

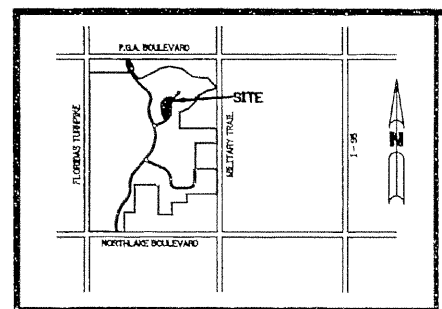
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# BALLENISLES POD 6A

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

SHEET 1 OF 3 FEBRUARY, 1999



LOCATION SKETCH  
SEC. 11 TWP. 42S. RGE. 42E.

### DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 11 AND 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF TRACT GC-1, BALLENISLES POD 89 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGES 185 THROUGH 190 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE NORTHWESTERLY, NORTHEASTERLY AND EASTERLY ALONG THE BOUNDARIES OF SAID BALLENISLES POD 89 THROUGH THE FOLLOWING SIX COURSES, NORTH 12°08'59" WEST, A DISTANCE OF 617.34 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°08'43", A DISTANCE OF 28.45 FEET, TO A POINT OF TANGENCY; THENCE NORTH 20°17'42" WEST, A DISTANCE OF 234.04 FEET; THENCE NORTH 20°23'33" WEST, A DISTANCE OF 214.58 FEET; THENCE NORTH 59°11'40" EAST, A DISTANCE OF 613.94 FEET; THENCE SOUTH 85°15'19" EAST, A DISTANCE OF 302.61 FEET TO THE NORTHWEST CORNER OF TRACT ECA-1 OF PHASE 6 ROADWAY AT BALLENISLES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 71 AND 72 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARIES OF SAID PHASE 6 ROADWAY AT BALLENISLES THROUGH THE REMAINING COURSES, SOUTH 07°09'43" WEST, A DISTANCE OF 29.79 FEET; THENCE SOUTH 32°50'11" EAST, A DISTANCE OF 25.10 FEET, TO A POINT OF REVERSE CURVATURE WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 90.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 66°55'37" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°28'44", A DISTANCE OF 25.10 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 720.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°27'39", A DISTANCE OF 483.31 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 00°45'28" WEST, A DISTANCE OF 389.91 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 77°37'15", A DISTANCE OF 582.54 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 78°12'42" WEST, A DISTANCE OF 23.05 FEET TO THE POINT OF BEGINNING.  
CONTAINING 14.79 ACRES, MORE OR LESS.

### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, AS OWNER OF THE LAND SHOWN HEREON BEING MORE PARTICULARLY DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS BALLENISLES POD 6A, AND DOES HEREBY DEDICATE THE FOLLOWING SPECIFIC EASEMENTS SOLELY FOR THE SPECIFIC PURPOSES DESCRIBED HEREIN AND DOES ALSO HEREBY DEDICATE THE SPECIFIC TRACTS AND PARCELS DESCRIBED HEREIN AS FOLLOWS:

- UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED 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 PUBLIC UTILITIES.
- THE STREET TRACT SHOWN AND DESIGNATED HEREON AS R-1 IS HEREBY DEDICATED IN FEE SIMPLE TO BALLENISLES COMMUNITY ASSOCIATION, INC., AS EXCLUSIVE COMMON AREA, EXCLUSIVELY FOR ROADWAY, INGRESS, EGRESS, DRAINAGE, UTILITIES INCLUDING CABLE 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.
- NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER STREET TRACT R-1 AND TRACTS ECA-1 THROUGH ECA-5 ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS. NON EXCLUSIVE EASEMENTS ON, OVER AND UNDER STREET TRACT R-1 AND ECA-1 THROUGH ECA-5 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 THERE TO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER SAID TRACT R-1 AND TRACTS ECA-1 THROUGH ECA-5.
- NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER STREET TRACT R-1 AND TRACTS ECA-1 THROUGH ECA-5 ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID), ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS.
- EACH OVERHANG EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LOT OWNER, HIS AND/OR HER SUCCESSORS AND ASSIGNS, WHOSE DWELLING UNIT ADJUTS SAID EASEMENT FOR ROOF OVERHANG PURPOSES, UTILITY SERVICES AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON, ARE DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- LANDSCAPE EASEMENTS OVER ALL OF TRACTS ECA-1 THROUGH ECA-5 INCLUSIVE, AS SHOWN AND DESIGNATED HEREON AS "L.E." ARE HEREBY DEDICATED TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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 NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

- TRACTS A AND B AND TRACTS ECA-1 THROUGH ECA-5 INCLUSIVE, AS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE TO BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, FOR USE AS EXCLUSIVE COMMON AREAS OF THE ASSOCIATION, SAID TRACTS 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.
- EASEMENTS FOR DRAINAGE PURPOSES AS SHOWN AND DESIGNATED HEREON AS "D.E." ARE HEREBY DEDICATED SOLELY TO BALLENISLES COMMUNITY ASSOCIATION, INC., 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.
- THE WATER MANAGEMENT EASEMENTS OVER TRACTS W-1 AND W-2 ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LAND THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS.
- NON-EXCLUSIVE WATER MANAGEMENT MAINTENANCE EASEMENTS AS SHOWN FOR INGRESS AND EGRESS OVER TRACTS A AND B AS SHOWN HEREON 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 FOR WATER MANAGEMENT PURPOSES, THE LANDS ENCUMBERED BY SAID WATER MANAGEMENT MAINTENANCE EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF BALLENISLES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- THE NON-EXCLUSIVE WATER MANAGEMENT ACCESS EASEMENTS, AS SHOWN AND DESIGNATED HEREON AS "W.M.A.E.", FOR INGRESS AND EGRESS 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 FOR WATER MANAGEMENT PURPOSES, LANDS ENCUMBERED BY SAID WATER MANAGEMENT MAINTENANCE ACCESS EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF BALLENISLES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- LANDSCAPE EASEMENTS OVER TRACTS ECA-1, ECA-3 AND ECA-5, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE 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.
- THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, EXCEPT FOR THE WATER MANAGEMENT EASEMENTS OVER TRACTS W-1 AND TRACT W-2, WHICH ARE DEDICATED UNDER PARAGRAPH 10 ABOVE, ARE HEREBY DEDICATED 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 OBLIGATION OF BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS, SAID NORTHERN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS.

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 SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS THIS 14th DAY OF July, 1999.

### DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION

BY: *Roy H. Davidson*  
ROY H. DAVIDSON  
TITLE: *President*  
ATTEST BY: *John W. Garty*  
JOHN W. GARTY  
TITLE: *Sec.*

### CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS July 1, 1999 (DATED BY Roy H. Davidson AND John W. Garty (PRINT NAME) AS PRESIDENT AND AS SECRETARY, RESPECTIVELY, 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. Melgosa* (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)  
*Heather P. Melgosa* (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)  
Northern Palm Beach County (TITLE)  
00671323 (COMMISSION NUMBER)

### ACCEPTANCE, JOINDER AND CONSENT OF BALLENISLES COMMUNITY ASSOCIATION, INC.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, 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 14th DAY OF July, 1999.  
ATTEST: *John Tiffany* JOHN TIFFANY BY: *Roy H. Davidson* ROY H. DAVIDSON  
ITS: *Secretary* ITS: *President*

### CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS July 1, 1999 (DATED BY Roy H. Davidson AND John Tiffany (PRINT NAME) AS PRESIDENT AND AS SECRETARY, RESPECTIVELY, OF BALLENISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ON BEHALF OF THE CORPORATION, THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.  
*Heather P. Melgosa* (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)  
*Heather P. Melgosa* (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)  
Northern Palm Beach County (TITLE)  
00671323 (COMMISSION NUMBER)

### APPROVALS

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.  
BY: *Joseph Russo* DATE: 7/13/99  
O. HOWARD DUKES  
PROFESSIONAL SURVEYOR  
AND MAPPER - LICENSE NO. 4533

CITY OF PALM BEACH GARDENS  
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD  
DATED THIS 15th DAY OF July, 1999.  
ATTEST: *Linda Kosier* BY: *Joseph Russo*  
LINDA KOSIER, CLERK JOSEPH RUSSO - MAYOR

CITY ENGINEER  
THIS PLAT IS HEREBY ACCEPTED FOR RECORD  
THIS 14 DAY OF July, 1999.  
BY: *Lennart E. Lindahl*  
LENNART E. LINDAHL, P.E. - CITY ENGINEER

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, SUITE 110  
WEST PALM BEACH, FLORIDA 33409  
CERTIFICATE OF AUTHORIZATION NUMBER LB 6674

### 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 AND TRACTS ECA-1 THROUGH ECA-5 AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES NPBCID HAS NO MAINTENANCE RESPONSIBILITY OVER SAID STREET TRACT R-1 AND TRACTS ECA-1 THROUGH ECA-5 AND SAID NPBCID FURTHER ACKNOWLEDGES AND ACCEPTS THE WATER MANAGEMENT EASEMENTS OVER TRACTS W-1 AND W-2 AND ACCEPTS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF TRACT W-1 AND W-2 AND HEREBY ACCEPTS THE WATER MANAGEMENT MAINTENANCE EASEMENT SHOWN HEREIN WITHIN TRACTS "A" AND "B" AND ACKNOWLEDGES THAT NPBCID HAS NO MAINTENANCE OBLIGATION IN CONNECTION WITH SAID WATER MANAGEMENT MAINTENANCE EASEMENT; AND HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENTS, WATER MANAGEMENT EASEMENTS AND LANDSCAPE EASEMENTS, AND SAID DISTRICT ACKNOWLEDGMENTS THAT THERE ARE NO OTHER DEDICATIONS TO NOR OTHER MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

DATED: 14th DAY OF JULY, 1999.  
ATTEST: *Peter L. Pimentel* PETER L. PIMENTEL, SECRETARY BOARD OF SUPERVISORS BY: *Jessie Stewart* JESSIE N. STEWART, PRESIDENT BOARD OF SUPERVISORS

### TITLE CERTIFICATION

I, JOHN W. GARTY III, 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 THE 14th DAY OF July, 1999 IS VESTED IN DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID, AND THAT THERE ARE NO MORTGAGES ENCUMBERING SAID PROPERTY.

DATE: 7/8/99  
JOHN W. GARTY III  
ATTORNEY AT LAW  
FLORIDA BAR NO. 142791

### SURVEYOR'S CERTIFICATE

"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 PERMANENT REFERENCE MONUMENTS ("P.R.M.S") AND MONUMENTS REQUIRED BY CHAPTER 177.09(16) 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 PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS.

DATE: 6-30-99  
WILBUR F. DIVINE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4190  
STATE OF FLORIDA

### SURVEYOR'S NOTES

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED 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.
- THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON TRACTS ECA-1 THROUGH ECA-5, 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 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 ENDEAVORMENT.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF THE UTILITIES OCCUPYING SAME.
- LOT LINES ARE RADIAL UNLESS NOTED (R/R) - NON-RADIAL
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TRACT GC-1, BALLENISLES POD 89 AS N 12°08'59" W

