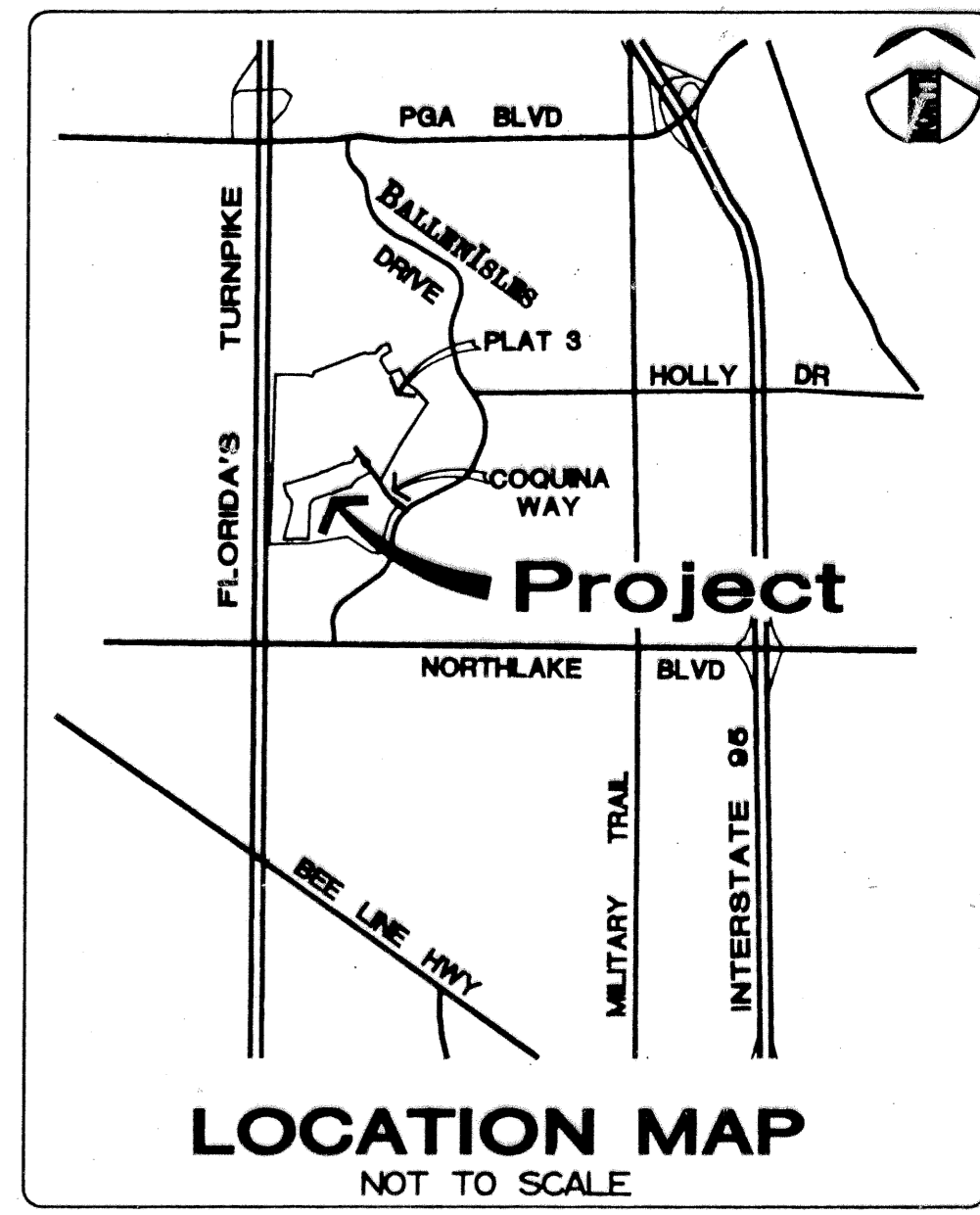


BALLENISLES P-14 REPLAT

53

BEING A REPLAT OF TRACT P-14 OF PLAT THREE, BALLENISLES AS RECORDED IN PLAT BOOK 73 ON PAGES 27 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALSO BEING A PORTION OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, CITY OF PALM BEACH GARDENS. SHEET 1 of 4 JANUARY 1995

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
THIS PLAT WAS FILED FOR
RECORD AT 1:58 PM
THIS 12th DAY OF
January A.D. 1995 AND
DULY RECORDED IN PLAT BOOK
74 ON PAGES 53 AND
56
DOROTHY WILKEN, CLERK
CIRCUIT COURT
BY: *Ray L. Stally* DC



LEGAL DESCRIPTION
STATE OF FLORIDA
COUNTY OF PALM BEACH
THAT PORTION OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 14; THENCE RUN NORTH 88° 19' 50" WEST, ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 14 AND THE SOUTHERLY LINE OF TRACT W-12, PLAT TWO HANSEN-DM AS RECORDED IN PLAT BOOK 69, PAGES 195 THROUGH 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 119.92 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, FROM WHICH A RADIAL LINE BEARS SOUTH 63° 56' 40" EAST, HAVING A RADIUS OF 460.00 FEET, AND A CENTRAL ANGLE OF 18° 12' 42"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID LAKE TRACT W-12, A DISTANCE OF 146.21 FEET TO A POINT ON THE SOUTHEAST CORNER OF BALLENISLES DRIVE AS SHOWN ON THE PLAT OF COQUINA WAY AT BALLENISLES, RECORDED IN PLAT BOOK 72, PAGES 138 AND 139 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 45° 43' 58" WEST, ON A RADIAL LINE AND THE SOUTHERLY END OF BALLENISLES DRIVE A DISTANCE OF 120.00 FEET; THENCE NORTH 44° 16' 02" EAST A DISTANCE OF 2.29 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID COQUINA WAY; THENCE NORTH 03° 34' 56" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 37.07 FEET; THENCE NORTH 51° 25' 53" WEST, A DISTANCE OF 228.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 703.00 FEET AND A CENTRAL ANGLE OF 22° 07' 36"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 271.49 FEET TO A POINT OF TANGENCY; THENCE NORTH 29° 18' 17" WEST, A DISTANCE OF 297.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 06° 11' 48"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.45 FEET TO A POINT OF TANGENCY; THENCE NORTH 35° 30' 05" WEST 88.73 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF TRACT P-14 AS SHOWN ON PLAT THREE, BALLENISLES, AS RECORDED IN PLAT BOOK 73, PAGES 27 THROUGH 43 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE SOUTH 60° 53' 29" WEST, A DISTANCE OF 275.26 FEET; THENCE SOUTH 49° 34' 21" WEST, A DISTANCE OF 105.99 FEET; THENCE SOUTH 30° 40' 49" WEST, A DISTANCE OF 108.10 FEET; THENCE SOUTH 83° 43' 07" WEST, A DISTANCE OF 54.57 FEET; THENCE SOUTH 71° 00' 57" WEST, A DISTANCE OF 647.69 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 68° 58' 38"; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 210.88 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02° 02' 19" WEST, A DISTANCE OF 637.99 FEET; THENCE SOUTH 89° 10' 58" WEST, A DISTANCE OF 475.85 FEET; THENCE NORTH 15° 17' 43" EAST, A DISTANCE OF 399.59 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1860.87 FEET AND A CENTRAL ANGLE OF 09° 57' 21"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 288.59 FEET TO A POINT OF COMPOUND CURVATURE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 173.89 FEET AND A CENTRAL ANGLE OF 47° 15' 25"; THENCE NORTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 143.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 41° 55' 03" WEST, A DISTANCE OF 64.14 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 17° 47' 43"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.06 FEET TO A POINT OF COMPOUND CURVATURE, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 513.13 FEET AND A CENTRAL ANGLE OF 20° 59' 56"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.06 FEET TO A POINT OF TANGENCY; THENCE NORTH 03° 07' 24" WEST, A DISTANCE OF 30.20 FEET ON A RADIAL LINE TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 658.59 FEET, A CENTRAL ANGLE OF 18° 01' 20"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 207.19 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 2897.91 FEET AND A CENTRAL ANGLE OF 05° 50' 40"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 295.60 FEET TO A POINT OF TANGENCY; THENCE NORTH 74° 41' 56" EAST, A DISTANCE OF 106.95 FEET; THENCE NORTH 62° 27' 00" EAST, A DISTANCE OF 139.25 FEET; THENCE NORTH 73° 47' 17" EAST, A DISTANCE OF 136.21 FEET; THENCE NORTH 65° 51' 55" EAST, A DISTANCE OF 299.29 FEET; THENCE NORTH 79° 46' 46" EAST, A DISTANCE OF 111.75 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 46° 46' 04"; THENCE NORTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 138.76 FEET TO A POINT OF TANGENCY; THENCE NORTH 03° 07' 41" EAST, A DISTANCE OF 15.93 FEET TO A POINT ON THE WEST LINE OF SAID PLAT OF COQUINA WAY; THENCE SOUTH 26° 14' 15" EAST ALONG THE SAID WEST LINE, A DISTANCE OF 86.73 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET AND A CENTRAL ANGLE OF 43° 43' 11"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.12 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 135.00 FEET AND A CENTRAL ANGLE OF 86° 42' 00"; THENCE SOUTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 204.28 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET AND A CENTRAL ANGLE OF 43° 43' 00"; THENCE SOUTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 51.12 FEET TO A POINT OF TANGENCY; THENCE SOUTH 35° 30' 05" EAST, A DISTANCE OF 68.64 FEET, TO THE POINT OF BEGINNING.

CONTAINING 22.12 ACRES, MORE OR LESS.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT MACARTHUR HOLDING A, INC. AS OWNER OF THE LAND ("LAND") SHOWN HEREON BEING MORE PARTICULARLY DESCRIBED ON SHEET 1 HEREOF, AND DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, AS TO ANY AND ALL RIGHTS OF DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, MAY HAVE AS DEVELOPER BY VIRTUE OF THAT CERTAIN ASSIGNMENT OF RIGHTS UNDER DECLARATION AND PCD RECORDED IN OFFICIAL RECORD BOOK 7787, PAGE 609, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS POD 14 REPLAT, AND DO HEREBY DEDICATE THE FOLLOWING SPECIFIC EASEMENTS SOLELY FOR THE SPECIFIC PURPOSES DESCRIBED HEREIN AND DO ALSO HEREBY DEDICATE THE SPECIFIC PARCELS DESCRIBED HEREIN AS FOLLOWS:

- UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "U" 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 UTILITIES.
- STREET TRACT SHOWN AND DESIGNATED HEREON AS R-17 IS HEREBY DEDICATED TO BALLENISLES COMMUNITY ASSOCIATION, INC., AS EXCLUSIVE COMMON AREAS, EXCLUSIVELY FOR ROADWAY, INGRESS, EGRESS, DRAINAGE, UTILITIES AND RELATED PURPOSES, SAID STREET TRACTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT OR THE CITY OF PALM BEACH GARDENS.
- AN EASEMENT FOR INGRESS AND EGRESS OVER THE STREET TRACT R-17 AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR ACCESS FOR WATER MANAGEMENT AND RELATED DISTRICT 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.
- AN EASEMENT OVER STREET TRACT SHOWN AND DESIGNATED HEREON AS R-17 AND TRACTS ECA-33, ECA-34 AND ECA-35 ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, EXCLUSIVELY FOR WATER AND SEWER CONSTRUCTION AND MAINTENANCE PURPOSES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND/OR ASSIGNS.

- LANDSCAPE EASEMENTS OVER ALL OF ECA-30 THROUGH ECA-35 INCLUSIVE, AS SHOWN AND DESIGNATED HEREON AS L.E. ARE HEREBY DEDICATED TO BALLENISLES COMMUNITY ASSOCIATION, INC., 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 AND THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- TRACTS ECA-30 THROUGH ECA-35, INCLUSIVE, AS SHOWN HEREON ARE HEREBY DEDICATED TO BALLENISLES COMMUNITY ASSOCIATION, INC. FOR USE AS EXCLUSIVE COMMON AREAS OF THE ASSOCIATION. ALL OF SAID TRACTS LESS TRACTS ECA-30 AND ECA-31, AS SHOWN HEREON, SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. THE MAINTENANCE OF SAID EXCEPTED TRACTS IS, AS ASSIGNED ON PLAT THREE BALLENISLES AS RECORDED IN PLAT BOOK 73 AT PAGES 27 THROUGH 43, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THE RESPONSIBILITY OF THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, 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 DEDICATED SOLELY TO BALLENISLES COMMUNITY ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT OR THE CITY OF PALM BEACH GARDENS.
- EASEMENTS FOR WATER PURPOSES AS SHOWN HEREON AND DESIGNATED W.L.E. ARE HEREBY DEDICATED SOLELY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, EXCLUSIVELY FOR CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND/OR ASSIGNS.
- EASEMENTS FOR MAINTENANCE PURPOSES AS SHOWN HEREON AND DESIGNATED O.H.E. ARE HEREBY DEDICATED TO BALLENISLES COMMUNITY ASSOCIATION, INC. FOR ACCESS AND MAINTENANCE OF PROPERTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR PRESIDENT, AND ATTESTED BY THEIR SECRETARY AND THEIR CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS THIS 12th DAY OF January 1995.

DEXTER DEVELOPMENT COMPANY
A FLORIDA CORPORATION
BY: *Roy A. Aird, Pres.*
ATTEST BY: *Shirley M. Weber*
TITLE: *Secy.*

MACARTHUR HOLDING A, INC.
A FLORIDA CORPORATION
BY: *Dale E. Smith, Vice Pres.*
ATTEST BY: *Shirley M. Weber*
TITLE: *Secretary*

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF January 1995 (DATE) BY Roy H. Davidson and Dale E. Smith (PRINT NAME) OF DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION.

Matthew P. Melgones (SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT)
Matthew P. Melgones (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
Notary Public
CC 334283 (COMMISSION NUMBER)

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF January 1995 (DATE) BY Dale E. Smith VP AND Steven Cohen CEO OF MACARTHUR HOLDING A, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION.

Dorothy M. Weber (SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT)
Dorothy M. Weber (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
Notary Public
CC 337099 (COMMISSION NUMBER)

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

STATE OF FLORIDA
COUNTY OF PALM BEACH
BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, 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 RECORDED OF A PLAT AFFECTING SAID PROPERTY AND ALL MATTERS APPEARING THEREON.

DATED THIS 12th DAY OF January 1995

ATTEST: *Roy A. Aird, Pres.* BY: *Steven Cohen*
ITS: *President* ITS: *Secretary*

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF January 1995 (DATE) BY Roy H. Davidson and Steven Cohen (PRINT NAMES) 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 AS IDENTIFICATION.

Matthew P. Melgones (SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT)
Matthew P. Melgones (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
Notary Public
CC 334283 (COMMISSION NUMBER)

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENTS OVER ALL OF STREET TRACT R-17, AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES SAID DISTRICT HAS NO MAINTENANCE RESPONSIBILITY OVER SAID STREET TRACT R-17; AND SAID DISTRICT FURTHER ACKNOWLEDGES THAT ITS REMAINING EXISTING LANDSCAPE EASEMENTS AND THE PERPETUAL MAINTENANCE RESPONSIBILITY THEREOF, OVER TRACTS ECA-30 AND ECA-31 AS DEDICATED ON PLAT THREE BALLENISLES AS SAME AS RECORDED IN PLAT BOOK 73 AT PAGES 27 THROUGH 43, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER DEDICATIONS TO NOR OTHER MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT

DATED THIS 12 DAY OF January 1995

ATTEST: *William L. Kerlake* BY: *William L. Kerlake*
O'NEAL BARDIN, JR., ASSISTANT SECRETARY WILLIAM L. KERSLAKE, PRESIDENT
BOARD OF SUPERVISORS BOARD OF SUPERVISORS

TITLE CERTIFICATION

I, *Alvin N. Daniels*, AN ATTORNEY DULY LICENSED TO PRACTICE LAW IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THAT THE TITLE TO SAID PROPERTY AS OF THIS 12th DAY OF January 1995, IS VESTED IN MACARTHUR HOLDING A, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID.

DATE: 1/12/95

Alvin N. Daniels
ALVIN 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 12th DAY OF January 1995.

CITY ENGINEER: *David Clark*
DAVID CLARK - MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 12th DAY OF January 1995.

ATTEST: *Lenhart E. Lindahl* BY: *Lenhart E. Lindahl*
LINDA KOSBER, CLERK LENHART E. LINDAHL, P.E. - CITY ENGINEER

SURVEYOR'S CERTIFICATION:

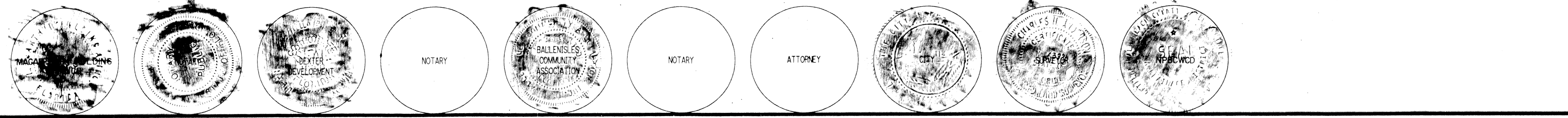
STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET AS REQUIRED BY LAW, PRIOR TO THE EXPIRATION OF THE BOND OR THE OTHER SURETY AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

Charles H. Anderson DATE: 1-12-95
CHARLES H. ANDERSON, PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4392

NOTES:

- THERE MAY BE ADDITIONAL RESTRICTIONS 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, TREES OR SHRUBS PLACED ON TRACTS ECA-30 OR ECA-31, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- 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 THE LANDSCAPE PLAN.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
- LOT LINES ARE NOT RADIAL UNLESS NOTED (RAD).
- BEARING BASIS: BEARINGS HEREON ARE BASED UPON THE SOUTH LINE OF THE NORTH ONE-HALF OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, BEING NORTH 88° 19' 50" WEST.

SUBDIVISION: BallenIsles Plat 4 - Replat
BOOK 74 PAGE 53
FLOOD ZONE: FLOOD-NEAP
QUAD: ZONING
SE: ZIP CODE
PUD NAME: Palm Beach Gardens



KESHAVARZ & ASSOCIATES, INC.
THIS INSTRUMENT WAS PREPARED BY CHARLES H. ANDERSON IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC., 1280 N. CONGRESS AVENUE, SUITE 205 WEST PALM BEACH, FLORIDA 33409 (407) 689-8600 / FAX 689-7476