

# BALLENISLES POD 15

## A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

### SHEET 1 OF 4 APRIL 2001

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH SS

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION AS OWNER OF THE LAND PLANNED AND 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 15, AND DOES HEREBY DEDICATE THE FOLLOWING SPECIFIC EASEMENTS SOLELY FOR THE SPECIFIC PURPOSES DESCRIBED HEREIN AND DOES ALSO HEREBY DEDICATE THE SPECIFIC TRACTS DESCRIBED HEREIN AS FOLLOWS:

- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION AND STREET LIGHTING SYSTEMS, THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION AND STREET LIGHTING SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE STREET TRACT SHOWN AND DESIGNATED HEREON AS TRACT "B" IS HEREBY DEDICATED IN FEE SIMPLE TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS EXCLUSIVE COMMON AREAS, EXCLUSIVELY FOR ROADWAY, INGRESS, EGRESS, DRAINAGE, UTILITIES, CABLE TELEVISION SYSTEMS AND RELATED PURPOSES. SAID TRACT "B" 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.
- THE EXCLUSIVE COMMON AREAS SHOWN AND DESIGNATED AS TRACTS ECA 1 THROUGH ECA 8 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, AS EXCLUSIVE COMMON AREAS OF THE ASSOCIATION. SAID TRACTS 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.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT "B" AND TRACTS ECA 1 THROUGH ECA 8 INCLUSIVE 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, OVER AND UNDER TRACT "B" AND TRACTS ECA 1 THROUGH ECA 8 INCLUSIVE IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS PURPOSES ONLY. OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO OTHER GROUND UTILITIES OR APPURTENANCES THERE TO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER SAID TRACT "B" AND TRACTS ECA 1 THROUGH ECA 8 INCLUSIVE.
- LANDSCAPE EASEMENTS OVER ALL OF TRACTS ECA 1 THROUGH ECA 8 INCLUSIVE, AS SHOWN HEREON ARE HEREBY DEDICATED TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, EXCLUSIVELY FOR LANDSCAPING PURPOSES BEING 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.
- THE DRAINAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED SOLELY TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR 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.
- TRACTS W-1 AND W-2 AS SHOWN HEREON ARE HEREBY RESERVED BY DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, FOR CONSTRUCTION, WATER MANAGEMENT AND OTHER AUTHORIZED PURPOSES. SAID WATER MANAGEMENT TRACTS BEING THE PERPETUAL MAINTENANCE 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 THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- THE WATER MANAGEMENT EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES. THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS.
- A LANDSCAPE EASEMENT OVER TRACT ECA 7 AS SHOWN HEREON IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR LANDSCAPING PURPOSES, INCLUDING THE RIGHT BUT NOT THE OBLIGATION TO PLANT, INSPECT AND MAINTAIN SUCH LANDSCAPE IMPROVEMENTS INCLUDING INCIDENTALS AND APPURTENANCES RELATIVE WITHIN THESE EASEMENTS.
- THE WATERLINE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, EXCLUSIVELY FOR THE CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- AN EASEMENT FOR INGRESS AND EGRESS OVER TRACT "B" AS SHOWN HEREON, IS 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.

IN WITNESS WHEREOF, DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ATTESTED TO BY ITS SECRETARY AND CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2nd DAY OF May 2001.

DEXTER DEVELOPMENT COMPANY  
A FLORIDA CORPORATION

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

BY: *John W. Gary III*  
JOHN W. GARY III  
SECRETARY

BY: *Heather P. Helgerson*  
HEATHER P. HELGERSON  
WITNESS  
PRINT NAME: Heather P. Helgerson

BY: *Frances S. Helgerson*  
FRANCES S. HELGERSON  
WITNESS  
PRINT NAME: Frances S. Helgerson

#### LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF BALLENISLES PLAT THREE, AS RECORDED IN PLAT BOOK 73, PAGES 27 THROUGH 43 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE NORTH 89°10'56" EAST, ALONG THE SOUTH LINE OF SAID BALLENISLES PLAT THREE, A DISTANCE OF 504.59 FEET;

THENCE NORTH 80°23'12" EAST, A DISTANCE OF 366.73 FEET;

THENCE SOUTH 18°31'05" W, A DISTANCE OF 143.42 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°27'11", A DISTANCE OF 64.10 FEET;

THENCE NORTH 88°01'34" WEST, A DISTANCE OF 168.23 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°27'38", A DISTANCE OF 34.23 FEET;

THENCE SOUTH 13°30'47" WEST, A DISTANCE OF 88.58 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 73.00 FEET;

THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 105°10'12", A DISTANCE OF 46.93 FEET;

THENCE SOUTH 60°50'01" EAST, A DISTANCE OF 204.58 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°01', A DISTANCE OF 8.83 FEET; TO A POINT OF NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 346.00 FEET, AND A RADIAL BEARING AT SAID POINT OF SOUTH 20°39'35" EAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°44'41", A DISTANCE OF 5.91 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 40.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°39'45", A DISTANCE OF 26.29 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°10'57", A DISTANCE OF 45.70 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 326.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°08'08", A DISTANCE OF 114.37 FEET TO A POINT BEING THE SOUTHWESTERMOST CORNER OF BALLENISLES POD 15B, AS SAID PLAT IS RECORDED IN PLAT BOOK 70, PAGES 58 THROUGH 70, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING A COMMON CORNER WITH PHASE 5 ROADWAY AT BALLENISLES, AS SAID PLAT IS RECORDED IN PLAT BOOK 72, PAGES 43 THROUGH 44, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 11°45'03" WEST ALONG THE WESTERMOST LINE OF SAID PHASE 5 ROADWAY AT BALLENISLES, A DISTANCE OF 60.00 FEET; TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 268.00 FEET, AND A RADIAL BEARING AT SAID POINT OF SOUTH 11°45'03" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°22'13", A DISTANCE OF 11.00 FEET;

THENCE SOUTH 03°44'40" WEST, A DISTANCE OF 25.13 FEET; TO A POINT ON THE ARC OF AN ON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 241.00 FEET, AND A RADIAL BEARING AT SAID POINT OF SOUTH 09°58'03" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°47'55", A DISTANCE OF 121.13 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 300.00 FEET, AND A RADIAL BEARING AT SAID POINT OF NORTH 85°32'09" WEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°57'37", A DISTANCE OF 94.04 FEET;

THENCE SOUTH 22°25'28" WEST, A DISTANCE OF 118.20 FEET;

THENCE SOUTH 19°57'41" WEST, A DISTANCE OF 74.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 400.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 5°44'28", A DISTANCE OF 80.12 FEET;

THENCE SOUTH 08°53'51" WEST, A DISTANCE OF 74.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 306.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°14'57", A DISTANCE OF 53.66 FEET;

THENCE SOUTH 19°06'48" WEST, A DISTANCE OF 81.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 600.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°17'14", A DISTANCE OF 65.78 FEET;

THENCE SOUTH 27°26'02" WEST, A DISTANCE OF 185.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°41'24", A DISTANCE OF 112.91 FEET;

THENCE SOUTH 65°55'18" WEST, A DISTANCE OF 51.94 FEET;

THENCE NORTH 45°00'00" WEST, A DISTANCE OF 302.78 FEET;

THENCE NORTH 01°13'48" WEST, A DISTANCE OF 1136.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°10'11", A DISTANCE OF 29.97 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET;

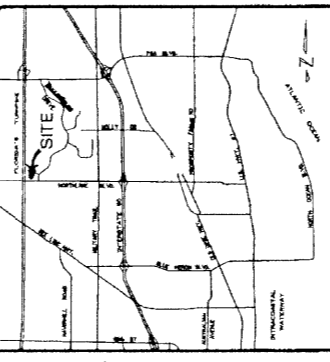
THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°04'09", A DISTANCE OF 73.46 FEET;

THENCE NORTH 57°04'17" WEST, A DISTANCE OF 21.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET;

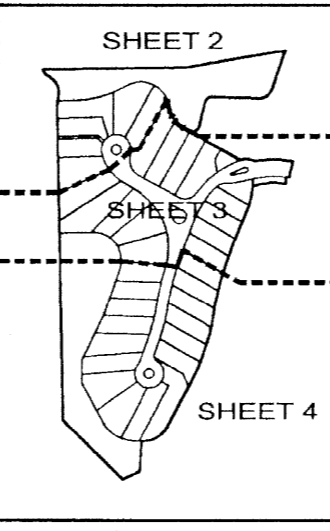
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°11'29", A DISTANCE OF 22.34 FEET TO THE POINT OF BEGINNING.

CONTAINING: 800.335 22 SQUARE FEET OR 18.37 ACRES MORE OR LESS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED 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.



LOCATION MAP NOT TO SCALE



KEY MAP NOT TO SCALE

#### CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF May, 2001 BY ROY H. DAVIDSON AND JOHN W. GARY, III AS PRESIDENT AND SECRETARY RESPECTIVELY 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 OF PERSON TAKING ACKNOWLEDGMENT)

\_\_\_\_\_  
(NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)

\_\_\_\_\_  
(TITLE OR RANK)

\_\_\_\_\_  
(COMMISSION NUMBER) (NOTARY SEAL)

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

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH SS

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 A PLAT AFFECTING SAID PROPERTY AND ALL MATTERS APPEARING THEREON.

DATED THIS 2nd DAY OF May, 2001.

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

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

BY: *Heather P. Helgerson*  
HEATHER P. HELGERSON  
WITNESS  
PRINT NAME: Heather P. Helgerson

ATTEST BY: *Frances S. Helgerson*  
FRANCES S. HELGERSON  
SECRETARY

#### CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS May 2, 2001 BY ROY H. DAVIDSON AND William Vander May 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.

*Heather P. Helgerson* (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)  
*Heather P. Helgerson* (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)  
*Notary State of FL* (TITLE OR RANK)  
\_\_\_\_\_  
(COMMISSION NUMBER)

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

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH SS

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY CONSENTS TO THE RELEASE OF THE UNIT OF DEVELOPMENT NO. 31 BLANKET WATER MANAGEMENT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 6226, PAGE 1258, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS TO ONLY THAT REAL PROPERTY DESCRIBED IN AND SUBJECT TO THIS PLAT. THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACKNOWLEDGES AND ACCEPTS WATER MANAGEMENT EASEMENTS OVER TRACTS W-1 AND W-2 AND ACKNOWLEDGES THAT NPBCID HAS THE RIGHT BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS; AND HEREBY ACCEPTS A LANDSCAPE EASEMENT OVER TRACT ECA 7, AND ACKNOWLEDGES THAT NPBCID HAS THE RIGHT BUT NOT THE OBLIGATION TO PLANT, INSPECT AND MAINTAIN SUCH LANDSCAPE IMPROVEMENTS INCLUDING INCIDENTALS AND APPURTENANCES RELATIVE THERE TO WITHIN THESE EASEMENTS; AND HEREBY ACCEPTS THE INGRESS AND EGRESS EASEMENT OVER TRACT "B", AND ACKNOWLEDGES THAT NPBCID HAS NO MAINTENANCE OBLIGATION IN CONNECTION WITH SAID INGRESS AND EGRESS EASEMENT, AND SAID DISTRICT ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO NOR OTHER MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

DATED THIS 2nd DAY OF May, 2001

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

*Wendy Stewart*  
WENDY STEWART  
PRESIDENT, BOARD OF SUPERVISORS

ATTESTED BY: *Peter J. Pimental*  
PETER J. PIMENTAL  
SECRETARY, BOARD OF SUPERVISORS

DEXTER DEVELOPMENT

NOTARY

BALLENISLES COMMUNITY ASSOCIATION

SEAL CITY OF PALM BEACH GARDENS

SURVEYOR MANUEL A. GUTIERREZ

NPBCID

REVIEWING SURVEYOR O. HOWARD DUKES

150

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD  
ON 11th DAY OF May THIS  
A.D. 2001, AND DULY RECORDED IN  
PLAT BOOK 75 ON PAGES 150  
151



DOROTHY WILKEN, CLERK  
CIRCUIT COURT,  
BY: *Mollie Rogers*  
MOLLIE ROGERS  
DRAWN

#### 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 2 DAY OF May, 2001, IS VESTED IN DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID.

5/8/01  
DATE

*Alys N. Daniels*  
ALYS N. DANIELS  
ATTORNEY AT LAW  
FLORIDA BAR NO. 354000

#### REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.061 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'s) AND MONUMENTS AT LOT CORNERS.

THIS 2nd DAY OF May, 2001

*O. Howard Dukes*  
O. HOWARD DUKES  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 4533

#### SURVEYOR'S CERTIFICATION

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 SEC. 177.091 (9), F.S., WILL BE SET UNDER THE GUARANTEE POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

THIS 2nd DAY OF May, 2001

*Manuel A. Gutierrez*  
MANUEL A. GUTIERREZ  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 4102

#### APPROVALS

CITY OF PALM BEACH GARDENS  
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD  
THIS 12th DAY OF May, 2001.

BY: *Joseph Sabatello*  
JOSEPH SABATELLO  
MAYOR  
ATTEST: *Carol Gold*  
CAROL GOLD  
CITY CLERK

THIS PLAT IS HEREBY ACCEPTED FOR RECORD  
THIS 11th DAY OF May, 2001.

BY: *Lenhart E. Lindahl, P.E.*  
LENHART E. LINDAHL, P.E.  
CITY ENGINEER

#### SURVEYOR'S NOTES

- 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.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- 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 (RADIAL).
- BEARING BASIS: BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF BALLENISLES PLAT THREE. SAID LINE BEARS NORTH 89°10'56" EAST.

#### Keshavarz & Associates, Inc.

CONSULTING ENGINEERS - SURVEYORS  
1280 N. Congress Avenue, Suite 206  
West Palm Beach, Florida 33409  
Tel: (561) 689-8600 Fax: (561) 689-7476 LB 4897  
THIS INSTRUMENT WAS PREPARED BY MANUEL A. GUTIERREZ, PSM  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4102  
IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.