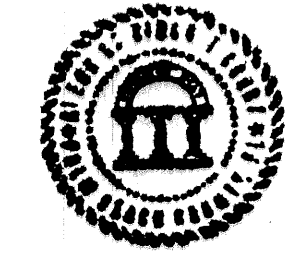


BALLENISLES POD 16B

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

68



STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
THIS PLAT WAS FILED FOR
RECORD AT 1:30 P.M.
THIS 30th DAY OF
November A.D. 1995 AND
DULY RECORDED IN PLAT BOOK
76 ON PAGES 68 AND
70
DOROTHY WILKEN, CLERK
CIRCUIT COURT.
BY: Dawn Martin DC

LEGAL DESCRIPTION

STATE OF FLORIDA
COUNTY OF PALM BEACH
A PARCEL OF LAND LYING IN THE SOUTH 1/4 OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 14:

THENCE SOUTH 01°57'07" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 14, 1261.98 FEET;
THENCE NORTH 88°02'53" WEST, 970.41 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 40°08'25" WEST, A DISTANCE OF 444.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 326.00 FEET, A DELTA OF 38°05'32", AND AN ARC DISTANCE OF 216.74 FEET TO A POINT OF TANGENCY;

THENCE NORTH 11°45'03" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 105.00 FEET, A DELTA OF 41°14'19", AND AN ARC DISTANCE OF 75.57 FEET TO A POINT OF TANGENCY;

THENCE NORTH 52°59'22" EAST, 91.00 FEET;

THENCE NORTH 30°55'19" EAST, A DISTANCE OF 50.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, A DELTA OF 36°31'23", AND AN ARC DISTANCE OF 63.74 FEET TO A POINT OF TANGENCY;

THENCE NORTH 05°36'04" WEST, 22.77 FEET;

THENCE NORTH 00°15'52" WEST, 69.30 FEET;

THENCE NORTH 12°27'31" WEST, 89.90 FEET;

THENCE NORTH 80°23'12" EAST, 218.38 FEET;

THENCE SOUTH 56°52'40" EAST, 548.76 FEET;

THENCE SOUTH 81°20'58" EAST, 156.07 FEET;

THENCE SOUTH 15°22'18" WEST, 224.78 FEET;

THENCE SOUTH 49°50'35" WEST, 567.77 FEET; TO THE POINT OF BEGINNING.

CONTAINING 10.759 ACRES MORE OR LESS.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT DEXTER DEVELOPMENT COMPANY AS OWNER OF THE LAND ("LAND") SHOWN HEREON BEING MORE PARTICULARLY DESCRIBED ON SHEET 1 HEREOF, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS BALLENISLES POD 16B, AND DOES HEREBY DEDICATE THE FOLLOWING SPECIFIC EASEMENTS SOLELY FOR THE SPECIFIC PURPOSES DESCRIBED HEREIN AND DOES ALSO HEREBY DEDICATE THE SPECIFIC PARCELS DESCRIBED HEREIN AS FOLLOWS:

- 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.
- STREET TRACT SHOWN AND DESIGNATED HEREON AS TRACT R-1 IS HEREBY DEDICATED TO BALLENISLES COMMUNITY ASSOCIATION, INC., AS EXCLUSIVE COMMON AREAS, EXCLUSIVELY FOR ROADWAY, INGRESS, EGRESS, DRAINAGE, UTILITIES, CABLE TELEVISION SYSTEMS AND RELATED PURPOSES, SAID STREET TRACT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.
- EASEMENTS FOR INGRESS AND EGRESS OVER THE STREET TRACT R-1 AND TRACT ECA-3 AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR ACCESS FOR WATER MANAGEMENT AND RELATED NPBCID PURPOSES. THE LANDS ENCUMBERED BY SAID INGRESS AND EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF BALLENISLES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO SAID DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER STREET TRACT R-1 AND TRACTS ECA-1 THROUGH ECA-5 ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER STREET TRACT R-1 AND TRACTS ECA-1 THROUGH ECA-5 ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER SAID TRACT R-1 AND TRACTS ECA-1 THROUGH ECA-5.

- LANDSCAPE EASEMENTS OVER ALL OF TRACTS ECA-1 THROUGH ECA-5 INCLUSIVE, AS SHOWN AND DESIGNATED HEREON AS LE ARE HEREBY DEDICATED TO BALLENISLES 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 IMPROVEMENT DISTRICT.
- TRACT A AND TRACTS ECA-1 THROUGH ECA-5 INCLUSIVE, AS SHOWN HEREON ARE HEREBY DEDICATED TO BALLENISLES COMMUNITY ASSOCIATION, INC. FOR USE AS EXCLUSIVE COMMON AREAS OF THE ASSOCIATION. SAID TRACTS 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 IMPROVEMENT DISTRICT.
- EASEMENTS FOR DRAINAGE PURPOSES AS SHOWN AND DESIGNATED HEREON AS DE ARE HEREBY DEDICATED SOLELY TO BALLENISLES COMMUNITY ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.
- EASEMENTS FOR WATER PURPOSES AS SHOWN HEREON AND DESIGNATED WLE ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, EXCLUSIVELY FOR CONSTRUCTION AND MAINTENANCE OF WATER 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.
- TRACT B AS SHOWN HEREON IS HEREBY DEDICATED FEE SIMPLE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR WATER MANAGEMENT AND OTHER AUTHORIZED PURPOSES, SAID WATER MANAGEMENT TRACT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID NPBCID, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- A NON-EXCLUSIVE WATER MANAGEMENT MAINTENANCE EASEMENT OVER TRACT A AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID DISTRICTS WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS FOR WATER MANAGEMENT PURPOSES. THE LANDS ENCUMBERED BY SAID WATER MANAGEMENT MAINTENANCE EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF BALLENISLES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- LANDSCAPE EASEMENTS OVER TRACTS ECA-1, ECA-2 AND ECA-5, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR LANDSCAPE PURPOSES, INCLUDING THE RIGHT BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN SUCH LANDSCAPE IMPROVEMENTS INCLUDING INCIDENTALS AND APPURTENANCES RELATIVE THERETO WITHIN THESE EASEMENTS.

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 24th DAY OF OCTOBER, 1995.

DEXTER DEVELOPMENT COMPANY
A FLORIDA CORPORATION

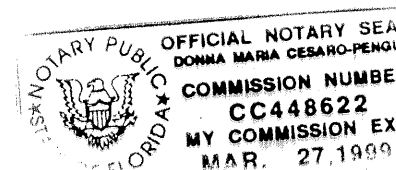
ATTEST BY: *[Signature]*
TITLE: SEC.

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10/24/95 (DATE) BY ROY H. DAVIDSON AND THOMAS B. NITZEL (PRINT NAMES) 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:

[Signature] (SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT)
[Name] (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
[Title] (TITLE OR RANK)
[Commission No.] (COMMISSION NUMBER)



**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 24th DAY OF OCTOBER, 1995.

ATTEST: *[Signature]* BALLENISLES COMMUNITY ASSOCIATION, INC.
A FLORIDA CORPORATION, NOT-FOR-PROFIT.

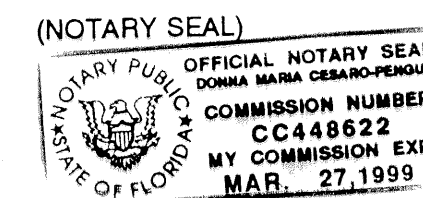
BY: *[Signature]* ITS: *[Signature]*

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10/24/95 (DATE) BY ROY H. DAVIDSON AND THOMAS B. NITZEL (PRINT NAMES) 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 (TYPE OF IDENTIFICATION) AS IDENTIFICATION:

[Signature] (SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT)
[Name] (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
[Title] (TITLE OR RANK)
[Commission No.] (COMMISSION NUMBER)



**NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT ACCEPTANCE**

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER ALL OF STREET TRACT R-1 AND TRACT ECA-3, AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES NPBCID HAS NO MAINTENANCE RESPONSIBILITY OVER SAID STREET TRACT R-1 AND TRACT ECA-3; AND SAID NPBCID FURTHER ACKNOWLEDGES AND ACCEPTS TRACT "B" IN FEE SIMPLE AND ACCEPTS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF TRACT "B"; AND HEREBY ACCEPTS THE WATER MANAGEMENT MAINTENANCE EASEMENT SHOWN HEREIN AS TRACT "A" AND ACKNOWLEDGES THAT NPBCID HAS NO MAINTENANCE OBLIGATION IN CONNECTION WITH SAID WATER MANAGEMENT MAINTENANCE EASEMENT; AND HEREBY ACCEPTS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF LANDSCAPE EASEMENTS OVER TRACTS ECA-1, ECA-2 AND ECA-5; AND SAID DISTRICT ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO NOR OTHER MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAN.

DATED THIS 25 DAY OF October, 1995.

ATTEST: *[Signature]* NORTHERN PALM BEACH COUNTY
PETER L. PIMENTEL, SECRETARY IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS

BY: *[Signature]* WILLIAM L. KESLAKE, PRESIDENT
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 RECORD TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THAT THE TITLE TO SAID PROPERTY AS OF THIS 25th DAY OF October, 1995, IS VESTED IN DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID.

DATE: 10/25/95

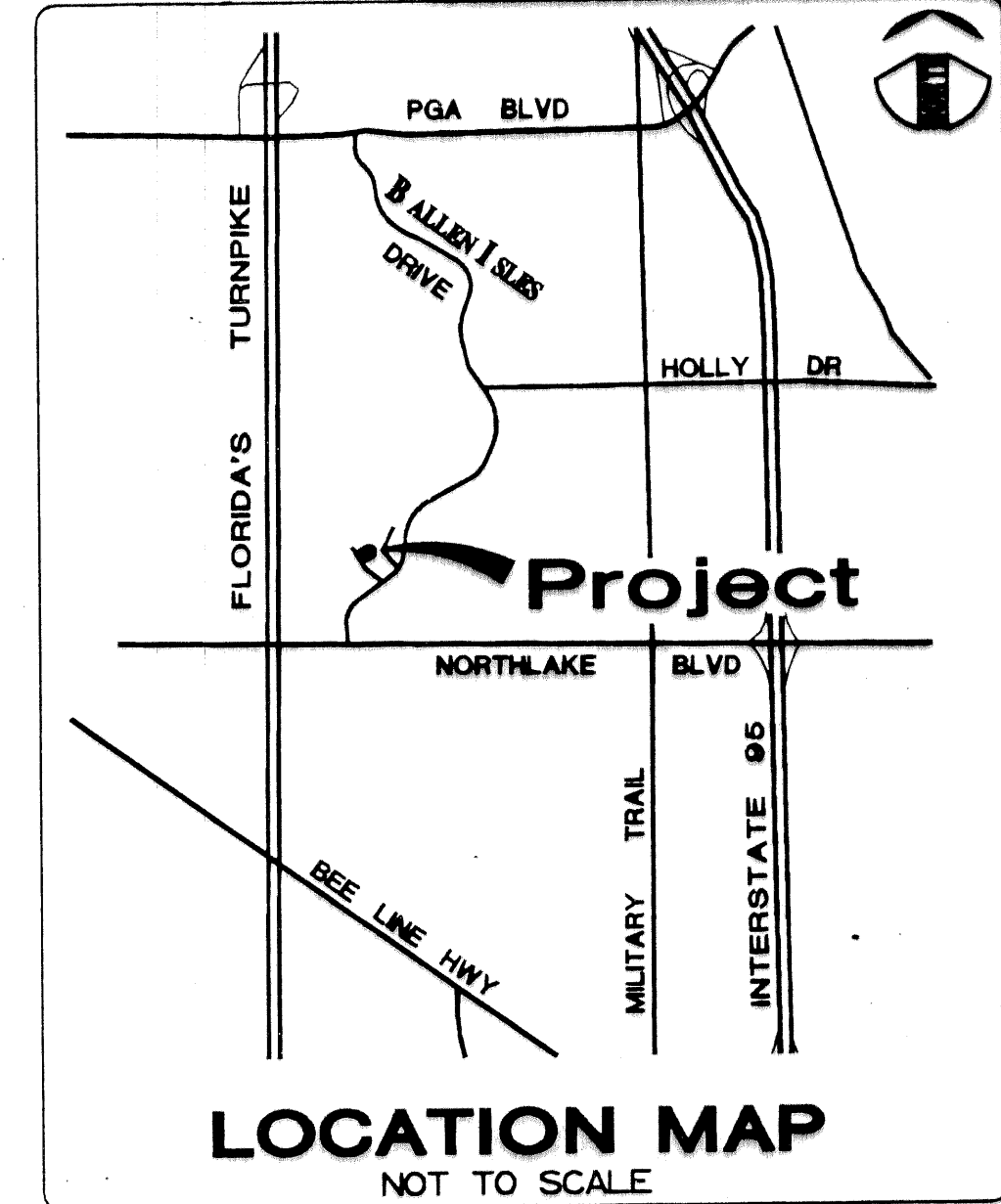
[Signature]
ALYS N. DANIELS
ATTORNEY AT LAW
Fl. Bar No. 354600

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.

[Signature] DATE: 10-19-95
CHARLES H. ANDERSON, PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4392



APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD
THIS 16th DAY OF November, 1995.

BY: *[Signature]*
JOE RUSCO - MAYOR

CITY ENGINEER:
THIS PLAT IS HEREBY ACCEPTED FOR RECORD
THIS 16th DAY OF November, 1995.

ATTEST: *[Signature]* LINDA KOSIER, CLERK
BY: *[Signature]* LENNART E. LINDAHL, R.E. - CITY ENGINEER

NOTES:

- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
- THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLACED ON WATER AND SEWER EASEMENTS OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN.
- WITH THE EXCEPTION OF LOT 15, THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
- LOT LINES ARE NOT RADIAL UNLESS NOTED (RAD).
- THERE SHALL BE NO BUILDING, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON TRACTS ECA-1, ECA-2 AND ECA-5, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- BEARING BASIS: BEARINGS HEREON ARE BASED UPON THE NORTH LINE OF THE SOUTH ONE-HALF OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, BEING NORTH 88° 19' 50" WEST.

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

