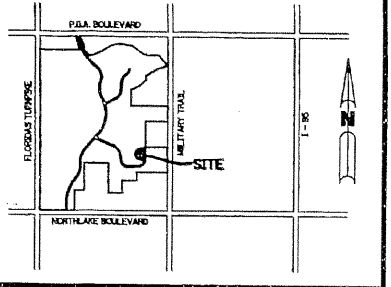


97

BALLENISLES POD 24

BEING A PORTION OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 3 MARCH, 1999



LOCATION SKETCH
SEC. 13 TWP. 42S. RGE. 42E.

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF VICTORIA BAY AT BALLENISLES... CONTAINING 17.437 ACRES, MORE OR LESS.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, AS OWNER OF THE LAND SHOWN HEREON BEING MORE PARTICULARLY DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON...

- 1. UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "U.E." ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES...
2. THE STREET TRACT SHOWN AND DESIGNATED HEREON AS R-1 IS HEREBY DEDICATED IN FEE SIMPLE TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION...
3. NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER STREET TRACT R-1 AND TRACTS ECA-1 THROUGH ECA-5 ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY...
4. AN EASEMENT FOR WATER AND SEWER PURPOSES AS SHOWN HEREON AND DESIGNATED AS W.S.E. IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY...
5. LANDSCAPE EASEMENTS, AS SHOWN AND DESIGNATED HEREON AS "L.E.", OVER ALL OF TRACTS ECA-1 THROUGH ECA-3 INCLUSIVE, ARE HEREBY DEDICATED TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION...
6. TRACT A AND TRACTS ECA-1 THROUGH ECA-5 INCLUSIVE, AS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION...

- 7. EASEMENTS FOR DRAINAGE PURPOSES AS SHOWN AND DESIGNATED HEREON AS "D.E." ARE HEREBY DEDICATED SOLELY TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION...
8. THE WATER MANAGEMENT EASEMENT OVER TRACT W-1 IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT...
9. THE NON-EXCLUSIVE WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN AND DESIGNATED HEREON AS "W.M.M.E.", FOR INGRESS AND EGRESS OVER TRACT A, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT...
10. THE NON-EXCLUSIVE WATER MANAGEMENT ACCESS EASEMENTS, AS SHOWN AND DESIGNATED HEREON AS "W.M.A.E.", FOR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT...
11. LANDSCAPE EASEMENTS OVER TRACT ECA-1 AND A PORTION OF TRACT ECA-3, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT...
12. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

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 THEIR BOARD OF DIRECTORS THIS DAY OF July, 1999.

DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION
BY: Roy A. Davidson, Secretary
ATTEST: John W. Garry, Secretary

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS July 1, 1999, DATED BY Roy A. Davidson and John W. Garry... Heather P. Meligoris (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
Notary Public - Florida (TITLE)
00671323 (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 1st DAY OF July, 1999.
ATTEST: Heather P. Meligoris, Secretary
Roy A. Davidson, President

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS July 1, 1999, DATED BY Roy A. Davidson and John W. Garry... Heather P. Meligoris (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
Notary Public - Florida (TITLE)
00671323 (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 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.
BY: O. Howard Dukes, Professional Surveyor and Mapper - License No. 4533
DATE: 7/13/99

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD
DATED THIS 15th DAY OF July, 1999.
ATTEST: Linda Koster, Clerk
Joseph Russo - Mayor

CITY ENGINEER
THIS PLAT IS HEREBY ACCEPTED FOR RECORD
DATED THIS 14th DAY OF July, 1999.
BY: Lemnart 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 TRACT "A", AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES NPBCID HAS NO MAINTENANCE RESPONSIBILITY OVER SAID TRACT "A", AND SAID NPBCID FURTHER AND ACKNOWLEDGES AND ACCEPTS THE WATER MANAGEMENT EASEMENT OVER TRACT W-1 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 WATER MANAGEMENT ACCESS EASEMENT OVER A PORTION OF TRACT "A" AND TRACT ECA-3 AND HEREBY ACKNOWLEDGES IT HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE WATER MANAGEMENT ACCESS EASEMENT; AND HEREBY ACCEPTS THE LANDSCAPE EASEMENTS OVER TRACT ECA-1 AND A PORTION OF TRACT ECA-3 AND HEREBY ACKNOWLEDGES IT HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE LANDSCAPE 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: 7th DAY OF July, 1999.
ATTEST: Peter L. Pimentel, Secretary Board of Supervisors
Teresa N. Stewart, 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 HEREIN DESCRIBED PROPERTY THAT I FIND THAT THE TITLE TO SAID PROPERTY AS OF THE 1st DAY OF July, 1999 IS VESTED IN DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID AND THAT THERE ARE NO MORTGAGES ENCUMBERING SAID PROPERTY.
DATE: 7/1/99
ALYS N. DANIELS
ATTORNEY AT LAW
FLORIDA BAR NO. 354600.

SURVEYOR'S CERTIFICATE

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(1)(9) FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS.
DATE: 6-30-99
WILBUR F. DIVINE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4190
STATE OF FLORIDA

SURVEYOR'S NOTES:

- 1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPERANDED 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.
2. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON TRACTS ECA-1 THROUGH ECA-5, AS SHOWN HEREON UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
3. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
4. 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.
5. 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.
6. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF THE UTILITIES OCCUPYING SAME.
7. LOT LINES ARE RADIAL UNLESS NOTED (NR) - NON-RADIAL.
8. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF TRACT R-1, PHASE 4 ROADWAY AT BALLENISLES, AS SHOWN ON THIS PLAT BEING S01°45'31"W.

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, SUITE 110
WEST PALM BEACH, FLORIDA 33409
CERTIFICATE OF AUTHORIZATION NUMBER LB 6674

Professional seals and stamps for: BalLENISLES COMMUNITY ASSOCIATION, INC.; DEXTER DEVELOPMENT COMPANY; WILBUR F. DIVINE, P.S.M. 4190; JOSEPH RUSSO - MAYOR; LINDA KOSTER, CLERK; CITY OF PALM BEACH GARDENS; NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.