

BALLENISLES POD 23

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS BALLENISLES POD 23, LYING IN THE WEST ONE-HALF OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE SOUTH 01°46'09" WEST ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 3314.16 FEET; THENCE NORTH 88°13'51" WEST TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809) AS SHOWN ON THE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93600-2608, A DISTANCE OF 67.00 FEET AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL;

THENCE NORTH 88°26'55" WEST ALONG THE NORTH LINE OF THE PLAT OF GARDENS PARK, AS RECORDED IN PLAT BOOK 35, PAGE 32, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1017.77 FEET; THENCE DEPARTING SAID NORTH LINE NORTH 27°15'55" WEST TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PHASE 4 ROADWAY AT BALLENISLES, AS RECORDED IN PLAT BOOK 74, PAGE 194, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 384.72 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 531.00 FEET AND A CENTRAL ANGLE OF 60°50'24", WITH A RADIAL LINE BEARING NORTH 27°22'57" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 563.85 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE OF PHASE 4 ROADWAY NORTH 01°46'38" EAST, A DISTANCE OF 360.75 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 88°26'34" EAST ALONG THE NORTH LINE OF THE SOUTH 430.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 895.22 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE SOUTH 01°46'09" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1093.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,069,051 SQUARE FEET, OR 24.54 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS A, B, AND C ARE RESERVED FOR DEXTER DEVELOPMENT COMPANY FOR DEVELOPMENT PURPOSES, SAID TRACTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF DEXTER DEVELOPMENT COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.
- THE 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.
- TRACTS R1, R2, G, H AND I, AS SHOWN HEREON, ARE HEREBY RESERVED IN FEE SIMPLE FOR THE BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, AS EXCLUSIVE COMMON AREAS, EXCLUSIVELY FOR ROADWAY, PARKING, INGRESS, EGRESS, DRAINAGE, UTILITIES, INCLUDING CABLE TELEVISION AND RELATED PURPOSES, SAID TRACTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.
- AN EXCLUSIVE EASEMENT FOR PARKING AND ACCESS OVER TRACTS R1, R2, G, H AND I, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PALM BAY CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, THE TRACTS ENCLUMBERED BY SUCH PARKING AND ACCESS EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACTS R1 AND R2 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 CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS. A NON-EXCLUSIVE EASEMENT ON OVER TRACTS R1 AND R2, ECA-2, ECA-3 AND ECA-7 IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR WATER AND SEWER CONSTRUCTION AND MAINTENANCE PURPOSES, SAID LANDS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER TRACTS R1 AND R2.
- WATER MANAGEMENT EASEMENTS OVER ALL OF TRACTS R1 AND R2, SHOWN HEREON AS W.M.E., ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THERE UNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, SAID NORTHERN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS, NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER TRACTS R1 AND R2.
- TRACTS ECA-1 THROUGH ECA-12, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY RESERVED IN FEE SIMPLE FOR THE BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR USE AS EXCLUSIVE COMMON AREAS EXCLUSIVELY FOR LANDSCAPING, BUFFER, IRRIGATION, AMENITIES AND SIGNAGE, SAID TRACTS AND SAID LANDSCAPING, BUFFER, IRRIGATION, AMENITIES AND SIGNAGE BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.
- THE LANDSCAPE EASEMENTS, OVER TRACTS ECA-1, ECA-4 AND ECA-5 AS SHOWN AND DESIGNATED HEREON AS L.E., ARE HEREBY DEDICATED TO THE 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 THE BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- EASEMENTS FOR DRAINAGE PURPOSES AS SHOWN AND DESIGNATED HEREON AS D.E., ARE HEREBY RESERVED SOLELY FOR THE BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.
- WATER MANAGEMENT TRACTS W-1 AND W-2, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY RESERVED FOR DEXTER DEVELOPMENT COMPANY FOR WATER MANAGEMENT PURPOSES, SAID WATER MANAGEMENT TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF DEXTER DEVELOPMENT COMPANY, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.
- WATER MANAGEMENT EASEMENTS, SHOWN HEREON AS W.M.E., ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THERE UNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO SAID NORTHERN AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, SAID NORTHERN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS, NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER SAID WATER MANAGEMENT EASEMENTS.
- WATER MANAGEMENT MAINTENANCE EASEMENTS OVER ALL OF TRACTS E AND F, SHOWN HEREON AS W.M.M.E., ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES, SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS, THE CITY OF PALM BEACH GARDENS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- TRACTS E AND F, AS SHOWN HEREON, ARE HEREBY RESERVED IN FEE SIMPLE FOR THE BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES, SAID TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.
- THE WATER MANAGEMENT ACCESS EASEMENTS, SHOWN HEREON AS W.M.A.E., ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID NORTHERN WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS, THE LANDS LYING UNDER SAID WATER MANAGEMENT ACCESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS, THE CITY OF PALM BEACH GARDENS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- TRACT "D" AS SHOWN HEREON IS HEREBY RESERVED IN FEE SIMPLE FOR THE PALM BAY CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS FOR USE AS A COMMON AREA EXCLUSIVELY FOR RECREATIONAL AND PARKING PURPOSES, INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, SAID TRACT "D" BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE WATER AND SEWER EASEMENTS SHOWN HEREON AS W.S.E., ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.
- THE 5-FOOT LANDSCAPE EASEMENT WITHIN TRACT F, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING, IRRIGATION, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, SAID EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.

LYING IN THE WEST ONE-HALF OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

- THE 5-FOOT PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR PEDESTRIAN ACCESS AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.
- THE LIMITED ACCESS EASEMENTS, SHOWN HEREON AS L.A.E., ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS 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 SECRETARY ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF January, 2001.

BY: Roy H. Davidson
ROY H. DAVIDSON, PRESIDENT
ATTEST: John W. Gary III
JOHN W. GARY III, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ROY H. DAVIDSON AND JOHN W. GARY III, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED _____ AND _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF January, 2001.

MY COMMISSION EXPIRES: 12/31/01

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 23rd DAY OF January, 2001.

BY: Roy H. Davidson
ROY H. DAVIDSON, PRESIDENT

WITNESS: John W. Gary III
PRINT NAME: John W. Gary III
WITNESS: John W. Gary III
PRINT NAME: John W. Gary III

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ROY H. DAVIDSON WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF January, 2001.

MY COMMISSION EXPIRES: 12/31/01

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

PALM BAY CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 23rd DAY OF January, 2001.

BY: Kenneth Weitz
KENNETH WEITZ, PRESIDENT

WITNESS: Debra K. Horan
PRINT NAME: Debra K. Horan

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED KENNETH WEITZ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PALM BAY CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF January, 2001.

MY COMMISSION EXPIRES: 10-25-03

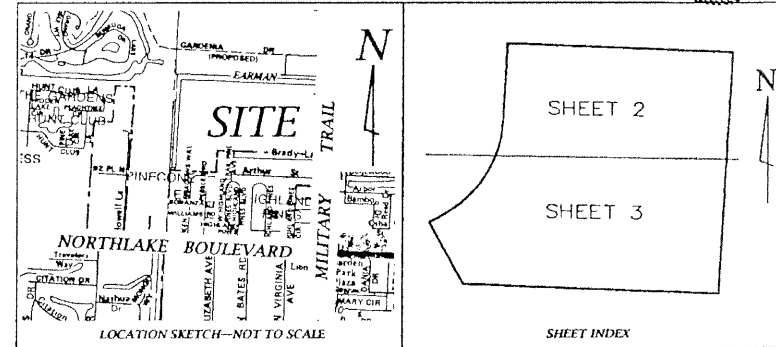
**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ACKNOWLEDGEMENT, ACCEPTANCE OF DEDICATION AND RELEASE:**

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY CONSENTS TO THE RELEASE OF THE UNIT OF DEVELOPMENT NO. 31 BLANKET WATER MANAGEMENT EASEMENT RECORDED IN OFFICIAL RECORD BOOK 6229, PAGE 1258, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS TO ONLY THAT REAL PROPERTY DESCRIBED IN AND SUBJECT TO THIS PLAT. THE DISTRICT HEREBY ACCEPTS THE DEDICATIONS AS SHOWN HEREON GRANTED TO IT AND ACKNOWLEDGES THAT THERE ARE NO MAINTENANCE OBLIGATIONS BEING INCURRED OR ACCEPTED BY SAID DISTRICT ON THIS PLAT.

DATED THIS 25th DAY OF Jan., 2001.

BY: Peter L. Pimentel
PETER L. PIMENTEL, SECRETARY
BOARD OF SUPERVISORS
BY: Lesula Stewart
LESULA N. STEWART, PRESIDENT
BOARD OF SUPERVISORS



TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, ALYS N. DANIELS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN DEXTER DEVELOPMENT COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 1/26/01 BY: Alys N. Daniels
ALYS N. DANIELS
ATTORNEY AT LAW, FLORIDA BAR NO. 354600

APPROVALS:

CITY OF PALM BEACH GARDENS)
COUNTY OF PALM BEACH, FLORIDA)

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1st DAY OF February, 2001.

BY: Robert R. Russo
ROBERT R. RUSSO, MAYOR

ATTEST: Carol Zolotor
CAROL ZOLOTOR, CITY CLERK

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 30th DAY OF January, 2001.

BY: David C. Lidberg
DAVID C. LIDBERG, P.E., CITY ENGINEER

REVIEWING SURVEYOR:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 INCLUDE VERIFICATION OF THE GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT THE LOT CORNERS.

BY: David C. Lidberg
DAVID C. LIDBERG, P.E.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4873

SURVEYOR'S NOTES:

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES 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.

BEARINGS SHOWN HEREON ARE BASED ON AND ARE RELATIVE TO THE BEARING OF SOUTH 01°46'09" WEST ALONG THE EAST LINE OF THE WEST ONE-HALF OF SECTION 13, TOWNSHIP 42 SOUTH RANGE 42 EAST.

LINE WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.

BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF PALM BEACH GARDENS ZONING REGULATIONS. NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCRUMBRANCES.

IN THOSE INSTANCES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454. CERTIFICATE OF AUTHORIZATION NUMBER LB4431.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; 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 THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.081 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

BY: David C. Lidberg
DAVID C. LIDBERG, P.S.M.
STATE OF FLORIDA LICENSE NO. 3613

LIDBERG LAND SURVEYING, INC.
675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458 TELEPHONE 361-746-8454

CAD: K:\AUTOCAD\00-037\PLAT\00-037PSHT1.DWG			
REF: K:\AUTOCAD\			
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OFF: MKH			DATE: 01/01/01
CKD: DCL	SHEET 1 OF 3	DWG: D00-037P	

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 1:25p on the 26th day of February, 2001, on page 157-161 of Public Book No. 897 and duly recorded in Plat Book No. 897 by David C. Lidberg Clerk of Circuit Court by David C. Lidberg D.C.

SEAL DEXTER DEVELOPMENT COMPANY

SEAL BALLENISLES COMMUNITY ASSOCIATION, INC.

SEAL PALM BAY CLUB HOMEOWNERS ASSOCIATION, INC.

SEAL NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

SEAL DAVID C. LIDBERG, P.S.M.

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