

SABAL POINTE AT BALLENSISLES

75

LEGAL DESCRIPTION

STATE OF FLORIDA
COUNTY OF PALM BEACH

A parcel of land situate in Section 13, Township 42 South, Range 42 East, Palm Beach County, Florida; said parcel of land being more particularly described as follows:

Commencing at the northwest corner of said Section 13, thence South 01° 35' 02" West, along the West line of the northwest quarter of said Section 13, a distance of 688.80 feet; thence perpendicular to said West line South 88° 24' 58" East, a distance of 550.84 feet to the POINT OF BEGINNING;

Thence South 88° 21' 01" East, a distance of 109.35 feet; thence North 01° 38' 59" East, a distance of 25.00 feet to the southwest corner of the Plat of Gardens Glen-P.U.D., as recorded in Plat Book 40 at Pages 146 and 147, Public Records of Palm Beach County, Florida; thence along the South line of said Plat of Gardens Glen-P.U.D. and the easterly prolongation thereof South 88° 21' 01" East a distance of 975.67 feet; thence South 01° 45' 31" West, a distance of 434.33 feet to a point on a curve concave to the northwest, having a radius of 232.00 feet and from which a radial line bears North 34° 57' 20" West; thence southwesterly along the arc of said curve, through a central angle of 09° 57' 47", a distance of 40.34 feet to a point of compound curvature of a curve concave to the northwest, having a radius of 90.00 feet; thence southwesterly along the arc of said curve, through a central angle of 01° 57' 47", a distance of 3.08 feet to a point on the northerly prolongation of the West line of the plat of PHASE 4 ROADWAY AT BALLENSISLES South 01° 45' 31" West, a distance of 361.80 feet; thence departing said West line North 88° 14' 29" West, a distance of 423.19 feet to a point on the northerly boundary of the Plat of Banyan Isle at Ballen Isles, as recorded in Plat Book 75 at Pages 65 through 67, Public Records of Palm Beach County, Florida; thence along said northerly boundary North 32° 44' 13" West, a distance of 68.95 feet to a point of curvature of a curve concave to the southwest, having a radius of 150.00 feet; thence continue along said northerly boundary line and northwesterly along the arc of said curve, through a central angle of 44° 27' 01", a distance of 116.37 feet; thence North 77° 11' 14" West, a distance of 91.95 feet to a point of curvature of a curve concave to the southeast, having a radius of 150.00 feet; thence southwesterly along the arc of said curve, through a central angle of 73° 37' 27", a distance of 192.75 feet to a non-tangent line; thence departing said northerly boundary, and along said non-tangent line North 88° 22' 55" West, a distance of 117.33 feet; thence North 43° 37' 16" West, a distance of 281.07 feet; thence North 71° 44' 50" East, a distance of 61.66 feet to a point on a curve concave to the northwest, having a radius of 160.00 feet and from which a radial line bears North 49° 21' 07" West; thence northeasterly along the arc of said curve, through a central angle of 32° 43' 05", a distance of 91.37 feet to a non-tangent line; thence along said non-tangent line North 00° 04' 10" West, a distance of 431.73 feet to the POINT OF BEGINNING.

Containing in all 18.568 acres.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

Know all men by these presents that as owner of the land ("LAND") shown hereon, Dexter Development Company, a Florida corporation, has caused the same to be surveyed and platted as shown hereon as Sabal Pointe at Ballen Isles, 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 as U.E., 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 facilities.
- Street tract shown and designated hereon as Tract "R1" is hereby dedicated fee simple to Ballen Isles Community Association, Inc., a Florida not-for-profit corporation, as common areas, for roadway, ingress, egress, drainage, utilities 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 (NPBCID) or the City of Palm Beach Gardens.
- A non-exclusive easement for ingress and egress over street Tract "R1", and ECA-1 through ECA-5, inclusive, is hereby dedicated to Seacoast Utility Authority, its successors and/or assigns for access purposes only, said land being the perpetual maintenance obligation of Ballen Isles Community Association, Inc., a Florida not-for-profit corporation, its successors and/or assigns. A non-exclusive easement on, over and under street Tract "R1", and ECA-1, ECA-2, ECA-3, ECA-4 and ECA-5, is hereby dedicated to Seacoast Utility Authority, its successors and/or assigns for water and sewer construction and maintenance purposes, and no above ground utilities or appurtenances thereto are to be constructed that would obstruct or prevent access over Tract "R1", said lands encumbered by said easements being the perpetual maintenance obligation of Ballen Isles Community Association, Inc., a Florida not-for-profit corporation, its successors and/or assigns.
- Landscape easements over all of ECA-1 through ECA-6, inclusive, as well as the landscape easement over the East side of Tract "B" as shown and designated hereon as L.E. are hereby dedicated to Ballen Isles Community Association, Inc., a Florida not-for-profit corporation, 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 (NPBCID).
- ECA-1 through ECA-6, inclusive, as shown hereon are hereby dedicated fee simple to Ballen Isles Community Association, Inc., a Florida not-for-profit corporation, for use as exclusive common areas of the association. All of ECA-1 through ECA-6, inclusive, as shown hereon, shall be the perpetual maintenance responsibility of said association, its successors and/or assigns.
- Easements for drainage purposes as shown and designated hereon as D.E. are hereby dedicated solely to Ballen Isles Community Association, Inc., a Florida not-for-profit corporation, and are the perpetual maintenance responsibility of said association, its successors and/or assigns without recourse to Northern Palm Beach County Improvement District (NPBCID) or the City of Palm Beach Gardens.
- Water Management Tract "A" as shown hereon is hereby dedicated fee simple to the Northern Palm Beach County Improvement District (NPBCID) 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.
- A non-exclusive Water Management Maintenance Easement over Tract "B" as shown hereon, is hereby dedicated to the Northern Palm Beach County Improvement District (NPBCID) for use for access and maintenance of adjacent water management facilities, the lands encumbered by said easement being the perpetual maintenance responsibility of Ballen Isles Community Association, Inc. a Florida not-for-profit corporation, its successors and/or assigns, without recourse to the city of Palm Beach Gardens or NPBCID.
- Tract "B" is hereby dedicated fee simple to Ballen Isles Community Association, Inc., a Florida not-for-profit corporation, for use as common area of the Association.
- A non-exclusive 23.5 foot Landscape Easement over Tract ECA-4, as well as the Landscape Easement over the East side of Tract "B" as shown and designated hereon as L.E. is hereby dedicated to NPBCID for landscape purposes, including the right but not the obligation to construct, operate, inspect, and maintain such L.E. improvements, including incidentals and appurtenances relative thereto within easements.
- The Lift Station Easement as shown hereon is hereby dedicated to Seacoast Utility Authority its successors and/or assigns, exclusively for construction and maintenance of sewer facilities. The lands encumbered by said easement shall be the perpetual maintenance responsibility of the owner or owners of the fee simple interest in said lands, their successors and/or assigns.
- Easements for water as shown hereon and designated as W.L.E. are hereby dedicated to Seacoast Utility Authority, its successors and/or assigns, for installation, operation and maintenance of water facilities.

In witness whereof, the above named corporation has caused these presents to be signed by its 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 24th day of OCTOBER, 1995.

Dexter Development Company
A Florida corporation

By: Roy H. Davidson, President

Roy H. Davidson, President

Attest: [Signature], Secretary

A Parcel of land lying in Section 13, Township 42 South, Range 42 East, City of Palm Beach Gardens, Palm Beach County, Florida.

Sheet 1 of 2

September 1995

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 10/24/95 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 known to me or have produced a drivers license as identification.

[Signature] (signature of person taking acknowledgement)
DOANNA H. CESARO-PENIGUE (name of acknowledger typed, printed or stamped)
ADMIN. ASST. (title or rank)
CC 448622 (commission number)



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

STATE OF FLORIDA
COUNTY OF PALM BEACH

Ballen Isles 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 24th day of OCTOBER, 1995.

Attest: [Signature] Ballen Isles Community Association, Inc.
a Florida not-for-profit corporation

By: [Signature]
Its: Secretary

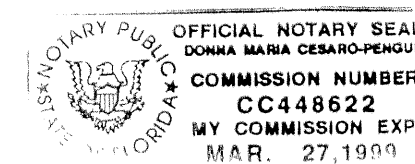
By: Roy H. Davidson [Signature]
Its: President

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 10/24/95 by Roy H. Davidson and Thomas B. Whited, President and as Secretary, respectively, of Ballen Isles Community Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced a drivers license as identification.

[Signature] (signature of person taking acknowledgement)
DOANNA H. CESARO-PENIGUE (name of acknowledger typed, printed or stamped)
ADMIN. ASST. (title or rank)
CC 448622 (commission number)



NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT ACCEPTANCE

The Northern Palm Beach County Improvement District hereby accepts Tract "A" in fee simple and accepts the perpetual maintenance responsibility of Tract "A"; and hereby accepts the water management maintenance easement shown hereon over Tract "B" and acknowledges that the said NPBCID has no maintenance obligation in connection with said water management maintenance easement; and hereby accepts the landscape easement over Tract ECA-4 and the East portion of Tract "B"; and said NPBCID acknowledges that there are no other dedications to nor other maintenance obligations being incurred by said NPBCID on this plat.

Date: 10/25/95 Northern Palm Beach County Improvement District

Attest: [Signature] Peter L. Pimentel, Secretary
[Signature] William L. Kerslake, President

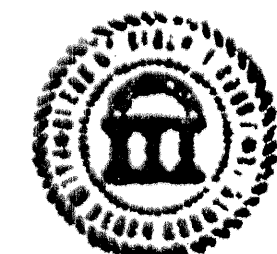
Board of Supervisors

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 title to the herein described property; that I find that the record title to said property as of this 25th day of October, 1995, is vested in Dexter Development Company, a Florida corporation, and that the current taxes for said property have been paid.

Date: 10/25/95

[Signature]
Alys N. Daniels
Attorney at Law
Florida Bar No. 354600



STATE OF FLORIDA
COUNTY OF PALM BEACH

SURVEYOR'S CERTIFICATION:

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 the permanent reference monuments (p.r.m.'s) have been placed as required by law and other surety 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.

[Signature]
Date: 10/24/95
David C. Lidberg, Professional Land Surveyor
Florida Registration No. 3613

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.
- There shall be no buildings, structures, construction of any kind, trees or shrubs placed on Tracts ECA-3 or ECA-4, as shown hereon, unless approved, in permit form, by the Northern Palm Beach County Improvement District.
- Where drainage and utility easements intersect, drainage easements will take precedence.
- There shall be no trees, shrubs, or landscaping placed on utility easements or drainage easements, except as shown on the approved final development plan and/or landscape plan.
- No buildings, improvements of any kind, trees or shrubs shall be placed on any easement without prior approval of all easement beneficiaries and all applicable city or county approvals or permits as required for such encroachments.
- Lot lines are not radial unless noted radial.
- Bearing basis: Bearings hereon are based upon the West line of the northwest one-quarter of Section 13, Township 42 South, Range 42 East, Palm Beach County, Florida, being North 01° 35' 02" East.
- Indicates set permanent reference monument LS 3613.
- Indicates set permanent controlpoint LS 3613.
- E.C.A. = Exclusive Common Area
- D.E. = Drainage Easement
- L.E. = Landscape Easement
- W.M.E. = Water Management Easement
- AC = Acres
- O.R.B. = Official Record Book
- (R) = Radial
- LMME = Landscape Management Maintenance Easement
- Indicates found permanent reference monument (number as noted)
- W.L.E. = Water Line Easements

APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

This plat is hereby approved for record this 16th day of November, 1995.

By: [Signature]
Joseph R. Russo - Mayor

This plat is hereby accepted for record this 16th day of November, 1995.

Attest: [Signature] Linda V. Kissler, Clerk
[Signature] Lehnart E. Lindahl, P.E. - City Engineer

This instrument was prepared by Eric A. Oranin in the offices of Lidberg Land Surveying, Inc. 675 West Indiantown Road, Suite 200 Jupiter, Florida 33458 (407) 746-8454

LIDBERG LAND SURVEYING, INC.

675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 407-746-8454

FLD	JOB 95-448	FB 194 PG. 58
OFF.	E. A. O. DATE 8-28-95	DWG. D95-448
CKD.	R. W. REF. 95-448 (MS)	SHEET 1 OF 2

SUBDIVISION * SABAL POINTE AT BALLENSISLES
 BOOK 76 PAGE 75
 FLOOD ZONE -
 CHAD # -
 SE -
 PUD NAME CITY OF PALM BEACH GARDENS
 ZONING
 ZIP CODE

