President and John P. Smith, Secy. (PRINT NAME OF DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

Kathryn P. Kirby (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)
KATHRYN P. KIRBY (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
Notary Public - State of Florida
Commission No. CC 20958
Expires May 20, 1995

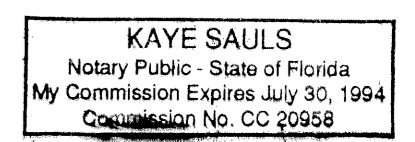


CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS July 15, 1994 BY Dale E. Smith, Vice Pres. and Steven Cohen, Secy. (PRINT NAMES OF MACARTHUR HOLDING A, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

Kaye Sauls (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)
KAYE SAULS (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
Notary Public - State of Florida
Commission No. CC 20958
Expires May 20, 1995

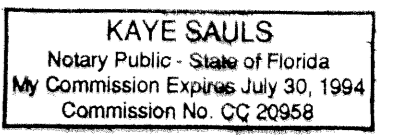


CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS July 15, 1994 (DATE) BY Roy H. Davidson and Steven Cohen (PRINT NAMES AS PRESIDENT AND AS SECRETARY, RESPECTIVELY, OF BALLENSISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

Kaye Sauls (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)
KAYE SAULS (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
Notary Public - State of Florida
Commission No. CC 20958
Expires May 20, 1995



ACCEPTANCE, JOINDER AND CONSENT OF BALLENSISLES COMMUNITY ASSOCIATION, INC.

STATE OF FLORIDA
COUNTY OF PALM BEACH

BALLENSISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, DOES HEREBY CONSENT TO AND JOIN IN THOSE DEDICATIONS OF LAND, EASEMENTS, RESTRICTIONS AND COVENANTS BY THE OWNER THEREOF AND DOES FURTHER CONSENT TO AND JOIN IN THE FILING AND RECORDATION OF A PLAT AFFECTING SAID PROPERTY AND ALL MATTERS APPEARING THEREON.

DATED THIS 15th DAY OF JULY, 1994.

ATTEST: BALLENSISLES COMMUNITY ASSOCIATION, INC.
A FLORIDA CORPORATION, NOT-FOR-PROFIT.

BY: *[Signature]* ITS: *Secretary*

BY: *Roy H. Davidson* ITS: *President*

KESHAVARZ & ASSOCIATES, INC.

THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 1280 N. CONGRESS AVENUE, SUITE 206 WEST PALM BEACH, FLORIDA 33409 (407) 689-8600/ FAX 689-7476

SUBDIVISION * Plat 3 Ballensisles
BOOK 73 PAGE 27
FLOOD MAP *
ZONING
ZIP CODE
RHD NAME C Palm Beach Gardens
11/14/92/47