

# BALLENISLES POD 24

BEING A PORTION OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

> SHEET 1 OF 3 MARCH 1999



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his Plat was filed for record at 10114 na duty regarded in Play Stok No. 85 DOROTHY H WILKEN, Clark of Circuit Count by

#### LOCATION SKETCH SEC. 13 TWP, 42S, RGF, 42F.

#### DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: SECTIONING AT THE SOUTHEAST CONTROL OF CONTROL OF A SECTIONING AT THE SOUTHEAST CONTROL OF CONTROL OF A SECTIONING AT THE SOUTHEAST CONTROL OF CONTROL OF A SECTIONING AT THE SOUTHEAST CONTROL OF THE PUBLIC RECORDS OF EACH AND THE BOAT THE POINT OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE MORTHWESTERLY, AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE MORTHWESTERLY, AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE MORTHWESTERLY, AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE MORTHWESTERLY, AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE MORTHWESTERLY, ALONG THE ACC ONTINUE ALONG SAID BASTERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE MORTHWESTERLY, ALONG THE ARC OF SAID PALM FARM OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, AND A POINT OF TANGENCY, THENCE CONTINUE ALONG SAID BASTERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF SAID PALM FARM OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, THENCE CONTINUE ALONG SAID BASTERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF SAID PALM SAID AND ALONG SAID BASTERLY BOUNDARY. THROUGH A CENTRAL ANGLE OF SAID PALM SAID AND ALONG SAID BASTERLY BOUNDARY. THROUGH A CENTRAL ANGLE OF SAID PALM SEACH COUNTY, THENCE CONTROL THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, THENCE POINT OF THE PUBLIC RE

CONTAINING 17,437 ACRES, MORE OR LESS.

#### DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT DEXTER DEVELOPMENT COMPANY NOW ALL MEN BY THESE PRESENTS THAT DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, AS OWNER OF THE LAND SHOWN HEREON BEING MORE PARTICULARLY DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS BALLENISLES POD 24, AND DOES HEREBY DEDICATE THE FOLLOWING SPECIFIC EASEMENTS SOLELY FOR THE SPECIFIC PURPOSES DESCRIBED HEREIN AND DOES ALSO HEREBY DEDICATE THE SPECIFIC PARCELS AND TRACTS DESCRIBED HEREIN AS FOLLOWS:

1. UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "U.E." ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER PUBLIC UTILITIES.

2. THE STREET TRACT SHOWN AND DESIGNATED HEREON AS R-1 IS HEREBY DEDICATED IN FEE SIMPLE TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, AS EXCLUSIVE COMMON AREA, EXCLUSIVELY FOR ROADWAY, INGRESS, EGRESS, AS EXALIDATED, UTILLITIES, INCLUDING CATY 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 GANDENS.

3. NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS CVER STREET TRACT R-1 AND TRACT'S ECA-1 THROUGH ECA-5 ARE HEREBY DEDICATED TO SEAGOAST UTILITY AUTHORITY. ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENIANCE OBLIGATION OF BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT. ITS SUCCESSORS AND/OR ASSIGNS, NON EXCLUSIVE EASEMENTS ON, OVER AND UNDER STREET TRACT R-1 AND 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.

ECA-T THROUGH ECA-5.

4. AN EASEMENT FOR WATER AND SEWER PURPOSES AS SHOWN HEREON AND DESIGNATED AS W.S.E. IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.

5. LANDSCAPE EASEMENTS, AS SHOWN AND DESIGNATED HEREON AS "LE", OVER ALL OF TRACTS ECA-1 THROUGH ECA-3 INCLUSIVE, ARE HEREBY DEDICATED TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORFORATION, WOT-FOR-PROTI, ITS SUCCESSORS AND/OR ASSIGNS EXCLUSIVELY FOR LANDSCAP PROPOSES, SAD LANDSCAP FIND BEING THE PERFETUAL MAINTENANCE RESPONSIBILITY OF THE CITY OF PALM BEACH GARDENS ON THE NORTHERN PALM BEACH COUNTY DIRROVEMENT DISTRICT OF PALM BEACH GARDENS ON THE NORTHERN PALM BEACH COUNTY DIRROVEMENT

DISTRICT.

6. TRACT A AND TRACTS ECA-1 THROUGH ECA-5 INCLUSIVE, AS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SUPPLE TO BALLENISLES COMMUNITY ASSOCIATION INC., A FLORIDA CONFORMATION, NOT-FOR-PROFIT, ITS SUCCESSORS MAYOR ASSIGNS, FOR USE AS EXQUISIVE COMMON, AREA BASIC AT THE ASSOCIATION, SAID TRACTS AS SHOWN HEREON, SHALL BE THE PEPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOUNTES TO THE CITTY OF PALM BEACH GARDENS OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

DEXTER DEVEL OF MENT

7. EASEMENTS FOR DRAINAGE PURPOSES AS SHOWN AND DESIGNATED HERCON AS "D.". ARE HEREBY DEDICATED SOLELY TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, 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 COUNTY IMPROVEMENT DISTRICT OR THE

CITY OF PALM BEACH GARDENS.

8. THE WATER MANAGEMENT EASEMENT OVER TRACT W-I IS HEREBY DEDICATED TO MORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THEREIN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH BEACH EAST ON THE COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH BEACHES, TO CONSTRUCT WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS, AS SHOWN AND DESIGNATED HEREON AS "WAMME.", FOR INGRESS AND EGRESS OVER TRACT A AS SHOWN HEREON ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID DISTRICT'S WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS OF WATER MANAGEMENT PRIPOSES, THE LANDS ENCUMBERED BY SAID ATTER MANAGEMENT MAINTENANCE EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF BALLWESS OWER STRUCK SIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH COUNTY ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH COUNTY OF PALM BEACH COUNTY DEPONSIBILITY.

THE MORTHERN PALM BEASH COUNTY IMPROVEMENT DISTRICT.

10. THE NON-EXCLUSIVE WATER MANAGEMENT ACCESS EASEMENTS, AS SHOWN AND DESIGNATED HEREON AS "W.M.A.E.", FOR INGRESS AND EGRESS IS HEREBY DEDICATED TO THE MORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID DISTRICT'S WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS FOR WATER MANAGEMENT PURPOSES, LANDS ENCUMBERED BY SAID WATER MANAGEMENT MANTENANCE ACCESS EASEMENT BEINS THE PERFETULA. MAINTENANCE RESPONSIBILITY OF BALLENISLES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM GARDENS OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

II. LANDSCAPE EASEMENTS OVER TRACT ECAL AND A PRITION OF TRACT ECA-S, AS SHOWN-REEDON 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 INCIDENTIALS AND APPURTENANCES RELATIVE THERETO WITHIN THESE EASEMENTS.

12. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ATTESTED BY ITS SCORETARY AND THEIR CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS THIS DAY OF , 1999,

DEXTER DEVELOPMENT COMPANY. A FLORIDA CORPORATION

BY: Poy A And
BY: Poy H DAVIDSON
TITLE: DONLY GARY
TITLE: DONLY GARY

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH

DURVEYCH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS JULI 1959

MAID BY ROUTH DAVILLASON AND JOHN W. GRAY PRINT

NAMEJ AS PRESIDENT! AND AS SECRETARY, RESPECTIVELY, IOP DEXTER

DEVELOPMENT COMPANY, A FLORIDA CORPORATION, ON BEHALF

OF THE CORPORATION, THEY ARROFERSONALLY KNOWN TO ME HAVE

PRODUCED. (TYPE OF IDENTIFICATION) AS

DENTIFICATION.

THITTEE P TELEGOTICO (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT) HEATHER P. Melignois MAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED) Notary Rublic-FloridaTITLE)

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

C671323 \_\_\_(COMMISSION NUMBER)

CITY OF PALM BEACH



## ACCEPTANCE, JOINDER AND CONSENT OF BALLENISLES COMMUNITY ASSOCIATION, INC.

BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFII, 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 JOY DAY OF BULLY 1999.

BALLENISLES COMMANITY ASSOCIATION, INC.
A FLORIDA CORPORATION, NOT-FOR-PROFIT.

BY CONTERPANT

BY: More A Jone

FOR H DAVIDSON

ITS: Securioris

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FORECOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIN 1999 AND ADDITION AND TO THE COLUMN CHANGE AS PRESIDENT AND AS SECRETARY, RESPECTIVELY OF BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ON BEHALF OF THE CORPORATION, THEY ARE DESCRIPTION FOR HAVE PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

Abather P. Medicanes (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT) HESTHER P. Meligonishame of acrowwledger typed, Printed or Stamped) Notary Rublic- Florida OTTLE

CC671323 (COMMISSION NUMBER)

#### APPROVALS

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLLIDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE FERRAMENT REFERENCE MONUMENTS (P.R.M.), PERMANENT GONTROL POINTS (P.C.P.), AND NORMENTS AT LOT CORNERS.

BY: 0.760 ms. Superior DATE: 7/13/99 O. HOWARD DUKES PROFESSIONAL SURVEYOR AND MAPPER - LICENSE NO. 4533

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 15th DAY OF Suley ATTEST: Franca Toxies LINDA KOSTER, CLERK

CITY ENGINEER:
THIS PLAT IS HEREBY ACCEPTED FOR RECORD
THIS / LITH DAY OF July , 1999.

BY Jema & Sandal LEMNART E. LINDAHL, P.E. - CITY ENGINEER

THIS INSTRUMENT PREPARED BY WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA LAWSON, NOBLE AND WEBB, INC. ENGINEERS PLANNERS SURVEYORS 420 COLUMBIA DRIVE, SUITE 110 WEST PALM BEACH, FLORIDA 33409 CERTIFICATE OF AUTHORIZATION NUMBER LB 6674

## NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBGID) HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER ALL OF TRACT "A", AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES NPBGID HAS NO MAINTENANCE RESPONSIBILITY OVER SAID TRACT "A", AND SAID NPBGID FURTHER AND ACCEPTS THE WATER MANAGEMENT EASEMENT OVER TRACT W-I AND ACCEPTS THE WATER MANAGEMENT EASEMENT OVER TRACT W-I AND ACCEPTS THE WATER MANAGEMENT SHOWN HEREIN WITHIN TRACT "A" AND ACKNOWLEDGES THAT NPBGID HAS NO MAINTENANCE OBLIGATION IN CONNECTION WITH SAID WATER MANAGEMENT MAINTENANCE EASEMENT, AND HEREBY ACCEPTS THE WATER MANAGEMENT WAS THE RESPONSIBILITY OF TRACT W-I AND HEREBY ACCEPTS THE WATER MANAGEMENT MAINTENANCE EASEMENT, AND HEREBY ACCEPTS THE WATER MANAGEMENT OVERS THE PORTION OF TRACT "AND ADDITION OF TRACT" AND ADDITION OF MAINTENANCE EASEMENT, AND HEREBY ACCEPTS THE WATER MANAGEMENT OVER SECSES EASEMENT, AND HEREBY ACCEPTS THE WATER MANAGEMENT OVER SECSES EASEMENT, AND HEREBY ACCEPTS THE LANDSCAPE EASEMENTS OVER TRACT ECA-1 AND A PORTION OF TRACT ECA-3 AND HEREBY ADMONMENCE IN HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE WATER MANAGEMENT ACCESS EASEMENT, AND HEREBY ACCEPTS THE LANDSCAPE EASEMENTS OVER TRACT ECA-1 AND A PORTION OF TRACT ECA-3 AND HEREBY ADMONMENCE IN HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE WAS THE ADMONMENCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO NOR OTHER MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO NOR OTHER MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO NOR OTHER MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO NOR OTHER MAINTENANCE OBLIGATIONS BEING INCURRED.

DATED: 74 DAY OF\_ NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT
BY: MULLIA
TESULA N. STEWART, PRESIDENT ATTEST: LITE L. PINENTEL, SECRETARY

#### 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 OF THE FLORIDA CONTROL OF THE FLORIDA COMPANY. A FLORIDA CORPORATION, AND THAT THE CHRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID AND THAT THERE ARE NO MORTGAGES EXCLARGEING SAID PROPERTY.

Lagger Land DATE: 7/1/99 ALYS N. DANIELS ATTORNEY AT LAW FLORIDA BAR NO. 354600.

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS A TRUE AND CORRECT REPRESENTATION OF A SUPVEY MADE UNDER MY PESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY REPORT OF MY PESPONSIBLE DIRECTION AND SUPERVISION; THAT PERMANENT PREFERENCE MONUMENTS OF MADE MY MADE MADE MY PERMANENT OF MY MADE MY

DATE: 6-30-99

WILBUR F. DIVINE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4190

#### SURVEYOR'S NOTES:

"NOTICE: THIS PLAT, AS RECORDED IN 1TS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCLARSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, THEES OR SHUES PLACED ON THACTS CACH - THROUGH CACH - S. SHUWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL THAKE PRECEDENCE.

THERE SHALL BE NO TREES, SHRIBS, OR LANDSCAPING PLACED ON WAITER AND SEWER EASEMENTS OF DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN.

THERE SHALL BE NO BUILDINGS OR IMPROVEMENTS OF ANY KIND PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT DRAINESS OF 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 SICH ENVORAGEMENTS SHALL BE ONLY MAY BE AS BE ROUTED FOR SICH ENVORAGEMENTS SHALL BE ONLY WITHOUT PRIOR WRITTEN BENEFITS SHALL BE ONLY WITHOUT PRIOR WRITTEN SAME.

LOT LINES ARE RADIAL WILLESS NOTED OUR DE MON-PRODUCT OF TRACT R-1. PHASE 4 NOADWAY AT BALLENISLES, AS SHOWN ON THIS PLAT BETNG SOLYSTIPM.

A370

SHEET 1 OF 3