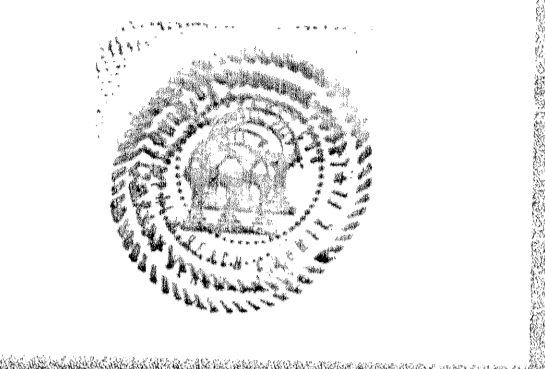


BALLENISLES POD 21
A PARCEL OF LAND LYING IN THE EAST HALF OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3
SEPTEMBER 2001

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 11:55 AM THIS 11th DAY OF October A.D. 2001, AND DULY RECORDED IN PLAT BOOK 92 ON PAGES 59 AND THERE TO

DOROTHY WILKEN, CLERK
CIRCUIT COURT, PALM BEACH COUNTY
Signature of Dorothy Wilken



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE QUARTER OF SAID SECTION 14;

THENCE SOUTH 01°43'07" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 46.91 FEET;
THENCE NORTH 88°16'53" WEST, A DISTANCE OF 15.38 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF TRACT R-1, PHASE 4 ROADWAY AT BALLENISLES, AS RECORDED IN PLAT BOOK 74, PAGES 194 AND 195, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 531.00 FEET AND A CENTRAL ANGLE OF 11°01'40" FROM WHICH POINT A RADIAL LINE BEARS NORTH 78°44'54" EAST, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 102.20 FEET TO THE NORTHEAST CORNER OF BALLENISLES PODS 20a and 20b, AS RECORDED IN PLAT BOOK 83, PAGES 167 THROUGH 170 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

(1) THENCE SOUTH 63°56'30" WEST, A DISTANCE OF 101.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 41°26'05";
(2) THENCE SOUTHWESTERLY, WESTERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 361.59 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 13°35'58";
(3) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 118.68 FEET TO THE POINT OF TANGENCY;

(4) THENCE NORTH 88°13'23" WEST, A DISTANCE OF 119.49 FEET TO THE NORTHWEST CORNER OF SAID BALLENISLES PODS 20a and 20b, SAID NORTHWEST CORNER LYING ON THE WEST LINE OF THE EAST ONE QUARTER OF SAID SECTION 14;
THE PREVIOUSLY DESCRIBED FOUR COURSES BEING ADJACENT TO AND COINCIDENT WITH THE NORTH LINE OF BALLENISLES PODS 20a and 20b;

THENCE NORTH 01°46'37" EAST ALONG SAID WEST LINE OF THE EAST QUARTER OF SAID SOUTHEAST ONE QUARTER, A DISTANCE OF 219.46 FEET TO THE SOUTH LINE OF PLAT TWO, HANSEN-JDM, AS RECORDED IN PLAT BOOK 69, PAGES 195 THROUGH 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 88°19'50" EAST ALONG SAID SOUTH LINE ALSO BEING THE NORTH LINE OF SAID SOUTHEAST ONE QUARTER, A DISTANCE OF 198.20 FEET TO THE SOUTHEAST CORNER OF SAID PLAT TWO, HANSEN-JDM, SAID SOUTHEAST CORNER ALSO BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 635.00 FEET AND A CENTRAL ANGLE OF 11°36'45", FROM WHICH POINT A RADIAL LINE BEARS NORTH 64°28'00" EAST;

(1) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 108.43 FEET TO THE POINT OF TANGENCY;
(2) THENCE NORTH 13°55'15" WEST, A DISTANCE OF 557.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 765.00 FEET AND A CENTRAL ANGLE OF 48°26'14";
(3) THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 646.72 FEET TO A POINT OF CUSP ON THE SOUTH RIGHT-OF-WAY LINE OF SAID TRACT R-1, PHASE 4 ROADWAY AT BALLENISLES;

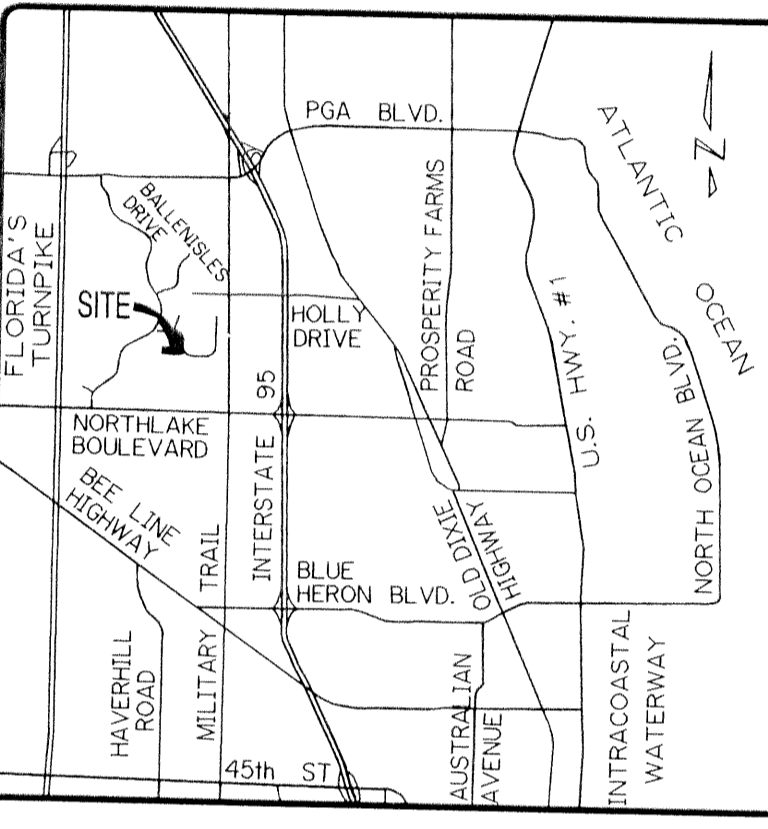
THE PREVIOUSLY DESCRIBED THREE COURSES BEING ADJACENT TO AND COINCIDENT WITH THE EAST LINE OF PLAT TWO, HANSEN-JDM;

(1) THENCE SOUTH 63°21'11" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 831.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 469.00 FEET AND A CENTRAL ANGLE OF 65°07'48";
(2) THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 533.13 FEET TO THE POINT OF TANGENCY;

(3) THENCE SOUTH 01°46'37" WEST, A DISTANCE OF 269.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 531.00 FEET AND A CENTRAL ANGLE OF 13°01'43";
(4) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 120.75 FEET TO THE POINT OF BEGINNING;

THE PREVIOUSLY DESCRIBED FOUR COURSES BEING ADJACENT TO AND COINCIDENT WITH THE SOUTH AND WEST RIGHT-OF-WAY LINE OF TRACT R-1, PHASE 4 ROADWAY AT BALLENISLES, CONTAINING 595,334.90 SQUARE FEET OR 13.667 ACRES MORE OR LESS

- 5. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT "S" AND COMMON AREAS ECA 1 THROUGH ECA 8 INCLUSIVE IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY...
6. LANDSCAPE EASEMENTS OVER ALL OF COMMON AREAS ECA 1 THROUGH ECA 8 INCLUSIVE, AS SHOWN HEREON ARE HEREBY DEDICATED TO BALLENISLES COMMUNITY ASSOCIATION, INC...
7. LANDSCAPE EASEMENTS OVER COMMON AREAS ECA 2 AND ECA 7 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT...
8. AN EASEMENT FOR INGRESS AND EGRESS OVER TRACT "S" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR ACCESS FOR WATER MANAGEMENT AND RELATED NPBCID PURPOSES...
9. THE DRAINAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED SOLELY TO BALLENISLES COMMUNITY ASSOCIATION, INC...
10. THE WATER MANAGEMENT EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES...



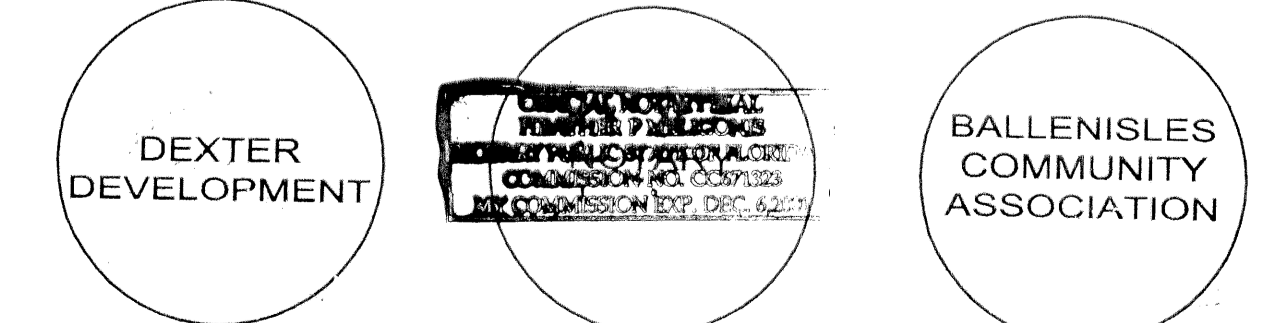
IN WITNESS WHEREOF, DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ATTESTED TO BY ITS SECRETARY AND CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF September, 2001.

DEXTER DEVELOPMENT COMPANY
A FLORIDA CORPORATION
BY: Roy H. Davidson, President; Heather P. Meligoris, Witness; John W. Gary III, Secretary; Franca Giordano, Witness

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA SS
COUNTY OF PALM BEACH SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS Sept. 21, 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.

Heather P. Meligoris (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)
Heather P. Meligoris (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
Notary-Florida (TITLE OR RANK)
CC671323 (COMMISSION NUMBER)



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 21st DAY OF September, 2001.

BALLENISLES COMMUNITY ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION
BY: Roy H. Davidson, President; Heather P. Meligoris, Witness

ATTEST BY: Joseph R. Russo, Secretary

CORPORATE ACKNOWLEDGMENT CERTIFICATE
STATE OF FLORIDA SS
COUNTY OF PALM BEACH SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS Sept. 21, 2001, BY ROY H. DAVIDSON AND Heather P. Meligoris 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. Meligoris (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)
Heather P. Meligoris (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
Notary - Florida (TITLE OR RANK)
CC671323 (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 6229, 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 A WATER MANAGEMENT EASEMENT OVER TRACT W-12 AND ACKNOWLEDGES THAT NPBCID HAS THE RIGHT BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THIS EASEMENT; AND HEREBY ACCEPTS LANDSCAPE EASEMENTS OVER COMMON AREAS ECA 2 AND 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 THERETO WITHIN THESE EASEMENTS; AND HEREBY ACCEPTS THE INGRESS AND EGRESS EASEMENT OVER TRACT "S", 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 21st DAY OF SEPTEMBER, 2001.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
TITLE: Sally Hamadeh, President, Board of Supervisors
ATTESTED BY: Peter L. Pimentel, Secretary, 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 21st DAY OF September, 2001, IS VESTED IN DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID.
Date: 9/21/01
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 4th DAY OF October, 2001.

BY: Joseph R. Russo - Mayor; Carol Gold City Clerk

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 4th DAY OF October, 2001.

BY: Lennart E. Lindahl, P.E., City Engineer

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), AND MONUMENTS AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.s), HAVE BEEN PLACED ACCORDING TO SEC. 177.091 (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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

THIS 20th DAY OF September, 2001
Manuel A. Gutierrez, Professional Surveyor & Mapper, Florida Certificate No. 4102

REVIEWING SURVEYOR

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 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 ___ DAY OF ___, 2001
Pasqual Volpe, Professional Surveyor & Mapper, Florida Certificate No. 4873

SURVEYOR'S NOTES

- 1. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
2. 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.
3. 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.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
5. LOT LINES ARE NOT RADIAL UNLESS NOTED (RADIAL).
6. BEARING BASIS: BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF TRACT R-1, PHASE 4 ROADWAY AT BALLENISLES. SAID LINE BEARS NORTH 01°46'37" EAST.

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.

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.