

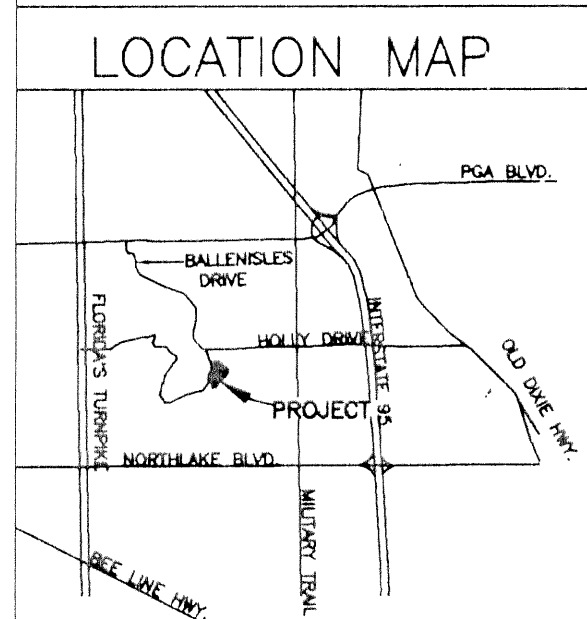
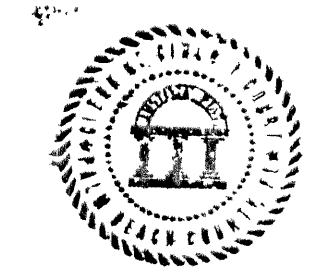
# PLAT of VICTORIA BAY AT BALLENISLES

(POD 22)

LYING IN SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA, CITY OF PALM BEACH GARDENS  
AUGUST 1996  
SHEET 1 of 2

3

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
THIS PLAT WAS FILED FOR RECORD AT  
12:30 P.M. THIS 10 DAY OF  
SEPTEMBER, A.D. 1996 AND DULY  
RECORDED IN PLAT BOOK 72, ON  
PAGES 3 THROUGH 4  
AND  
DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT  
BY Steph A. Standley  
DEPUTY CLERK



**LEGAL DESCRIPTION VICTORIA BAY AT BALLENISLES POD 22**

A PARCEL OF LAND BEING A PORTION OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 13; THENCE, BEAR NORTH 01°35'02" EAST, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 72.61 FEET; THENCE, SOUTH 88°24'58" EAST, DEPARTING SAID SECTION LINE, A DISTANCE OF 51.24 FEET TO A POINT ON THE BOUNDARY OF PHASE 4 ROADWAY AT BALLENISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGES 194 AND 195, PUBLIC RECORDS OF SAID PALM BEACH COUNTY; SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 451.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 88°13'23" EAST; THENCE, SOUTHEASTERLY, ALONG SAID CURVE AND SAID PLAT BOUNDARY, THROUGH A CENTRAL ANGLE OF 12°24'40", A DISTANCE OF 97.69 FEET TO THE POINT OF BEGINNING.

THENCE, CONTINUING SOUTHEASTERLY, ALONG SAID CURVE AND SAID PLAT BOUNDARY, THROUGH A CENTRAL ANGLE OF 75°17'21", A DISTANCE OF 592.63 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 88°28'23" EAST, CONTINUING ALONG SAID PLAT BOUNDARY, A DISTANCE OF 639.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 451.00 FEET; THENCE, EASTERLY, ALONG SAID CURVE AND CONTINUING ALONG SAID PLAT BOUNDARY, THROUGH A CENTRAL ANGLE OF 2°08'23", A DISTANCE OF 182.14 FEET TO THE END OF SAID CURVE; THENCE, NORTH 01°11'37" EAST, A DISTANCE OF 108.51 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 405.00 FEET; THENCE, NORTHERLY AND WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 79°15'17", A DISTANCE OF 560.22 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 77°43'59" WEST, A DISTANCE OF 270.86 FEET TO A POINT ON A CURVE (RADIAL BEARING NORTH 48°54'21" WEST) ON THE BOUNDARY OF THE PLAT OF BANYAN ISLE AT BALLENISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGES 65 THROUGH 67, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE, WESTERLY, ALONG SAID CURVE BEARING TO THE RIGHT, HAVING A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF 50°40'58", A DISTANCE OF 574.98 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 88°13'23" WEST, CONTINUING ALONG SAID PLAT BOUNDARY, A DISTANCE OF 158.37 FEET TO THE POINT OF BEGINNING.

CONTAINING: 12.066 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT DEXTER DEVELOPMENT COMPANY AS OWNER OF THE LAND SHOWN HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "VICTORIA BAY AT BALLENISLES (POD 22)" AND DOES HEREBY DEDICATE THE FOLLOWING SPECIFIC EASEMENTS SOLELY FOR THE SPECIFIC PURPOSES DESCRIBED HEREIN AND DOES ALSO HEREBY DEDICATE THE SPECIFIC PARCELS DESCRIBED HEREIN AS FOLLOWS:

- UTILITY EASEMENTS SHOWN HEREON AND DESIGNATED AS U.E., ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENT ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER UTILITY FACILITIES.
- STREET TRACT SHOWN AND DESIGNATED HEREON AS TRACT "R-1" IS HEREBY DEDICATED FEE SIMPLE TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AS COMMON AREAS, FOR ROADWAY, INGRESS, EGRESS, DRAINAGE, UTILITIES (INCLUDING C.A.T.V.) AND RELATED PURPOSES, SAID STREET TRACT 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.
- TRACTS "ECA 1" THROUGH "ECA 4", OPEN SPACE TRACTS "ECA 5" AND "ECA 6" AND TRACT "ECA 7", AS SHOWN HEREON ARE HEREBY DEDICATED FEE SIMPLE TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR USE AS EXCLUSIVE OPEN AREAS OF THE ASSOCIATION. ALL OF 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.
- LANDSCAPE EASEMENTS OVER TRACTS "ECA 2", AND "ECA 3" 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.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS SHOWN HEREON AND DESIGNATED AS TRACT R-1/I.E.E. IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS FOR WATER MANAGEMENT AND RELATED DISTRICT PURPOSES, SAID LAND ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION 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.

- EASEMENT FOR DRAINAGE PURPOSES AS SHOWN AND DESIGNATED HEREON AS D.E. IS HEREBY DEDICATED SOLELY TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND IS 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.
- TRACT "A" SHOWN HEREON IS HEREBY DEDICATED FEE SIMPLE TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND IS 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.
- A NON-EXCLUSIVE WATER MANAGEMENT EASEMENT OVER TRACT "A" AS HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR USE FOR ACCESS AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES, THE LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF BALLENISLES COMMUNITY ASSOCIATION, INC.
- TRACT "B" AS SHOWN HEREON IS HEREBY DEDICATED FEE SIMPLE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR WATER MANAGEMENT AND OTHER AUTHORIZED PURPOSES, SAID WATER MANAGEMENT TRACT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- EASEMENTS FOR WATER AND SEWER PURPOSES AS SHOWN HEREON AND DESIGNATED AS W.L.E. AND S.L.E. ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS THEIR SUCCESSORS AND/OR ASSIGNS.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER STREET TRACT "R-1/I.E.E." IS 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, A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER STREET TRACT "R-1" IS 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 TRACT "R-1".

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 26<sup>th</sup> DAY OF August, 1996.

DEXTER DEVELOPMENT COMPANY  
A FLORIDA CORPORATION

BY: Roy H. Davidson  
ROY H. DAVIDSON, PRESIDENT

ATTEST BY: SECRETARY  
TITLE: SECRETARY

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER STREET TRACT "R-1/I.E.E.", A NON-EXCLUSIVE WATER MANAGEMENT EASEMENT OVER TRACT "A", THE LANDSCAPE EASEMENT OVER TRACTS "A", "ECA 2" AND "ECA 3", AND THE DEDICATION FOR WATER MANAGEMENT AND OTHER AUTHORIZED PURPOSES AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES SAID DISTRICT HAS PERPETUAL MAINTENANCE RESPONSIBILITY OVER TRACT "B", ACCEPTED IN FEE SIMPLE, AND HAS NO MAINTENANCE RESPONSIBILITY OVER SAID STREET TRACT "R-1/I.E.E.", AND TRACTS "ECA 2" AND "ECA 3" AND SAID DISTRICT ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO NOR OTHER MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

DATE: 8-23-96

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

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

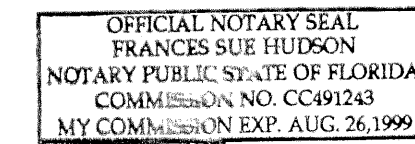
BY: William L. Kerslake  
WILLIAM L. KERSLAKE, PRESIDENT  
BOARD OF SUPERVISORS

**CORPORATE ACKNOWLEDGEMENT CERTIFICATE**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this August 26, 1996 (date) by Roy H. Davidson as President and John H. Davidson as Secretary (print name) of DEXTER DEVELOPMENT COMPANY, a Florida Corporation on behalf of the corporation. They are personally known to me or have produced \_\_\_\_\_ as identification.

Francis S. Hudson (Signature of person taking acknowledgement)  
Francis S. Hudson (Name of Acknowledger typed, Printed or Stamped)  
Notary Public (Title or Rank)  
SC 191242 (Commission Number)(NOTARY SEAL)

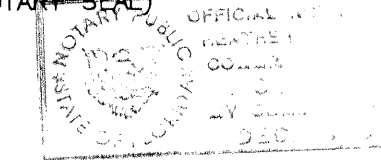


**CORPORATE ACKNOWLEDGEMENT CERTIFICATE**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this August 26, 1996 (date) by Heather P. Mellonis and Heather P. Mellonis (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 \_\_\_\_\_ as identification.

Heather P. Mellonis (Signature of Person Taking Acknowledgement)  
Heather P. Mellonis (Name of Acknowledger typed, Printed or Stamped)  
Notary Public (Title or Rank)  
00334253 (Commission Number)(NOTARY SEAL)



**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 the plat of VICTORIA BAY AT BALLENISLES (POD 22) affecting said property and all matters appearing thereon.

Dated this 26<sup>th</sup> day of August, 1996.

ATTEST  
BALLENISLES COMMUNITY ASSOCIATION, INC.  
By: Thomas B. Mitchell Secretary  
By: Roy H. Davidson President

**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 the herein described property, that I find that the record title to said property on this 26<sup>th</sup> day of August, 1996 is vested in Dexter Development Company, a Florida corporation and that the current taxes for said property have been paid.

Date: August 26, 1996

Alys N. Daniels  
Alys N. Daniels  
Attorney At Law  
Florida Bar No. 354600

**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
- PRM PERMANENT REFERENCE MONUMENT SET, P.S. & M. 4563
- PCP PERMANENT CONTROL POINT, P.S. & M. 4563 WILL BE SET
- LINE WHICH INTERSECT CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
- NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE 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 ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST AS NORTH 01° 35' 02" EAST

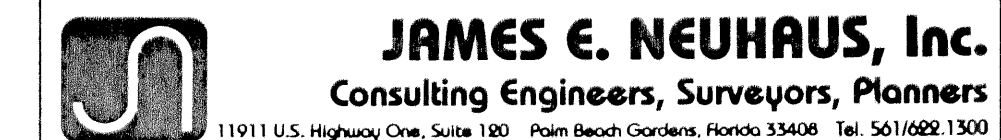
SURVEYOR'S CERTIFICATION:  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (P.R.M.S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND (P.C.P.'S) PERMANENT CONTROL POINTS 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 THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

DATE: Aug 23, 1996 BY: William D. O'Connor  
WILLIAM D. O'CONNOR  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 4563

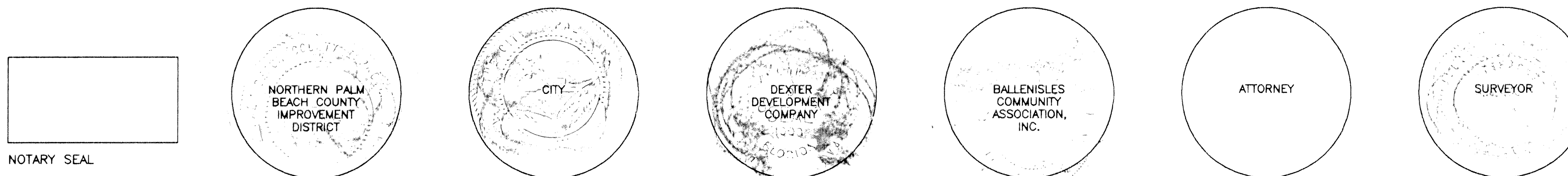
THIS INSTRUMENT PREPARED BY:  
WILLIAM D. O'CONNOR, P.S.&M.  
IN & FOR THE OFFICE OF:

JAMES E. NEUHAUS, INC.,  
11911 U.S. HIGHWAY ONE, SUITE 120  
PALM BEACH GARDENS, FLORIDA 33408  
(561) 622-1300



PLAT OF  
VICTORIA BAY AT  
BALLENISLES POD 22

DWN: KAD F.B.: PG.: DATE: 02/11/96  
CRD: RMJ FILE: 98-008 SCALE: N/A SHEET: 1 OF 2



SUBDIVISION: Victoria Bay at Ballen Isles  
BOOK: 72 PAGE: 3  
FLOOD MAP: FLOOD ZONE: ZONING: ZIP CODE:  
ROAD: PUD NAME: City of Palm Beach Gardens TAZ - 97