COUNTY OF PALM BEACH STATE OF FLORIDA

is 30 day of December

d duly recorded in Plat Book No. \_

nis Plat was filed for record at 11:15 A

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, VINTAGE PROPERTIES VII, LTD., BALLENISLES COMMUNITY ASSOCIATION, INC., AND THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC., AS OWNERS OF THE LAND ("LAND") SHOWN HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS BALLENISLES - PARCEL 6B REPLAT, AND DOES HEREBY DEDICATE THE FOLLOWING SPECIFIC EASEMENTS SOLELY FOR THE SPECIFIC PURPOSES DESCRIBED HEREIN AND DOES ALSO HEREBY DEDICATE THE SPECIFIC TRACTS DESCRIBED HEREIN

DEDICATION

BEING ALL OF LOTS 5 THROUGH 17 INCLUSIVE, TRACTS "C", "D", "E", "G", "N", "O" AND "P" OF BALLENISLES - PARCEL 6B ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 73 & 74 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF PALM BEACH GARDENS CONTAINING 221,873 SQUARE FEET 5.094 ACRES, MORE OR LESS.

- TRACTS SHOWN HEREON AS TRACTS "D", "E" AND "G" ARE HEREBY DEDICATED IN FEE SIMPLE TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/ OR ASSIGNS, AS EXCLUSIVE COMMON AREAS, EXCLUSIVELY FOR ROADWAY, PARKING, INGRESS, EGRESS, DRAINAGE, UTILITIES INCLUDING CABLE TELEVISION AND RELATED PURPOSES, SAID STREET TRACTS 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
- 2. AN EXCLUSIVE EASEMENT FOR PARKING AND ACCESS OVER SAID TRACTS "D", "E" AND "G" INCLUSIVE AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS. THE TRACTS ENCUMBERED BY SUCH PARKING 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 NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.
- TRACTS "O", AND "P", AS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE TO THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR USE AS EXCLUSIVE COMMON AREAS EXCLUSIVELY FOR LANDSCAPING, AND AMENITIES. SAID TRACTS AND SAID LANDSCAPING, AND AMENITIES BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE PALMS AT BALLENISLES HOMEOWNERS 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.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR PRESIDENTS OR VICE PRESIDENTS, AND ATTESTED BY THEIR SECRETARIES AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11TH DAY OF NOVEMBER

DEXTER DEVELOPMENT COMPANY A FLORIDA CORPORATION AS TO LOTS 7 THROUGH 15, INCLUSIVE BY: By by Iten ROY HE DAVIDSON, PRESIDENT ATTEST BY JOHN W. GARY III , SECRETARY VINTAGE PROPERTIES VII, LTD. F/K/A/ VINTAGE/RBG XXIII POD 6B LTD. A FLORIDA LIMITED PARTNERSHIP BY: AZA VENTURES VII, INC. A FLORIDA CORPORATION MANAGING GENERAL PARTNER AS TO LOTE 5, 6, 16 AND 17 EUGENE N. SUTTIN, PRESIDENT KENNETH M. WEITZ, SECRETARY THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION AS TO TRACTS "N", "O" AND "P"

KENNETH MANEIT , PRESIDENT

ATTEST BY: EUGENE N. SUTTIN, SECRETARY

Colent un

BALLENISLES COMMUNITY ASSOCIATION, INC.

A FLORIDA NOT-FOR-PROFIT CORPORATION

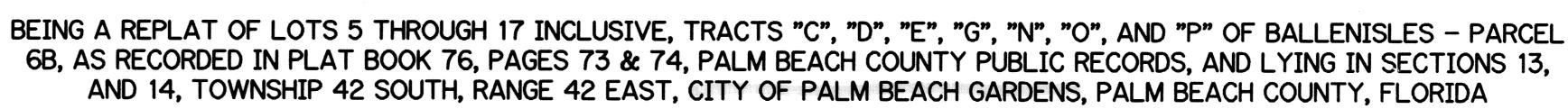
AS TO TRACTS "C", "D", "E" AND "G"

ROY H. DAVIDSON, PRESIDENT

BY: Kon H. Herd

A PLANNED UNIT DEVELOPMENT

# BALLENISLES - PARCEL 6B REPLAT



SHEET 1 OF 2

OCTOBER, 1998

#### CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1098 BY ROY H. DAVIDSON, PRESIDENT AND JOHN W. GARY, III. SECRETARY OF DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION. ON BEHALF OF THE CORPORATION THEY ARE PERSONALLY KNOW TO ME.

Nather P. Weligonia SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)

Heather P. Meligoni > (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)

Notary - Florida (TITLE OR RANK)

COMMISSION NO. CC6713 MY COMMISSION EXP. DEC

(CG71323 (COMMISSION NUMBER)

## CORPORATE ACKNOWLEDGMENT CERTIFICATE

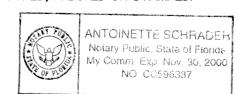
STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11/11/98 BY EUGENE N. SUTTIN, PRESIDENT AND KENNETH M. WEITZ, SECRETARY, OF VINTAGE PROPERTIES VII, LTD. F/K/A/ VINTAGE/RBG XXIII POD 6B LTD. A FLORIDA LIMITED PARTNERSHIP ON BEHALF OF THE CORPORATION THEY ARE PERSONALLY KNOWN TO ME.

# anterntle School (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)

Antoinette Schrader (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)

Notary - Florida (TITLE OR RANK) (COMMISSION NUMBER)



#### CORPORATE ACKNOWLEDGMENT CERTIFICATE

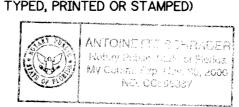
STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11/98 BY Kenneth M. Weitz AND Eugene N. Suttin AS PRESIDENT AND AS SECRETARY, RESPECTIVELY, OF THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME.

Containtle Alba (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)

Antoinette Schrader (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)

Notary - Florida (TITLE OR RANK) CC596387 (COMMISSION NUMBER)



## CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1098 BY ROY H. DAVIDSON AND ROBERT W. DAVIS AS PRESIDENT AND AS ASSISTANT SECRETARY, RESPECTIVELY, OF BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOW TO ME.

## Hother P. Teligonis SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)

Heather P. Heligon S (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)

Notary-Florida (TITLE OR RANK) CC671323 (COMMISSION NUMBER)

HEATHER P MELICONIS NOTARY PUBLIC STATE OF FLORIE COMMISSION NO. CC671323 MY COMMISSION EXP. DEC. 6,2001

ACCEPTANCE, JOINDER AND CONSENT OF BALLENISLES COMMUNITY ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

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 THIS PLAT AFFECTING SAID PROPERTY AND ALL MATTERS APPEARING THEREON.

DATED THIS 10 DAY OF NOV ATTEST:

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

ITS: ASSISTANT SECRETARY

ROY H. DAVIDSON ITS: PRESIDENT

#### ACCEPTANCE, JOINDER AND CONSENT OF THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

STATE OF FLORIDA COUNTY OF PALM BEACH

THE PALMS AT BALLENISLES HOMEOWNERS 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 TO THE PALMS AT BALLEN ISLES HOMEOWNERS ASSOCIATION, INC. AND DOES FURTHER CONSENT TO AND JOIN IN THE FILING AND RECORDATION OF THIS PLAT AFFECTING SAID PROPERTY AND ALL MATTERS APPEARING THEREON

DATED THIS 11th DAY OF NOVEMBEL THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION ITS: ASSISTANT SECRETARY ITS: PRESIDENT

#### MORTGAGEE'S CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON A PORTION OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 10574 AT PAGE 1005 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

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 11TH DAY OF NOVEMBER

OHIO SAVINGS BANK A FEDERAL SAVINGS BANK

## CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF OHIO COUNTY OF CUYAHOGA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS OCIONALIS, 1998 BY STEVEN S. SWARTZ OF OHIO SAVINGS BANK. A FEDERAL SAVINGS BANK, ON BEHALF OF THE CORPORATION THEY ARE PERSONALLY KNOWN TO ME.

atucul. Hay (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT) PATRICIA A. HAUPT Notary Public My Commission Expires Oct. 29-20(NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)

PATRICIA & HAUPT NOVEY PUBLIC \_\_\_ (TITLE OR RANK) Stare or Ohio My Communication Expires Oct. 29, 2001

\_\_\_ (COMMISSION NUMBER)

#### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES SAID DISTRICT HAS NO MAINTENANCE OBLIGATION ON OR UNDER THE LANDS SHOWN HEREON, AND FURTHER ACKNOWLEDGES THERE ARE NO DEDICATIONS TO, NOR MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

DATE: NOV 18, 1998 NORTHERN PALM BEACH COUNTY ul Wayce ATTEST: Tell of ments PETER L. PIMENTEL RAYMOND W. ROYCE SECRETARY PRESIDENT BOARD OF SUPERVISORS BOARD OF SUPERVISORS

## TITLE CERTIFICATION

I, KAREN KONDELL, AN ATTORNEY DULY LICENSED TO PRACTICE LAW IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO LOTS 5,6,16, AND 17, THAT THE TITLE TO SAID PROPERTY AS OF THIS 11THDAY OF NOVEMBER , 1998 IS VESTED IN VINTAGE PROPERTIES VII, LTD., THAT THERE ARE NO MORTGAGES ENCUMBERING SAID PROPERTY EXCEPT AS SHOWN HEREON AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID. I ALSO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO TRACTS "N", "O" AND "P", THAT THE TITLE TO SAID PROPERTY AS OF THIS 11TH DAY OF NOVEMBER , 1998 IS VESTED IN THE PALMS AT BALLENISLES HOMEOWNERS ASSOCIATION, INC. THAT THERE ARE NO MORTGAGES ENCUMBERING SAID PROPERTY AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID.

Caren Kondellate: Non KAREN KONDELL ATTORNEY AT LAW FLORIDA BAR NO. 302805

## 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 LOTS 7 THROUGH 15. IS VESTED IN DEXTER DEVELOPMENT COMPANY, THAT THERE ARE NO MORTGAGES ENCUMBERING SAID PROPERTY AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID. I ALSO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO TRACTS "C", "D", "E" AND "G", THAT THE TITLE TO SAID PROPERTY AS OF THIS LOYADAY OF November, 1998 IS VESTED IN BALLENISLES COMMUNITY ASSOCIATION, INC. THAT THERE ARE NO MORTGAGES ENCUMBERING SAID PROPERTY AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID.

Mp// DATE: 11/10/98 ALYS N. DANIELS ATTORNEY AT LAW FLORIDA BAR NO. 354600

#### SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 PERMANEN' REFERENCE MONUMENTS ("P.R.M.S") AND MONUMENTS REQUIRED BY CHAPTER 177,091(9) FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; 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.

DATE: 11-12-98 WILBUR F. DIVINE PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 4190

## 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. 2. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE
- EASEMENTS WILL TAKE PRECEDENCE. 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. 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. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY
- WITH THE APPROVAL OF THE UTILITIES OCCUPYING SAME.
- LOT LINES ARE NOT RADIAL UNLESS NOTED (R). BEARING BASIS: BEARINGS HEREON ARE BASED UPON THE WEST LINE OF LOTS 6 THROUGH 10 OF BALLENISLES - PARCEL 6B AS NO0°04'10"W.
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT

## PLAT REVIEWER

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (P.R.M.), PERMANENT CONTROL POINTS (P.C.P.), AND MONUMENTS AT LOT CORNERS.

Jasquele Volge DATE: 25 NOV 1998 PASQUALE VOLPE / PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 4873

## **APPROVALS**

CITY OF PALM BEACH GARDENS COUNTY OF PALM BEACH, FLORIDA THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3rd DAY OF VICENALL 1998. am Huling JOSEPH R. RUSSO - MAYOR THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 300 AY OF CEMP, 4998.

...5.094 ACRES. ....2.55 LOTS/ACRE NUMBER OF LOTS...

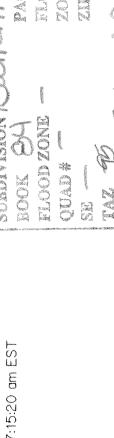
...0.202 ACRES

....0 ACRES THIS INSTRUMENT PREPARED BY WILBUR F. DIVINE P.S.M. #4190 STATE OF FLORIDA LAWSON, NOBLE AND WEBB, INC. ENGINEERS PLANNERS SURVEYORS 420 COLUMBIA DRIVE WEST PALM BEACH, FLORIDA 33409

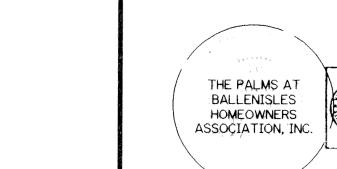
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SHEET 1 OF 2



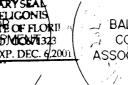




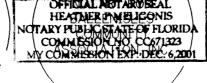


ROBERT W. DAVIS, ASSISTANT SECRETARY

























SITE PLAN DATA

OPEN SPACE TRACTS.

RECREATION TRACT.

TOTAL AREA.

DENSITY....





OHIO

BANK

