



BALLENISLES - PARCEL 6B REPLAT

BEING A REPLAT OF LOTS 5 THROUGH 17 INCLUSIVE, TRACTS "C", "D", "E", "G", "N", "O", AND "P" OF BALLENISLES - PARCEL 6B, AS RECORDED IN PLAT BOOK 76, PAGES 73 & 74, PALM BEACH COUNTY PUBLIC RECORDS, AND LYING IN SECTIONS 13, AND 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 OCTOBER, 1998

COUNTY OF PALM BEACH)
STATE OF FLORIDA) ss
This Plat was filed for record at 11:15 A.M.
this 30 day of December 1998.
and duly recorded in Plat Book No. 76
on page 46-47
DOROTHY H. WILSON, Clerk of Circuit Court
by *[Signature]* D.C.

DEDICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, VINTAGE PROPERTIES VII, LTD., BALLENISLES COMMUNITY ASSOCIATION, INC., AND THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC., AS OWNERS OF THE LAND ("LAND") SHOWN HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS BALLENISLES - PARCEL 6B REPLAT, 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:

BEING ALL OF LOTS 5 THROUGH 17 INCLUSIVE, TRACTS "C", "D", "E", "G", "N", "O" AND "P" OF BALLENISLES - PARCEL 6B ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 73 & 74 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SAID LANDS LYING IN THE CITY OF PALM BEACH GARDENS CONTAINING 221,873 SQUARE FEET 5.094 ACRES, MORE OR LESS.

- TRACTS SHOWN HEREON AS TRACTS "D", "E" AND "G" ARE HEREBY DEDICATED IN FEE SIMPLE TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS EXCLUSIVE COMMON AREAS, EXCLUSIVELY FOR ROADWAY, PARKING, INGRESS, EGRESS, DRAINAGE, UTILITIES INCLUDING CABLE TELEVISION 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.
- AN EXCLUSIVE EASEMENT FOR PARKING AND ACCESS OVER SAID TRACTS "D", "E" AND "G" INCLUSIVE AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS. THE TRACTS ENCUMBERED BY SUCH PARKING EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY 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.
- TRACTS "O", AND "P", AS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE TO THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR USE AS EXCLUSIVE COMMON AREAS EXCLUSIVELY FOR LANDSCAPING, AND AMENITIES. SAID TRACTS AND SAID LANDSCAPING, AND AMENITIES BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE PALMS AT BALLENISLES HOMEOWNERS 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.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR PRESIDENTS OR VICE PRESIDENTS, AND ATTESTED BY THEIR SECRETARIES AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11TH DAY OF NOVEMBER, 1998.

DEXTER DEVELOPMENT COMPANY
A FLORIDA CORPORATION
AS TO LOTS 7 THROUGH 15, INCLUSIVE
By: *[Signature]*
ROY H. DAVIDSON, PRESIDENT

ATTEST BY: *[Signature]*
JOHN W. GARY III, SECRETARY
VINTAGE PROPERTIES VII, LTD.
F/K/A/V VINTAGE/RBG XXIII POD 6B LTD.
A FLORIDA LIMITED PARTNERSHIP

By: *[Signature]*
AZA VENTURES VII, INC.
A FLORIDA CORPORATION
MANAGING GENERAL PARTNER
AS TO LOTS 5, 6, 16 AND 17

By: *[Signature]*
EUGENE N. SUTTIN, PRESIDENT

ATTEST BY: *[Signature]*
KENNETH M. WEITZ, SECRETARY
THE PALMS AT BALLENISLES
HOMEOWNERS ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION
AS TO TRACTS "N", "O" AND "P"

By: *[Signature]*
KENNETH M. WEITZ, PRESIDENT

ATTEST BY: *[Signature]*
EUGENE N. SUTTIN, SECRETARY
BALLENISLES COMMUNITY ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION
AS TO TRACTS "C", "D", "E" AND "G"

By: *[Signature]*
ROY H. DAVIDSON, PRESIDENT

ATTEST BY: *[Signature]*
ROBERT W. DAVIS, ASSISTANT SECRETARY

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11/10/98 BY ROY H. DAVIDSON, PRESIDENT AND JOHN W. GARY, III, SECRETARY OF DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION THEY ARE PERSONALLY KNOWN TO ME.

[Signature] (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)
[Signature] (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)

Notary - Florida (TITLE OR RANK)
CC671323 (COMMISSION NUMBER)
OFFICIAL NOTARY SEAL: HEATHER P. MULLIGAN, NOTARY PUBLIC STATE OF FLORIDA, COMMISSION NO. CC671323, MY COMMISSION EXPIRES DEC. 6, 2001

ACCEPTANCE, JOINDER AND CONSENT OF THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE PALMS AT BALLENISLES HOMEOWNERS 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 TO THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC., AND DOES FURTHER CONSENT TO AND JOIN IN THE FILING AND RECORDATION OF THIS PLAT AFFECTING SAID PROPERTY AND ALL MATTERS APPEARING THEREON.

DATED THIS 11TH DAY OF NOVEMBER, 1998.
ATTEST: *[Signature]* THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION
By: *[Signature]* By: *[Signature]*
ITS: ASSISTANT SECRETARY ITS: PRESIDENT

MORTGAGEE'S CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON A PORTION OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 10574 AT PAGE 10485 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT OR VICE 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 11TH DAY OF NOVEMBER, 1998.

OHIO SAVINGS BANK
A FEDERAL SAVINGS BANK

By: *[Signature]*
STEVEN S. SWARTZ
ATTEST BY: *[Signature]*
ERIC EDLUND

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF OHIO
COUNTY OF CUYAHOGA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11/11/98 BY KENNETH M. WEITZ AND EUGENE N. SUTTIN, AS PRESIDENT AND AS SECRETARY, RESPECTIVELY, OF THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME.

[Signature] (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)
[Signature] (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)

Notary - Florida (TITLE OR RANK)
CC596387 (COMMISSION NUMBER)
ANTOINETTE SCHRADER, Notary Public, State of Florida, My Commission Expires Nov. 30, 2000, No. CC596387

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES SAID DISTRICT HAS NO MAINTENANCE OBLIGATION ON OR UNDER THE LANDS SHOWN HEREON, AND FURTHER ACKNOWLEDGES THERE ARE NO DEDICATIONS TO, NOR MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

DATE: Nov 18, 1998
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ATTEST: *[Signature]* By: *[Signature]*
PETER L. PIMENTAL SECRETARY BOARD OF SUPERVISORS
RAYMOND W. ROYCE PRESIDENT BOARD OF SUPERVISORS

TITLE CERTIFICATION

I, KAREN KONDELL, AN ATTORNEY DULY LICENSED TO PRACTICE LAW IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO LOTS 5, 6, 16, AND 17, THAT THE TITLE TO SAID PROPERTY AS OF THIS 11TH DAY OF NOVEMBER, 1998 IS VESTED IN VINTAGE PROPERTIES VII, LTD., THAT THERE ARE NO MORTGAGES ENCUMBERING SAID PROPERTY EXCEPT AS SHOWN HEREON AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID. I ALSO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO TRACTS "N", "O" AND "P" THAT THE TITLE TO SAID PROPERTY AS OF THIS 11TH DAY OF NOVEMBER, 1998 IS VESTED IN THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC. THAT THERE ARE NO MORTGAGES ENCUMBERING SAID PROPERTY AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID.

[Signature] DATE: Nov 11, 1998
KAREN KONDELL
ATTORNEY AT LAW
FLORIDA BAR NO. 302805

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 LOTS 7 THROUGH 15, INCLUSIVE, THAT THE TITLE TO SAID PROPERTY AS OF THIS 10TH DAY OF NOVEMBER, 1998 IS VESTED IN DEXTER DEVELOPMENT COMPANY, THAT THERE ARE NO MORTGAGES ENCUMBERING SAID PROPERTY AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID. I ALSO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO TRACTS "C", "D", "E" AND "G", THAT THE TITLE TO SAID PROPERTY AS OF THIS 10TH DAY OF NOVEMBER, 1998 IS VESTED IN BALLENISLES COMMUNITY ASSOCIATION, INC. THAT THERE ARE NO MORTGAGES ENCUMBERING SAID PROPERTY AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID.

[Signature] DATE: 11/10/98
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 WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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") AND MONUMENTS REQUIRED BY CHAPTER 177.09(19) FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("C.P.'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.

[Signature] DATE: 11-12-98
WILBUR F. DIVINE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4190

SURVEYOR'S NOTES

- 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.
- 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 OF THE UTILITIES OCCUPYING SAME.
- LOT LINES ARE NOT RADIAL UNLESS NOTED (R).
- BEARING BASIS: BEARINGS HEREON ARE BASED UPON THE WEST LINE OF LOTS 6 THROUGH 10 OF BALLENISLES - PARCEL 6B AS N00°04'10"W.
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

PLAT REVIEWER

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 VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (P.R.M.), PERMANENT CONTROL POINTS (P.C.P.), AND MONUMENTS AT LOT CORNERS.

[Signature] DATE: 25 NOV 1998
PASQUALE VOLPE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4873

APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30TH DAY OF December, 1998.
By: *[Signature]*
JOSEPH R. RUSSO - MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 30TH DAY OF December, 1998.

ATTEST: *[Signature]*
LINDA V. KOBER, CLERK
By: *[Signature]*
LEONARD E. LINDAHL, P.E. - CITY ENGINEER

SITE PLAN DATA

TOTAL AREA	5.094 ACRES.
DENSITY	2.55 LOTS/ACRE
NUMBER OF LOTS	13
OPEN SPACE TRACTS	0.202 ACRES
RECREATION TRACT	0 ACRES

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE P.S.M. #4190 STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE
WEST PALM BEACH, FLORIDA 33409
LB 6674

SUBDIVISION Ballenisles
BOOK 76 PAGE 46
FLOOD ZONE -
FLOOD MAP # -
ZONING -
QUAD # -
SE -
TAZ # -
FUD NAME City of Palm Beach Gardens

THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC.	NOTARY FOR THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC.	DEXTER DEVELOPMENT COMPANY	OFFICIAL NOTARY SEAL: HEATHER P. MULLIGAN, NOTARY PUBLIC STATE OF FLORIDA, COMMISSION NO. CC671323, MY COMMISSION EXPIRES DEC. 6, 2001	BALLENISLES COMMUNITY ASSOCIATION, INC.	OFFICIAL NOTARY SEAL: HEATHER P. MULLIGAN, NOTARY PUBLIC STATE OF FLORIDA, COMMISSION NO. CC671323, MY COMMISSION EXPIRES DEC. 6, 2001	AZA VENTURES VII, INC.	VINTAGE PROPERTIES VII, LTD.	NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	ATTORNEY	ATTORNEY	SURVEYOR	CITY OF PALM BEACH GARDENS
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