

BALLENISLES Pod 9

39

BEING A PORTION OF SECTIONS 11, 12, AND 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, CITY OF PALM BEACH GARDENS
SHEET 2 OF 5
MARCH, 1996

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 APRIL, 1996.

ATTEST: Ballemisles Community Association, Inc.
A FLORIDA CORPORATION, NOT-FOR-PROFIT.

BY: Thomas B. Mitchell BY: [Signature]

ITS: Secretary ITS: PRESIDENT

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA } S.S.
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 AND 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 PERMANENT CONTROL POINTS (P.C.P.'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 ORDINANCES OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

[Signature]
CHARLES H. ANDERSON, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4392

DATE: 3/23/96

APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD
THIS 4th DAY OF April, 1996.

[Signature]
BY: JOSEPH RUSSO - MAYOR

CITY ENGINEER:
THIS PLAT IS HEREBY ACCEPTED FOR RECORD
THIS 4th DAY OF April, 1996.

ATTEST: [Signature] BY: [Signature]
LINDA KOSIER, CLERK LENNART E. LINDAHL, P.E. - CITY ENGINEER

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS APRIL 1, 1996 (DATE) BY Thomas B. Mitchell AND Roy H. Damiata (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.

[Signature] (SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT)
Down H. Cessano-Pengue (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
ADMIN. ASST. (TITLE OR RANK)
CC 448122 (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-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 TRACTS W-1, W-2, W-3, W-4, W-5 AND W-6 IN FEE SIMPLE AND ACCEPTS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF TRACTS W-1, W-2, W-3, W-4, W-5 AND W-6; AND HEREBY ACCEPTS THE WATER MANAGEMENT MAINTENANCE EASEMENT SHOWN HEREIN WITHIN TRACTS "A", "B" AND "C" AND ACKNOWLEDGES THAT NPBCID HAS NO MAINTENANCE OBLIGATION IN CONNECTION WITH SAID WATER MANAGEMENT MAINTENANCE EASEMENT, AND HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENTS SHOWN HEREIN AS WME; ACKNOWLEDGING THAT SAID DISTRICT HAS THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN ITS WATER MANAGEMENT FACILITIES WITHIN SAID WATER MANAGEMENT EASEMENTS; AND HEREBY ACCEPTS THE LANDSCAPE EASEMENTS OVER TRACTS ECA-5 AND ECA-6; AND HEREBY ACCEPTS THE WATER MANAGEMENT ACCESS EASEMENTS OVER TRACTS GC-1, GC-2 AND ECA-6; AND HEREBY ACKNOWLEDGES IT HAS NO MAINTENANCE OBLIGATIONS ON OR UNDER 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 DISTRICT ON THIS PLAT.

DATED THIS 1st DAY OF APRIL, 1996.

NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT

ATTEST: [Signature] BY: [Signature]
PETER L. PIMENTEL, SECRETARY WILLIAM L. KERSLAKE, 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 1st DAY OF April, 1996, IS VESTED IN DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, AS TO ALL LANDS EXCEPT GC-1 AND GC-2, AND MACARTHUR HOLDING A, INC., A NOT-FOR-PROFIT CORPORATION, AS TO TRACTS GC-1 AND GC-2, AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID.

DATE: 4/1/96
[Signature]
ALYS N. DANIELS
ATTORNEY AT LAW
FLORIDA BAR NO. 354600

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
THIS PLAT WAS FILED FOR
RECORD AT _____
THIS _____ DAY OF
_____ A.D. 1996 AND
DULY RECORDED IN PLAT BOOK
_____ ON PAGES _____ AND

DOROTHY WILKEN, CLERK
CIRCUIT COURT.
BY: _____ DC

BOOK 77 PAGE 59
 FLOOD ZONE FLOOD MAP #
 QUAD # ZONING
 SE ZIP CODE
 PUD NAME City of Palm Beach Gardens



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