

SUNSET BAY, PLAT ONE

132

BEING A REPLAT OF LOTS 184, 185, 186, 187, 188, 189, 194, 195, 213, 214, 217, 218, 219 and GP-1, 2, 3 and ECA-25 of PLAT THREE, BALLENISLES AS RECORDED IN PLAT BOOK 73 ON PAGES 27 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALSO BEING A PORTION OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, CITY OF PALM BEACH GARDENS

SHEET 1 of 3 NOVEMBER, 1994

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
THIS PLAT WAS FILED FOR
RECORD AT 11:58 A.M.
THIS 20th DAY OF
MARCH A.D. 1994 AND
DULY RECORDED IN PLAT BOOK
74 ON PAGES 132 AND
134
DOROTHY WILKEN, CLERK
CIRCUIT COURT.
By: *Deigh K. Hurdley* DC

LEGAL DESCRIPTION
STATE OF FLORIDA
COUNTY OF PALM BEACH
THAT PORTION OF SECTION 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 146.21 FEET TO A POINT ON THE SOUTHEAST CORNER OF BALLENISLES DRIVE AS SHOWN ON THE PLAT OF COQUINA WAY AT BALLENISLES, RECORDED IN PLAT BOOK 72, PAGES 138 AND 139 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 45° 43' 59" WEST, ON A RADIAL LINE AND THE SOUTHERLY END OF BALLENISLES 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 146.06 FEET TO A POINT MARKING THE MOST NORTHERLY NORTHEAST CORNER OF TRACT W-18 AS SHOWN ON PLAT THREE, BALLENISLES, AS RECORDED IN PLAT BOOK 73, PAGES 27 THROUGH 43 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 38° 34' 07" WEST, ALONG THE WESTERLY LINE OF SAID TRACT W-18, 25.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID TRACT W-18, THE FOLLOWING THREE COURSES AND DISTANCES: 1) CONTINUE SOUTH 38° 34' 07" WEST, 41.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, 2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 66° 03' 32", AN ARC DISTANCE OF 57.65 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, 3) WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 55° 07' 07", AN ARC DISTANCE OF 158.73 FEET TO THE NORTHEAST CORNER OF LOT 183, AS SHOWN ON SAID PLAT THREE, BALLENISLES; THENCE NORTHERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 183, THE FOLLOWING THREE COURSES AND DISTANCES: 1) NORTH 43° 02' 53" WEST, 60.08 FEET, 2) NORTH 18° 01' 15" EAST, 17.89 FEET, 3) NORTH 85° 24' 33" EAST, 4.05 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, 4) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 68.00 FEET, A CENTRAL ANGLE OF 26° 49' 52", AN ARC DISTANCE OF 31.84 FEET TO A POINT 'A' FOR FUTURE REFERENCE; THENCE CONTINUE ALONG THE SOUTHEASTERLY LINE OF TRACT R-16, THE FOLLOWING TWO COURSES AND DISTANCES: 1) NORTH 67° 45' 35" EAST, 88.52 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, 2) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 87.50 FEET, A CENTRAL ANGLE OF 14° 10' 48", AN ARC DISTANCE OF 21.66 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE FROM SAID POINT BEARS NORTH 43° 05' 55" EAST; SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF TRACT ECA-20 OF SAID PLAT THREE, BALLENISLES; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID TRACT ECA-20, THE FOLLOWING TWO COURSES AND DISTANCES: 1) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 728.00 FEET, A CENTRAL ANGLE OF 04° 31' 48", AN ARC DISTANCE OF 57.56 FEET; THENCE SOUTH 51° 25' 53" EAST, 82.16 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH COMMENCING AT THE FOREMENTIONED POINT 'A', THENCE NORTH 22° 14' 24" WEST, ALONG A RADIAL LINE 38.00 FEET TO A POINT IN THE NORTHERLY LINE OF SAID TRACT R-16 AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND THE POINT OF BEGINNING; THENCE NORTHERLY AND WESTERLY ALONG THE NORTHEASTERLY LINE OF SAID TRACT R-16, THE FOLLOWING THREE COURSES AND DISTANCES: 1) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89° 10' 02", AN ARC DISTANCE OF 48.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, 2) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 68.00 FEET, A CENTRAL ANGLE OF 13° 54' 21", AN ARC DISTANCE OF 16.50 FEET; 3) NORTH 36° 58' 45" WEST, 57.15 FEET TO THE SOUTHWEST CORNER OF LOT 190 AS SHOWN ON SAID PLAT THREE, BALLENISLES; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT 190, THE FOLLOWING THREE COURSES AND DISTANCES: 1) NORTH 60° 41' 43" EAST, 41.18 FEET, 2) NORTH 74° 45' 31" EAST, 16.46 FEET, 3) NORTH 60° 41' 43" EAST, 50.77 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST ON THE SOUTHWESTERLY LINE OF TRACT ECA-19 AS SHOWN ON SAID PLAT THREE, BALLENISLES; A RADIAL LINE FROM SAID POINT BEARS NORTH 55° 13' 49" EAST; THENCE SOUTHWESTERLY ALONG THE SAID WEST LINE OF TRACT ECA-19, HAVING A RADIUS OF 727.00 FEET, A CENTRAL ANGLE OF 08° 44' 19", AN ARC DISTANCE OF 110.88 FEET TO A POINT IN THE NORTHERLY LINE OF SAID TRACT R-16 AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST; A RADIAL LINE FROM SAID POINT BEARS NORTH 53° 22' WEST; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT R-16, THE FOLLOWING TWO COURSES AND DISTANCES: 1) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 31° 38' 57", AN ARC DISTANCE OF 16.57 FEET 2) SOUTH 67° 45' 35" WEST, 77.28 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH COMMENCING AT THE FOREMENTIONED POINT 'B', THENCE NORTH 43° 02' 53" WEST, 38.00 FEET TO A POINT IN THE WESTERLY LINE OF TRACT R-16; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID TRACT R-16, THE FOLLOWING TWO COURSES AND DISTANCES: 1) SOUTH 46° 57' 07" WEST, 70.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, 2) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 263.00 FEET, A CENTRAL ANGLE OF 00° 20' 22", AN ARC DISTANCE OF 1.56 FEET TO THE NORTHEAST CORNER OF TRACT ECA-25 AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID TRACT ECA-25, THE FOLLOWING TWENTY-ONE COURSES AND DISTANCES: 1) CONTINUING ALONG SAID CURVE HAVING A RADIUS OF 263.00 FEET, A CENTRAL ANGLE OF 02° 10' 46", AN ARC DISTANCE OF 10.00 FEET, 2) NORTH 43° 02' 53" WEST, 50.78 FEET, 3) SOUTH 46° 57' 07" WEST, 8.02 FEET, 4) NORTH 50° 16' 15" WEST, 59.96 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID POINT BEARS SOUTH 47° 12' 19" EAST; 5) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 374.00 FEET, A CENTRAL ANGLE OF 54° 55' 03", AN ARC DISTANCE OF 358.47 FEET, 6) SOUTH 12° 07' 22" EAST, 59.29 FEET, 7) SOUTH 13° 35' 43" WEST, 25.66 FEET, 8) SOUTH 31° 51' 31" WEST, 96.00 FEET, 9) SOUTH 58° 08' 29" EAST, 70.28 FEET, 10) NORTH 31° 51' 31" EAST, 4.00 FEET, 11) SOUTH 58° 08' 29" EAST, 42.22 FEET, 12) NORTH 83° 17° 39" EAST, 19.31 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE FROM SAID POINT BEARS NORTH 73° 39' 11" EAST, 13) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 53.00 FEET, A CENTRAL ANGLE OF 52° 16' 24", AN ARC DISTANCE OF 48.35 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, 14) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 08° 30' 18", AN ARC DISTANCE OF 35.87 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, 15) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 66.50 FEET, A CENTRAL ANGLE OF 17° 18' 15", AN ARC DISTANCE OF 20.08 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, 16) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 441.50 FEET, A CENTRAL ANGLE OF 06° 07' 52", AN ARC DISTANCE OF 47.24 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, 17) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 82° 24' 32", AN ARC DISTANCE OF 43.15 FEET, 18) NORTH 28° 45' 05" EAST, 50.11 FEET, 19) NORTH 61° 14' 55" WEST, 4.00 FEET, 20) NORTH 28° 45' 05" EAST, 50.33 FEET, 21) NORTH 58° 08' 29" WEST, 143.12 FEET

TO THE NORTHWEST CORNER OF LOT 212, SAID PLAT THREE, BALLENISLES; THENCE ALONG THE WESTERLY LINE OF SAID LOT 212 THE FOLLOWING THREE COURSES AND DISTANCES: 1) SOUTH 33° 07' 20" WEST, 61.39 FEET, 2) SOUTH 10° 17' 19" WEST, 10.31 FEET, 3) SOUTH 33° 07' 20" WEST, 41.00 FEET TO A POINT IN THE NORTHERLY LINE OF SAID TRACT R-16; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT R-16 THE FOLLOWING THREE COURSES AND DISTANCES: 1) NORTH 56° 52' 40" WEST, 87.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, 2) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 48° 18' 45", AN ARC DISTANCE OF 64.08 FEET, 3) NORTH 08° 33' 55" WEST, 42.98 FEET TO THE SOUTHWEST CORNER OF LOT 215 OF SAID PLAT THREE, BALLENISLES; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 215 THE FOLLOWING THREE COURSES AND DISTANCES: 1) NORTH 81° 26' 05" EAST, 41.00 FEET, 2) SOUTH 76° 37' 05" EAST, 10.70 FEET, 3) NORTH 81° 26' 05" EAST, 61.90 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT ECA-25; THENCE NORTH 08° 33' 55" WEST ALONG THE SAID WESTERLY LINE 96.00 FEET TO THE NORTHEAST CORNER OF LOT 216 SAID PLAT THREE, BALLENISLES; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 216 THE FOLLOWING THREE COURSES AND DISTANCES: 1) SOUTH 81° 26' 05" WEST, 62.33 FEET, 2) NORTH 75° 43' 54" WEST, 10.31 FEET, 3) SOUTH 81° 26' 05" WEST, 41.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT R-16; THENCE ALONG THE EASTERLY LINE OF SAID TRACT R-16 THE FOLLOWING FIVE COURSES AND DISTANCES: 1) NORTH 08° 33' 55" WEST, 55.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, 2) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 24° 18' 49", AN ARC DISTANCE OF 15.91 FEET, 3) NORTH 15° 44' 54" EAST, 3.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, 4) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 53° 49' 02", AN ARC DISTANCE OF 28.18 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, 5) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 53.00 FEET, A CENTRAL ANGLE OF 124° 05' 04", AN ARC DISTANCE OF 114.78 FEET TO A POINT OF REVERSE CURVATURE CONCAVE TO THE NORTHEAST, 6) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 58° 31' 03", AN ARC DISTANCE OF 30.64 FEET TO THE SOUTHWEST CORNER OF LOT 220 SAID PLAT THREE, BALLENISLES; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 220 THE FOLLOWING THREE COURSES AND DISTANCES: 1) SOUTH 64° 54' 36" EAST, 51.63 FEET, 2) SOUTH 25° 05' 24" WEST, 4.00 FEET, 3) SOUTH 64° 54' 36" EAST, 69.00 FEET TO A POINT IN THE WESTERLY LINE OF SAID TRACT ECA-25; THENCE ALONG THE WESTERLY LINE OF SAID TRACT ECA-25 THE FOLLOWING THREE COURSES AND DISTANCES: 1) NORTH 25° 05' 24" EAST, 48.00 FEET, 2) NORTH 64° 54' 36" WEST, 12.64 FEET, 3) NORTH 25° 05' 24" EAST, 284.32 FEET TO THE NORTHEAST CORNER OF LOT 226 SAID PLAT THREE, BALLENISLES; THENCE ALONG THE NORTH LINE OF SAID LOT 226 THE FOLLOWING FOUR COURSES AND DISTANCES: 1) NORTH 43° 02' 53" WEST, 9.88 FEET, 2) NORTH 64° 54' 36" WEST, 50.33 FEET, 3) NORTH 25° 05' 24" EAST, 4.00 FEET, 4) NORTH 64° 54' 36" WEST, 50.50 FEET TO A POINT IN THE EASTERLY LINE OF SAID TRACT R-16; THENCE ALONG THE EASTERLY AND SOUTHERLY LINE OF SAID TRACT R-16 THE FOLLOWING FIVE COURSES AND DISTANCES: 1) NORTH 25° 05' 24" EAST, 105.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, 2) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 94° 37' 50", AN ARC DISTANCE OF 49.55 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, 3) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 30° 45' 06", AN ARC DISTANCE OF 37.57 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, 4) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 61° 43' 36", AN ARC DISTANCE OF 32.32 FEET, 5) SOUTH 29° 18' 17" EAST, 17.87 FEET TO THE NORTHWEST CORNER OF TRACT GP-6, SAID PLAT THREE, BALLENISLES; THENCE ALONG THE WEST AND SOUTH LINE OF SAID TRACT GP-6 THE FOLLOWING THREE COURSES AND DISTANCES: 1) SOUTH 60° 41' 43" WEST, 12.19 FEET, 2) SOUTH 25° 05' 24" WEST, 30.60 FEET, 3) SOUTH 43° 02' 53" WEST, 19.99 FEET TO A POINT ON THE EASTERLY LINE OF LOT 196, SAID PLAT THREE, BALLENISLES; THENCE ALONG THE WESTERLY LINE OF SAID LOT 196 THE FOLLOWING THREE COURSES AND DISTANCES: 1) SOUTH 46° 57' 07" WEST, 20.05 FEET, 2) SOUTH 24° 07' 05" WEST, 10.31 FEET, 3) SOUTH 46° 57' 07" WEST, 50.33 FEET TO A POINT IN THE NORTHERLY LINE OF SAID TRACT ECA-25; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT ECA-25 THE FOLLOWING FIVE COURSES AND DISTANCES: 1) SOUTH 43° 02' 53" EAST, 48.00 FEET, 2) SOUTH 46° 57' 07" WEST, 14.01 FEET, 3) SOUTH 43° 02' 53" EAST, 96.00 FEET, 4) SOUTH 46° 57' 07" WEST, 5.10 FEET, 5) SOUTH 43° 02' 53" EAST, 64.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.946 ACRES MORE OR LESS.

DEDICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT CHANNING / SUNSET BAY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AS OWNER OF THE LAND SHOWN HEREON BEING MORE PARTICULARLY DESCRIBED AS SHOWN HEREON 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 SUNSET BAY, PLAT ONE, 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. TRACT ECA-25 AS SHOWN HEREON IS HEREBY DEDICATED TO BALLENISLES COMMUNITY ASSOCIATION, INC. FOR USE AS EXCLUSIVE COMMON AREA OF THE ASSOCIATION. SAID TRACT ECA-25, AS SHOWN HEREON, SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- 2. GUEST PARKING TRACTS SHOWN AND DESIGNATED HEREON AS GP-1, GP-2, AND GP-3 AS SHOWN HEREON ARE HEREBY DEDICATED TO BALLENISLES 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, AND GP-3 SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- 3. UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED AS 'UE' ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, AND ATTESTED BY ITS SECRETARY AND THE SEAL OF SAID LIMITED PARTNERSHIP TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF December, 1994.
CHANNING / SUNSET BAY LIMITED PARTNERSHIP
A FLORIDA LIMITED PARTNERSHIP
BY: *John O'Hanley* ATTEST BY: *Janet*
TITLE: *Secretary*

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF December, 1994.

DEXTER DEVELOPMENT COMPANY,
A FLORIDA CORPORATION
BY: *Kory H. Davidson, Pres.* ATTEST BY: *[Signature]*
TITLE: *Sec.*

LIMITED PARTNERSHIP ACKNOWLEDGMENT CERTIFICATE
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS December 14, 1994 BY Soel B. Chaney AND John W. Davidson OF CHANNING / SUNSET BAY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE LIMITED PARTNERSHIP. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION.
[Signatures] (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)
[Name] (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
[Title] (TITLE OR RANK)
[Commission No.] (COMMISSION NUMBER)
(NOTARY SEAL)

CORPORATE ACKNOWLEDGMENT CERTIFICATE
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS Dec. 14, 1994 BY Roy H. Davidson AND John W. Davidson OF DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION.
[Signatures] (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)
[Name] (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
[Title] (TITLE OR RANK)
[Commission No.] (COMMISSION NUMBER)
(NOTARY SEAL)

ACCEPTANCE, JOINDER AND CONSENT OF BALLENISLES COMMUNITY ASSOCIATION, INC.
STATE OF FLORIDA
COUNTY OF PALM BEACH
BALLENISLES 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 19th DAY OF December, 1994.
ATTEST: _____ BALLENISLES COMMUNITY ASSOCIATION, INC.
A FLORIDA CORPORATION, NOT-FOR-PROFIT.
BY: *[Signature]*
ITS: Secretary

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Nancy D. Bruno AND John M. O'Hanley, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGEE'S CONSENT, AS Assistant Secretary AND Secretary OF FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF THE PALM BEACHES, A FEDERAL CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH Sunset Bay, Plat One AND Channing Coparto OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING MORTGAGEE'S CONSENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID MORTGAGEE'S CONSENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THE SAID MORTGAGEE'S CONSENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF January, 1995.
[Signature]
MY COMMISSION EXPIRES: _____

CORPORATE ACKNOWLEDGMENT CERTIFICATE
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS Dec 14, 1994 BY Roy H. Davidson AND Steven Cohen AS PRESIDENT AND AS SECRETARY, RESPECTIVELY, OF BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION.
[Signatures] (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)
[Name] (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
[Title] (TITLE OR RANK)
[Commission No.] (COMMISSION NUMBER)
(NOTARY SEAL)

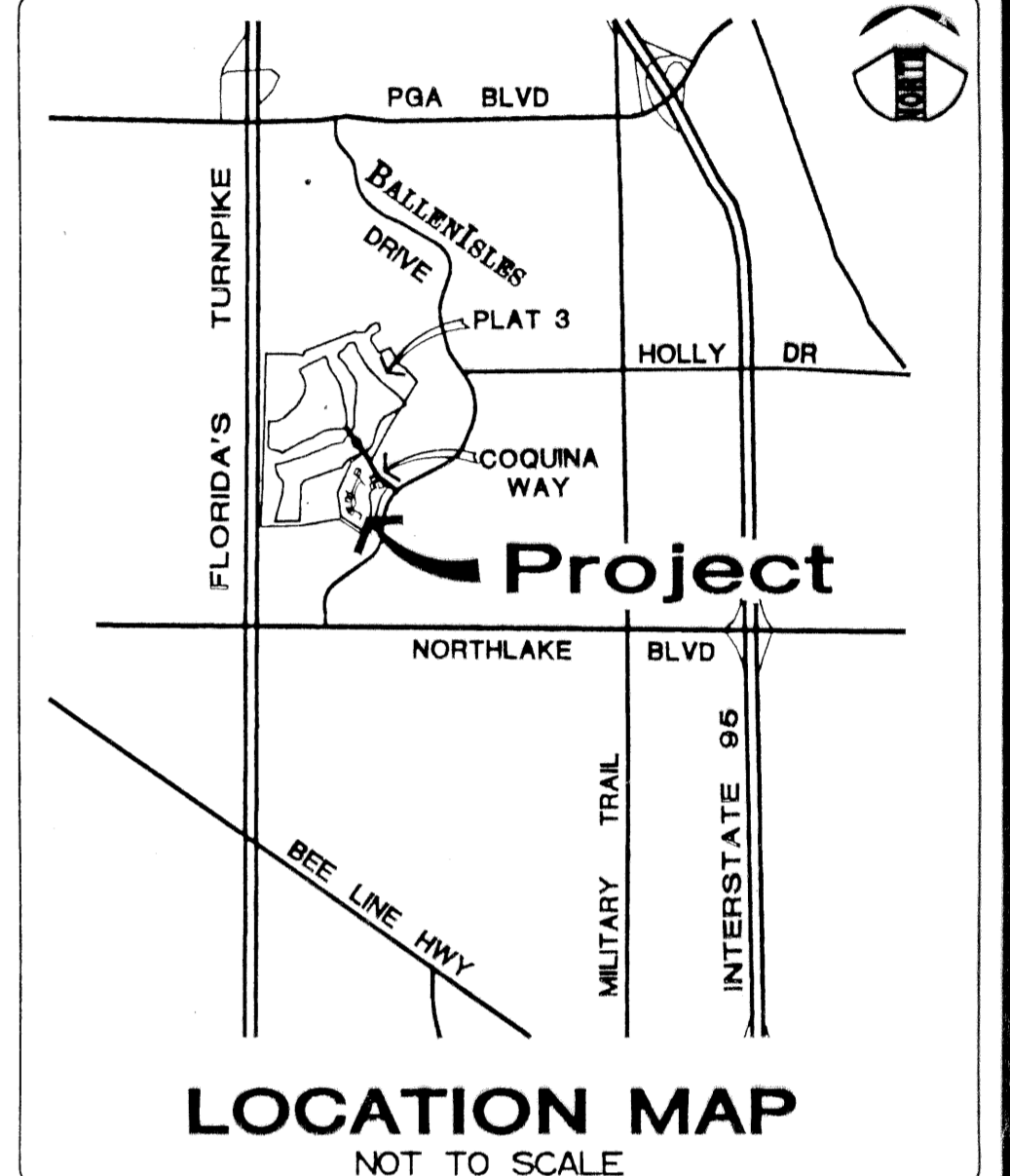
MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8397, PAGE 1377 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Sec. Vice Pres. AND ATTESTED BY ITS Asst. Sec. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF December, 1994.
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF THE PALM BEACHES
BY: *[Signature]*
ATTEST: Nancy D. Bruno ITS: Sr. Vice President
[Signature] Assistant Secretary

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Nancy D. Bruno AND John M. O'Hanley, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGEE'S CONSENT, AS Assistant Secretary AND Secretary OF FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF THE PALM BEACHES, A FEDERAL CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH Sunset Bay, Plat One AND Channing Coparto OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING MORTGAGEE'S CONSENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID MORTGAGEE'S CONSENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THE SAID MORTGAGEE'S CONSENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF January, 1995.
[Signature]
MY COMMISSION EXPIRES: _____

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8425, PAGE 651 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President AND ATTESTED BY ITS Assistant Sec. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5th DAY OF January, 1995.
COMMUNITY SAVINGS, F.A.
BY: *[Signature]*
ATTEST: *[Signature]* ITS: President



SUBDIVISION - Sunset Bay, Plat One
BOOK 74
FLOOD ZONE -
QUAD # -
SE -
ZIP CODE -
PUD NAME - Palm Beach Gardens

CHANNING / SUNSET BAY
OFFICIAL SEAL
FRANCIS SUE HUDSON
Notary Public State of Florida
Commission # CC136675
Expires 8-26-95
NOTARY
BALLENISLES COMMUNITY ASSOCIATION
NOTARY
FIRST FEDERAL
OFFICIAL SEAL
KELLIA ROUSSEAU
My Commission Expires
March 7, 1996
Comm. No. CC 181082
ATTORNEY
CITY
SURVEYOR
KESHAVARZ & ASSOCIATES, INC.
THIS INSTRUMENT WAS PREPARED BY CHARLES H. ANDERSON
IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.
1280 N. CONGRESS AVENUE, SUITE 206
WEST PALM BEACH, FLORIDA 33409
(407) 689-8600 / FAX 689-7476