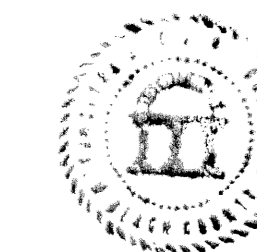


BALLENISLES Pod 10

BEING A REPLAT OF A PORTION OF BOUNDARY OF GOLF CLUB SITE OF THE PROFESSIONAL GOLFERS' ASSOCIATION OF AMERICA AS RECORDED IN PLAT BOOK 27, PAGES 182-183 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 11 AND 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA



COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at) 10:54
this 8 day of September) 98
and duly recorded in Plat Book No.)
on page 14-76)
DOROTHY WILKIN, Clerk of Court)
by)

LAND DESCRIPTION:

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF BOUNDARY OF GOLF CLUB SITE OF THE PROFESSIONAL GOLFERS' ASSOCIATION OF AMERICA AS RECORDED IN PLAT BOOK 27, PAGES 182-183, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 11 AND 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT R-1, ACCORDING TO THE PLAT OF PHASE 6 ROADWAY AT BALLENISLES AS RECORDED IN PLAT BOOK 76, PAGES 71 AND 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 06°56'20" WEST, ALONG THE WEST LINE OF SAID PHASE 6 ROADWAY AT BALLENISLES, A DISTANCE OF 70.00 FEET TO A POINT OF CUSP ON THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 82.00 FEET, A CENTRAL ANGLE OF 28°06'49"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING AN ARC DISTANCE OF 40.24 FEET TO A POINT OF TANGENCY; THENCE NORTH 21°10'29" WEST, A DISTANCE OF 19.18 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 41.27 FEET, AND A CENTRAL ANGLE OF 17°41'12"; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 12.74 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 415.00 FEET, A CENTRAL ANGLE OF 00°20'43"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 2.50 FEET; THENCE NORTH 83°03'40" WEST, A DISTANCE OF 148.54 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 86°49'35"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 60.62 FEET, TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3000.00 FEET AND A CENTRAL ANGLE OF 03°57'33"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 207.30 FEET, TO A POINT OF TANGENCY; THENCE NORTH 07°43'28" EAST, A DISTANCE OF 413.34 FEET; THENCE NORTH 27°51'31" WEST, A DISTANCE OF 796.91 FEET; THENCE NORTH 48°37'41" WEST, A DISTANCE OF 84.49 FEET; THENCE NORTH 41°22'19" EAST, A DISTANCE OF 366.00 FEET; THENCE SOUTH 48°37'41" EAST, A DISTANCE OF 446.71 FEET; THENCE SOUTH 57°24'06" EAST, A DISTANCE OF 382.47 FEET; THENCE SOUTH 68°49'03" EAST, A DISTANCE OF 153.73 FEET; THENCE SOUTH 30°39'39" WEST, A DISTANCE OF 193.97 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 27°06'37"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 94.63 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 03°33'02" WEST, A DISTANCE OF 169.47 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 10°26'49"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 54.70 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 13°59'51" WEST, A DISTANCE OF 276.03 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 20°48'05"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 290.44 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 06°48'14" EAST, A DISTANCE OF 103.85 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 103°44'34"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 72.43 FEET, TO A POINT OF TANGENCY; THENCE NORTH 83°03'40" WEST, A DISTANCE OF 216.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.92 ACRES MORE OR LESS.

DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT DEXTER DEVELOPMENT COMPANY AS OWNER OF THE LAND ("LAND") SHOWN HEREON BEING MORE PARTICULARLY DESCRIBED ON SHEET 1 HEREOF, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS BALLENISLES POD 10, AND DOES HEREBY DEDICATE THE FOLLOWING SPECIFIC EASEMENTS SOLELY FOR THE SPECIFIC PURPOSES DESCRIBED HEREIN AND DOES ALSO HEREBY DEDICATE THE SPECIFIC TRACTS 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.
- STREET TRACTS SHOWN AND DESIGNATED HEREON AS TRACT R-1 AND TRACT R-2 ARE HEREBY DEDICATED IN FEE SIMPLE TO BALLENISLES COMMUNITY ASSOCIATION, INC. AS EXCLUSIVE COMMON AREAS, EXCLUSIVELY FOR ROADWAY, INGRESS, EGRESS, DRAINAGE, UTILITIES, CABLE TELEVISION SYSTEMS AND RELATED PURPOSES, SAID STREET TRACTS 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.

- EASEMENT FOR INGRESS AND EGRESS OVER THE STREET TRACT R-2 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 EASEMENT 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.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER STREET TRACT R-1 AND TRACT R-2 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. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER STREET TRACT R-1 AND TRACT R-2 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 TRACT R-2
- LANDSCAPE EASEMENTS OVER ALL OF ECA-1 THROUGH ECA-7 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.
- TRACTS ECA-1 THROUGH ECA-7 INCLUSIVE, AS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE 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.
- EASEMENTS FOR DRAINAGE PURPOSES AS SHOWN AND DESIGNATED HEREON AS "DC" ARE HEREBY DEDICATED TO BALLENISLES COMMUNITY ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- EASEMENTS FOR WATER 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.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ATTESTED BY ITS SECRETARY AND THEIR CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF August, 1998.

DEXTER DEVELOPMENT COMPANY
A FLORIDA CORPORATION

By: Roy H. Davidson
ROY H. DAVIDSON, PRESIDENT

ATTEST BY: John W. Gary, III
JOHN W. GARY, III, SECRETARY

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF August, 1998 (DATE) BY Roy H. Davidson, President AND John W. Gary, III, Secretary (PRINT NAMES AND TITLES) 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

Matthew P. Anderson (SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT)
Matthew P. Anderson (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
Notary Florida (TITLE OR RANK)
00671323 (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 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 15th DAY OF August, 1998.

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

By: Roy H. Davidson BY: John H. Tiffany
ROY H. DAVIDSON JOHN H. TIFFANY
ITS: President ITS: Secretary
PRESIDENT SECRETARY

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF August, 1998 (DATE) BY Roy H. Davidson AND John H. Tiffany (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. Anderson (SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT)
Matthew P. Anderson (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
Notary Florida (TITLE OR RANK)
00671323 (COMMISSION NUMBER) (NOTARY SEAL)

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 R-2 AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES NPBCID HAS NO MAINTENANCE RESPONSIBILITY OVER SAID STREET TRACT R-2 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 15th DAY OF August, 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 15th DAY OF August, 1998, IS VESTED TO DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION; THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID AND THAT THERE ARE NO MORTGAGES OF RECORD.

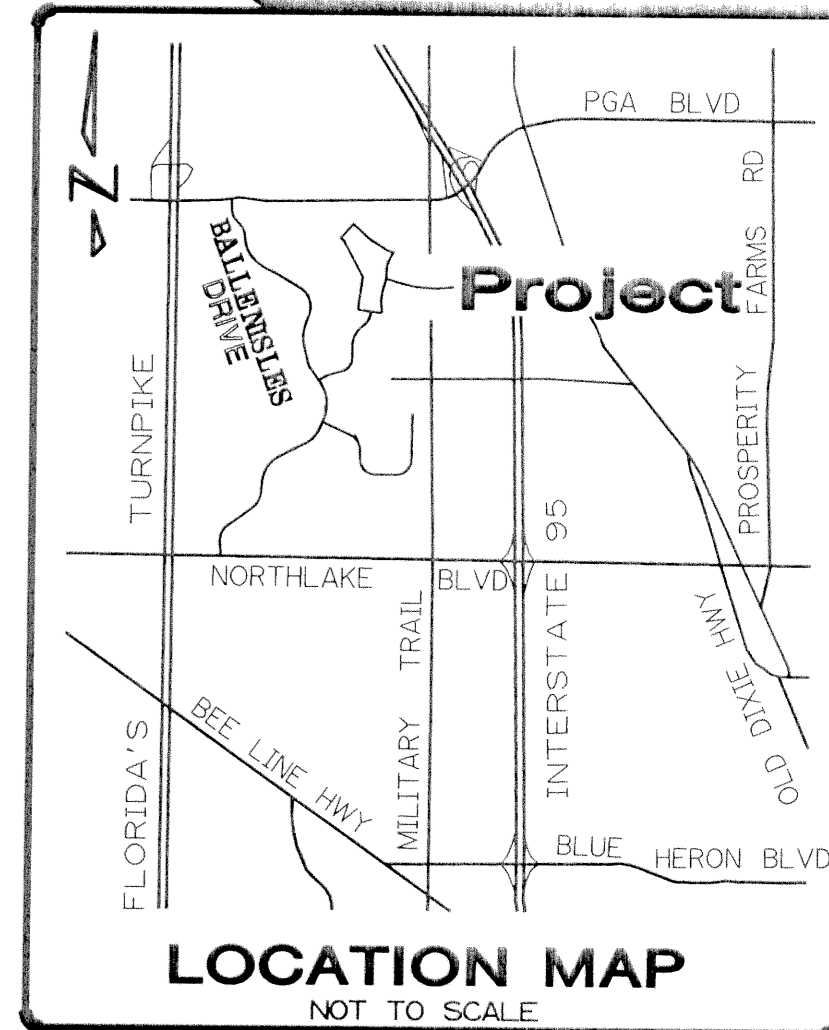
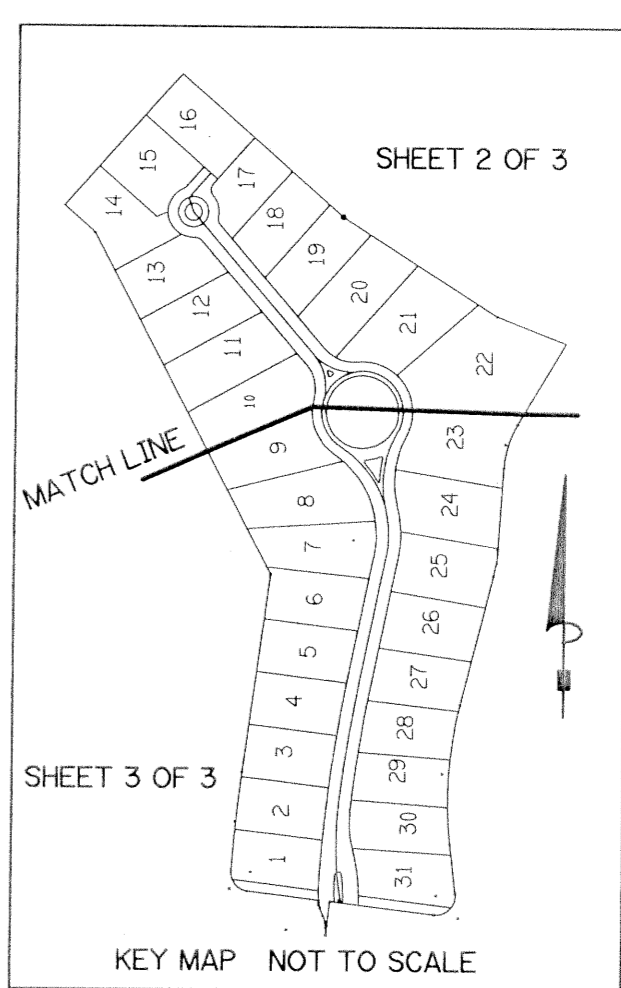
DATE: August 15, 1998
ALYS N. DANIELS
ATTORNEY AT LAW
FLORIDA BAR NO. 354600

SURVEYOR & MAPPER'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 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. 177.09(1)(9), F.S., 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, PALM BEACH COUNTY, FLORIDA.

Charles H. Anderson DATE: 8-17-98
CHARLES H. ANDERSON, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4392
KESHAVARZ & ASSOCIATES, INC.
1280 N. CONGRESS AVENUE, SUITE 206
WEST PALM BEACH, FLORIDA 33409
LB 4897



APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8th DAY OF September, 1998.

By: Joseph R. Russo
JOSEPH R. RUSSO - MAYOR

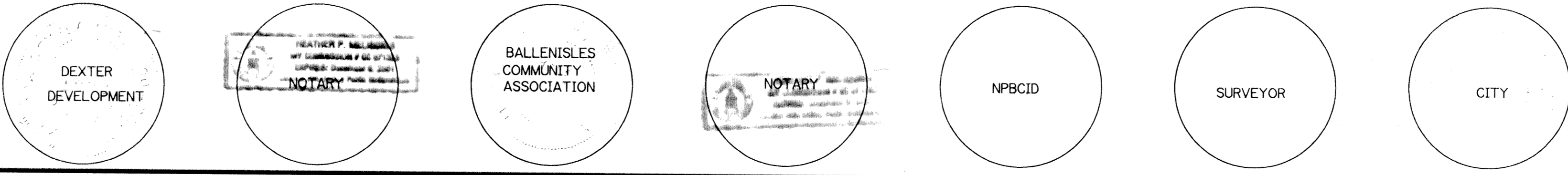
CITY ENGINEER:
THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 8th DAY OF September, 1998.

ATTEST: Lynda V. Kosier BY: Lennart E. Lindahl, P.E.
LYNDA V. KOSIER, CLERK LENNART E. LINDAHL, P.E. - CITY ENGINEER

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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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).
- BEARING BASIS: BEARINGS HEREON ARE BASED UPON THE WEST LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, BEING NORTH 01°31'22" EAST.



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 (561) 689-8600 / FAX 689-7476 LB 4897

1A2 893
SUBDIVISION - Ballenisles Pod 10
BOOK 03 PAGE 74
FLOOD MAP -
ZONING -
QUAD -
SE -
PUD NAME City of Palm Beach Gardens