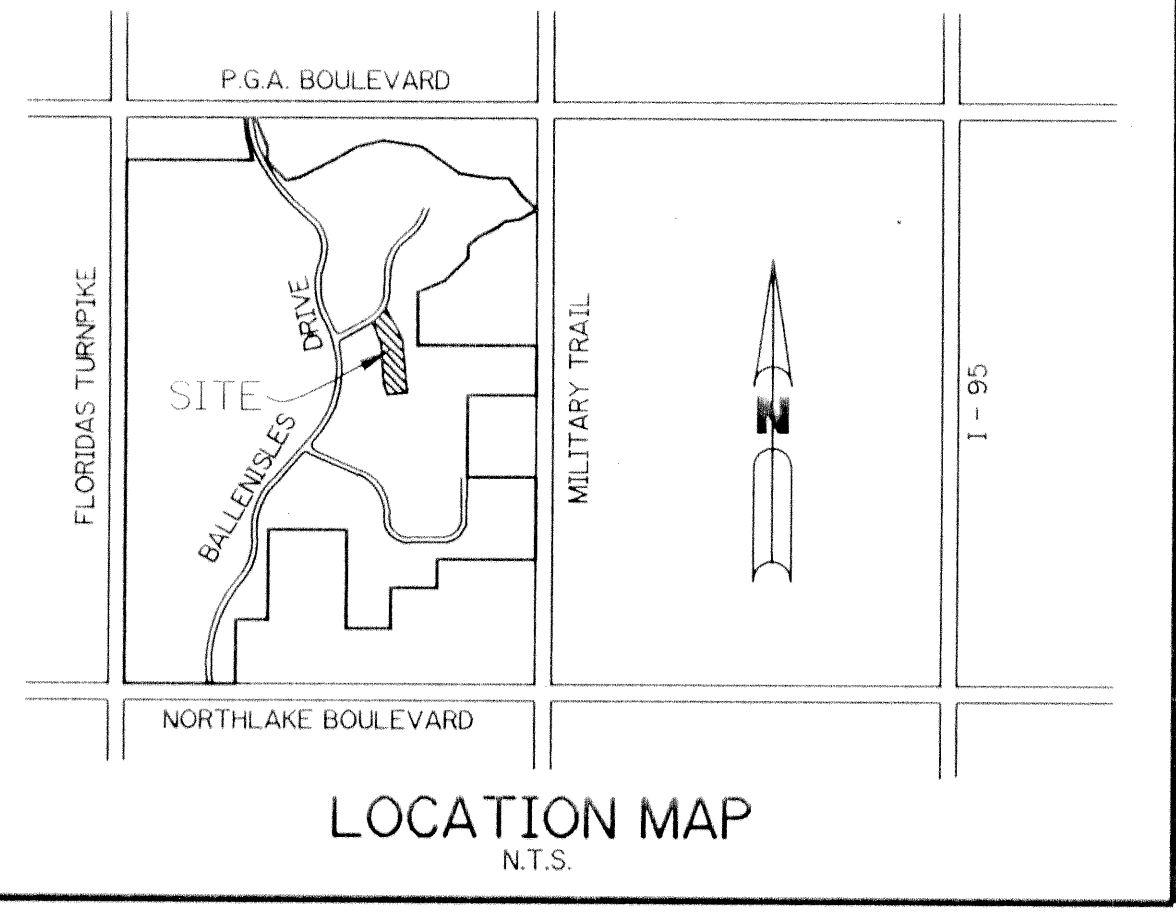


BALLENISLES - PARCEL 6B

A PARCEL OF LAND LYING IN SECTIONS 11, 12, 13, AND 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 NOVEMBER, 1995



COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at 1:48 P.M. on this 20th day of NOVEMBER 1995 and duly recorded in Plat Book No. 70 on page 73-74 DOROTHY H. WILKEN, Clerk of Circuit Court by [Signature]



DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH KNOW ALL MEN BY THESE PRESENTS THAT DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION AS OWNER OF THE LAND (LAND) SHOWN HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS BALLENISLES - PARCEL 6B, 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:

A PARCEL OF LAND LYING IN SECTION 11, 12, 13 AND 14 TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 88°36'29" WEST, ALONG THE SOUTH LINE OF SAID SECTION 11, 169.86 FEET; THENCE NORTH 01°23'31" EAST, 244.98 FEET TO A POINT OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF PHASE 6 ROADWAY AT BALLENISLES, AS RECORDED IN PLAT BOOK 70, PAGES 71 THROUGH 74 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; AND THE POINT OF BEGINNING; THENCE SOUTH 70°36'15" EAST, 163.52 FEET; THENCE SOUTH 28°13'15" EAST, A DISTANCE OF 93.98 FEET; THENCE SOUTH 33°26'37" EAST, A DISTANCE OF 41.87 FEET; THENCE SOUTH 38°39'59" EAST, 311.58 FEET; THENCE SOUTH 06°29'59" WEST, 242.79 FEET; THENCE SOUTH 00°19'37" WEST, 420.71 FEET; THENCE SOUTH 02°09'52" WEST, A DISTANCE OF 63.39 FEET; THENCE SOUTH 03°59'27" WEST, 197.16 FEET; THENCE SOUTH 06°23'56" EAST, 97.04 FEET; THENCE NORTH 88°22'55" WEST, 278.72 FEET; THENCE NORTH 15°08'41" WEST, 149.30 FEET; THENCE NORTH 00°04'10" WEST, A DISTANCE OF 605.21 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST (SAID POINT BEARS NORTH 86°30'25" WEST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2817.41 FEET, A DELTA OF 01°23'52" AND AN ARC DISTANCE OF 61.41 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 80.00 FEET, A DELTA OF 42°42'30", AND AN ARC DISTANCE OF 59.65 FEET TO A POINT OF TANGENCY; THENCE NORTH 37°49'03" WEST, A DISTANCE OF 207.68 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 80.00 FEET, A DELTA OF 28°30'08", AND AN ARC DISTANCE OF 39.80 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 80.00 FEET, A DELTA OF 28°00'03", AND AN ARC DISTANCE OF 39.10 FEET TO A POINT OF TANGENCY; THENCE NORTH 38°19'08" WEST, 156.67 FEET, TO A POINT ON SOUTHEASTERLY RIGHT OF WAY OF SAID PHASE 6 ROADWAY AT BALLENISLES, SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST (SAID POINT BEARS SOUTH 18°41'13" EAST FROM THE RADIUS OF THE NEXT DESCRIBED CURVE); THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 490.00 FEET, A DELTA OF 54°04'35" AN ARC DISTANCE OF 291.43 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF PALM BEACH GARDENS CONTAINING 460.896 SQUARE FEET 10.581 ACRES, MORE OR LESS.

- 1. UTILITY EASEMENTS SHOWN HEREON AS U.E. 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 FACILITIES.
2. THE STREET TRACTS SHOWN HEREON AS TRACTS "A" THROUGH "G" ARE HEREBY DEDICATED IN PERPETUITY TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS EXCLUSIVE COMMON AREAS, EXCLUSIVELY FOR ROADWAY, PARKING, INGRESS, EGRESS, DRAINAGE, UTILITIES INCLUDING CABLE TELEVISION 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 IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.
3. AN EXCLUSIVE EASEMENT FOR PARKING AND ACCESS OVER SAID TRACTS "A" THROUGH "G" INCLUSIVE AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS EXCLUSIVE COMMON AREAS, EXCLUSIVELY FOR PARKING AND ACCESS OVER SAID TRACTS "A" THROUGH "G" INCLUSIVE AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.
4. TRACTS "H" THROUGH "M" INCLUSIVE AS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR USE AS EXCLUSIVE COMMON AREAS, EXCLUSIVELY FOR LANDSCAPING, AMENITIES AND SIGNAGE, SAID TRACTS AND SAID MAINTENANCE RESPONSIBILITY OF BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.
5. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS FOR WATER MANAGEMENT AND RELATED DISTRICT PURPOSES, SAID LAND ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.

6. TRACTS "N", "O", AND "P", AS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE TO THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR USE AS EXCLUSIVE COMMON AREAS, EXCLUSIVELY FOR LANDSCAPING, AMENITIES AND SIGNAGE, SAID TRACTS AND SAID LANDSCAPING, AMENITIES AND SIGNAGE, BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.

7. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT "A", IS 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 TRACT "A" IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR WATER AND SEWER CONSTRUCTION AND MAINTENANCE PURPOSES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER TRACT "A".

8. TRACTS ECA-1 AND ECA-2 AS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR USE AS EXCLUSIVE COMMON AREAS OF THE ASSOCIATION. SAID TRACTS ECA-1 AND ECA-2, AS SHOWN HEREON SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

9. LANDSCAPE EASEMENTS OVER ALL OF ECA-1 AND ECA-2, AS SHOWN AND DESIGNATED HEREON AS L.E. ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, EXCLUSIVELY 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. THE MAINTENANCE OF THE SAID TRACTS SHALL BE THE RESPONSIBILITY OF BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

10. EASEMENTS FOR DRAINAGE PURPOSES AS SHOWN AND DESIGNATED HEREON AS D.E. ARE HEREBY DEDICATED SOLELY TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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.

11. THE WATER MANAGEMENT MAINTENANCE EASEMENT AS SHOWN HEREON AS W.M.M.E. IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS AND MAINTENANCE OF ADJACENT WATER WATER MANAGEMENT FACILITIES AND OTHER AUTHORIZED PURPOSES. SAID WATER MANAGEMENT MAINTENANCE EASEMENT BEING THE PERPETUAL RESPONSIBILITY OF BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

12. TRACT "Q" AS SHOWN HEREON IS HEREBY DEDICATED FOR USE AS AN EXCLUSIVE COMMON AREA FOR THE BENEFIT OF LOTS 1 THROUGH 21, INCLUSIVE, EXCLUSIVELY FOR RECREATIONAL PURPOSES. SAID TRACT AND SAID RECREATIONAL FACILITIES BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF HOLDER OF TITLE OF TRACT "Q" THEREOF, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.

13. THE WATERLINE EASEMENT SHOWN HEREON AS W.L.E. IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT OR VICE 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 DAY OF 1995.

DEXTER DEVELOPMENT COMPANY A FLORIDA CORPORATION BY: [Signature] ROY H. DAVIDSON, PRESIDENT ATTEST BY: [Signature] JOHN W. GARY, III, SECRETARY TITLE: SEC.

CORPORATE ACKNOWLEDGEMENT CERTIFICATE STATE OF FLORIDA COUNTY OF PALM BEACH THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10/25/95 BY ROY H. DAVIDSON, PRESIDENT AND JOHN W. GARY, III, SECRETARY OF DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION THEY ARE PERSONALLY KNOWN TO ME. [Signature] DOMINA A. CESARO, PENALVE (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED) ADJ. ASST. (TITLE OR RANK) CC448622 (COMMISSION NUMBER)

ACCEPTANCE, JOINDER AND CONSENT OF BALLENISLES COMMUNITY ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

STATE OF FLORIDA COUNTY OF PALM BEACH BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 THIS PLAT AFFECTING SAID PROPERTY AND ALL MATTERS APPEARING THEREON.

DATED THIS 25th DAY OF OCTOBER, 1995. ATTEST: BALLENISLES COMMUNITY ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION BY: [Signature] ROBERT W. DAVIS ITS: ASSISTANT SECRETARY BY: [Signature] ROY H. DAVIDSON ITS: PRESIDENT

CORPORATE ACKNOWLEDGEMENT CERTIFICATE STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF OCTOBER, 1995 BY ROY H. DAVIDSON AND ROBERT W. DAVIS AS PRESIDENT AND AS ASSISTANT SECRETARY, RESPECTIVELY, OF BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME.

[Signature] DOMINA A. CESARO, PENALVE (SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT) DOMINA A. CESARO, PENALVE (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED) ADJ. ASST. (TITLE OR RANK) CC448622 (COMMISSION NUMBER)

ACCEPTANCE, JOINDER AND CONSENT OF THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

STATE OF FLORIDA COUNTY OF PALM BEACH THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, DOES HEREBY CONSENT TO AND JOIN IN THOSE DEDICATIONS OF LAND, EASEMENTS, RESTRICTIONS AND COVENANTS BY THE OWNER THEREOF TO THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC., AND DOES FURTHER CONSENT TO AND JOIN IN THE FILING AND RECORDATION OF THIS PLAT AFFECTING SAID PROPERTY AND ALL MATTERS APPEARING THEREON.

DATED THIS 25th DAY OF OCTOBER, 1995. ATTEST: THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION BY: [Signature] ITS: ASSISTANT SECRETARY BY: [Signature] ITS: PRESIDENT

CORPORATE ACKNOWLEDGEMENT CERTIFICATE STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th OF OCTOBER, 1995 BY KENNETH M. WHITE AND KENNETH M. WEITZ AS PRESIDENT AND AS SECRETARY, RESPECTIVELY, OF THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME.

[Signature] DOMINA A. CESARO, PENALVE (SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT) DOMINA A. CESARO, PENALVE (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED) ADJ. ASST. (TITLE OR RANK) CC448622 (COMMISSION NUMBER)

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE INGRESS AND EGRESS EASEMENT, LANDSCAPE EASEMENT AND WATER MANAGEMENT MAINTENANCE EASEMENT AS SHOWN HEREON, AND ACKNOWLEDGES SAID DISTRICT HAS NO MAINTENANCE OBLIGATION ON OR UNDER THE LANDS OR WATERS OVER WHICH SAID EASEMENTS LIE, AND FURTHER ACKNOWLEDGES THERE ARE NO OTHER DEDICATIONS TO, NOR MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

DATE: 10/25/95 NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT BY: [Signature] PETER L. PIVENTEL SECRETARY BOARD OF SUPERVISORS BY: [Signature] WILLIAM L. KERSLAKE 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 TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT I FIND THAT THE RECORD TITLE TO SAID PROPERTY AS OF THIS DAY OF October, 1995, IS VESTED IN DEXTER DEVELOPMENT COMPANY, AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID.

[Signature] ALYS N. DANIELS ATTORNEY AT LAW FLORIDA BAR NO. 354660 DATE: 10/26/95

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (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] WILBUR F. DIVINE PROFESSIONAL LAND SURVEYOR FLORIDA REGISTRATION NO. 4190 DATE: 10-25-95

SURVEYOR'S NOTES:

- 1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON TRACTS ECA-1 OR ECA-2, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
3. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
4. 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.
5. THERE SHALL BE NO BUILDINGS OR IMPROVEMENTS OF ANY KIND PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
6. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF THE UTILITIES OCCUPYING SAME.
7. LOT LINES ARE NOT RADIAL UNLESS NOTED (R).
8. BEARING BASIS: BEARINGS HEREON ARE BASED UPON THE SOUTH LINE OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING NORTH 88°36'29" WEST.
9. [] INDICATES SET PERMANENT REFERENCE MONUMENT PLS 4190.
10. [] INDICATES SET PERMANENT CONTROL POINT PLS 4190.
11. E.C.A. = EXCLUSIVE COMMON AREA
12. D.E. = DRAINAGE EASEMENT
13. W.L.E. = WATER LINE EASEMENT
14. O.H.E. = OVERHANG EASEMENT
15. L.E. = LANDSCAPE EASEMENT
16. W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
17. AC = ACRES
18. O.R.B. = OFFICIAL RECORD BOOK
19. U.E. = UTILITY EASEMENT

APPROVALS

CITY OF PALM BEACH GARDENS COUNTY OF PALM BEACH, FLORIDA THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16th day of October, 1995. BY: [Signature] JOSEPH R. RUSSO, MAYOR THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS DAY OF 1995. BY: [Signature] LINN W. ROSSIER, CLERK BY: [Signature] LENNART E. LINNHAL, P.E. - CITY ENGINEER

SITE PLAN DATA

Table with 2 columns: Description and Value. TOTAL AREA: 10.581 ACRES. DENSITY: 198 LOTS/ACRE. NUMBER OF LOTS: 21. OPEN SPACE TRACTS: 0.644 ACRES. RECREATION TRACT: 0.437 ACRES.

THIS INSTRUMENT PREPARED BY WILBUR F. DIVINE P.S.M. 4190, STATE OF FLORIDA LAWSON, NOBLE AND WEBB, INC. ENGINEERS PLANNERS SURVEYORS WEST PALM BEACH, FLORIDA

Parcel 6B SUBDIVISION BALLENISLES BOOK 76 PAGE 73 FLOOD MAP ZONING ZIP CODE PUD NAME CITY OF PALM BEACH GARDENS

