

BALLENISLES POD 16A

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2
SEPTEMBER 2001

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 11:17 a.m. THIS 30th DAY OF November A.D. 2001, AND DULY RECORDED IN PLAT BOOK 92 ON PAGE 136 AND 137
DOROTHY WILKEN, CLERK
CIRCUIT COURT,
BY *[Signature]*
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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 A POINT BEING THE SOUTHWEST CORNER OF BALLENISLES POD 16B, AS SAID PLAT IS RECORDED IN PLAT BOOK 76, PAGES 68 THROUGH 70 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT R-2, PHASE 5 ROADWAY AT BALLENISLES, AS SAID PLAT IS RECORDED IN PLAT BOOK 76, PAGES 43 AND 44, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 11°45'03" WEST, ALONG THE WEST LINE OF SAID TRACT R-2, A DISTANCE OF 60.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 266.00 FEET, AND A RADIAL BEARING AT SAID POINT OF SOUTH 11°45'03" WEST, SAID POINT ALSO BEING THE POINT OF BEGINNING
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE ALSO BEING THE SOUTH LINE OF SAID TRACT R-2 THROUGH A CENTRAL ANGLE OF 38°05'32", A DISTANCE OF 176.85 FEET;

THENCE SOUTH 40°09'25" EAST ALONG THE SOUTH LINE OF SAID TRACT R-2, A DISTANCE OF 492.06 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID TRACT R-2, SAID POINT ALSO BEING A COMMON CORNER WITH TRACT R-1 OF SAID PHASE 5 ROADWAY AT BALLENISLES;

THENCE SOUTH 04°50'35" WEST ALONG THE SOUTH LINE OF SAID TRACT R-1, A DISTANCE OF 35.36 FEET TO A POINT ON THE WEST LINE OF SAID TRACT R-1, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BALLENISLES DRIVE, AS IT APPEARS IN SAID PHASE 5 ROADWAY AT BALLENISLES;

THENCE SOUTH 49°50'35" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF BALLENISLES DRIVE, A DISTANCE OF 208.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 760.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°02'59", A DISTANCE OF 411.86 FEET;

THENCE NORTH 66°40'19" WEST, A DISTANCE OF 140.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET;

THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°24'59", A DISTANCE OF 30.72 FEET;

THENCE NORTH 03°44'40" EAST, A DISTANCE OF 894.08 FEET TO AN INTERSECTION WITH THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 266.00 FEET, AND A RADIAL BEARING AT SAID POINT OF SOUTH 09°22'50" WEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°22'13", A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 284,891.80 SQUARE FEET OR 6.54 ACRES MORE OR LESS

DEDICATION

STATE OF FLORIDA SS
COUNTY OF PALM BEACH SS

KNOW ALL MEN BY THESE PRESENTS THAT DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, AS OWNER OF THE LAND (LANDS) 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 16A, 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 SYSTEMS, THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE STREET TRACT SHOWN AND DESIGNATED HEREON AS TRACT "S", 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 "S" 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 OR THE CITY OF PALM BEACH GARDENS.
- THE EXCLUSIVE COMMON AREA SHOWN AND DESIGNATED AS TRACT ECA 1, AS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR USE AS AN EXCLUSIVE COMMON AREA OF THE ASSOCIATION, AND FOR DRAINAGE PURPOSES, SAID TRACT, 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.
- THE EXCLUSIVE COMMON AREAS SHOWN AND DESIGNATED AS TRACTS ECA 2 THROUGH ECA 7 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 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 "S" AND TRACTS ECA 1 THROUGH ECA 7 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. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACT "S" AND TRACTS ECA 1 THROUGH ECA 7 INCLUSIVE IS 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 "S" AND TRACTS ECA 1 THROUGH ECA 7 INCLUSIVE.
- LANDSCAPE EASEMENTS OVER ALL OF TRACTS ECA 1 THROUGH ECA 7 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 LANDSCAPE PURPOSES, SAID LANDSCAPING 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.
- LANDSCAPE EASEMENTS OVER TRACTS ECA 6 AND ECA 7 AS SHOWN HEREON 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 INCIDENTALS AND APPURTENANCES RELATIVE WITHIN THESE EASEMENTS.

CONTINUED...

8. THE WALL EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF A RETAINING WALL, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, SAID WALL EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF BALLENISLES COMMUNITY ASSOCIATION, INC., WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

9. 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, 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 23rd DAY OF October, 2001.

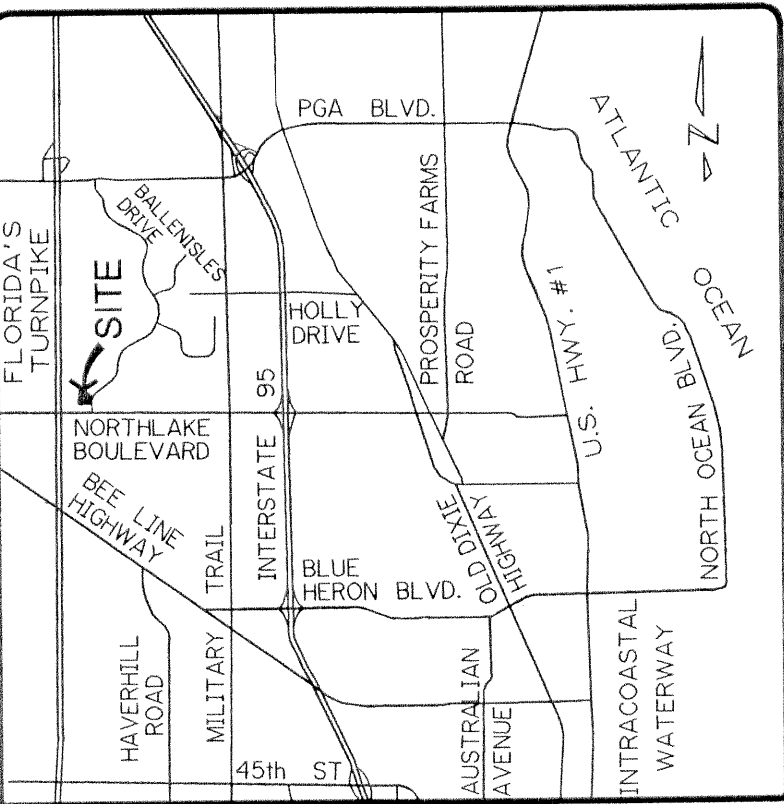
DEXTER DEVELOPMENT COMPANY
A FLORIDA CORPORATION

BY: *[Signature]*
ROY H. DAVIDSON
PRESIDENT

WITNESS
[Signature]
HEATHER P. MELIGNONIS
PRINT NAME: HEATHER P. MELIGNONIS

BY: *[Signature]*
JOHN W. GARY III
SECRETARY

WITNESS
[Signature]
JANET L. MARY
PRINT NAME: JANET L. MARY



LOCATION MAP
NOT TO SCALE

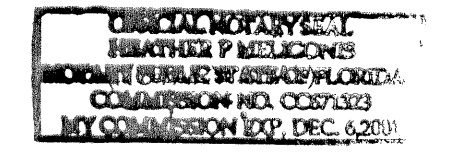
CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA SS
COUNTY OF PALM BEACH SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS October 3, 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] (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)
HEATHER P. MELIGNONIS (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 23rd DAY OF October, 2001.

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

BY: *[Signature]*
ROY H. DAVIDSON
PRESIDENT

WITNESS
[Signature]
HEATHER P. MELIGNONIS
PRINT NAME: HEATHER P. MELIGNONIS

ATTEST BY: *[Signature]*
SECRETARY

WITNESS
[Signature]
HEATHER P. MELIGNONIS
PRINT NAME: HEATHER P. MELIGNONIS

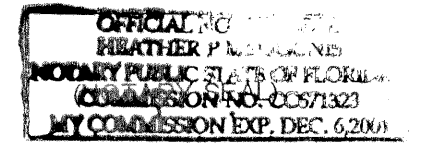
CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA SS
COUNTY OF PALM BEACH SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS October 23, 2001 BY ROY H. DAVIDSON AND William Vander Mey 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.

[Signature] (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)
HEATHER P. MELIGNONIS (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)

Notary - Florida (TITLE OR RANK)
CC671323 (COMMISSION NUMBER)



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT, 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 ACCEPTS LANDSCAPE EASEMENTS OVER TRACTS ECA 6 AND ECA 7, AND ACKNOWLEDGES THAT NPBCID HAS THE RIGHT BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, 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 24th DAY OF October, 2001.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

BY: *[Signature]*
TEBULA N. STEWART SALLY HAMADEH
PRESIDENT, BOARD OF SUPERVISORS

ATTESTED BY: *[Signature]*
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 23rd DAY OF October, 2001, IS VESTED IN DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID.

10/23/01 DATE
[Signature]
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 16th DAY OF November, 2001.

BY: *[Signature]*
JOSEPH R. RUSBO - MAYOR

ATTEST: *[Signature]*
CAROL GOLD
CITY CLERK

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 17th DAY OF November, 2001.

BY: *[Signature]*
LENNART 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 WEST LINE OF TRACT R-2, PHASE 5 ROADWAY AT BALLENISLES. SAID LINE BEARS SOUTH 11°45'03" WEST.

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 5th DAY OF November, 2001
[Signature]
O. HOWARD DUKES
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4533

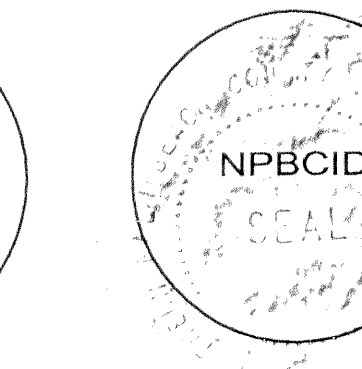
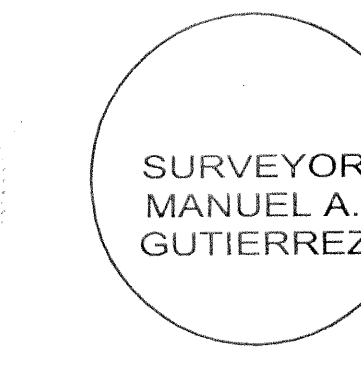
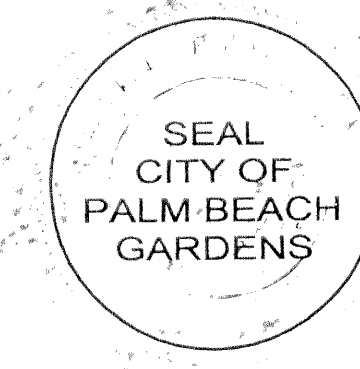
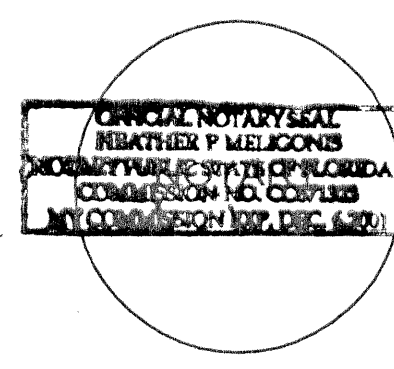
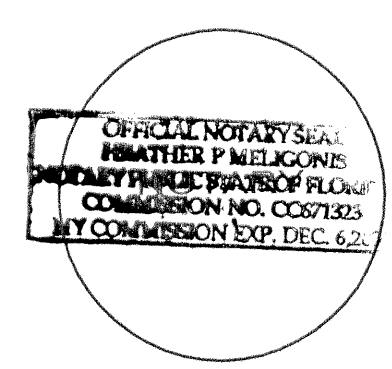
SURVEYOR'S CERTIFICATION

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 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 26th DAY OF September, 2001
[Signature]
MANUEL A. GUTIERREZ
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4102

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.