

PLAT OF BALLENISLES POD 25B

A Parcel of land lying in Section 13, Township 42 South, Range 42 East, City of Palm Beach Gardens, Palm Beach County, Florida.
Sheet 1 of 2
June 1997



COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 11:01 A.M.
this 15 day of OCTOBER 1997.
and duly recorded in Plat Book No. 21
on page 30-32
DOROTHY H. WILKEN, Clerk of Circuit Court
Palm Beach, Florida

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT ECA-1 OF THE PLAT OF PHASE 4 ROADWAY AT BALLENISLES, RECORDED IN PLAT BOOK 74, PAGES 194 AND 195 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
THENCE ALONG THE EAST BOUNDARY OF SAID TRACT ECA-1, S01°45'31"W FOR 24.85 FEET; THENCE S88°26'40"E FOR 870.13 FEET TO THE WEST RIGHT-OF-WAY OF MILITARY TRAIL (STATE ROAD 809); THENCE ALONG SAID RIGHT-OF-WAY, N01°45'31"E FOR 500.73 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE ALONG SAID NORTH LINE, N88°22'54"W FOR 938.08 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF THE PLAT OF SABAL POINTE AT BALLENISLES, RECORDED IN PLAT BOOK 76, PAGES 75 AND 76 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA FOR THE FOLLOWING COURSES:

THENCE S01°45'31"W FOR 434.77 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 232.00 FEET, WHERE THE RADIAL LINE BEARS N34°57'20"W; THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 9°57'47" FOR 40.34 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 90.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 1°57'47" FOR 3.08 FEET; THENCE S01°45'31"W FOR 19.74 FEET TO THE BOUNDARY OF SAID PLAT OF PHASE 4 ROADWAY AT BALLENISLES;

THENCE ALONG SAID BOUNDARY, S88°26'40"E FOR 105.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 10.781 ACRES, MORE OR LESS.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

Know all men by these presents that as owner of the land ("LAND") shown hereon, Dexter Development Company, a Florida corporation, has caused the same to be surveyed and platted as shown hereon as Plat of Ballenisles POD 25b, and does hereby dedicate the following specific easements solely for the specific purposes described herein and does also hereby dedicate the specific parcels described herein as follows:

1. Utility easements shown hereon as U.E., are hereby dedicated in perpetuity for the construction and maintenance of utility facilities and for the construction, installation, maintenance, and operation of cable television services; provided, however, that no such construction, installation, maintenance, and operation of cable services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.
2. The street tract shown and designated hereon as "Tract R1" is hereby dedicated in fee simple to Ballenisles Community Association, Inc., a Florida not-for-profit corporation, as common area, for roadway, ingress, egress, drainage, utilities and related purposes, said street tract being the perpetual maintenance responsibility of said association, its successors and/or assigns, without recourse to the Northern Palm Beach County Improvement District (NPBCID) or the City of Palm Beach Gardens.
3. ECA-1 through ECA-8, inclusive, as shown hereon are hereby dedicated in fee simple to Ballenisles Community Association, Inc., a Florida not-for-profit corporation, for use as exclusive common areas of the Association. All of ECA-1 through ECA-8 inclusive, as shown hereon, shall be the perpetual maintenance responsibility of said Association, its successors and/or assigns.
4. Landscape easements over all of ECA-1 through ECA-8, inclusive, are hereby dedicated to Ballenisles Community Association, Inc., a Florida not-for-profit corporation, 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 (NPBCID).
5. A non-exclusive easement for ingress and egress over street "Tract R1" 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.
6. A non-exclusive easement on, over and under street "Tract R1", is hereby dedicated to Seacoast Utility Authority, its successors and/or assigns for water, sewer and electrical conduit construction and maintenance purposes. No above ground utilities or appurtenances thereto are to be constructed that would obstruct or prevent access over "Tract R1". The lands encumbered by said easements are the perpetual maintenance obligation of Ballenisles Community Association, Inc., a Florida not-for-profit corporation, its successors and/or assigns.
7. A non-exclusive easement for ingress and egress over street "Tract R1" 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.
7. Easements for drainage purposes as shown and designated hereon as D.E. 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 (NPBCID) or the City of Palm Beach Gardens.
8. Easements for water, sanitary sewer and electrical conduits as shown hereon and designated as W.L.E., S.L.E. and E.S.E. are hereby dedicated to Seacoast Utility Authority, its successors and/or assigns, for installation, operation and maintenance of water, sanitary sewer and electrical facilities.
9. Easements for access as shown hereon and designated as A.E., are hereby dedicated to Seacoast Utility Authority, its successors and/or assigns, for access to facilities.

In witness whereof, the above named corporation has caused these presents to be signed by its 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 15th day of September, 1997.

Dexter Development Company
A Florida corporation
By: Roy H. Davidson
Roy H. Davidson, President

Attest: John W. Gory, III
John W. Gory, III, Secretary

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 15th day of September, 1997, by Roy H. Davidson, President and John W. Gory, III, Secretary of Dexter Development Company, a Florida corporation, on behalf of the corporation. They are personally known to me or have produced a drivers license as identification.

Roy H. Davidson (signature of person taking acknowledgement)
Heather P. Mallon (name of acknowledger, printed or stamped)
Northern Palm Beach - Florida (title or rank)
00354233 (commission number)

ACCEPTANCE, JOINDER AND CONSENT OF BALLENISLES COMMUNITY ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

Ballenisles Community Association, Inc., a Florida not-for-profit corporation, 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 15th day of September, 1997.

Thomas B. Mitchell
Thomas B. Mitchell, President
Ballenisles Community Association, Inc.
a Florida not-for-profit corporation

Attest: Thomas B. Mitchell by Roy H. Davidson
Thomas B. Mitchell, Secretary Roy H. Davidson, President
Its: Secretary Its: President

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 15th day of September, 1997, by Roy H. Davidson and Thomas B. Mitchell, 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 a drivers license as identification.

Roy H. Davidson (signature of person taking acknowledgement)
Heather P. Mallon (name of acknowledger, printed or stamped)
Northern Palm Beach - Florida (title or rank)
00354233 (commission number)

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", as shown hereon, and hereby acknowledges said district has no maintenance responsibility over said street "Tract R-1", and said district acknowledges that there are no other dedications to, nor other maintenance obligations being incurred by, said district on this plat.

Date: 9/17/97 Northern Palm Beach County Improvement District

Attest: Peter L. Pimental by William L. Kerslake
Peter L. Pimental, Secretary William L. Kerslake, 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 title to the herein described property; that I find that the record title to said property as of this 23rd day of September, 1997, is vested in Dexter Development Company, a Florida corporation; that the current taxes for said property have been paid; and that there are no encumbrances of record, but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Date: 9/22/97 Alys N. Daniels
Alys N. Daniels
Attorney at Law
Florida Bar No. 354600

STATE OF FLORIDA SURVEYOR'S CERTIFICATION: 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 and that said survey is accurate to the best of my knowledge and belief; that the permanent reference monuments (P.R.M.'s) have been placed as required by law and permanent control points (P.C.P.'s) will be set as required by law prior to the expiration of the bond or the other survey 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.

David C. Lidberg
David C. Lidberg, Professional Land Surveyor
Florida Registration No. 3613

Surveyor's Notes:

1. Where drainage and utility easements intersect, drainage easements will take precedence.
2. There shall be no trees, shrubs, or landscaping placed on utility easements or drainage easements, except as shown on the approved final development plan and/or landscape plan.
3. No buildings, improvements of any kind, trees or shrubs shall be placed on any easement without prior approval of all easement beneficiaries and all applicable city or county approvals or permits as required for such encroachments.
4. Lot lines are not radiolines unless noted radial.
5. Bearing bears: S01°45'31"W along the plot boundary common with the Plat of Sabal Pointe at Ballenisles, Plat Book 76, Pages 75 - 76.
6. Indicates set 4"x4" concrete monument "P.R.M. 3613"
7. Indicates permanent control point LS 3613 to be set.
8. E.C.A. - Exclusive Common Area
9. D.E. - Drainage Easement
10. Indicates found 4"x4" concrete monument "P.R.M. 4676"
11. Indicates set pk nail & disk "P.R.M. 3613"
12. W.L.E. - Water Line Easement
13. U.E. - Utility Easement
14. S.U.A. - Seacoast Utility Authority
15. S.L.E. - Sewer Line Easement
16. E.S.E. - Electric Service Easement
17. A.E. - Access Easement
18. P.C.P. - Permanent Control Point
19. P.R.M. - Permanent Reference Monument
20. I.E.E. - Ingress & Egress Easement
21. N.P.B.C.I.D. - Northern Palm Beach County Improvement District

APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

This plat is hereby approved for record
this 9th day of September, 1997.

By: Joseph R. Russo
Joseph R. Russo - Mayor

NOTICE: 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.

This plat is hereby accepted for record
this 9th day of September, 1997.

Attest: Linda V. Kasier
Linda V. Kasier, Clerk
By: Linnart E. Lindahl
Linnart E. Lindahl - City Engineer

This instrument was prepared by David C. Lidberg in the offices of Lidberg Land Surveying, Inc. 675 West Indiantown Road, Suite 200 Jupiter, Florida 33458 (407) 746-8454

DEXTER DEVELOPMENT COMPANY

DEXTER NOTARY

BALLENISLES COMMUNITY ASSOCIATION, INC.

BALLENISLES NOTARY

N.P.B.C.I.D.

SURVEYOR

PALM BEACH GARDENS

LIBBERG LAND SURVEYING INC.
LB4431

675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

FLD. AM.	JOB 95-649	FB. 237 PG. 65
OFF. RW.	DATE 01/97	DWG. D96-649
CKD. M.D.B.	REF. 96-649(ms)	SHEET 1 OF 2