

BALLENISLES Pod 19a

104

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 2 OF 6
SEPTEMBER, 1997

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th October 1997
BY Dale E. Smith AND Sean Cohen (PRINT NAMES
AND TITLES) OF MACARTHUR HOLDING A, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION,
ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED
PERSONALLY KNOWN TO ME OR HAVE PRODUCED
(TYPE OF IDENTIFICATION AS IDENTIFICATION)

Maria Marie Smith (SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT)
Diane Marie Smith (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
Notary State of Fla (TITLE OR RANK)
00490826 (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 NOT-FOR-PROFIT CORPORATION, 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 6 DAY OF November, 1997.

BALLENISLES COMMUNITY ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION.

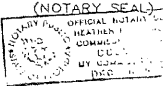
BY: Roy A. Smith BY: Thomas B. Mitchell
ITS: PRESIDENT ITS: Secretary

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th Day of November,
1997 (DATE) BY Roy H. Davidson AND Thomas B. Mitchell
(PRINT NAMES) 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.

Roy H. Davidson (SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT)
Thomas B. Mitchell (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
Notary State of Florida (TITLE OR RANK)
00334233 (COMMISSION NUMBER)



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, AND W-3 IN FEE SIMPLE, AND ACCEPTS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF TRACTS W-1, W-2 AND W-3 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 HEREON 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-1, ECA-3, ECA-5, ECA-6, ECA-7 AND GC-1 AND HEREBY ACCEPTS THE WATER MANAGEMENT ACCESS EASEMENTS OVER TRACT GC-1; 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 10th DAY OF November, 1997.
NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT

ATTEST: Peter L. Pimentel BY: Robert D. Harris
PETER L. PIMENTEL, SECRETARY BOARD OF SUPERVISORS ROBERT D. HARRIS, 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 6th DAY OF November, 1997, IS VESTED IN DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, AS TO ALL LANDS EXCEPT GC-1 AND MACARTHUR HOLDING A, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AS TO TRACT GC-1 AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID.

DATE: 11/7/97

Alys N. Daniels
ALYS N. DANIELS
ATTORNEY AT LAW
FLORIDA BAR NO. 354600

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 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.

Charles H. Anderson
CHARLES H. ANDERSON, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4392

DATE: 11-6-97

APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD
THIS 20th DAY OF November, 1997.

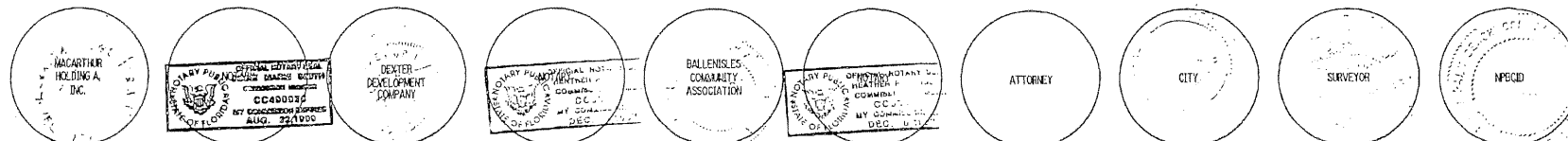
BY: Joseph R. Russo
JOSEPH R. RUSSO - MAYOR

CITY ENGINEER:
THIS PLAT IS HEREBY ACCEPTED FOR RECORD
THIS 20th DAY OF November, 1997.

ATTEST: Cindy Harway BY: Lennart E. Lindahl
LINDA V. KOSIER, CLERK DEPUTY CITY CLERK LENNART E. LINDAHL, P.E. - CITY ENGINEER

NOTES:

1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
3. 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.
4. 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.
5. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
6. LOT LINES ARE NOT RADIAL UNLESS NOTED (RAD).
7. THERE SHALL BE NO BUILDING, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON WATER MANAGEMENT MAINTENANCE EASEMENTS AS SHOWN HEREIN, UNLESS APPROVED IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
8. BEARING BASIS: BEARINGS HEREON ARE BASED UPON THE NORTH LINE OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, BEING NORTH 88° 36' 29" WEST.



KESHAVARZ & ASSOCIATES, INC.

THIS INSTRUMENT WAS PREPARED BY CHARLES H. ANDERSON
IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.
1280 N. CONGRESS AVENUE, SUITE 208
WEST PALM BEACH, FLORIDA 33409
(407) 689-8600 / FAX 689-7476