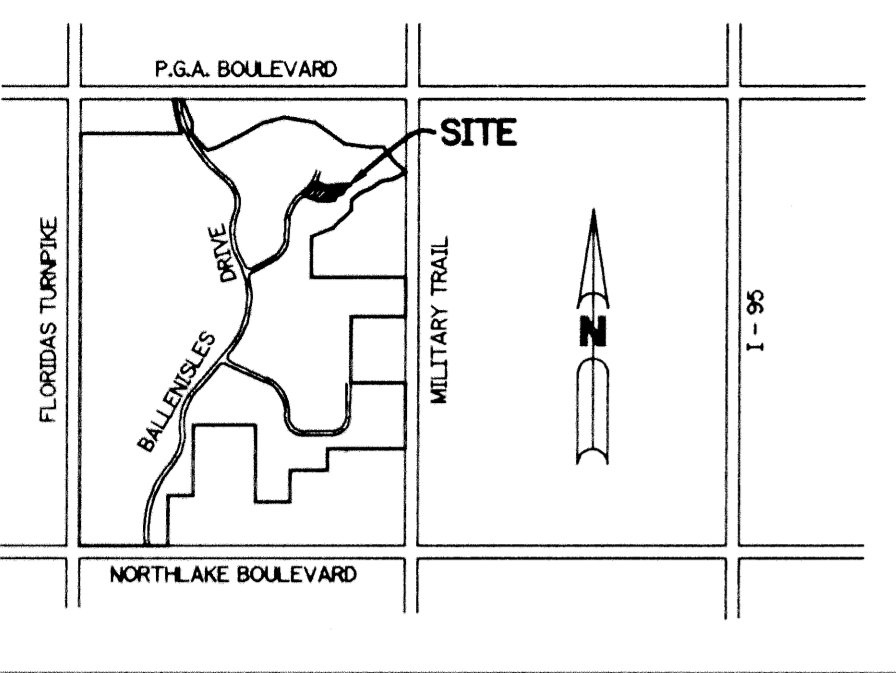


BALLENISLES POD 8A

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

SHEET 1 OF 3 AUGUST, 1998



LOCATION SKETCH

LAND DESCRIPTION

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

COMMENCING AT THE NORTHEAST CORNER OF TRACT R-1, PHASE 6 ROADWAY AT BALLENISLES AS RECORDED IN PLAT BOOK 76 AT PAGES 71 AND 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 06°56'20" WEST, ALONG THE EAST LINE OF SAID PHASE 6 ROADWAY AT BALLENISLES, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 83°03'40" EAST, A DISTANCE OF 91.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, A DELTA OF 20°01'29", AND AN ARC DISTANCE OF 69.90 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 63°02'11" EAST, A DISTANCE OF 62.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, A DELTA OF 36°11'21", AND AN ARC DISTANCE OF 126.32 FEET TO A POINT OF TANGENCY;

THENCE NORTH 80°46'28" EAST, A DISTANCE OF 153.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1500.00 FEET, A DELTA OF 14°11'11", AND AN ARC DISTANCE OF 371.40 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 85°02'21" EAST, A DISTANCE OF 627.73 TO A POINT ON THE WESTERLY LINE OF PGA NATIONAL GOLF CLUB ESTATES PLAT 2, AS RECORDED IN PLAT BOOK 28, PAGES 72 AND 73 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 44°55'38" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 817.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 610.00 FEET, A DELTA OF 14°00'03", AND AN ARC DISTANCE OF 149.06 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 73°18'07" WEST ALONG THE NORTHERLY LINE OF BALLENISLES POD 9, AS RECORDED IN PLAT BOOK 77, PAGES 38 THROUGH 42 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 702.42 FEET;

THENCE NORTH 75°33'17" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 438.81 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, WHOSE RADIUS POINT BEARS NORTH 61°49'42" WEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AND THE PREVIOUSLY DESCRIBED EAST LINE OF PHASE 6 ROADWAY AT BALLENISLES, AND HAVING A RADIUS OF 138.00 FEET, A DELTA OF 14°33'09", AND AN ARC DISTANCE OF 35.05 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 78.00 FEET, A DELTA OF 37°18'29" AND AN ARC DISTANCE OF 50.79 FEET TO A POINT OF TANGENCY;

THENCE NORTH 50°55'38" EAST, A DISTANCE OF 70.55 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 520.00 FEET, A DELTA OF 43°59'18" AND AN ARC DISTANCE OF 399.23 FEET TO A POINT OF TANGENCY;

THENCE NORTH 06°56'20" EAST, A DISTANCE OF 19.40 FEET TO THE POINT OF BEGINNING, THE LAST FOUR DESCRIBED COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID PHASE 6 ROADWAY AT BALLENISLES.

CONTAINING 18.716 ACRES MORE OR LESS.

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
420 COLUMBIA DRIVE
WEST PALM BEACH, FLORIDA 33409
ENGINEERS PLANNERS SURVEYORS
CERTIFICATE OF AUTHORIZATION NUMBER LB 6674

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 TRACT R-1, 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 8A, AND DO HEREBY DEDICATE THE FOLLOWING SPECIFIC EASEMENTS SOLELY FOR THE SPECIFIC PURPOSES DESCRIBED HEREIN AND DO ALSO HEREBY DEDICATE THE SPECIFIC TRACTS DESCRIBED HEREIN AS FOLLOWS:

1. UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "U.E." 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 TRACT R-1 IS HEREBY DEDICATED IN FEE SIMPLE 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. THIS ASSIGNMENT, 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 LAND ENCLUMBERED 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-4 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-4 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-4 THROUGH ECA-6.

5. LANDSCAPE EASEMENTS OVER ALL OF TRACTS ECA-1 THROUGH ECA-7 INCLUSIVE, AS SHOWN AND DESIGNATED HEREON A L.E. 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. TRACT A AND 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 OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

7. EASEMENTS FOR DRAINAGE PURPOSES AS SHOWN AND DESIGNATED HEREON AS "D.E." 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. TRACT W-1 AS SHOWN HEREON IS HEREBY DEDICATED FEE SIMPLE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR WATER MANAGEMENT AND OTHER AUTHORIZED PURPOSES. SAID WATER MANAGEMENT TRACT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID NPBCID, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

9. NON-EXCLUSIVE WATER MANAGEMENT MAINTENANCE EASEMENTS FOR INGRESS AND EGRESS OVER TRACT A AS SHOWN HEREON IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID DISTRICT'S WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS FOR WATER MANAGEMENT PURPOSES, THE LANDS ENCLUMBERED 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.

10. LANDSCAPE EASEMENTS OVER TRACTS ECA-1, ECA-2 AND ECA-7, 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.

11. WATER MANAGEMENT ACCESS EASEMENT OVER ALL OF TRACT GC-1 AS SHOWN HEREON, IS 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 BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNER OR OWNERS OF SAID TRACT GC-1 THEIR SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO SAID DISTRICT.

12. AN EASEMENT FOR INGRESS AND EGRESS IS HEREBY GRANTED TO THE CITY OF PALM BEACH GARDENS OVER TRACTS A, ECA-3 AND R-1, AS SHOWN HEREON, FOR THE PURPOSE OF ACCESS TO THE CITY OF PALM BEACH GARDENS CONTROL STRUCTURE ON THE THOMPSON RIVER. THE CITY OF PALM BEACH GARDENS HEREBY AGREES TO REPAIR, AT THE CITY'S EXPENSE, ANY AND ALL DAMAGE CAUSED BY THE CITY OF PALM BEACH GARDENS IN THE USE OF THIS EASEMENT.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATIONS HAVE 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 16th DAY OF Sept., 1998.

DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION
BY: Roy H. Amund
TITLE: President
ATTEST BY: Heather P. Melligonis
TITLE: Secretary

MACARTHUR HOLDING A, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION
BY: John H. Davidson
TITLE: VICE PRES
ATTEST BY: Christine Hergehan
TITLE: SECRETARY

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS Sept. 16, 1998 (DATE) BY Roy H. Amund AND John H. Davidson (PRINT NAME) AS PRESIDENT AND AS SECRETARY, RESPECTIVELY, 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.

Heather P. Melligonis (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)
Heather P. Melligonis (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
Executive Assistant (TITLE)
CC 671323 (COMMISSION NUMBER)

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS Sept. 16, 1998 (DATE) BY Dane Smith AND Steve Colan (PRINT NAME) AS VICE PRESIDENT AND AS SECRETARY, RESPECTIVELY, 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.

Christine Hergehan (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)
CHRISTINE HERGEHAN (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
Executive Assistant (TITLE)
CC 768730 (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 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 16th DAY OF Sept., 1998.

ATTEST: John H. Davidson BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT.
BY: John H. Davidson BY: Roy H. Amund
ITS: Secretary ITS: President

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS Sept. 16, 1998 (DATE) BY Roy H. Amund AND John H. Davidson (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 (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

Heather P. Melligonis (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)
Heather P. Melligonis (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
Executive Assistant (TITLE)
CC 671323 (COMMISSION NUMBER)

APPROVALS

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF METRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (P.R.M.), PERMANENT CONTROL POINTS (P.C.P.), AND MONUMENTS AT LOT CORNERS.

BY: Paquale Volpe DATE: 29 Oct. 1998
PASQUALE VOLPE
PROFESSIONAL SURVEYOR
AND MAPPER - LICENSE NO. 4873

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD
DATED THIS 5th DAY OF November, 1998.

CITY ENGINEER:
THIS PLAT IS HEREBY ACCEPTED FOR RECORD
THIS 5th DAY OF November, 1998.

ATTEST: Linda V. Koster
LINDA V. KOSTER, CLERK

ATTEST: Lenny E. Lindahl
LENNART E. LINDAHL, P.E. - CITY ENGINEER

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-1, AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES NPBCID HAS NO MAINTENANCE RESPONSIBILITY OVER SAID STREET TRACT R-1; AND SAID NPBCID FURTHER ACKNOWLEDGES AND ACCEPTS TRACT W-1 IN FEE SIMPLE AND ACCEPTS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF TRACT W-1 AND HEREBY ACCEPTS THE WATER MANAGEMENT MAINTENANCE EASEMENT SHOWN HEREIN WITHIN TRACT "A" AND ACKNOWLEDGES THAT NPBCID HAS NO MAINTENANCE OBLIGATION IN CONNECTION WITH SAID WATER MANAGEMENT MAINTENANCE EASEMENT; AND HEREBY ACCEPTS THE LANDSCAPE EASEMENTS OVER TRACTS ECA-1, ECA-2 AND ECA-7; AND HEREBY ACCEPTS THE WATER MANAGEMENT ACCESS EASEMENTS OVER TRACT GC-1 AND HEREBY ACKNOWLEDGES IT HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE LANDSCAPE EASEMENTS AND WATER MANAGEMENT ACCESS EASEMENTS; AND SAID DISTRICT ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO NOR OTHER MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID RESTRICTION THIS PLAT.

DATED: 26th DAY OF October, 1998.

ATTEST: Peter L. Pimentel
PETER L. PIMENTEL, SECRETARY
BOARD OF SUPERVISORS

ATTEST: Raymond W. Royce
RAYMOND W. ROYCE, PRESIDENT
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 HEREBY DESCRIBED PROPERTY AND THAT I FIND THAT THE TITLE TO SAID PROPERTY AS OF THE 9th DAY OF October, 1998 IS VESTED IN DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, AS TO ALL LANDS EXCEPT TRACT GC-1 AND MACARTHUR HOLDING A, INC., A NOT-FOR-PROFIT CORPORATION, AS TO TRACTS GC-1, AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID, AND THERE ARE NO MORTGAGES OF RECORD.

DATE: 10/22/98
Alys N. Daniels
ALYS N. DANIELS
ATTORNEY AT LAW
FLORIDA BAR NO. 354600.

SURVEYOR'S CERTIFICATE

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 THAT PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; 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, THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION.

DATE: 10-22-98
Perry C. White
PERRY C. WHITE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213
STATE OF FLORIDA

SURVEYOR'S NOTES:

- "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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."
- THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON TRACTS ECA-1 THROUGH ECA-7, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- 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 SHALL BE ONLY WITH THE APPROVAL SAME.
- LOT LINES ARE RADIAL UNLESS NOTED (N-C) - NON-RADIAL
- BEARING BASIS: BEARINGS HEREON ARE BASED UPON THE NORTHLINE OF THE PLAT OF BALLENISLES POD 8A AS RECORDED IN PLAT BOOK 77, PAGES 38-42 HAVING AN ASSUMED BEARING OF N 75°33'17" W

Notary seals for: Northern Palm Beach County Improvement District, MacArthur Holding A, Inc., Notary for MacArthur Holding A, Inc., Christine M. Hergenhan, My Commission # CC 19630, Expires August 19, 2002, Ballenises Community Association, Inc., Notary for Ballenises Community Association, Inc., Heather P. Melligonis, My Commission # CC 671323, Expires August 19, 2002, Dexter Development Company, Notary for Dexter Development Company, Heather P. Melligonis, My Commission # CC 671323, Expires August 19, 2002, City of Palm Beach Gardens, Notary for City of Palm Beach Gardens, Heather P. Melligonis, My Commission # CC 671323, Expires August 19, 2002.