

PLAT THREE, **BALLEN ISLES**

28

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS
 THIS PLAT WAS FILED FOR
 RECORD AT _____
 THIS _____ DAY OF _____
 A.D. 1994 AND
 DULY RECORDED IN PLAT BOOK
 _____ ON PAGES _____ AND

 DOROTHY WILKEN, CLERK
 CIRCUIT COURT.
 BY: _____ DC

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 2 of 17

JULY, 1994

APPROVALS

**NORTHERN PALM BEACH COUNTY
 WATER CONTROL DISTRICT ACCEPTANCE**

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF AND THE PERPETUAL MAINTENANCE OBLIGATION OF THE WATER MANAGEMENT TRACTS, SHOWN HEREON AS W15 THROUGH W19, INCLUSIVE; AND HEREBY ACCEPTS THE WATER MANAGEMENT MAINTENANCE EASEMENTS ACROSS PARTS OF TRACTS GC 13 THROUGH GC 20, INCLUSIVE, AS SHOWN HEREON; AND HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ACKNOWLEDGING THAT SAID DISTRICT HAS THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN ITS WATER MANAGEMENT FACILITIES WITHIN SAID WATER MANAGEMENT EASEMENTS; AND HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENTS, AS SHOWN HEREON, INCLUDING, BUT NOT LIMITED TO, THOSE OVER ALL OF TRACTS R14, R15, R16 AND ECA-15 AS SHOWN HEREON; AND HEREBY ACCEPTS THE WATER MANAGEMENT ACCESS EASEMENTS OVER ALL OF SAID TRACTS GC 13 THROUGH GC 20, INCLUSIVE, SUBJECT TO THE TERMS AND CONDITIONS CITED IN THAT CERTAIN ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 6229 AT PAGE 1279, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND SAID DISTRICT HEREBY ACKNOWLEDGES IT HAS NO MAINTENANCE OBLIGATIONS ON OR UNDER THE LANDS ON WHICH THE ABOVE DESCRIBED EASEMENTS LIE; AND SAID DISTRICT HEREBY ACCEPTS THE LANDSCAPE EASEMENTS AND THE PERPETUAL MAINTENANCE OBLIGATION THEREOF OVER ALL OF TRACTS ECA-3, ECA-4, ECA-17, ECA-19 AND ECA-20, AND OVER A PORTION OF P-14, AS SHOWN HEREON; AND SAID DISTRICT HEREBY ACKNOWLEDGES THERE ARE NO OTHER DEDICATIONS TO NOR OTHER MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

CITY OF PALM BEACH GARDENS
 COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD
 THIS 15th DAY OF July, 1994.
 CITY ENGINEER: _____ BY: David Clark
 DAVID CLARK - MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD
 THIS 15th DAY OF July, 1994.
 ATTEST: _____ BY: Lennart E. Lindahl
 LINDA KOSIER, CLERK BY: _____
 ATTEST: Linda V. Koser LENNART E. LINDAHL, P.E. - CITY ENGINEER
 LINDA KOSIER, CLERK

**NORTHERN PALM BEACH COUNTY
 WATER CONTROL DISTRICT**

ATTEST: O'Neal Bardin, Jr. BY: William L. Kerslake
 O'NEAL BARDIN, JR., ASSISTANT SECRETARY WILLIAM L. KERSLAKE, PRESIDENT
 BOARD OF SUPERVISORS BOARD OF SUPERVISORS

TITLE CERTIFICATION

I, Alys N. Daniels, AN ATTORNEY DULY LICENSED TO PRACTICE LAW IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT I FIND THAT THE TITLE TO SAID PROPERTY AS OF THIS 15th DAY OF July, 1994, IS VESTED IN MACARTHUR HOLDING A, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID.

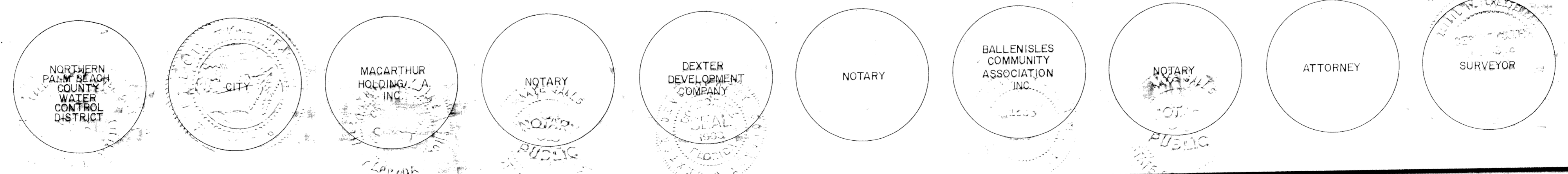
DATE: 7/15/94
Alys N. Daniels
 ALYS N. DANIELS
 ATTORNEY AT LAW
 FLORIDA BAR NO. 354600

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } s.s.
 I HEREBY 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; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET AS REQUIRED BY LAW, PRIOR TO THE EXPIRATION OF THE BOND OR THE OTHER SURETY AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

 RICHARD P. BREITENBACH, PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NO. 3978
 DATE: July 14, 1994

SUBMISSION * Ballen Isles Plat 3
 BOOK 73 PAGE 28
 FLOOD MAP *
 FLOOD ZONE
 ZONING
 C/D *
 CE
 SURV NAME - C/ Palm Beach Gardens
 7/22/94
 TAZ 95



KESHAVARZ & ASSOCIATES, INC.
 THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH
 IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.
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