

# BALLENISLES Pod 19a

BEING A PORTION OF SECTIONS 11, 13 AND 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, CITY OF PALM BEACH GARDENS  
SHEET 1 OF 6  
SEPTEMBER, 1997

### LEGAL DESCRIPTION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

A parcel of land lying in Sections 11, 13 and 14, Township 42 South, Range 42 East, Palm Beach County, Florida, and being more particularly described as follows:

BEGINNING at a point in the East line of PLAT TWO HANSEN - JDM, Plat Book 69, Pages 195 - 200, as recorded in the Public Records of Palm Beach County, Florida, and in the East line of BallenIsles Drive, of the most Northerly Northwest corner of PHASE 4 ROADWAY AT BALLENISLES, Plat Book 74, Pages 194 and 195, as recorded in the Public Records of Palm Beach County, Florida;

THENCE northwesterly along said East line of BallenIsles Drive the following two (2) courses and distances:

1. North 23°51'35" East, a distance of 317.32 feet to the beginning of a Tangent curve concave to the Northwest;
2. Northeasterly, along the arc of said curve having a radius of 1160.00 feet, a delta of 44°39'55", and an arc distance of 904.28 feet to an intersection with a non-tangent line, at the most Southerly Southwest corner of PHASE 6 ROADWAY AT BALLENISLES, as recorded in Plat Book 76, Pages 71 and 72 of the Public Records of Palm Beach County, Florida;

THENCE along the Southerly line of said PHASE 6 ROADWAY AT BALLENISLES the following five (5) courses and distances:

1. North 22°51'56" East, 34.53 feet;
2. North 66°32'07" East, a distance of 124.15 feet to the beginning of a Tangent curve concave to the Southeast;
3. Northeasterly, along the arc of said curve having a radius of 1720.00 feet, a delta of 11°40'35", and an arc distance of 350.52 feet to a Point of Tangency;
4. North 78°12'42" East, a distance of 154.90 feet to the beginning of a Tangent curve concave to the Northwest;
5. Northeasterly, along the arc of said curve having a radius of 490.00 feet, a delta of 06°53'54", and an arc distance of 58.99 feet to an intersection with a non-tangent line at the Northwest corner of BALLENISLES PARCEL 6B, as recorded in Plat Book 76, Pages 73 and 74, of the Public Records of Palm Beach County, Florida;

THENCE along the Westerly line of said BALLENISLES PARCEL 6B the following eight (8) courses and distances:

1. South 38°19'08" East, a distance of 156.67 feet to the beginning of a Tangent curve concave to the Northeast;
2. Southeasterly, along the arc of said curve having a radius of 80.00 feet, a delta of 28°00'03", and an arc distance of 33.12 feet to a Point of Reverse Curvature with a curve concave to the Southwest;
3. Southeasterly, along the arc of said curve having a radius of 80.00 feet, a delta of 28°30'08", and an arc distance of 39.80 feet to an intersection with a non-tangent line;
4. South 37°49'03" East, a distance of 207.62 feet to the beginning of a Tangent curve concave to the Southwest;
5. Southeasterly, along the arc of said curve having a radius of 80.00 feet, a delta of 42°42'30", and an arc distance of 59.63 feet to a Point of Reverse Curvature with a curve concave to the Southwest;
6. Southwestly, along the arc of said curve having a radius of 2517.41 feet, a delta of 01°23'52", and an arc distance of 61.41 feet to an intersection with a non-tangent line;
7. South 00°04'10" East, 605.21 feet;
8. South 15°08'41" East, 149.30 feet to the Southwest corner of said BALLENISLES PARCEL 6B and a Westerly corner of BALLENISLES POD 9, as recorded in Plat Book 77, Pages 38 through 42, of the Public Records of Palm Beach County, Florida;

THENCE, along the Westerly line of said BALLENISLES POD 9, South 07°09'49" East, 86.07 feet to the most Southerly Northwest corner of BALLENISLES POD 19B, as recorded in Plat Book 77, Pages 36 and 37 of the Public Records of Palm Beach County, Florida;

THENCE along the Westerly line of said BALLENISLES POD 19B the following six (6) courses and distances:

1. South 04°58'23" East, 177.30 feet;
2. South 33°08'00" East, a distance of 153.60 feet to the beginning of a Tangent curve concave to the Southwest;
3. Southwestly, along the arc of said curve having a radius of 55.00 feet, a delta of 79°21'04", and an arc distance of 76.17 feet to a Point of Tangency;
4. South 46°13'04" West, 329.73 feet;
5. South 43°46'56" East, 120.00 feet;
6. South 46°13'04" West, a distance of 52.09 feet to a point in the North line of said PHASE 4 ROADWAY AT BALLENISLES, at a point of intersection with a non-tangent curve concave to the Southwest (said point bears North 48°26'54" East from the radius point of the next described curve);

THENCE along the Northerly line of said PHASE 4 ROADWAY AT BALLENISLES the following three (3) courses and distances:

1. Northwesterly, along the arc of said curve having a radius of 549.00 feet, a delta of 21°48'05", and an arc distance of 208.90 feet to a Point of Tangency;
2. North 63°21'11" West, 998.25 feet;
3. North 19°44'46" West, 34.49 feet to the POINT OF BEGINNING.

Said lands lying in the City of PALM BEACH GARDENS, FLORIDA containing 1622538. square feet or 37.248 acres more or less.

### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT MACARTHUR HOLDING A, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AS OWNER OF TRACT GC-1, AND DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, AS OWNER OF THE REMAINDER OF THE LAND SHOWN HEREON INCLUDING PARTICULARLY DESCRIBED ON SHEET 1 HEREOF, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS BALLENISLES POD 19a, AND DO HEREBY DEDICATE THE FOLLOWING SPECIFIC PARCELS OF DESCRIBED HEREIN AS FOLLOWS:

1. UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "UE" ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
2. STREET TRACT SHOWN AND DESIGNATED HEREON AS TRACT R-1 IS HEREBY DEDICATED TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS EXCLUSIVE COMMON AREA, EXCLUSIVELY FOR ROADWAY, INGRESS, EGRESS, DRAINAGE, UTILITIES, CABLE TELEVISION SYSTEMS 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.
3. EASEMENTS FOR INGRESS AND EGRESS OVER THE STREET TRACT R-1 AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR ACCESS FOR WATER MANAGEMENT AND RELATED NPBCID PURPOSES, THE LANDS ENCUMBERED BY SAID INGRESS AND EGRESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
4. NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER STREET TRACT R-1 AND ECA-1 THROUGH ECA-8 INCLUSIVE ARE 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, NON-EXCLUSIVE EASEMENTS ON, OVER AND UNDER STREET TRACT R-1 AND ECA-1 THROUGH ECA-8 INCLUSIVE ARE 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 SAID TRACT R-1 AND ECA-1 THROUGH ECA-8 INCLUSIVE.
5. LANDSCAPE EASEMENTS OVER ALL OF ECA-1 THROUGH ECA-8 INCLUSIVE, AS SHOWN AND DESIGNATED HEREON AS "LE" ARE HEREBY DEDICATED TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, EXCLUSIVELY FOR LANDSCAPED PURPOSES, SAID LANDSCAPING BEING 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.
6. TRACTS A,B,C AND ECA-1 THROUGH ECA-8 INCLUSIVE, AS SHOWN HEREON ARE HEREBY DEDICATED TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR USE AS EXCLUSIVE COMMON AREAS OF THE ASSOCIATION, SAID TRACTS A,B,C AND ECA-1 THROUGH ECA-8 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.
7. EASEMENTS FOR DRAINAGE PURPOSES AS SHOWN AND DESIGNATED HEREON AS "DE" ARE HEREBY DEDICATED SOLELY TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AND ARE 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.
8. EASEMENTS FOR WATER AND SEWER PURPOSES AS SHOWN HEREON AND DESIGNATED "WLE" AND "SLE" ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, EXCLUSIVELY FOR CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES 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.

9. TRACTS W-1, W-2, AND W-3, AS SHOWN HEREON ARE HEREBY DEDICATED FEE SIMPLE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR WATER MANAGEMENT AND OTHER AUTHORIZED PURPOSES, SAID WATER MANAGEMENT TRACTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID NPBCID, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

10. A NON-EXCLUSIVE WATER MANAGEMENT MAINTENANCE EASEMENT OVER TRACTS A, B, AND C, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID DISTRICT'S WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS FOR WATER MANAGEMENT PURPOSES, THE LANDS ENCUMBERED BY SAID WATER MANAGEMENT MAINTENANCE 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 THE CITY OF PALM BEACH GARDENS OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

11. LANDSCAPE EASEMENTS OVER ECA-1, ECA-3, ECA-6, ECA-7 AND GC-1 AND DESIGNATED "LE" 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.

12. WATER MANAGEMENT ACCESS EASEMENT OVER ALL OF TRACT GC-1 AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID DISTRICT'S WATER MANAGEMENT FACILITIES, LANDS, AND EASEMENTS. THE LAND LYING UNDER SAID WATER MANAGEMENT ACCESS EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNER OR OWNERS OF SAID TRACT GC-1, THEIR SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO SAID DISTRICT.

13. 25' LANDSCAPE EASEMENTS SHOWN HEREON OVER TRACT GC-1 AND DESIGNATED "LE" ARE HEREBY DEDICATED TO THE BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, EXCLUSIVELY FOR LANDSCAPE PURPOSES, SAID LANDSCAPING BEING 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.

14. WATER MANAGEMENT EASEMENTS AS SHOWN HEREON AS "WME" ARE HEREBY DEDICATED SOLELY TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES. THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, SAID DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR PRESIDENT OR VICE PRESIDENT, AND ATTESTED BY THEIR SECRETARY OR ASSISTANT SECRETARY AND THEIR COMMON ORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS THIS 6th DAY OF November, 1997.

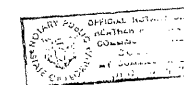
DEXTER DEVELOPMENT COMPANY A FLORIDA CORPORATION	MACARTHUR HOLDING A, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION
BY: <i>[Signature]</i>	BY: <i>[Signature]</i>
TITLE: <u>PRESIDENT</u>	TITLE: <u>VICE PRES.</u>
ATTEST BY: <i>[Signature]</i>	ATTEST BY: <i>[Signature]</i>
TITLE: <u>Secretary</u>	TITLE: <u>Secretary</u>

### CORPORATE ACKNOWLEDGEMENT CERTIFICATE

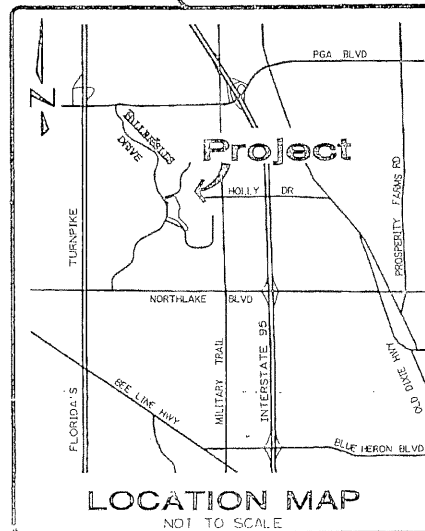
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF November, 1997, BY *[Signature]* AND *[Signature]* (PRINT NAMES AND TITLES) OF DEXTER DEVELOPMENT COMPANY, A FLORIDA 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)  
*[Signature]* (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)  
*[Signature]* (TITLE OR RANK)  
6891233 (COMMISSION NUMBER) (NOTARY SEAL)



COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plan was filed for record at )  
this 21st day of November, 1997 )  
and duly recorded in the Public )  
Records of Palm Beach County )  
on page 103 of Book 103 )  
according to the provisions of Chapter )  
409, Florida Statutes, by )  
*[Signature]*



**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  
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