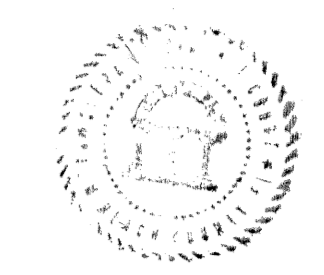


BALLENISLES Pod 8b



BEING A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, CITY OF PALM BEACH GARDENS AND A REPLAT OF A PORTION OF THE PLAT OF BOUNDARY OF GOLF CLUB SITE OF THE PROFESSIONAL GOLFERS' ASSOCIATION OF AMERICA, RECORDED IN PLAT BOOK 27, PAGES 182 AND 183, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 6

NOVEMBER 1998

LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING IN SECTIONS 11 AND 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE PLAT OF "BOUNDARY OF GOLF CLUB SITE OF THE PROFESSIONAL GOLFERS' ASSOCIATION OF AMERICA, AS RECORDED IN PLAT BOOK 27, PAGES 182 AND 183, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE NORTH LINE OF PHASE 6 ROADWAY AT BALLENSLES, AS RECORDED IN PLAT BOOK 76, PAGES 71 AND 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE SOUTHEAST CORNER OF THE PLAT OF BALLENSLES POD 7, AS RECORDED IN PLAT BOOK 83, PAGES 53 AND 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID BALLENSLES POD 7 THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. N 28°35'05" W A DISTANCE OF 568.63' TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 08°37'37"
2. ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 82.81 FEET TO A POINT OF TANGENCY
3. N 19°57'28" W A DISTANCE OF 125.26' TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 13°08'03"
4. ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 45.85 FEET TO A POINT OF TANGENCY
5. N 33°05'31" W A DISTANCE OF 632.52' TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 56°40'10"
6. ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 98.91 FEET TO A POINT OF TANGENCY
7. N 89°45'40" W A DISTANCE OF 232.30' TO A POINT IN THE EAST LINE OF PLAT ONE HANSEN - JDM, AS RECORDED IN PLAT BOOK 64, PAGES 67 THROUGH 81 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE ALONG THE SAID EAST LINE OF PLAT ONE HANSEN - JDM THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N 12°25'48" W A DISTANCE OF 93.21' TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 452.00 FEET AND A CENTRAL ANGLE OF 02°24'59"
2. ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 19.06 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF BALLENSLES COUNTRY CLUB, AS RECORDED IN PLAT BOOK 72, PAGES 158 AND 159 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE ALONG THE SOUTHERLY LINE OF SAID PLAT OF BALLENSLES COUNTRY CLUB THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1. N 60°26'56" E A DISTANCE OF 187.44' TO A POINT
2. N 00°00'00" E A DISTANCE OF 78.62' TO A POINT
3. N 56°39'17" E A DISTANCE OF 175.06' TO A POINT
4. S 87°49'30" E A DISTANCE OF 84.24' TO A POINT
5. N 02°10'30" E A DISTANCE OF 130.00' TO A POINT
6. S 87°49'30" E A DISTANCE OF 235.00' TO A POINT
7. N 02°10'30" E A DISTANCE OF 135.00' TO A POINT
8. N 58°29'06" E A DISTANCE OF 180.28' TO A POINT
9. S 87°49'30" E A DISTANCE OF 280.00' TO A POINT

THENCE S 46°21'26" E A DISTANCE OF 293.80' TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 37°44'40" (A RADIAL LINE THROUGH SAID POINT BEARS S 30°48'20" E)

ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 329.38 FEET TO A POINT OF TANGENCY

THENCE S 83°03'40" E A DISTANCE OF 530.64' TO A POINT IN THE WEST LINE OF SAID PHASE 6 ROADWAY AT BALLENSLES MARKING THE MOST SOUTHERLY CORNER OF BALLENSLES POD 10 AS RECORDED IN PLAT BOOK 83, PAGES 74 THROUGH 76 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

THENCE ALONG THE SAID WESTERLY LINE OF PHASE 6 ROADWAY AT BALLENSLES THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. S 06°56'20" W A DISTANCE OF 19.40' TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 43°59'18"
2. ALONG THE ARC OF SAID CURVE AND ARC DISTANCE OF 353.16 FEET TO A POINT OF TANGENCY
3. S 50°55'38" W A DISTANCE OF 66.95' TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 36°47'54"
4. ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 57.80 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 68°53'13"
5. ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 156.30 FEET TO A POINT
6. N 82°51'25" W A DISTANCE OF 42.70' TO A POINT

THENCE N 85°15'19" W A DISTANCE OF 302.61' TO A POINT
THENCE S 59°11'40" W A DISTANCE OF 613.94' TO A POINT
THENCE S 26°58'33" E A DISTANCE OF 214.58' TO A POINT
THENCE S 20°17'42" E A DISTANCE OF 234.04' TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 200.00 FEET, AND A CENTRAL ANGLE OF 08°08'43"
ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 28.43 FEET TO A POINT OF TANGENCY;
THENCE S 12°08'59" E A DISTANCE OF 617.34' TO A POINT IN THE SAID NORTH LINE OF PHASE 6 ROADWAY AT BALLENSLES
THENCE, ALONG SAID NORTH LINE, S 78°12'42" W A DISTANCE OF 129.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,491,051.188 SQUARE FEET OR 34.230 ACRES MORE OR LESS.
SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

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, BEING MORE PARTICULARLY DESCRIBED IN THE "LEGAL DESCRIPTION" SHOWN HEREON, HAVE CAUSED SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS: BALLENSLES POD 8b

AND DO HEREBY DEDICATE THE FOLLOWING EASEMENTS AND TRACTS DESCRIBED HEREIN AS FOLLOWS:

1. UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
2. STREET TRACT SHOWN AND DESIGNATED HEREON AS TRACT "R" IS HEREBY DEDICATED IN FEE SIMPLE TO BALLENSLES 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. NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER STREET TRACT "R" AND ECA-1 THROUGH ECA-5 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 BALLENSLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS. NON-EXCLUSIVE EASEMENTS ON, OVER AND UNDER STREET TRACT "R" AND ECA-1 THROUGH ECA-5 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" AND ECA-1 THROUGH ECA-5 INCLUSIVE.
4. LANDSCAPE EASEMENTS OVER ALL OF ECA-1 THROUGH ECA-7, INCLUSIVE, AS SHOWN ARE HEREBY DEDICATED TO BALLENSLES 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.
5. TRACT A AND ECA-1 THROUGH ECA-7 INCLUSIVE, AS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE TO BALLENSLES 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 AND ECA-1 THROUGH ECA-7 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.
6. DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR DRAINAGE PURPOSES SOLELY TO BALLENSLES 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.
7. TRACTS W-1 AND W-2, AS SHOWN HEREON, ARE HEREBY DEDICATED IN FEE SIMPLE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) 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.
8. LANDSCAPE EASEMENTS OVER ECA-5, ECA-6, AND ECA-7, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT (NPBCID) 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.
9. 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 BALLENSLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT AND WITHOUT RECOURSE TO 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.

9. NON-EXCLUSIVE WATER MANAGEMENT MAINTENANCE EASEMENT AS SHOWN HEREON AND DESIGNATED AS WMME, 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 BALLENSLES 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.
10. WATER MANAGEMENT ACCESS EASEMENTS, AS SHOWN HEREON, AND DESIGNATED AS WMAE, ARE 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 LANDS LYING UNDER SAID WATER MANAGEMENT ACCESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE BALLENSLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT.
11. EASEMENTS FOR WATERLINE PURPOSES, DESIGNATED "WLE", AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, EXCLUSIVELY FOR THE CONSTRUCTION AND MAINTENANCE OF WATER 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.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR President, AND ATTESTED BY THEIR Secretary AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS THIS 11th DAY OF November, 1998.

DEXTER DEVELOPMENT COMPANY A FLORIDA CORPORATION	MACARTHUR HOLDING A, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION
BY: <u>Roy H. Davidson</u>	BY: <u>John W. Gony</u>
TITLE: <u>President</u>	TITLE: <u>Vice President</u>
ATTEST BY: <u>Diane Marie Smith</u>	ATTEST BY: <u>John W. Gony</u>
TITLE: <u>Sec.</u>	TITLE: <u>Secretary</u>

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF Nov (DATE) BY Diane Marie Smith, Vice AND Steve Cohen, Secretary (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 (TYPE OF IDENTIFICATION) AS IDENTIFICATION

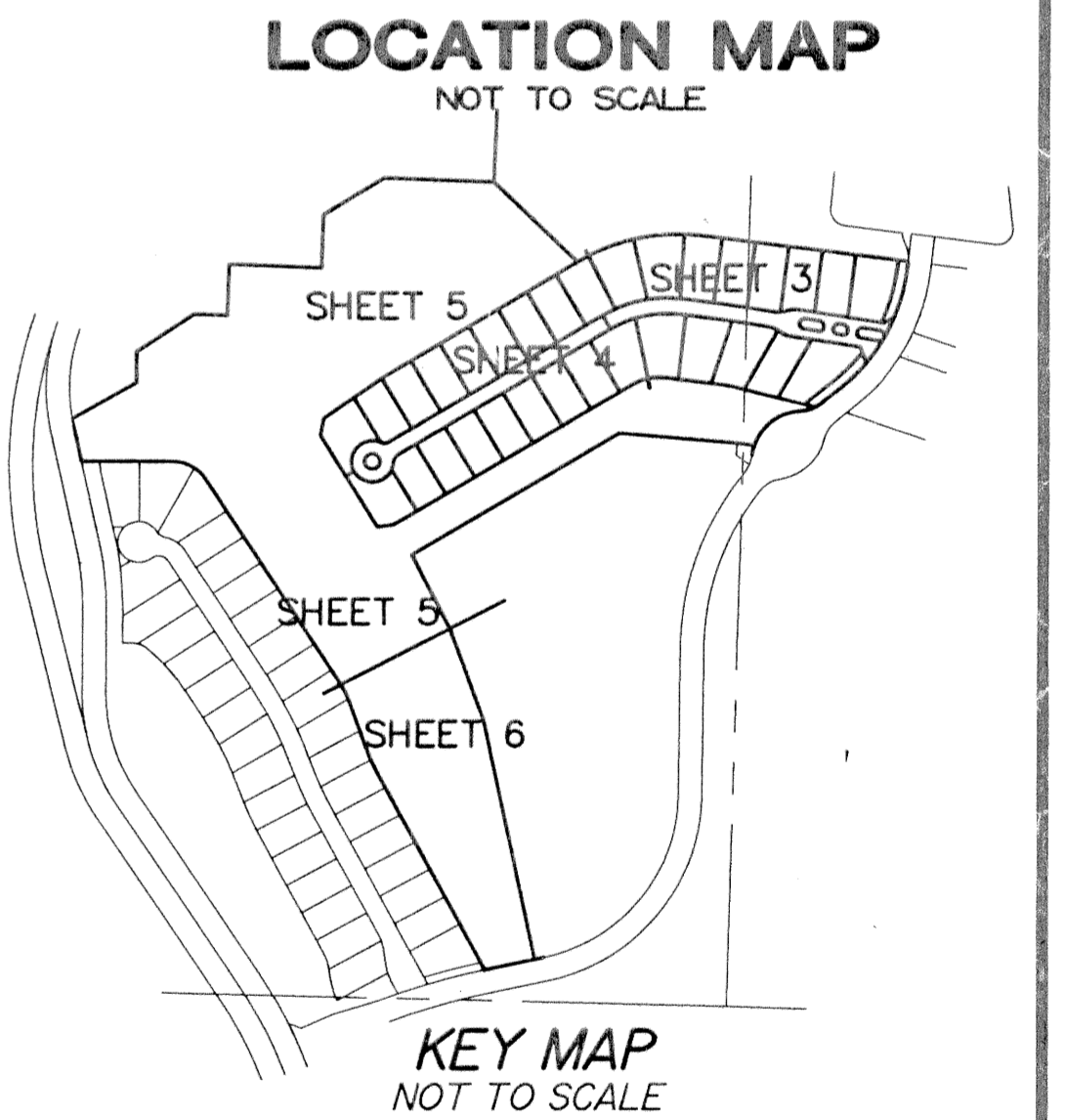
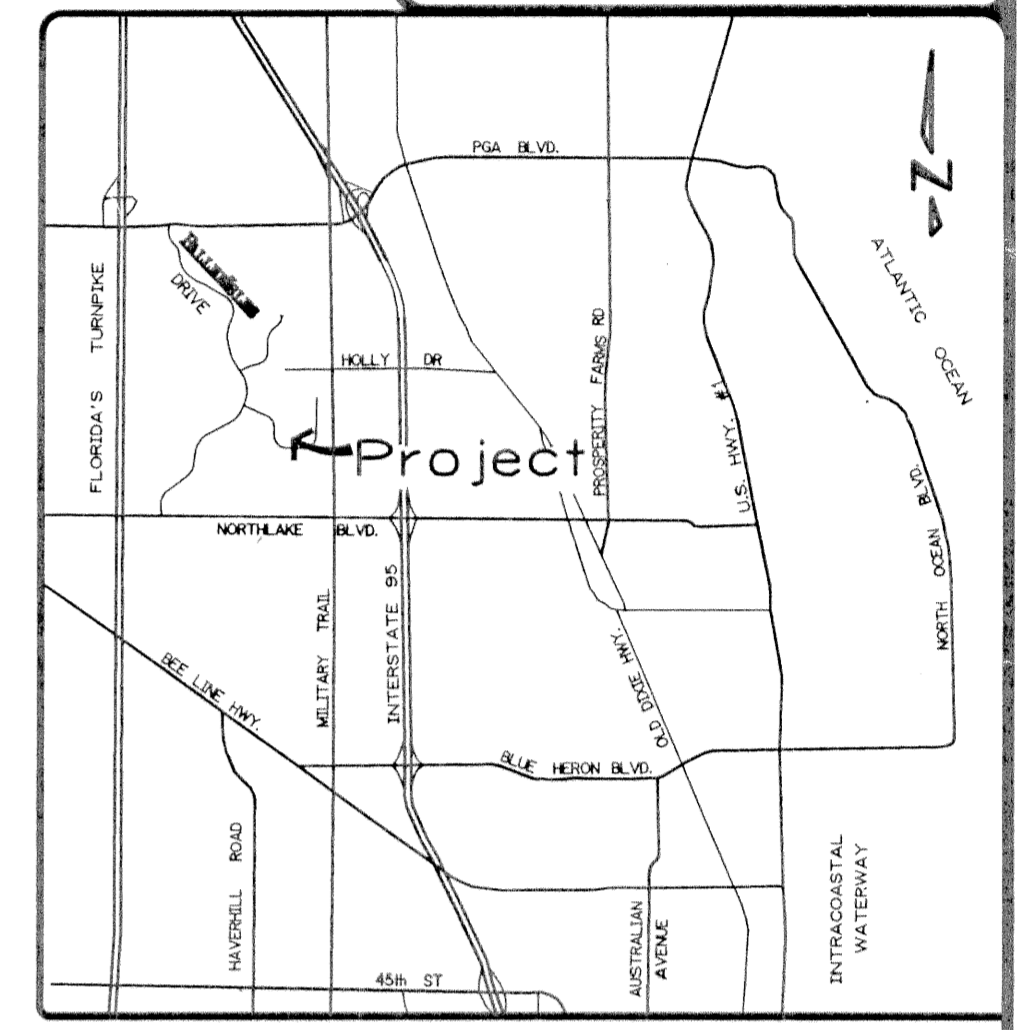
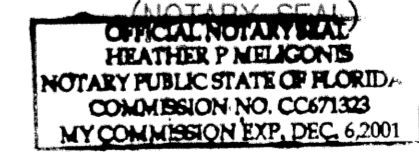
Diane Marie Smith (SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT)
DIANE MARIE SMITH (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
Notary State of Florida (TITLE OR RANK)
CC 490826 (COMMISSION NUMBER) (NOTARY SEAL)

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

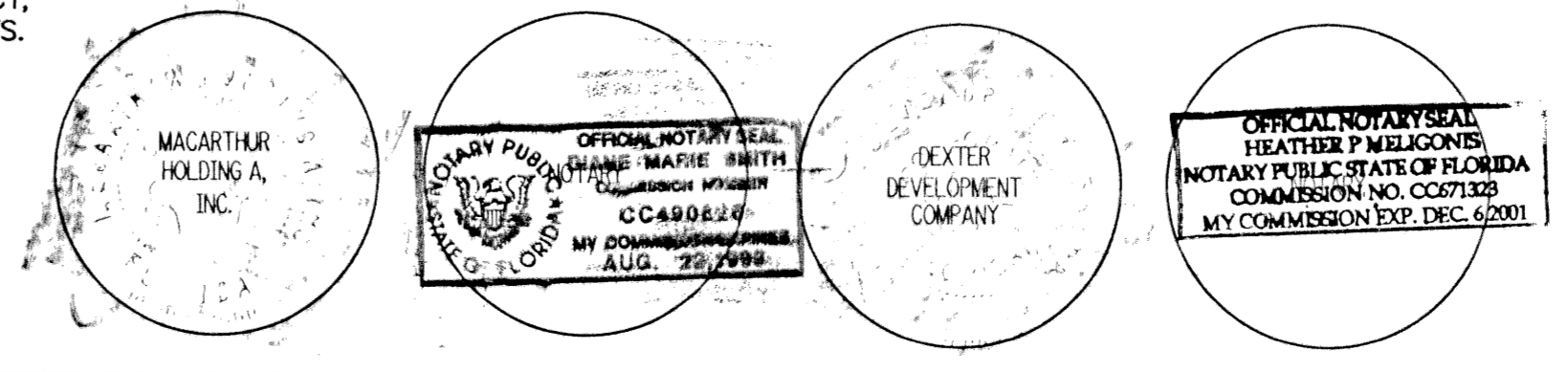
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11/11/98 (DATE) BY Roy H. Davidson, President AND John W. Gony, Secretary (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

Heather P. Melacoris (SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT)
Heather P. Melacoris (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)
Notary State of Florida (TITLE OR RANK)
CC 611523 (COMMISSION NUMBER) (NOTARY SEAL)



NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED 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.



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 LICENSED BUSINESS No. 4897