

# BALLENISLES Pod 9

# 38

BEING A PORTION OF SECTIONS 11, 12, AND 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, CITY OF PALM BEACH GARDENS  
SHEET 1 OF 5  
MARCH, 1996

### LEGAL DESCRIPTION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

A parcel of land lying in Section 11, 12, and 13, Township 42 South, Range 42 East, Palm Beach County, Florida, and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 12;

THENCE North 88°36'29" West, along the south line of said Section 11, 169.86 feet;

THENCE North 01°23'31" East, 244.98 feet to a point on the Easterly Right-of-Way line of PHASE 6 ROADWAY AT BALLENISLES, as Recorded in Plat Book 76, Pages 71 through 72 of the Public Records of Palm Beach County, Florida, said point also marking the most Northerly corner of BALLENISLES - PARCEL 6B, as Recorded in Plat Book 76, Pages 73 through 74 of the Public Records of Palm Beach County, Florida, the beginning of a curve concave to the Northwest (said point bears South 52°45'48" East from the radius point of the next described curve) and the POINT OF BEGINNING;

THENCE along the Easterly line of said PHASE 6 ROADWAY AT BALLENISLES the following five (5) courses and distances;

- Northeasterly, along the arc of said curve having a radius of 490.00 feet, a delta of 36°38'45", and an arc distance of 313.40 feet to a Point of Tangency;
- North 00°35'28" East, a distance of 386.91 feet to a point on the arc of a Tangent curve concave to the Southeast;
- Northeasterly, along the arc of said curve having a radius of 660.00 feet, a delta of 37°42'37", and an arc distance of 434.39 feet to a Point of Compound Curvature with a curve concave to the Southeast;
- Northeasterly, along the arc of said curve having a radius of 78.00 feet, a delta of 43°14'53", and an arc distance of 58.88 feet to a Point of Reverse Curvature with a curve concave to the Northwest;
- Northeasterly, along the arc of said curve having a radius of 138.00 feet, a delta of 53°22'39", and an arc distance of 128.56 feet to an intersection with a non-tangent line (a radial line bears South 61°49'42" East through said point);

THENCE South 75°33'17" East, 438.81 feet;

THENCE South 73°18'07" East, a distance of 702.42 feet to a point in the Westerly line of Plat No. 2, PGA NATIONAL GOLF CLUB ESTATES, as recorded in Plat Book 28, Pages 72 through 73 of the Public Records of Palm Beach County, Florida, said point being on the arc of a non-tangent curve concave to the Southeast (a radial line bears North 59°07'24" West from the radius point of the next described curve);

THENCE along the Westerly line of said Plat No. 2, PGA NATIONAL GOLF CLUB ESTATES the following six (6) courses and distances;

- Southwesterly, along the arc of said curve having a radius of 610.00 feet, a delta of 13°59'57", and an arc distance of 149.04 feet to a Point of Tangency;
- South 16°52'39" West, a distance of 150.44 feet to the beginning of a Tangent curve concave to the Northwest;
- Southwesterly, along the arc of said curve having a radius of 880.00 feet, a delta of 19°17'28", and an arc distance of 296.29 feet to an intersection with a non-tangent line (a radial line through said point bears South 53°49'53" East);
- South 42°38'19" West, 299.08 feet;
- North 87°21'39" West, 305.00 feet;
- South 01°38'21" West, 262.70 feet to the Southwest corner of said Plat No. 2, PGA NATIONAL GOLF CLUB ESTATES

THENCE South 80°21'39" East, along the South line of said Plat No. 2, PGA NATIONAL GOLF CLUB ESTATES, 24.41 feet;

THENCE South 01°31'22" West, 119.33 feet;

THENCE South 88°21'41" East, 59.06 feet, to the Northwest corner of the plot of GARDENS GLEN - P.U.D., as recorded in Plat Book 40, Pages 146 through 147, of the Public Records of Palm Beach County, Florida;

THENCE South 01°37'44" West, along the west line of said GARDENS GLEN, 663.41 feet to the Southwest corner of said GARDENS GLEN and the most northerly Northwest corner of the plot of SABAL POINTE AT BALLENISLES, as recorded in Plat Book 76, Pages 75 through 76 of the Public Records of Palm Beach County, Florida;

THENCE along the Westerly line of said SABAL POINTE AT BALLENISLES the following seven (7) courses and distances;

- South 01°38'59" West, 25.00 feet;
- North 88°21'01" West, 109.35 feet;
- South 00°04'10" East, a distance of 431.73 feet to a point on the arc of a non-tangent curve concave to the Northwest (said point bears South 82°04'12" East from the radius point of the next described curve);
- Southwesterly, along the arc of said curve having a radius of 160.00 feet, a delta of 32°43'05", and an arc distance of 91.37 feet to an intersection with a non-tangent line (a radial line through said point bears South 49°21'07" East);
- South 71°44'50" West, 61.66 feet;
- South 43°37'16" East, 281.07 feet;
- South 88°22'55" East, 117.33 feet to a point on the Westerly line of the PLAT OF BANYAN ISLE AT BALLENISLES, as recorded in Plat Book 75, Pages 65 through 67, of the Public Records of Palm Beach County, Florida;

THENCE along the Westerly line of said PLAT OF BANYAN ISLE AT BALLENISLES the following six (6) courses and distances;

- South 29°11'19" West, 143.38 feet;
- South 80°42'22" East, 53.17 feet;
- South 29°11'19" West, a distance of 671.40 feet to the beginning of a Tangent curve concave to the Northwest;
- Southwesterly, along the arc of said curve having a radius of 200.00 feet, a delta of 62°35'18", and an arc distance of 218.47 feet to an intersection with a non-tangent line (a radial line through said point bears South 01°46'37" West);
- North 78°47'02" West, 82.32 feet;
- North 88°13'23" West, a distance of 155.09 feet to a point on the easterly line of PHASE 4 ROADWAY AT BALLENISLES as recorded in Plat Book 74, pages 194 through 195 of the Public Records of Palm Beach County, Florida and the beginning of a non-tangent curve concave to the Southwest (said point bears North 84°46'43" East from the radius point of the next described curve);

THENCE Northwesterly, along the easterly line of said PHASE 4 ROADWAY AT BALLENISLES and along the arc of said curve having a radius of 549.00 feet, a delta of 05°57'03", and an arc distance of 57.02 feet to an intersection with a non-tangent line (a radial line through said point bears North 78°49'39" East)

THENCE North 45°31'21" East, 158.87 feet;

THENCE North 30°13'08" East, 15.90 feet;

THENCE North 18°48'24" East, 104.66 feet;

THENCE North 46°13'04" East, 335.30 feet;

THENCE North 50°31'23" East, a distance of 160.63 feet to the beginning of a Tangent curve concave to the Northwest;

THENCE Northwesterly, along the arc of said curve having a radius of 130.00 feet, a delta of 10°31'22", and an arc distance of 234.43 feet to a Point of Tangency;

THENCE North 52°47'59" West, a distance of 222.44 feet to the beginning of a Tangent curve concave to the Northeast;

THENCE Northwesterly, along the arc of said curve having a radius of 100.00 feet, a delta of 25°13'07", and an arc distance of 44.01 feet to a Point of Tangency;

THENCE North 27°34'52" West, a distance of 28.45 feet to the beginning of a Tangent curve concave to the Southwest;

THENCE Northwesterly, along the arc of said curve having a radius of 44.29 feet, a delta of 11°52'29", and an arc distance of 9.18 feet to a Point of Tangency;

THENCE North 39°27'21" West, a distance of 41.45 feet to the beginning of a Tangent curve concave to the Southwest;

THENCE Northwesterly, along the arc of said curve having a radius of 25.00 feet, a delta of 48°58'19", and an arc distance of 21.37 feet to a Point of Tangency;

THENCE North 88°25'40" West, a distance of 249.51 feet to the beginning of a Tangent curve concave to the Southeast;

THENCE Southwesterly, along the arc of said curve having a radius of 25.00 feet, a delta of 96°32'43", and an arc distance of 42.13 feet to an intersection with a non-tangent line (a radial line through said point bears North 85°01'37" East);

THENCE North 07°09'49" West, 86.07 feet to the Southwest corner of BALLENISLES - PARCEL 6B as recorded in Plat Book 76, Pages 73 through 74 of the Public Records of Palm Beach County, Florida;

THENCE South 88°22'55" East, along the south line of said BALLENISLES - PARCEL 6B, 278.72 feet to the Southeast corner of said BALLENISLES - PARCEL 6B;

THENCE along the easterly line of said BALLENISLES - PARCEL 6B the following nine (9) courses and distances;

- North 06°23'56" West, 97.04 feet;
- North 03°59'27" East, 197.16 feet;
- North 02°09'31" East, 6.39 feet;
- North 00°19'37" East, 420.71 feet;
- North 06°29'59" East, 242.79 feet;
- North 38°39'59" West, 311.58 feet;
- North 33°26'37" West, 41.87 feet;
- North 28°31'15" West, 93.98 feet;
- North 70°36'15" West, 163.52 feet, to the POINT OF BEGINNING

Said lands lying in the City of Palm Beach Gardens containing 2129552. square feet, 48.888 acres more or less.

### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT MACARTHUR HOLDING A, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AS OWNER OF TRACTS GC-1 AND GC-2, AND DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, AS OWNER OF THE REMAINDER OF THE LAND SHOWN HEREON BEING MORE PARTICULARLY DESCRIBED ON SHEET 1 HEREOF, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS BALLENISLES POD 9, 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 "UE" 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.

2. THE STREET TRACT SHOWN AND DESIGNATED HEREON AS R-1 IS HEREBY DEDICATED TO BALLENISLES COMMUNITY ASSOCIATION, INC., AS EXCLUSIVE COMMON AREA, EXCLUSIVELY FOR ROADWAY, INGRESS, EGRESS, DRAINAGE, UTILITIES, INCLUDING CATV 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.

3. EASEMENT FOR INGRESS AND EGRESS OVER THE STREET TRACT R-1 AS SHOWN HEREON, IS 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., ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO SAID DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

4. NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER STREET TRACT R-1 AND TRACTS ECA-1 THROUGH ECA-6 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 R-1 AND ECA-1 THROUGH ECA-6 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 R-1 AND TRACTS ECA-1 THROUGH ECA-6.

5. LANDSCAPE EASEMENTS OVER ALL OF TRACTS ECA-1 THROUGH ECA-6 INCLUSIVE, AS SHOWN AND DESIGNATED HEREON AS LE 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 IMPROVEMENT DISTRICT.

6. TRACTS A, B, C AND TRACTS ECA-1 THROUGH ECA-6 INCLUSIVE, AS SHOWN HEREON ARE HEREBY DEDICATED TO BALLENISLES COMMUNITY ASSOCIATION, INC. FOR USE AS EXCLUSIVE COMMON AREAS OF THE ASSOCIATION. 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.

7. EASEMENTS FOR DRAINAGE PURPOSES AS SHOWN AND DESIGNATED HEREON AS DE 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 IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.

8. EASEMENTS FOR WATER LINE PURPOSES AS SHOWN HEREON AND DESIGNATED WLE ARE HEREBY DEDICATED 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.

9. TRACTS W-1, W-2, W-3, W-4, W-5 AND W-6 AS SHOWN HEREON ARE HEREBY DEDICATED 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.

10. NON-EXCLUSIVE WATER MANAGEMENT MAINTENANCE EASEMENTS FOR INGRESS AND EGRESS OVER TRACTS A, B AND C AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID DISTRICTS WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS FOR WATER MANAGEMENT PURPOSES, THE LANDS ENCUMBERED BY SAID WATER MANAGEMENT MAINTENANCE EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF BALLENISLES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

11. LANDSCAPE EASEMENTS OVER TRACTS ECA-5 AND ECA-6, 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.

12. WATER MANAGEMENT ACCESS EASEMENTS OVER ALL OF TRACTS GC-1, GC-2 AND ECA-6 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 LAND LYING UNDER SAID WATER MANAGEMENT ACCESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNER OR OWNERS OF SAID TRACTS GC-1, GC-2 AND ECA-6, THEIR SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO SAID DISTRICT.

13. STREET TRACT SHOWN AND DESIGNATED HEREON AS R-2 IS HEREBY DEDICATED FEE-SIMPLE TO THE CITY OF PALM BEACH GARDENS, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, FOR ROADWAY AND RELATED PURPOSES, SAID STREET TRACT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID CITY OF PALM BEACH GARDENS.

14. WATER MANAGEMENT EASEMENTS AS SHOWN AND DESIGNATED 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 HEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE BALLENISLES COMMUNITY ASSOCIATION, INC., ITS SUCCESSOR AND/OR ASSIGNS WITHOUT RECOURSE TO SAID DISTRICT AND WITHOUT RECOURSE TO THE 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.

15. A GOLF COURSE ACCESS EASEMENT AS SHOWN AND DESIGNATED HEREON AS GCAE IS HEREBY DEDICATED TO THE OWNER OF THE GOLF COURSE FOR INGRESS AND EGRESS FROM GC-1 TO GC-2. THE LANDS ENCUMBERED BY SAID INGRESS AND EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF BALLENISLES COMMUNITY ASSOCIATION, INC., ITS SUCCESSOR AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATIONS HAS 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 31 DAY OF APRIL 1996.

DEXTER DEVELOPMENT COMPANY,  
A FLORIDA CORPORATION

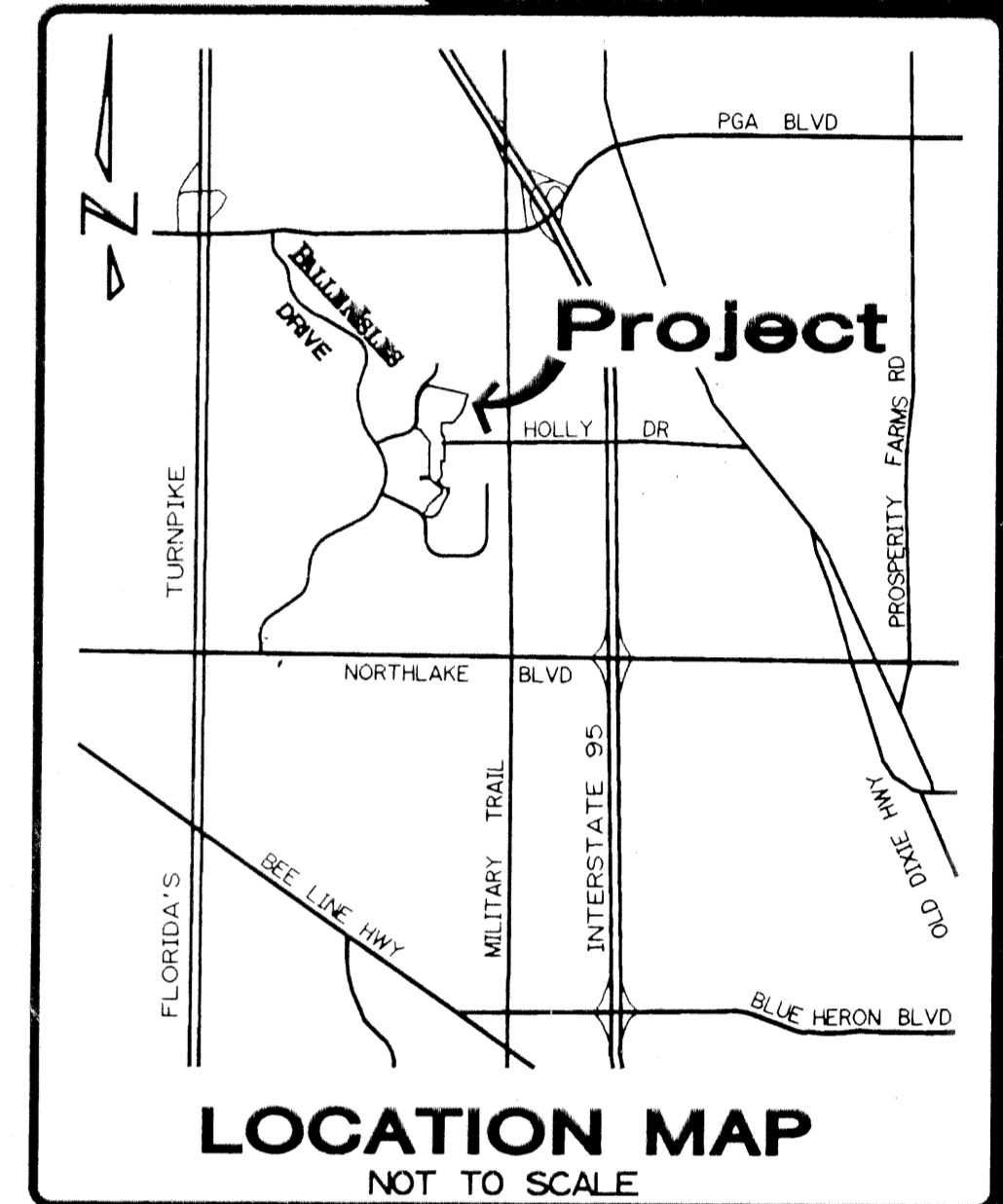
MACARTHUR HOLDING A, INC.,  
A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: [Signature]  
TITLE: PRESIDENT  
ATTEST BY: [Signature]  
TITLE: SEC.

BY: [Signature]  
TITLE: Vice President  
ATTEST BY: [Signature]  
TITLE: Secretary



STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH }  
THIS PLAT WAS FILED FOR  
RECORD AT 10:39 A.M.  
THIS 12 DAY OF  
April A.D. 1996 AND  
DULY RECORDED IN PLAT BOOK  
77 ON PAGES 38 AND  
42  
DOROTHY WILKEN, CLERK  
CIRCUIT COURT  
BY: [Signature] DC



### CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS April 1, 1996 (DATE) BY Ray J. Davidson AND John W. Cahill, III (PRINT NAME) OF DEXTER DEVELOPMENT COMPANY, A FLORIDA 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)  
Donna H. Cesano-Pengue (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)  
REALTOR (TITLE OR RANK)  
CC-48622 (COMMISSION NUMBER) (NOTARY SEAL)

### CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS April 1, 1996 (DATE) BY DALE E. SAITH AND STEVEN G. CHASE (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)  
Donna H. Cesano-Pengue (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)  
REALTOR (TITLE OR RANK)  
CC-48622 (COMMISSION NUMBER) (NOTARY SEAL)

### 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

SUBDIVISION # BALLENISLES  
BOOK 77 PAGE 38  
FLOOD MAP #  
FLOOD ZONE -  
ZONING -  
CUBIC -  
SE -  
ZIP CODE -  
PUD NAME City of Palm Beach Gardens