

PHASE 6 ROADWAY AT BALLENISLES

BEING A PORTION OF SECTIONS 11, 12 & 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST
AND BEING A REPLAT OF A PORTION THE PLAT OF BOUNDARY OF GOLF CLUB SITE
OF THE PROFESSIONAL GOLFERS' ASSOCIATION OF AMERICA
RECORDED IN PLAT BOOK 27, PAGES 182-183, PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
OCTOBER 1995

71

IN TWO SHEETS

SHEET NO. ONE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 1:35 P.M.
THIS 20th DAY OF November 1995, AND DULY RECORDED
IN PLAT BOOK 76 ON PAGES
71 AND 72
DOROTHY H. WILKEN, CLERK
BY: *[Signature]*, D.C.

DESCRIPTION

A parcel of land lying in Sections 11, 12 and 14, Township 42 South, Range 42 East, Palm Beach County, Florida, described as follows:

Commencing at the Southeast corner of Plat One Hansen-JDM, Plat Book 64, Pages 67 through 81, Public Records of Palm Beach County, Florida, run thence North 23-51-39 East along the East right-of-way line of Ballenises Drive, as same is shown on said Plat, a distance of 81.22 feet to the Point of Curvature of a curve concave westerly having a radius of 116.00 feet; thence northerly along said East right-of-way line and along the arc of said curve through a central angle of 44-39-55, a distance of 904.28 feet to the Point of Beginning; thence continue northerly along said East right-of-way line and along the arc of said 116.00 foot radius curve through a central angle of 5-54-05, a distance of 119.48 feet; thence South 70-05-07 East (departing from said East right-of-way line) a distance of 34.34 feet; thence North 66-32-07 East, a distance of 88.30 feet; thence North 73-07-57 East, a distance of 122.01 feet to a point on a curve concave southerly (a radial line passing through said point bears North 20-44-09 West) having a radius of 1780.00 feet; thence easterly along the arc of said curve through a central angle of 08-56-51, a distance of 277.97 feet to the Point of Tangency; thence North 78-12-42 East, a distance of 154.90 feet to the Point of Curvature of a curve concave northerly having a radius of 430.00 feet; thence northeasterly along the arc of said curve through a central angle of 77-37-15, a distance of 582.54 feet to the Point of Tangency; thence North 00-35-28 East, a distance of 386.91 feet to the Point of Curvature of a curve concave easterly having a radius of 720.00 feet; thence northerly along the arc of said curve through a central angle of 38-27-39, a distance of 483.31 feet to the point of Reverse Curvature of a curve concave northerly having a radius of 90.00 feet; thence northeasterly along the arc of said curve through a central angle of 15-58-44, a distance of 25.10 feet; thence North 07-08-35 East, a distance of 29.79 feet; thence South 82-51-25 East, a distance of 42.70 feet to a point on a curve concave southeasterly having a radius of 130.00 feet; thence northeasterly along the arc of said curve through a central angle of 68-53-13, a distance of 156.90 feet to the Point of Tangency; thence North 50-55-38 East, a distance of 66.95 feet to the Point of Curvature of a curve concave northerly having a radius of 460.00 feet; thence northeasterly along the arc of said curve through a central angle of 43-59-18, a distance of 353.16 feet to the Point of Tangency; thence North 06-56-20 East, a distance of 89.40 feet; thence South 83-03-40 East, a distance of 60.00 feet; thence South 06-56-20 West, a distance of 89.40 feet to the Point of Curvature of a curve concave northwesterly having a radius of 520.00 feet; thence southwesterly along the arc of said curve through a central angle of 43-59-18, a distance of 399.23 feet to the Point of Tangency; thence South 50-55-38 West, a distance of 70.55 feet to the Point of Curvature of a curve concave southeasterly having a radius of 78.00 feet; thence southwesterly along the arc of said curve through a central angle of 37-18-29, a distance of 50.79 feet to the Point of Reverse Curvature of a curve concave northwesterly having a radius of 138.00 feet; thence southwesterly along the arc of said curve through a central angle of 67-55-48, a distance of 163.61 feet to the point of Reverse Curvature of a curve concave southeasterly having a radius of 78.00 feet; thence southwesterly along the arc of said curve through a central angle of 43-14-53, a distance of 58.88 feet to the point of Compound Curvature of a curve concave easterly having a radius of 660.00 feet; thence southerly along the arc of said curve through a central angle of 37-42-37, a distance of 434.39 feet to the Point of Tangency; thence South 00-35-28 West, a distance of 386.91 feet to the Point of Curvature of a curve concave northerly having a radius of 490.00 feet; thence southwesterly along the arc of said curve through a central angle of 77-37-15, a distance of 663.82 feet to the Point of Tangency; thence South 78-12-42 West, a distance of 154.90 feet to the Point of Curvature of a curve concave southerly having a radius of 1720.00 feet; thence westerly along the arc of said curve through a central angle of 11-40-35, a distance of 350.52 feet to the Point of Tangency; thence South 66-32-07 West, a distance of 124.15 feet; thence South 22-51-56 West, a distance of 34.53 feet to the Point of Beginning.

Containing 4.414 acres, more or less.

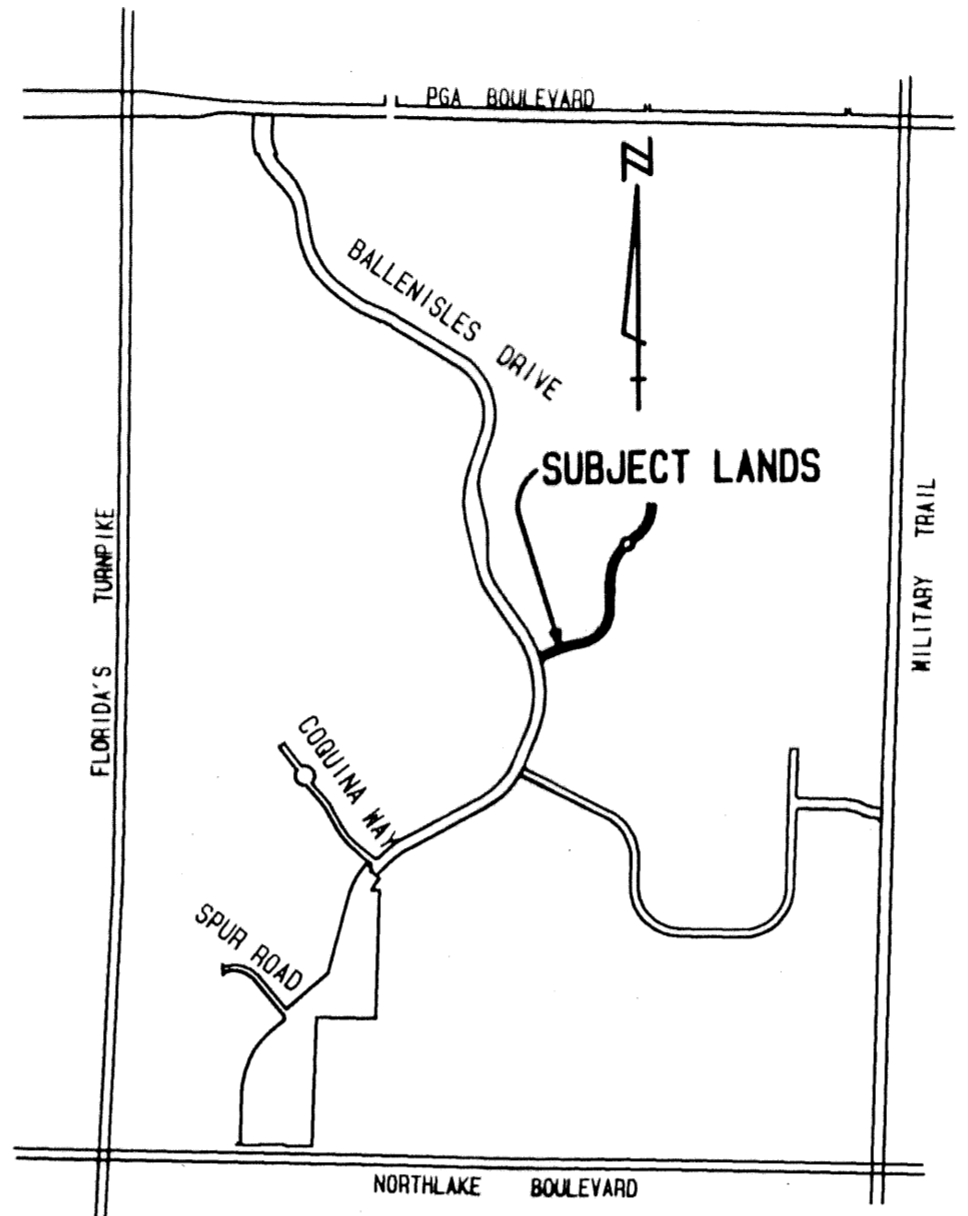
DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

Know all men by these presents that DEXTER DEVELOPMENT COMPANY, a Florida corporation, as owner of the land ("Land") shown and described hereon, has caused the same to be surveyed and platted as shown hereon and do hereby dedicate and convey in fee the specific parcel described herein and does also hereby dedicate the following specific easements solely for the specific purposes described herein:

- TRACT R-1 is hereby dedicated in fee to the NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, a political subdivision in the State of Florida ("NPBCID") for restricted limited access roadway, restricted limited access ingress-egress, utility, including cable television, drainage and related purposes, said TRACT R-1 being the perpetual maintenance responsibility of BALLENISLES COMMUNITY ASSOCIATION, INC. its successors and/or assigns, without recourse to the NPBCID and without recourse to the CITY OF PALM BEACH GARDENS. The NPBCID shall have the right, but not the responsibility, to construct, operate, inspect and maintain its facilities within said TRACT R-1. TRACT R-1 shall be subject to the following easements and restrictions, the enforcement of which shall be the perpetual responsibility of the BALLENISLES COMMUNITY ASSOCIATION, INC. and its successors, provided, however, NPBCID and its successors and assigns, shall also have the right, but not the obligation, to enforce same.

TRACT R-1 shall be subject to a perpetual easement for ingress, egress and access by: (a) the owners of the property located within that certain development known as "BALLENISLES" as hereinafter defined; (b) the BALLENISLES COMMUNITY ASSOCIATION, INC. and any other similar associations responsible for administering any development within BALLENISLES ("NEIGHBORHOOD ASSOCIATIONS") and their successors and assigns; (c) BALLENISLES COUNTRY CLUB, INC. located within BALLENISLES or its successors and assigns; (d) any golf course clubs, tennis clubs or other recreational clubs having facilities located within BALLENISLES; (e) the members, employees, lessees, invitees, and guests as applicable of subparagraphs (a) through (d) above, inclusive; (f) the NPBCID and its employees, agents and successors; and (g) any governmental agencies, quasigovernmental agencies and service provider entities having jurisdiction over or whose service areas encompass BALLENISLES while engaged in their respective functions including installation, operation and maintenance of their respective facilities (collectively the persons and entities permitted to use TRACT R-1 as stated herein shall be referred to hereinafter as "Permitted Users"). For purposes of these easements and restrictions, "BALLENISLES" shall mean and refer to the property which is currently described as Exhibit "A" in that certain Notice and Disclosure of Taxing Authority by NPBCID, a Political Subdivision of the State of Florida, recorded in Official Record Book 6318, Page 1408, Public Records of Palm Beach County, Florida (without consideration to any future modification of said Notice) less and except the following: TRACT 1 through 9, inclusive, PLAT ONE HANSEN-JDM, as recorded in Plat Book 64, Page 67, Public Records of Palm Beach County, Florida. The definition of "BALLENISLES" and "Permitted Users" as used herein may be modified only by either MACARTHUR HOLDING A, INC. or such other party as MACARTHUR HOLDING A, INC. may authorize to so modify the definition of "BALLENISLES" or "Permitted Users" in a document recorded in the Public Records of Palm Beach County, Florida (MacArthur Modification Assignee) or by BALLENISLES COMMUNITY ASSOCIATION, INC. in a document recorded in such Public Records, but notwithstanding anything to the contrary herein any such modification may only increase the property included within the definition of "BALLENISLES" and/or increase the parties considered to be Permitted Users herein, and shall never delete any property then within the definition of "BALLENISLES" or delete any parties then within the definition of Permitted Users unless such deletion is (a) approved in writing by the NPBCID in accordance with the laws of the State of Florida, and said approval is recorded in the Public Records of Palm Beach County, Florida; and (b) (i) if MACARTHUR HOLDING A, INC. then holds title to any property located within the then definition of "BALLENISLES" then said deletion must be approved in writing by MACARTHUR HOLDING A, INC. and said approval must be recorded in such Public Records; or (ii) if MACARTHUR HOLDING A, INC. does not then hold title to any property located within the then definition of "BALLENISLES", but MacArthur Modification Assignee then holds title to property located within the then definition of "BALLENISLES" said deletion must be approved in writing by MacArthur Modification Assignee, and said approval must be recorded in such Public Records. TRACT R-1 shall never be deemed to be for the use of the general public. These covenants, easements and restrictions shall be a burden on TRACT R-1, shall be for the benefit of the Permitted Users, and shall be deemed a covenant running with the land.



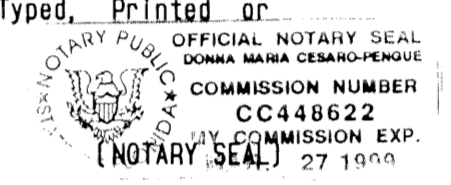
LOCATION MAP
NOT TO SCALE

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 20th day of October 1995 (date) by ROY H. DAVIDSON and DONNA H. CESARDO-PENQUE (print name) of DEXTER DEVELOPMENT COMPANY, a Florida Corporation on behalf of the corporation. They are personally known to me as the producers of this instrument.

[Signature] (signature of Person Taking Acknowledgment)
DONNA H. CESARDO-PENQUE (Name of Acknowledger Typed, Printed or Stamped)
ADAM A. ASST. (Title or Rank)
00448622 (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 recordation of a Plat affecting said property and all matters appearing thereon.

Dated this 20th day of October 1995

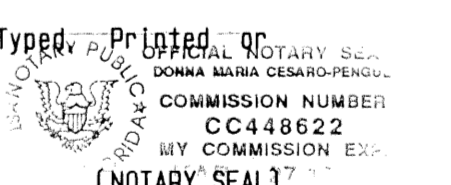
ATTEST: BALLENISLES COMMUNITY ASSOCIATION, INC. a Florida corporation, not-for-profit
BY: *[Signature]* (Signature of Secretary)
ITS: ASSISTANT SECRETARY
BY: *[Signature]* (Signature of President)
ITS: PRESIDENT

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 20th day of October 1995 (date) by ROY H. DAVIDSON and DONNA H. CESARDO-PENQUE (print name) of DEXTER DEVELOPMENT COMPANY, a Florida Corporation on behalf of the corporation. They are personally known to me as the producers of this instrument.

[Signature] (signature of Person Taking Acknowledgment)
DONNA H. CESARDO-PENQUE (Name of Acknowledger Typed, Printed or Stamped)
ADAM A. ASST. (Title or Rank)
00448622 (Commission Number)



TITLE CERTIFICATION

I, *[Signature]*, 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 record title to said property as of the 20th day of October 1995 is vested in DEXTER DEVELOPMENT COMPANY, a Florida corporation and that the current taxes for said property have been paid.

Date: 10/20/95
[Signature]
Attorney at Law
Florida Bar No. 354600

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT



The NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT hereby accepts the fee dedication of TRACT R-1 as shown hereon, and hereby acknowledges NPBCID has no maintenance obligations on or under the land included in said TRACT R-1; and hereby accepts the right, but not the obligation, to construct, operate, inspect and maintain its facilities within said TRACT R-1; and NPBCID hereby accepts, acknowledges and agrees as follows:

The dedication in fee of TRACT R-1 to the NPBCID for restricted limited access roadway, restricted limited access ingress-egress, utility, drainage and related purposes, is subject to the restrictions, covenants and easements stated in this Plat, said TRACT R-1 being the perpetual maintenance responsibility of BALLENISLES COMMUNITY ASSOCIATION, INC. its successors and/or assigns without recourse to the NPBCID and without recourse to the CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed by its PRESIDENT, and attested by its SECRETARY and its seal to be affixed hereon by and with the authority of its BOARD OF SUPERVISORS this 20th day of October 1995.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
a Florida Corporation
Attest: *[Signature]* (Signature of Secretary)
PETER L. GEMENT, Secretary
Board of Supervisors
[Signature] (Signature of President)
WILLIAM L. KERSLAKE, President
Board of Supervisors

APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA
This plat is hereby approved for record this 20th day of October 1995
BY: *[Signature]*
JOSEPH RUSSO - MAYOR

This plat is hereby accepted for record this 20th day of October 1995
BY: *[Signature]*
LENNART E. LINDAHL, PE - CITY ENGINEER
Attest: *[Signature]*
LINDA KOSIER, CITY CLERK

SURVEYOR'S CERTIFICATION

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, 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
DATE: 10-25-95
[Signature]
TIMOTHY M. SMITH, P.S.M.
FLORIDA CERTIFICATE NO. 4676

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY TIMOTHY M. SMITH IN THE OFFICES OF MOCK, ROOS & ASSOC., INC., 5720 CORPORATE WAY WEST PALM BEACH, FLORIDA, 33407.

SHEET 1 OF 2

MOCK, ROOS & ASSOCIATES, INC.
5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-3113

SCALE: N/A	DATE: JULY 1995
P.A. NO. N3133.16	CAD FILE: BALLAP03

PHASE 6 ROADWAY AT BALLENISLES

SUBDIVISION # BALLENISLES AT PHASE 6 ROADWAY AT BALLENISLES
BOOK 76 PAGE 70
FLOOD ZONE - FLOOD MAP # -
QUAD # - ZONING -
SE - ZIP CODE -
PUD NAME/CITY OF PALM BEACH GARDENS

00117P03

WED OCT 25 08 14 1995

SEAL NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	SEAL CITY OF PALM BEACH GARDENS	SEAL DEXTER DEVELOPMENT COMPANY	SEAL NOTARY PUBLIC	SEAL BALLENISLES COMMUNITY ASSOCIATION, INC.	SEAL NOTARY PUBLIC	SEAL ATTORNEY	SEAL SURVEYOR
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