

# BALLENISLES Pod 8b

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

SHEET 2 OF 6

NOVEMBER 1998

### 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 RECORDED OF A PLAT AFFECTING SAID PROPERTY AND ALL MATTERS APPEARING THEREON.

DATED THIS 11<sup>th</sup> DAY OF November, 1998.

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

BY: Roy H. Davidson, Pres. BY: John H. Davidson  
ROY H. DAVIDSON ITS: PRESIDENT ITS: SECRETARY

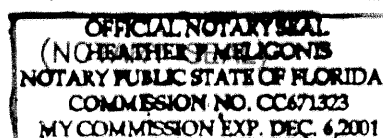
### CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11/11/98 (DATE) BY Roy H. Davidson and John H. Davidson

(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.

Heather P. Williams (SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT)  
Heather P. Williams (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)  
Notary - Florida (TITLE OR RANK)  
00671323 (COMMISSION NUMBER)



### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACCEPTS TRACTS W-1 AND W-2 IN FEE SIMPLE AND ACCEPTS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID TRACTS W-1 AND W-2; AND HEREBY ACCEPTS THE LANDSCAPE EASEMENTS OVER TRACTS ECA-5, ECA-6, AND ECA-7 AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES THAT NPBCID HAS THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN SUCH LANDSCAPE IMPROVEMENTS INCLUDING INCIDENTALS AND APPURTENANCES RELATIVE THERETO WITHIN THESE EASEMENTS; AND HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENTS SHOWN HEREON; AND HEREBY ACCEPTS THE WATER MANAGEMENT MAINTENANCE EASEMENT SHOWN HEREON, AND HEREBY ACCEPTS THE WATER MANAGEMENT ACCESS EASEMENTS SHOWN HEREON, AND HEREBY ACKNOWLEDGES THAT NPBCID HAS NO MAINTENANCE OBLIGATIONS IN CONNECTION WITH SAID WATER MANAGEMENT MAINTENANCE EASEMENTS OR WATER MANAGEMENT ACCESS EASEMENTS; 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 12<sup>th</sup> DAY OF November, 1998.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: Peter L. Pimentel BY: Raymond W. Royce  
PETER L. PIMENTEL, SECRETARY BOARD OF SUPERVISORS RAYMOND W. ROYCE, 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 30 DAY OF Oct, 1998, IS VESTED IN DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, AS TO ALL LANDS EXCEPT GC-1, AND MACARTHUR HOLDING A, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AS TO TRACT GC-1, AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID, AND THAT THERE ARE NO MORTGAGES OF RECORD.

DATE: 11/11/98

Alys N. Daniels  
ALYS N. DANIELS  
ATTORNEY AT LAW  
FLORIDA BAR NO. 354600

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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; THAT THE PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; 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, FLORIDA.

Charles H. Anderson DATE: 11/11/98

CHARLES H. ANDERSON, PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 4392  
KESHAVARZ & ASSOCIATES, INC.  
1280 N. CONGRESS AVENUE, SUITE 206  
WEST PALM BEACH, FLORIDA 33409  
CERTIFICATE OF AUTHORIZATION NO. 4897

### APPROVALS

CITY OF PALM BEACH GARDENS  
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19<sup>th</sup> DAY OF November, 1998.

BY: Joseph R. Russo ATTEST: Linda V. Kosier  
JOSEPH R. RUSSO - MAYOR LINDA V. KOSIER, CLERK

CITY ENGINEER:  
THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 11 DAY OF November, 1998.

BY: Lennart E. Lindahl  
LENNART E. LINDAHL, P.E. - CITY ENGINEER

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 THE GEOMETRIC DATA OR THE FIELD VERIFICATIONS OF THE PERMANENT REFERENCE MONUMENTS (P.R.M.), PERMANENT CONTROL POINTS (P.C.P.), AND MONUMENTS AT LOT CORNERS.

BY: Pasquale Volpe DATE: 16 Nov. 1998  
PASQUALE VOLPE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4873

### 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 AS (radial).
- THERE SHALL BE NO BUILDING, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON THE WMME OR THE 20' WMAE THROUGH TRACT ECA-7, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- BEARING BASIS: BEARINGS HEREON ARE BASED UPON "N28°35'05"W" ALONG THE EAST BOUNDARY OF BALLENISLES POD 7, PLAT BOOK 83, PAGES 53-54.
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) "LB4897" SET.
- DENOTES PERMANENT CONTROL POINT (PCP) "LB4897" TO BE SET.

### LEGEND:

- - SET PERMANENT REFERENCE MONUMENT (PRM) "LB4897"
- - PERMANENT CONTROL POINT (PCP) "LB4897" TO BE SET
- NPBCID - NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- P.B. - PLAT BOOK
- PG. or PGS. - PAGE(S)
- R - RADIUS
- C - CENTRAL ANGLE
- A - ARC LENGTH
- Ch - CHORD AND CHORD BEARING
- DE - DRAINAGE EASEMENT
- UE - UTILITY EASEMENT
- WMME - WATER MANAGEMENT MAINTENANCE EASEMENT
- LE - LANDSCAPE EASEMENT
- ECA - EXCLUSIVE COMMON AREA
- ORB - OFFICIAL RECORD BOOK
- FPL - FLORIDA POWER & LIGHT COMPANY
- SJA - SEACOAST UTILITY AUTHORITY
- WLE - WATERLINE EASEMENT IN FAVOR OF SUA
- WMAE - WATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NPBCID
- NO. - NUMBER
- WME - WATER MANAGEMENT EASEMENT
- - 5/8" IRON ROD & CAP LB 4897 TO BE SET



**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  
LICENSED BUSINESS No. 4897