

BALLENISLES Pods 20a and 20b

BEING A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST,

SHEET 1 OF 4

PALM BEACH COUNTY, FLORIDA, CITY OF PALM BEACH GARDENS

OCTOBER 1998

DEDICATION

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 SHOWN HEREON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 13 AND A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 13; THENCE SOUTH 01°43'07" WEST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 152.63 FEET TO THE POINT OF BEGINNING; THENCE NORTH 63°56'30" EAST, A DISTANCE OF 19.18 FEET TO A POINT ON THE SOUTHERLY LINE OF PHASE 4 ROADWAY AT BALLENISLES AS RECORDED IN PLAT BOOK 74 AT PAGES 194 & 195 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AT THE INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 531.00 FEET AND A CENTRAL ANGLE OF 68°11'38" AND WHOSE RADIUS POINT BEARS NORTH 67°43'15" EAST FROM SAID POINT; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 613.47 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 88°28'23" EAST, A DISTANCE OF 154.48 FEET; THENCE SOUTH 01°43'42" WEST ALONG THE WEST LINE OF THE PLAT OF GARDENS PARK AS RECORDED IN PLAT BOOK 35, PAGES 32 THROUGH 33 AND THE WEST LINE OF THE PLAT OF KING ARTHUR ESTATES AS RECORDED IN PLAT BOOK 35, PAGE 46 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 869.63 FEET TO THE NORTHEAST CORNER OF THE PLAT OF GREEN MEADOWS AS RECORDED IN PLAT BOOK 41, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°30'11" WEST ALONG THE NORTH LINE OF GREEN MEADOWS, A DISTANCE OF 858.22 FEET TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 13; THENCE SOUTH 01°43'07" WEST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 862.86 FEET; THENCE NORTH 88°27'48" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 01°43'07" EAST ALONG A LINE 50 FEET WEST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13; A DISTANCE OF 460.49 FEET; THENCE NORTH 88°27'48" WEST, A DISTANCE OF 380.07 FEET; THENCE NORTH 01°43'07" EAST, A DISTANCE OF 92.10 FEET; THENCE NORTH 88°27'48" WEST, A DISTANCE OF 231.78 FEET; THENCE NORTH 01°46'37" EAST ALONG THE WEST LINE OF THE EAST ONE-QUARTER OF SECTION 14, A DISTANCE OF 1,222.73 FEET; THENCE SOUTH 88°13'23" EAST, A DISTANCE OF 119.49 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 13°35'58"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 118.68 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CIRCULAR CONCAVE NORTHERLY, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 41°26'05"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 361.59 FEET, TO A POINT OF TANGENCY; THENCE NORTH 63°56'30" EAST, A DISTANCE OF 81.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.17 ACRES, MORE OR LESS.
SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS:
BALLENISLES PODS 20a and 20b

AND DO HEREBY DEDICATE THE FOLLOWING SPECIFIC PARCELS DESCRIBED HEREIN AS FOLLOWS:

- UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "UE" ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- 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 AREA, EXCLUSIVELY FOR ROADWAY, INGRESS, EGRESS, DRAINAGE, UTILITIES, CABLE TELEVISION SYSTEMS AND RELATED PURPOSES, SAID STREET TRACT 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.
- EASEMENTS FOR INGRESS AND EGRESS OVER THE STREET TRACT "S" AS SHOWN HEREON, ARE 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 EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER STREET TRACT "S" AND ECA-3 THROUGH ECA-8 INCLUSIVE ARE 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. NON-EXCLUSIVE EASEMENTS ON, OVER AND UNDER STREET TRACT "S" AND ECA-3 THROUGH ECA-8 INCLUSIVE ARE 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 ECA-3 THROUGH ECA-8 INCLUSIVE.

- LANDSCAPE EASEMENTS OVER ALL OF ECA-1 THROUGH ECA-8 INCLUSIVE, AS SHOWN AND DESIGNATED HEREON AS "LE" 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.
- TRACTS A, B, C, R, AND 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, FOR USE AS EXCLUSIVE COMMON AREAS OF THE ASSOCIATION, SAID TRACTS A, B, C, R, AND ECA-1 THROUGH ECA-8 AS SHOWN HEREON, 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.
- EASEMENTS FOR DRAINAGE PURPOSES AS SHOWN AND DESIGNATED HEREON AS "DE" ARE HEREBY DEDICATED SOLELY TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AND ARE 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.
- TRACTS W-1, W-2, W-3, AND W-4 AS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR WATER MANAGEMENT AND OTHER AUTHORIZED PURPOSES, SAID WATER MANAGEMENT TRACTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID NPBCID, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- NON-EXCLUSIVE WATER MANAGEMENT MAINTENANCE EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "WME" ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR USE FOR ACCESS AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES, SAID EASEMENTS 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 CITY OF PALM BEACH GARDENS OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- WATER MANAGEMENT ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID DISTRICT'S WATER MANAGEMENT FACILITIES, LANDS, AND EASEMENTS, THE LANDS LYING UNDER SAID WATER MANAGEMENT ACCESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT.
- WATER MANAGEMENT EASEMENTS AS SHOWN HEREON AS "WME" ARE HEREBY DEDICATED SOLELY TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT AND WITHOUT RECOURSE TO CITY OF PALM BEACH GARDENS, SAID DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS.
- EASEMENTS FOR WATERLINE PURPOSES, DESIGNATED "WLE" AND EASEMENTS FOR SEWER LINE PURPOSES, DESIGNATED "SLE", AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, EXCLUSIVELY FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SANITARY SEWER 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.
- A NON-EXCLUSIVE 25 FOOT EASEMENT FOR DRAINAGE PURPOSES WHICH IS SHOWN AND DESIGNATED HEREON AS "WME" IS HEREBY DEDICATED, IN PERPETUITY TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. SAID DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, INSPECT, REPAIR AND MAINTAIN UNDERGROUND DRAINAGE FACILITIES WITHIN SAID "WME" AREA. PROVIDED, THE DISTRICT SHALL BE RESPONSIBLE FOR PAYMENT OF ALL REASONABLE COSTS INCURRED FOR THE REMOVAL, REPLACEMENT AND RESTORATION OF THE SITE AND ANY BALLENISLES COMMUNITY ASSOCIATION FACILITIES LOCATED WITHIN THE "WME" AREA THAT ARE ADVERSELY AFFECTED BY THE DISTRICT'S EXERCISE OF ITS EASEMENT RIGHTS HEREUNDER. FURTHER, THE DISTRICT'S HEREIN DEDICATED "WME" EASEMENT RIGHTS SHALL NOT LIMIT THE USAGE OF THE "WME" AREA BY THE BALLENISLES COMMUNITY ASSOCIATION, INC. FOR OTHER LAWFUL PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Secretary, AND ATTESTED BY ITS President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF October, 1998.

DEXTER DEVELOPMENT COMPANY
A FLORIDA CORPORATION
BY: Roy H. David
TITLE: President
ATTEST BY: John H. David
TITLE: Sec.

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10/26/98 (DATE) BY Roy H. David, President AND John H. David, Secretary (PRINT NAMES AND TITLES)

_____, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION

Matthew P. Melgarejo (SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT)
Heather P. Melgarejo (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
Notary Public of Florida (TITLE OR RANK)
_____, (COMMISSION NUMBER)

OFFICIAL NOTARY SEAL
HEATHER P. MELGAREJO
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. 0027128
MY COMMISSION EXPIRES 08-01-00

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

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 _____ DAY OF _____, 1998.

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

BY: Roy H. David, Pres. BY: John H. David, Sec.
ROY H. DAVIDSON ITS: PRESIDENT JOHN H. DAVIDSON ITS: SECRETARY

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10/26/98 (DATE) BY ROY H. DAVIDSON AND JOHN H. DAVIDSON (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 _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

Matthew P. Melgarejo (SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT)
Heather P. Melgarejo (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
Notary Public of Florida (TITLE OR RANK)
_____, (COMMISSION NUMBER) (NOTARY SEAL)

OFFICIAL NOTARY SEAL
HEATHER P. MELGAREJO
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. 0027128
MY COMMISSION EXPIRES 08-01-00

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER ALL OF STREET TRACT "S", AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES NPBCID HAS NO MAINTENANCE RESPONSIBILITY OVER SAID STREET TRACT "S", AND SAID NPBCID FURTHER ACKNOWLEDGES AND ACCEPTS TRACTS W-1, W-2, W-3, AND W-4 IN FEE SIMPLE AND ACCEPTS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF TRACTS W-1, W-2, W-3, AND W-4; AND HEREBY ACCEPTS THE WATER MANAGEMENT DRAINAGE EASEMENT SHOWN HEREON AS "WME"; ACKNOWLEDGING THAT SAID DISTRICT HAS THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN ITS WATER MANAGEMENT FACILITIES WITHIN SAID WATER MANAGEMENT DRAINAGE EASEMENT; AND HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENTS SHOWN HEREON AS WME; ACKNOWLEDGING THAT SAID DISTRICT HAS THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN ITS WATER MANAGEMENT FACILITIES WITHIN SAID WATER MANagements EASEMENTS; AND HEREBY ACCEPTS THE WATER MANAGEMENT MAINTENANCE EASEMENTS SHOWN HEREON WITHIN TRACTS "A", "B", "C" AND ECA-1, AND HEREBY ACCEPTS THE WATER MANAGEMENT ACCESS EASEMENTS SHOWN HEREON WITHIN TRACTS "A" AND "B", AND HEREBY ACKNOWLEDGES THAT NPBCID HAS NO MAINTENANCE OBLIGATIONS IN CONNECTION WITH SAID WATER MANAGEMENT MAINTENANCE EASEMENTS OR WATER MANAGEMENT ACCESS EASEMENTS; 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 27th DAY OF October, 1998.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

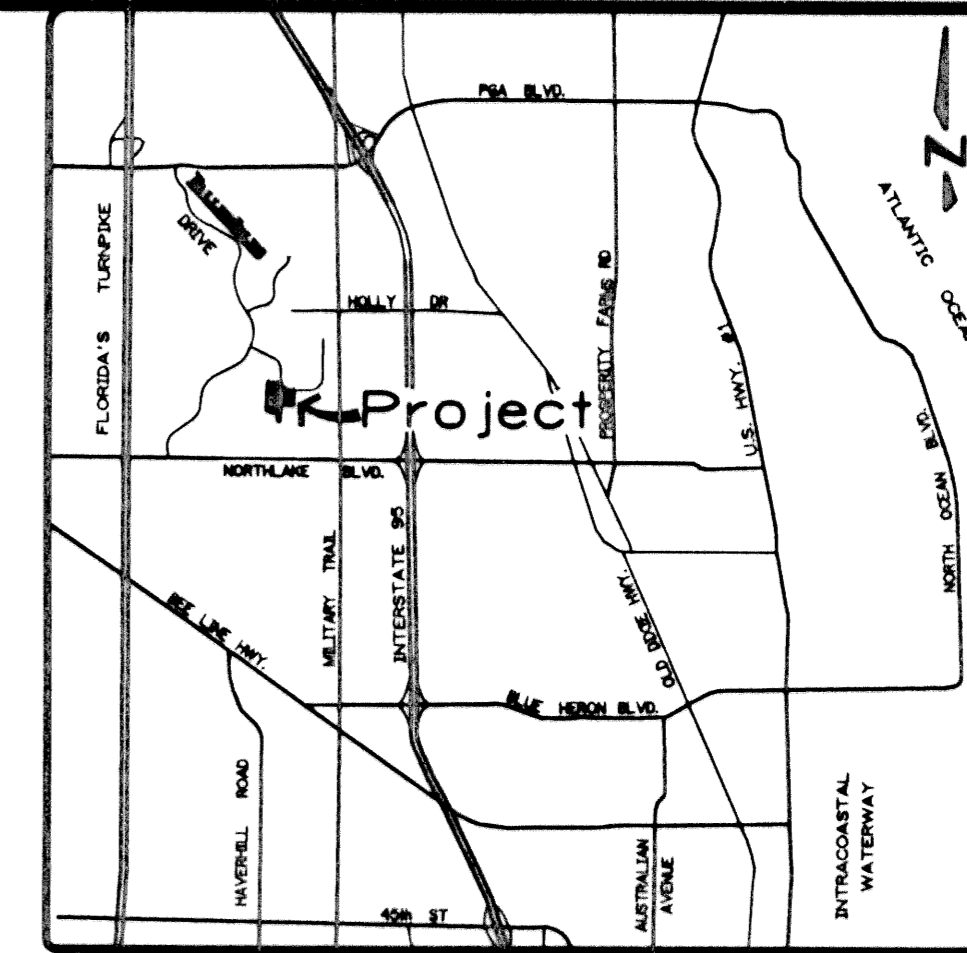
ATTEST: Peter L. Pimentel BY: Raymond W. Royce
PETER L. PIMENTEL, SECRETARY RAYMOND W. ROYCE, PRESIDENT
BOARD OF SUPERVISORS BOARD OF SUPERVISORS

TITLE CERTIFICATION

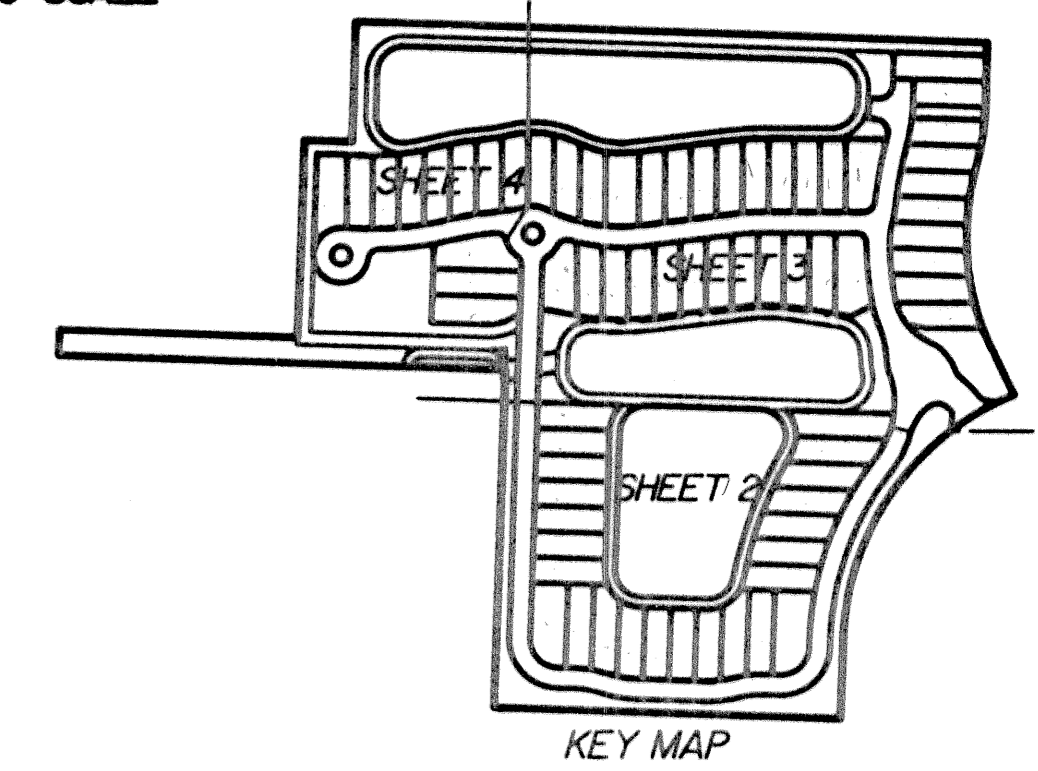
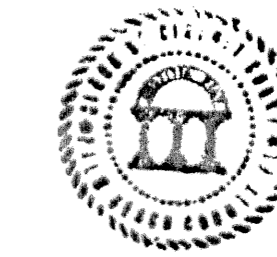
I, ALYS N. DANIELS, AN ATTORNEY DULY LICENSED TO PRACTICE LAW IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORD TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THAT THE TITLE TO SAID PROPERTY AS OF THIS 26th DAY OF October, 1998, IS VESTED IN Dexter Development Company, A Florida Corporation, AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID.

DATE: 10/26/98
Alys N. Daniels
ALYS N. DANIELS
ATTORNEY AT LAW
FLORIDA BAR NO. 354600

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.



LOCATION MAP
NOT TO SCALE



KEY MAP

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STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

THIS PLAT WAS FILED FOR RECORD AT 3:26 P.M. THIS 19th DAY OF November, A.D. 1998 AND DULY RECORDED IN PLAT BOOK 83 ON PAGES 167 AND 170

DOROTHY WILKEN, CLERK
CIRCUIT COURT.
BY: Patricia A. Clark DC

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON 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; THAT THE PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; 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, FLORIDA.

Charles H. Anderson DATE: 10-27-98
CHARLES H. ANDERSON, PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 4392
STATE OF FLORIDA

APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF November, 1998.

BY: Joseph R. Russo ATTEST: Limba V. Kosier
JOSEPH R. RUSSO - MAYOR LIMBA V. KOSIER, CLERK

CITY ENGINEER:
THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 27 DAY OF October, 1998.

BY: Lennart E. Lindahl
LENNART E. LINDAHL, P.E. - CITY ENGINEER

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 IMPROVEMENTS OF ANY KIND PLACED ON ANY EASEMENT 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 (RAD).
- THERE SHALL BE NO BUILDING, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON WATER MANAGEMENT MAINTENANCE EASEMENTS AS SHOWN HEREIN, UNLESS APPROVED IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- BEARING BASIS: BEARINGS HEREON ARE BASED UPON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, BEING S01°43'07"W.
- ☑ DENOTES PERMANENT REFERENCE MONUMENT (PRM) "LB4897" SET.
- DENOTES PERMANENT CONTROL POINT (PCP) "LB4897" TO BE SET.

KESHAVARZ & ASSOCIATES, INC.

THIS INSTRUMENT WAS PREPARED BY CHARLES H. ANDERSON IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC., 1280 N. CONGRESS AVENUE, SUITE 206 WEST PALM BEACH, FLORIDA 33409 (407) 689-8600 / FAX 689-7476 LICENSED BUSINESS No. 4897

SUBDIVISION: Ballenises Pods
BOOK: 83
PAGE: 167
FLOOD MAP #:
FLOOD ZONE:
ZONING:
QUAD #:
SEAL #:
TAZ: 96
PUD NAME: City of Palm Beach Gardens

