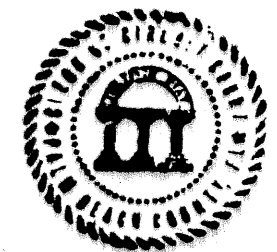


REPLAT OF LOTS 22 AND 23 PLAT OF BANYAN ISLE AT BALLENISLES

Plat Book 75, Pages 65-67, lying in Section 13,
Township 42 South, Range 42 East, City of Palm
Beach Gardens, Palm Beach County, Florida.
Sheet 1 of 2 APRIL 1996

74

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 11:29 A.M.
this 24 day of May 1996
and duly recorded in Plat Book No. 77
on page 74 & 75
DOROTHY H. WILKEN, Clerk of Circuit Court
by *[Signature]* D.C.



LEGAL DESCRIPTION

STATE OF FLORIDA
COUNTY OF PALM BEACH

A parcel of land in Section 13, Township 42 South, Range 42 East, Palm Beach County, Florida, being: Lots 22 and 23 of the Plat of Banyan Isle at Ballenisesles, recorded in Plat Book 75, pages 65 through 67, of the Public Records of Palm Beach County, Florida.

DEDICATION

CITY OF PALM BEACH GARDENS
STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT, CHICK SCHNIER ENTERPRISES, INC. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS:

REPLAT OF LOTS 22 AND 23
PLAT OF BANYAN ISLE AT BALLENISLES

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

AN EASEMENT FOR MAINTENANCE PURPOSES AS SHOWN HEREON AND DESIGNATED O.H.E. IS HEREBY DEDICATED TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR ACCESS AND MAINTENANCE OF PROPERTY.

BALLENISLES COMMUNITY ASSOCIATION, INC. HEREBY VACATES, RELEASES, AND ABANDONS THE O.H.E. LYING BETWEEN LOTS 22 AND 23 OF THE PLAT OF BANYAN ISLE AT BALLENISLES, RECORDED IN PLAT BOOK 75, PAGES 65 THROUGH 67, PALM BEACH COUNTY PUBLIC RECORDS.

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 2 day of MAY, 1996.

CHICK SCHNIER ENTERPRISES, INC.
A Florida corporation

By: *[Signature]*
CHARLES SCHNIER, President

Attest By: *[Signature]*
[Signature] ESTHER SCHNIER, Sec (PRINT NAME & TITLE)

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

The forgoing instrument was acknowledged before me this 9th day of MAY, 1996 by Charles Schnier, and ESTHER SCHNIER, as President and Secretary, respectively, of Chick Schnier Enterprises Incorporated, 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)
[Signature] (name of acknowledger typed, printed or stamped)
NOTARY PUBLIC (title or rank)
CC 372789 (commission number)

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

STATE OF FLORIDA
COUNTY OF PALM BEACH

Ballenisesles Community Association, Inc., a Florida not-for-profit corporation, does hereby consent to and join in those dedications and vacations 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 14th day of May, 1996.

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

By: *[Signature]* (Sign) By: *[Signature]* (Sign)
By: *[Signature]* (Print Name) By: *[Signature]* (Print Name)
Its: Secretary Its: President

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

The forgoing instrument was acknowledged before me this 14th day of May, 1996 by Roy H. Davidson and Heather P. Melgares, as President and Secretary, respectively, of Ballenisesles 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)
[Signature] (name of acknowledger typed, printed or stamped)
Notary - State of Florida (title or rank)
CC 381233 (commission number)

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

The Northern Palm Beach County Improvement District hereby acknowledges that there are no dedications to nor maintenance obligations being incurred by said NPBCID on this plat.

Date: 5/13/96 Northern Palm Beach County Improvement District

Attest: *[Signature]* Peter L. Pimentel, Secretary
Board of Supervisors
[Signature] William L. Kerslake, President
Board of Supervisors

TITLE CERTIFICATION

I, James H. Ryan, 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 day of MAY, 1996, is vested in Chick Schnier Enterprises, Inc., a Florida corporation; that the current taxes for said property have been paid; and that there are encumbrances of record, but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Date: 5/13/96
[Signature]
James H. Ryan
Attorney at Law
Florida Bar No. 188505

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 the permanent reference monuments (p.r.m.'s) have been placed 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.

[Signature] Date: 5/17/96
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 trees, shrubs, or landscaping placed on utility 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 approvals or permits as required for such encroachments.
- Lot lines are not radial unless noted radial.
- Bearing basis: Bearings hereon are based on South 77° 11' 14" East along the boundary of the Plat of Banyan Isle at Ballenisesles, Plat book 75, pages 65 through 67.
- Indicates set permanent reference monument LS 3613 unless noted otherwise.

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

APPROVALS

This plat is hereby approved for record
this 16th day of May, 1996.

By: *[Signature]*
Joseph R. Russo - Mayor

This plat is hereby accepted for record

this 16th day of May, 1996.

Attest: *[Signature]* Linda V. Kosier, Clerk
[Signature] Lenhart E. Lindahl, P.E. - City Engineer

This instrument was prepared by Eric A. Oranen
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 | 96-120 | FB | --- | PG | --- |
| OFF. | E.A.O. | DATE | 2-27-96 | DWG. | D96-120 | | |
| CKD. | D.C.L. | REF. | 96-120(ms) | SHEET | 1 OF 2 | | |



TAZ 97
SUBDIVISION: Banyan, Sec 13, Ballenisesles
BOOK 77 PAGE 74
FLOOD MAP
FLOOD ZONE
QUAD
SE
ZIP CODE
PUD NAME: City of Palm Beach Gardens