

PLAT of BALLENISLES POD 19B

LYING IN SECTIONS 13 AND 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA, CITY OF PALM BEACH GARDENS
MARCH 1996
SHEET 1 of 2

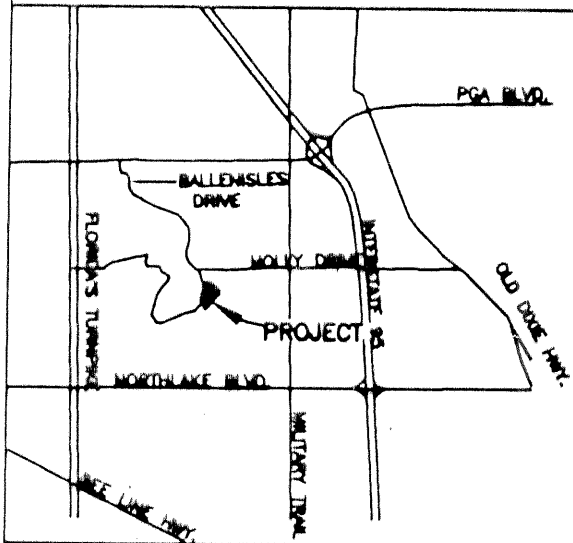
36

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
THIS PLAT WAS FILED FOR RECORD AT
10:39 AM, THIS 12 DAY OF
APRIL, A.D. 1996 AND DULY
RECORDED IN PLAT BOOK 97, ON
PAGES 36 THROUGH 37



DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
By Dorothy H. Wilken
DEPUTY CLERK

LOCATION MAP



LEGAL DESCRIPTION:
STATE OF FLORIDA
COUNTY OF PALM BEACH

A PARCEL OF LAND BEING A PORTION OF SECTION 13 AND 14 OF TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF PLAT ONE, HANSEN-JDM, AS RECORDED IN PLAT BOOK 84, PAGES 87 THROUGH 81, PUBLIC RECORDS OF SAID PALM BEACH COUNTY, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE BOUNDARY OF PLAT TWO, HANSEN-JDM, AS RECORDED IN PLAT BOOK 89, PAGES 195 THROUGH 200 OF SAID PUBLIC RECORDS, AND SAID POINT ALSO BEING ON THE EASTERLY LINE OF BALLENISLES DRIVE, AS SHOWN ON SAID PLAT TWO, HANSEN-JDM; THENCE, BEAR SOUTH 23°51'39" WEST, ALONG SAID BOUNDARY OF BALLENISLES DRIVE, A DISTANCE OF 236.10 FEET TO A POINT ON THE BOUNDARY OF PHASE 4 ROADWAY AT BALLENISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGES 194 AND 195 OF SAID PUBLIC RECORDS; THENCE, SOUTH 19°44'48" EAST, ALONG SAID BOUNDARY OF PHASE 4 ROADWAY AT BALLENISLES, DEPARTING THE BOUNDARY OF SAID PLAT TWO, HANSEN-JDM AND SAID EASTERLY LINE OF BALLENISLES DRIVE, A DISTANCE OF 34.49 FEET; THENCE SOUTH 83°21'11" EAST, CONTINUING ALONG SAID BOUNDARY OF PHASE 4 ROADWAY AT BALLENISLES, A DISTANCE OF 988.25 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 549.00 FEET; THENCE, SOUTHEASTERLY, ALONG SAID CURVE AND CONTINUING ALONG SAID BOUNDARY OF PHASE 4 ROADWAY AT BALLENISLES, THROUGH A CENTRAL ANGLE OF 21°48'06", A DISTANCE OF 208.90 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUE, SOUTHEASTERLY, ALONG SAID CURVE AND SAID BOUNDARY, THROUGH A CENTRAL ANGLE OF 30°22'44", A DISTANCE OF 291.09 FEET TO THE END OF SAID CURVE; THENCE, NORTH 45°31'21" EAST, DEPARTING SAID BOUNDARY OF PHASE 4 ROADWAY AT BALLENISLES, A DISTANCE OF 158.87 FEET; THENCE, NORTH 30°13'08" EAST, A DISTANCE OF 15.90 FEET; THENCE, NORTH 18°48'24" EAST, A DISTANCE OF 104.66 FEET; THENCE, NORTH 46°13'04" EAST, A DISTANCE OF 335.30 FEET; THENCE, NORTH 50°31'23" EAST, A DISTANCE OF 160.63 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET; THENCE, NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 103°19'22", A DISTANCE OF 234.43 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 52°47'59" WEST, A DISTANCE OF 222.44 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET; THENCE, NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°13'07", A DISTANCE OF 44.01 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 27°34'52" WEST, A DISTANCE OF 28.45 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 44.29 FEET; THENCE, NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°52'29", A DISTANCE OF 9.18 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 39°27'21" WEST, A DISTANCE OF 41.45 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°58'19", A DISTANCE OF 100.00 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 88°25'40" WEST, A DISTANCE OF 249.51 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 96°32'43", A DISTANCE OF 42.13 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 04°58'23" EAST, A DISTANCE OF 177.30 FEET; THENCE, SOUTH 33°08'04" EAST, A DISTANCE OF 153.60 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 55.00 FEET; THENCE, SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 79°21'04", A DISTANCE OF 76.17 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 46°13'04" WEST, A DISTANCE OF 120.00 FEET; THENCE, SOUTH 46°13'04" WEST, A DISTANCE OF 52.09 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8.52 ACRES, MORE OR LESS

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DEXTER DEVELOPMENT COMPANY A FLORIDA CORPORATION AS OWNER OF AND SHOWN HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS PLAT OF BALLENISLES POD 19B, AND DOES HEREBY DEDICATE THE FOLLOWING SPECIFIC EASEMENTS SOLELY FOR THE SPECIFIC PURPOSES DESCRIBED HEREIN AND DOES AND HEREBY DEDICATE THE SPECIFIC PARCELS DESCRIBED HEREIN AS FOLLOWS:

- UTILITY EASEMENTS SHOWN HEREON AND DESIGNATED AS U.E., ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENT ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER UTILITY FACILITIES.
- STREET TRACT SHOWN AND DESIGNATED HEREON AS TRACT "R1" IS HEREBY DEDICATED FEE SIMPLE TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AS COMMON AREAS, FOR ROADWAY, INGRESS, EGRESS, DRAINAGE, UTILITIES (INCLUDING C.A.T.V.) 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.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS SHOWN HEREON AND DESIGNATED "TRACT R-1 / I.E." IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS FOR WATER MANAGEMENT AND RELATED DISTRICT PURPOSES, SAID LAND ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER STREET TRACT "R1", AND TRACTS ECA-3 AND ECA-4 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 STREET TRACT "R1", TRACTS ECA-3 AND ECA-4 IS HEREBY DEDICATED TO SEACOAST UTILITIES 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 TRACT "R1".

- 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.
- LANDSCAPE EASEMENTS OVER ALL OF TRACTS ECA-1, ECA-2, ECA-3, ECA-4 INCLUSIVE, AS SHOWN AND DESIGNATED HEREON AS L.E. ARE HEREBY DEDICATED TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 ECA-1 THROUGH ECA-4, INCLUSIVE, AS SHOWN HEREON ARE HEREBY DEDICATED FEE SIMPLE TO BALLENISLES COMMUNITY ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR USE AS EXCLUSIVE COMMON AREAS OF THE ASSOCIATION. ALL OF SAID TRACTS 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 D.E. OR DRAINAGE EASEMENT ARE HEREBY DEDICATED SOLELY TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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.
- LANDSCAPE EASEMENT OVER TRACTS ECA-1 & ECA-2 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 THERETO WITHIN THESE EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT OR VICE PRESIDENT, AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12 DAY OF APRIL, 1996.

DEXTER DEVELOPMENT COMPANY
A FLORIDA CORPORATION

By: Roy H. Davidson
ROY H. DAVIDSON, PRESIDENT
ATTEST BY: [Signature]
TITLE: SEC.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE INGRESS - EGRESS EASEMENT OVER STREET "TRACT R-1" AND THE LANDSCAPE EASEMENT OVER TRACTS "ECA 1" & "ECA 2", AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES SAID DISTRICT HAS NO MAINTENANCE RESPONSIBILITY OVER SAID STREET "TRACT R-1" AND TRACTS ECA-1 AND ECA-2, AND SAID DISTRICT ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO NOR OTHER MAINTENANCE OBLIGATION BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

DATE: April 1, 1996
ATTEST: [Signature] NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
PETER L. PIMENTEL, SECRETARY
BOARD OF SUPERVISORS
[Signature] WILLIAM L. KERSLAKE, PRESIDENT
BOARD OF SUPERVISORS

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this APRIL 1, 1996 (date) by ROY H. DAVIDSON and JOHN W. GARY III (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.

[Signature] (Signature of person taking acknowledgement)
DOANNA H. CESARD-PENQUE (Name of Acknowledger typed, Printed or Stamped)
ADMIN ASST. (Title or Rank)
CC 48622 (Commission Number)(NOTARY SEAL)

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this MARCH 27, 1996 (date) by ROY H. DAVIDSON and WILLIAM R. ALBUQUERQUE (print name) 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.

[Signature] (Signature of Person Taking Acknowledgment)
DOANNA H. CESARD-PENQUE (Name of Acknowledger typed, Printed or Stamped)
ADMINISTRATIVE ASSISTANT (Title or Rank)
CC 448622 (Commission Number)(NOTARY SEAL)

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 these 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 12 day of APRIL, 1996.

ATTEST
BALLENISLES COMMUNITY ASSOCIATION, INC.
By: Thomas B. Mitchell Secretary
its Secretary
By: Roy H. Davidson President
its President

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 title to the herein described property, that I find that the record title to said property on this 12 day of April, 1996 is vested in Dexter Development Company, a Florida corporation and that the current taxes for said property have been paid.

Date: 4/1/96
[Signature] Alys N. Daniels
Attorney At Law
Florida Bar No. 354600

SURVEYOR'S NOTES:

- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
- PRM PERMANENT REFERENCE MONUMENT SET PLS 4550
- PCP PERMANENT CONTROL POINT LB 3505 WILL BE SET
- PCP PERMANENT CONTROL POINT LB 3505 OTHERWISE NOTED
- IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITIONS, STRADDLERS MONUMENT AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS.
- BUILDING SETBACKS LINES SHALL BE AS REQUIRED BY THE CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
- NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE 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 ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO "PLAT ONE - HANSEN JDM" AS RECORDED AT PLAT BOOK 64, PAGES 67 THROUGH 81 AS SOUTH 23°51'39" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BALLENISLES DRIVE.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I HEREBY 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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED BY LAW 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.

DATE: March 26, 1996 By: Richard M. Jackson
RICHARD M. JACKSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4550

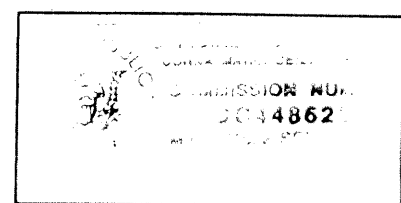
THIS INSTRUMENT PREPARED BY:
RICHARD M. JACKSON, P.S.&M.,
IN & FOR THE OFFICE OF:

JAMES E. NEUHAUS, INC.
11911 U.S. HIGHWAY ONE, SUITE 120
PALM BEACH GARDENS, FLORIDA 33408
(407) 622-1300

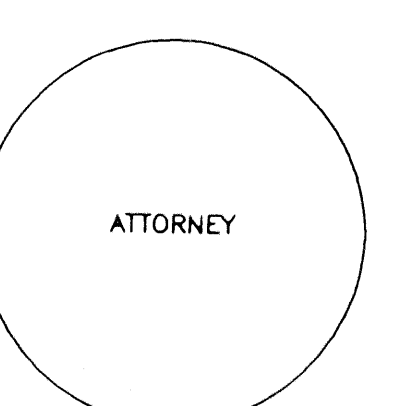
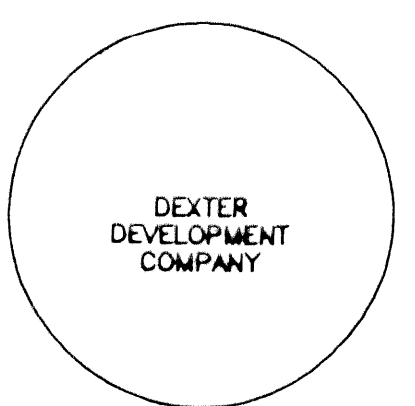
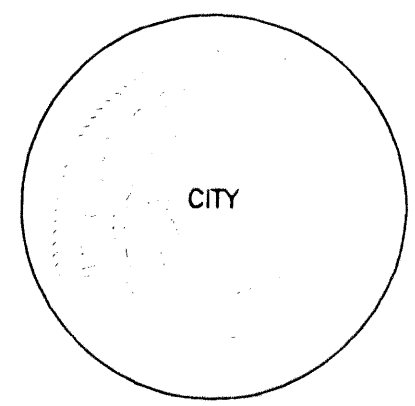
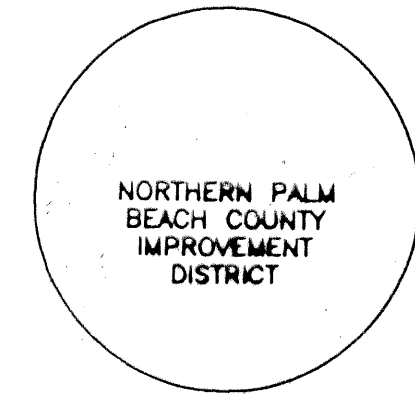
JAMES E. NEUHAUS, Inc.
Consulting Engineers, Surveyors, Planners
11911 U.S. Highway One, Suite 120 Palm Beach Gardens, Florida 33408 Tel. 561.682.1300

PLAT OF
BALLENISLES POD 19B

DRAWN: KAD F.B.: PG.: DATE: 02/11/96
CHECK: BUIJ FILE: 88-878



NOTARY SEAL



SUBDIVISION: BALLEN ISLES
 BOOK: 77 PAGE: 36
 FLOOD MAP #:
 FLOOD ZONE:
 QUAD #:
 ZIP CODE:
 PUD NAME: CITY OF PALM BEACH GARDENS