

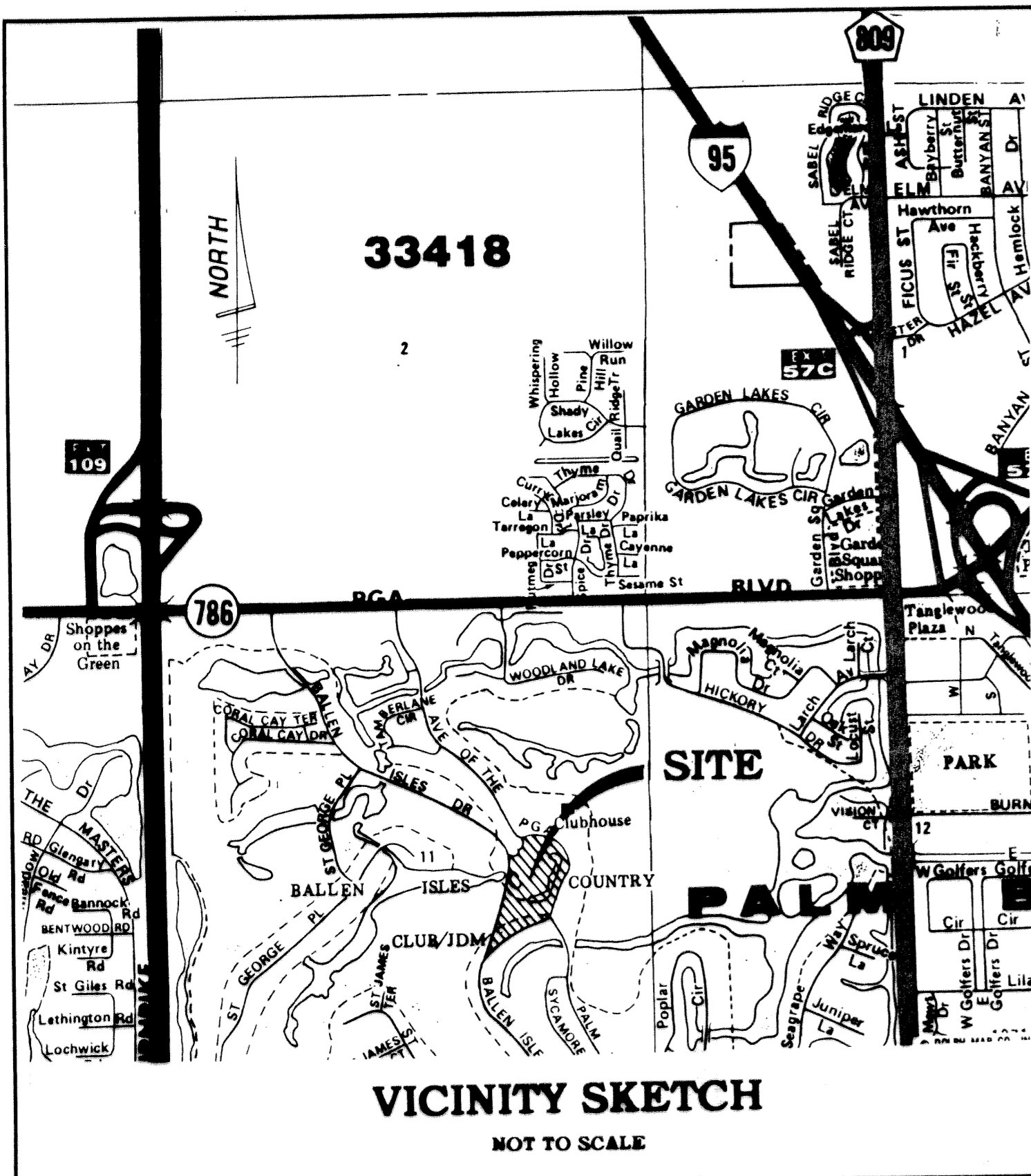
COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) ss  
This Plat was filed for record at 2:24 P.M.  
this 23 day of June 1994.  
and duly recorded in Plat Book No. 72  
on page 158-159  
DOROTHY H. WIEBER, Clerk of Circuit Court  
by Craig L. Wallace D.C.

# PLAT OF BALLENISLES COUNTRY CLUB

BEING A PORTION OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
AND A PORTION OF THE BOUNDARY OF GOLF CLUB SITE OF THE  
PROFESSIONAL GOLFERS' ASSOCIATION OF AMERICA AS RECORDED IN  
PLAT BOOK 27, PAGE 182, CITY OF PALM BEACH GARDENS, PALM BEACH  
COUNTY, FLORIDA.

MAY 1994

SHEET 1 OF 2



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that MacArthur Holding A, Inc., a Florida not-for-profit corporation, owner of the land shown hereon, being in Section 11, Township 42 South, Range 42 East, Palm Beach County, Florida, shown hereon as Plat of Ballenisles Country Club, being more particularly described as follows:

That portion of Section 11, Township 42 South, Range 42 East in the City of Palm Beach Gardens, Palm Beach County, Florida, described as follows:

Commencing at the North quarter corner of said Section; thence South 88° 22' 33" East along the North line of said Section a distance of 1052.75 feet; thence South 01° 37' 27" West a distance of 2031.03 feet to the most Easterly corner of the land described in the deed recorded in Official Record Book 1808, Page 1342, Public Records of Palm Beach County and the most Northerly corner of Lot 1, Plat One Hansen-J.D.M., as recorded in Plat Book 64, Page 67, Public Records of Palm Beach County, Florida; thence South 31° 38' 06" East along the Easterly limits of said Lot 1 a distance of 101.28 feet to a point; thence South 04° 40' 06" East along the Easterly limits of Lots 1 and 2 of said plat, a distance of 87.07 feet to a point; thence departing said plat radially, South 85° 19' 54" East a distance of 25.00 feet to a point on a curve concave Northwesterly, having a radius of 205.00 feet, said point also being the Point of Beginning of the hereinafter described parcel; thence Southwesterly a distance of 206.36 feet along said curve through a central angle of 57° 40' 37"; thence South 05° 37' 54" West a distance of 42.83 feet to a point on a non-tangent curve concave Northwesterly, having a radius of 135.00 feet, a radial to said point bears South 57° 34' 07" West, said point also lying on the Easterly limits of Tract GC-5, according to said plat; thence Southwesterly a distance of 262.80 feet along said curve and said Easterly limits through a central angle of 111° 32' 02" to a point on a non-tangent curve in the Easterly line of Ballenisles Drive according to said plat, said curve being concave Westerly, having a radius of 679.00 feet, a radial to said point bears South 49° 33' 09" West; thence Southerly a distance of 707.58 feet along said curve and said Easterly line through a central angle of 59° 42' 27"; thence South 19° 15' 36" West along said Easterly line a distance of 358.00 feet to the beginning of a curve therein concave Easterly, having a radius of 452.00 feet; thence Southerly a distance of 231.18 feet along said curve and right-of-way line through a central angle of 29° 18' 18"; thence departing said curve, North 60° 26' 56" East a distance of 187.02 feet; thence North 0° 00' 00" East a distance of 78.62 feet; thence North 56° 39' 17" East a distance of 175.06 feet; thence South 87° 49' 30" East a distance of 84.24 feet; thence North 02° 10' 30" East a distance of 130.00 feet; thence South 87° 49' 30" East a distance of 235.00 feet; thence North 02° 10' 30" East a distance of 135.00 feet; thence North 58° 29' 06" East a distance of 180.28 feet; thence South 87° 49' 30" East a distance of 280.00 feet; thence North 02° 10' 30" East a distance of 332.75 feet; thence North 04° 04' 13" West a distance of 310.70 feet; thence North 02° 11' 56" West a distance of 313.94 feet; thence North 39° 04' 57" West a distance of 129.50 feet; thence North 86° 03' 27" West a distance of 681.06 feet; thence South 49° 29' 40" West a distance of 98.55 feet to the Point of Beginning.

Containing 27.49 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

Utility Easements - The Utility Easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of water and sewer facilities.

IN WITNESS WHEREOF, the aforesaid not-for-profit corporation has caused these presents to be signed by its Secretary and attested by its Secretary and its corporate seal, the majority of its Board of Directors, this 9th day of June, 1994.

MacArthur Holding A, Inc., a Florida Not-For-Profit Corporation

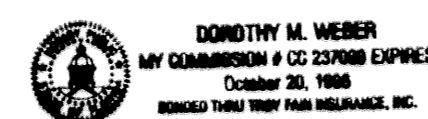
By: [Signature], Vice President  
Attest: [Signature], Secretary

### CORPORATE ACKNOWLEDGEMENT CERTIFICATE

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me this 9th day of June 1994 (date) by DALE E. SMITH, VP and STEVEN COHEN, Secy (print name) of MacArthur Holding A, 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 Acknowledgement)  
DOROTHY H. WIEBER (Name of Acknowledger Typed, Printed or Stamped)  
NOTARY (Title or Rank)  
(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 the filing and recordation of a plat affecting said property and all matters appearing thereon.

Dated this 9th day of June, 1994.

Ballenisles Community Association, Inc., a Florida corporation, not-for-profit.

Attest: [Signature] Secretary  
By: [Signature] President

### TITLE CERTIFICATION

I, Alys 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 June 9, 1994, 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: 6/9/94  
Alys Daniels  
Attorney-At-Law  
Florida Bar No. 354600

### SURVEYOR'S CERTIFICATION

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 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: 6/9/94  
Craig L. Wallace  
Professional Land Surveyor  
Florida Certificate No. 3357

### APPROVALS

CITY OF PALM BEACH GARDENS  
COUNTY OF PALM BEACH, FLORIDA

This plat is hereby approved for record this 16th day of June, 1994.

BY: [Signature]  
David Clark, Mayor

CITY ENGINEER:

This plat is hereby approved for record this 10th day of June, 1994.

[Signature]  
Lennart E. Lindahl, P.E.  
City Engineer

ATTEST:

Linda Kosier, City Clerk  
BY: [Signature]  
Eva M. Rief, Deputy City Clerk

### ABBREVIATIONS & SYMBOLS

- 1. = Denotes Permanent Reference Monuments (P.R.M.'s).
- 2. P.O.C. = Stamped P.R.M. P.L.S. # 3357.
- 3. P.O.B. = Denotes Point of Commencement.
- 4. SEC. = Denotes Section.
- 5. TWP. = Denotes Township.
- 6. RGE. = Denotes Range.
- 7. O.R.B. = Denotes Official Record Book.
- 8. PG. = Denotes Page.
- 9. R/W = Denotes Right-of-Way.

### NOTES

- 1. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
- 2. The North line of the Northeast quarter of Section 11, Township 42 South, Range 42 East, Palm Beach County, Florida is assumed to bear S.88° 22' 33" E. and all other bearings are relative thereto.
- 3. This instrument prepared by:

Craig L. Wallace  
Wallace Surveying Corporation  
901 Northpoint Parkway, Suite 117  
West Palm Beach, Florida 33407  
407/640-4551

PLAT OF  
**BALLENISLES COUNTRY CLUB**

**WALLACE SURVEYING CORPORATION**  
901 NORTHPOINT PARKWAY, SUITE 117, WEST PALM BEACH, FLORIDA 33407 (TEL) 407/640-4551

FIELD	JOB NO. 94-1173	FB	PG
OFFICE R.C.	DATE MAY, 1994	DWG NO.	94-1173
CK'D C.L.W.	REF	SHEET	1 OF 1

SUBMIT IN Ballenisles C.C.  
BOOK 72 PAGE 158  
FLOOD ZONE FLOOD MAP #  
CUBIC YD 28 ZONING  
SE ZIP CODE  
PUD # 0/Prepared LAZ 95

City of Palm Beach Gardens

BallenIsles	MacArthur	Notary	Surveyor	Engineer
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